DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 4/27/22 -- **AGENDA ITEM**: #16*

***Project Number**: PR-2022-006872*

***Application Number**: PS-2022-00076*

***Project Name**: 5110 Copper*

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.

- Subject property is within 660 feet of Main Street, Premium Transit, and Major Transit designations (multiple IDO standards apply for these corridors).

**(See additional comments on next page)*

- The subject property is in Character Protection Overlay 8 or Nob Hill Overlay IDO 3-4(I). If any new buildings are being considered, please note the detailed building height allowances for Subarea 3 and properties south of Copper. Height allowances vary based on setback from Copper and height bonuses could apply for portions of a building setback more than 100 feet from Copper.

- Please note detailed requirements for vehicular access in IDO 3-4(I)(5)(a).

- If any changes to existing buildings or if new buildings are proposed, the building façade requirements in the Nob Hill Character Protection overlay apply and are detailed in IDO 3-4(I)(5)(b).

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/Jolene Wolfley DATE: 04/26/22
Planning Department