DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 3/09/22 -- **AGENDA ITEM**: #19*

***Project Number**: PR-2022-006673*

***Application Number**: PS-2022-00033*

***Project Name**: 2600 Juan tabo*

Request:
Create 2 new tracts from 1 existing tract.

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

COMMENTS:

Site Plan

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

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

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.

- Utility and AMAFCA signatures will be required for the Preliminary/Final Plat (for minor Plats) or for the Final Plat (for major Plats). Those signatures must be obtained and included with all Preliminary and/or Final Plat application submittals prior to the acceptance of that application and the placement on a DRB agenda.

- DXF File approval from AGIS will be required for the Preliminary/Final Plat (for minor Plats) or for the Final Plat (for major Plats). Must be obtained and included with the Preliminary and/or Final Plat application submittals prior to the acceptance of that application and the placement on a DRB agenda.

**(See additional comments on next page)*

- New property line appears to go directly through the current drive-thru drive pad. Is the drive-thru being eliminated? Is there an easement proposed?

- With the lot split, is landscaping being reduced on one or both lots?

<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 DATE: 03/2/22
Planning Department