# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 3/30/22 -- **AGENDA ITEM**: #24*

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

***Application Number**: PS-2022-00045*

***Project Name**: Gabaldon Re-plat*

**Request**:
*Create 3 new tracts from 3 existing tracts through lot line elimination.*

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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:**

- Future development must meet all applicable standards and provisions of the IDO, the DPM.
- 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 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 any 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.
- DXF File approval from AGIS will be required for any Preliminary and/or Final Plat actions. Must be obtained and included in application submittals prior to the acceptance of that application and the placement on a DRB agenda.
- Property is within an area of consistency. Per IDO section 5-1, Contextual Standards and R-A Dimensional Standards apply.

**(See additional comments on next page)*

- Future development subject to CPO-6 standards and IDO section 5-2-H Acequia Standards.

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

- Multiple structures are on the existing properties. Structures appear to be legally nonconforming. Are all remaining? Are all used as primary residences? Or is demo and redevelopment proposed?

- It appears that the Pierce Lateral irrigation ditch is being replatted to become a portion of proposed lots. Application needs to show approval by affected property owners and/or MRGCD (if one of their facilities).

*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 DATE: 03/14/22
Planning Department