DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/8/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2022-006935*

***Application Number**: PS-2022-00137*

***Project Name**: Juan Tabo Place replat*

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:

- For Platting actions, utility signatures, AMAFCA signatures and DXF File approval from AGIS are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and application numbers are needed on all Plan sheets.

- Due to the number of lots proposed for subdivision (14 lots), the applicant must apply for a Major Preliminary Plat, receive approval by the DRB for the Preliminary Plat, then apply for a Final Plat after Preliminary Plat approval.
  For the Preliminary Plat, the applicant must submit all required items under "Major Subdivision Preliminary Plat approval" on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements.
  On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals for the Preliminary Plat before the Preliminary Plat application submittal can be accepted and processed by Planning staff and placed on a DRB agenda (in addition to submitting all the required items on Form S1). Blank copies of Forms S and S1 were supplied to the applicant with the May 11, 2022 sketch plat.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
  Any future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**(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.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  Applicable use specific standards, IDO section 5-3(C)(3) driveways accessed from the front or street side of the property shall be at least 20 feet long, IDO section 5-1 Dimensional Standards (note Table 5-1-2); IDO section 5-6-E-2 edge buffer landscaping, mixed use next to R-1 (note table 5-6-4) along with 5-6-E-5 Area of Change Next to Area of Consistency (note table 5-6-5); IDO section 5-11-C façade design.

- The MX-T zone allows different residential development types. Each type must comply with Use Specific Standards & requirements. Each can affect the building footprint area. The applicant must ensure the proposed lots can meet each of those standards & requirements.

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: 07/12/22
Planning Department