DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 9/28/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-007143*

***Application Number**: SD-2022-00140*

***Project Name**: Lot 4-A, Block B Vista Grande Land Company's Addition No. One*

Request:
Minor Preliminary/Final Plat consolidating two lots into one lot

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**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 Plat sheets prior to final sign-off from Planning.

- DXF file approval from AGIS will be required prior to final sign-off from Planning.

- Under "Purpose of Plat," there's a statement stating that new public and private easements are granted as shown on the Plat. However, it's unclear if any easements are granted by this Plat. Please confirm.

- On the Plat, the vacation of the alleyway on the site is noted under "Purpose of Plat" as having been vacated per V-79-7 entitled "ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 6, 1979 in Book 730, page 516 and further described in City of Albuquerque "OFFICIAL NOTIFICATION OF DECISION" File V-79-7 dated February 20, 1979. The recorded Vacation and Notice of Decision for V-79-7 must be submitted if available.

- Per the 1973 Subdivision Ordinance, "the County Clerk shall be requested to mark the original plat with the words "vacated" or "partially vacated" and refer on the plate to the volume and page on which the statement of the vacation is recorded." The submittal of recording is the applicant's responsibility. We need a copy of the original Plat which notes the Vacation of the alleyway

**(See additional comments on next page)*

- Proof of purchase from the City of the vacated alleyway needs be submitted if available.

- 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 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 including, but not limited to MX-L standards, standards for development next to residential, and requirements for development in an Area of Change next to Area of consistency.

<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: Jay Rodenbeck DATE: 9/27/22
Planning Department