DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/15/22 -- **AGENDA ITEM**: #4*

***Project Number**: PR-2022-007100*

***Application Number**: PS-2022-00115*

***Project Name**: Seven Bar Lp*

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 future Site Plan and platting action submittals-

- 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.

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

- 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM.

- For Restaurant and Drive-Through Uses please reference the following IDO sections:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit and Employment Center.
  - 4-3-D-8 Restaurant Use Specific Standards.
  - 4-3-F-4 Drive-Through Use Specific Standards.
  - 5-1 Dimension Standards for MX-M.
  - 5-3-C-3-B Access & Connectivity.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-6 Landscaping, Buffering, and Screening.
  - 5-7 Walls/Fences
  - 5-11-E Building and façade design.

- EPC/DRB approvals were previously approved for the site per 1003384. Further research and determination need to be made to determine if the previous EPC/DRB approvals are active (haven't expired) and if there's a governing Site Plan for the site to determine the next step for site development.

<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/Jay Rodenbeck DATE: 06/14/22
Planning Department