DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/11/22 -- **AGENDA ITEM**: #14*

***Project Number**: PR-2022-006926*

***Application Number**: PS-2022-00088*

***Project Name**: Carson Rd and Pueblo Bonito Ct replat*

Request:
Sketch Plat to move property line boundries.

**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 and AMAFCA signatures 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.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- The site is located within an Area of Consistency. The lot size requirements of 5-1(C)(2)(b) of the IDO must be met for the construction of new low-density residential development, and Planning defers to Code Enforcement regarding the minimum and maximum lot size requirements for the site.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  R-1C standards, Single Family use specific standards, IDO section 5-1 Dimensional Standards & Contextual Standards in an area of consistency, IDO section 5-2-G/5-2-H Sensitive Lands-Drainage Area, and Main Street Corridor Area.

**(See additional comments on next page)*

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions.

- Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

<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: Jolene Wolfley/Jay Rodenbeck/Robert Webb DATE: 05/10/22
Planning Department