DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/27/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-007348*

***Application Number**: PS-2022-00143*

***Project Name**: Lot 10A, Block 3 Apache Trail*

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, all signatures from the property owners, the City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File must include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist forms 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.

**(See additional comments on next page)*

- New development must meet all applicable standards and provisions of the IDO and the DPM.

- For Residential development please reference the following IDO sections that may be relevant to future projects:
    - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street.
    - 5-1 Dimension Standards for R-1A and Railroad & Spur Mapped area.
    - 5-2 Drainage Area for Site Design and Sensitive Lands
    - 7-1 Dwelling and development definitions.

- 1,839 square feet of ROW for 6th Street NW is proposed to be vacated on the Sketch Plat. The amount of ROW proposed to be vacated can be approved by the DRB concurrently with the platting action and will not require City Council approval.

<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: 7/26/22
Planning Department