DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 4/27/22 -- **AGENDA ITEM**: #19*

***Project Number**: PR-2022-006861*

***Application Number**: PS-2022-00074*

***Project Name**: ABQ Land Use/Gerardo & Maya Fernandez*

Request:
Sketch Plat

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

COMMENTS:

- 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.

- 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.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. Including but not limited to:
  R-1D standards, IDO section 5-1 Dimensional Standards.

**(See additional comments on next page)*

- Property is within an Area of Consistency where Contextual Standards to lot size apply. However proposal appears to decrease or eliminate an existing nonconformity. A variance to lot size would not be required.

<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: 04/26/22
Planning Department