DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/25/22 -- **AGENDA ITEM**: #4*

***Project Number**: PR-2022-007033*

***Application Number**: PS-2022-00103*

***Project Name**: 1701 5th*

Request:
Create one new lot from five existing lots.

**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.

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

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

**(See additional comments on next page)*

- Clarification on lots 6-7 will be needed. Are those lots and existing structures unchanged and not a part of this project?

- Future development must meet all applicable standards and provisions of the IDO and the DPM. Including but not limited to the following:
  NR-LM standards, MS-Main Street Corridor area, Railroad & Spur area, Site Design & Sensitive Lands, CPO-12 Sawmill/Wells park dimensional standards, development standards, building design, and building step back. Electronic signs are prohibited.

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: 05/24/22
Planning Department