# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #11*

***Project Number**: PR-2022-007223*

***Application Number**: PS-2022-00135*

***Project Name**: 4517 5th replat*

**Request**:
*Sketch Plat.*

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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:**

- 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.

- All applicants 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.

- 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.

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

**(See additional comments on next page)*

- Dimensional standards for the R-1B zone district is per IDO section 5-1-C and Table 5-1-1.

- The lot sizes must meet Contextual Standards of IDO 5-1-C-2. Planning defers to Code Enforcement for lot size calculations.

- Property is within a Main Street corridor. Reference table III, IDO provisions for the ABC Comp Plan.

- Property is within Site Design and Sensitive Lands Drainage Area per IDO section 5-2-G. Development must comply with the specific applicable requirements of the DPM.

- Low Density Residential Development must comply with Façade design of IDO section 5-11-C.

*<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 DATE: 7/8/22
Planning Department

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