DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/8/22 -- **AGENDA ITEM**: #8*

***Project Number**: PR-2021-006121*

***Application Number**: PS-2022-00108*

***Project Name**: 1022 21st St NW*

Request:
Sketch Plat, create one lot from three.

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

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- Future development must meet standards and provisions of IDO and the DPM. Including but not limited to: R-1A standards, CPO-12 standards, 4-2 Allowable Uses and 6-8 Nonconformities.

- Clarification is needed regarding retaining or demolishing existing structures. AGIS overhead does not appear to match the plan sheets.

- Planning defers to Code Enforcement for the review of contextual standards. It appears that buildings may currently be straddling lot lines; reconfiguring lots could eliminate this condition and thereby reduce a nonconformity. It appears that the southerly portion of Lot 22 that would create a new nonconformity to lot size. Please explain. See IDO **5-4(F)(4) Remainder Lots Prohibited** "No subdivision shall result in any remainder lot that does not meet the standards of this IDO."

Disclaimer: 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/Jolene Wolfley DATE: 06/07/22
Planning Department