DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 3/22/23 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2021-004968*

***Application Number**: SD-2023-00040*

***Project Name**: La Cuentista Subdivision*

Request:
Extension of Preliminary Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- This is a request to extend the approval of the Preliminary Plat for PR-2021-004968/ SD-2021-00260, which was approved by the DRB on March 30, 2022. A Preliminary Plat expires if a Final Plat is not submitted within 1-year of the Preliminary Plat approval per Table 6-4-3 of the IDO.

- Per 6-4(X)(4)(a)(1) of the IDO, an approval for which Table 6-4-3 of the IDO shows an expiration period can be extended by the original approving body for good cause for a time not to exceed the original period of validity for that approval**.** The DRB was the original approving body of the Preliminary Plat for PR-2021-004968/ SD-2021-00260. However, per the December 25, 2022 IDO amendments and as of December 25, 2022, no new applications for DRB review are being accepted. Therefore, this extension must be approved by the Development Hearing Officer (DHO), the body which now reviews and decides Preliminary Plats.

- Per 6-4(X)(4)(a)(1) of the IDO, in the justification letter of the application submittal the applicant has provided good cause for the extension of the approval of the Preliminary Plat by noting that the site is situated on basalt, that the site is currently being graded and basalt being blasted, and that the extension of the Preliminary Plat approval will enable the Phase 1 of the proposed development to resume and continuous work to be achieved for the subsequent phases. Therefore, staff has no objection to this request.

- If the DHO approves this extension request, the validity of the Preliminary Plat will be extended to April 7, 2024.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Robert Webb/Jay Rodenbeck DATE: 3/21/23
Planning Department