DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-006769*

***Application Numbers**: SD-2022-00138 (VPE), SD-2022-00137 (P&F), VA-2022-00269 (SW)*

***Project Name**: Lot 1A1, Lands of Paul and Mary F. Sanchez; Lot A1A, Lands of Ismael Valenzuela, and Tract 141A1A, Lands of Fred E. and Mary E. Mondragon*

Request:
Minor Preliminary/Final Plat, Vacation of Private Easement, Sidewalk Waiver

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

COMMENTS:

- The application number must be added to the Plat.
- The DXF file must be approved by AGIS.
- Staff defers to Transportation regarding the justifications for the vacation of the 20-foot road easement, Sidewalk Waiver, and DRB determinations for the existing sidewalk fronting Gabaldon Road and existing right-of-way for Gabaldon Road and Camilo Lane while noting the unique and historic street infrastructure existing in Los Duranes. The driveway length of 152 feet appears to fall within the 10% allowable deviation and is justified.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.
- Replat cannot increase any existing nonconformity or create a new nonconformity.
- Property is within an area of consistency. Per IDO section 5-1, Contextual Standards and R-A Dimensional Standards apply.
- Future development subject to CPO-6 standards and IDO section 5-2-H Acequia

**(See additional comments on next page)*

Standards.

- All standards within IDO section 5-4-C apply to all re-platting actions.

<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: Jay Rodenbeck DATE: 9/20/22
Planning Department