DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006500
PS-2022-00004 – SKETCH PLAT
COMMUNITY SCIENCES CORPORATION agent for CARLOS A. ZAMORA requests the aforementioned action(s) for all or a portion of: LOT 17-A & TRACT A BLOCK 7 UNIT 5, VOLCANO CLIFFS zoned R-1D, located at 8001 SHIPROCK CT NW between KIBO DR NW and RIMROCK DR NW containing approximately 0.4828 acre(s). (E-10)
PROPERTY OWNERS: CARLOS ZAMORA
REQUEST: COMBINE EXISTING LOT 17-A AND TRACT A INTO ONE NEW LOT 17-A1 Legal

<u>01-26-2022</u>
Both properties are adjacent to MPOS and therefore subject to IDO Section 5-2K. IDO Section 5-2(K)(2)(a) requires a single loaded street or approval from the Open Space Division for a 45-ft buffer,. It is unclear from the IDO whether a pool is permitted in the buffer area. Please consult the Open Space Division. Plant selection and location is subject to approval by Open Space.

Landscape Buffer is defined as "A required piece of land in a specific location used to physically separate or screen one land use or piece of property from another and landscaped with at least the minimum requirements specified in this IDO."

<u>03-09-2022</u>
The Open Space Division commented on 02-18-2020 (full comments in the supplemental submittal). It was stated that the single-loaded street requirement is waived; however, going forward, any changes to the buffer zone (45-ft) adjacent to Petroglyph National Monument including fencing must be approved by the Open Space Division. PRD would like this included in the Notice of Decision.