



DATE: February 23, 2007
TO: Pattie Davis, MMLA, Inc.
THRU: Deborah J. Marchbanks, Subdivision Coordinator
FROM: Elva Pedrego, Senior Planner
SUBJECT: P1207-006 Rocking K South Master Block Plat, Blocks 1-14
Tentative Plat

The above referenced project stamped January 23, 2007, has been reviewed for all matters pertaining to the Planning Division, Subdivision Review Section. The following comments are provided to assist in the preparation of an acceptable resubmittal:

1. Delete General Note #1, not required.
2. Combine General Notes 22 and 23 into the following format:
 - a. This subdivision is subject to Board of Supervisors Rezoning/Specific Plan Conditions as found in case number Co23-90-01 in ordinance 1990-129 (Co23-90-01) as approved on _____(and amended on _____). The following conditions affect the issuance of building permits: **(list conditions verbatim that affect permitting and are not in the zoning code).**
3. Revise General Note #24 to Conditional Zoning for this project is SP which includes Blocks XX – XX. Zoning is RH for Block(s) XX- XX, GR-1 for Blocks XX-XX and CR-1 for Block(s) XX-XX.
4. There are MANY "Special Notes" that are unnecessary, perhaps even all of them. Delete notes 2, and 8-18.
5. There are a number of blocks that have more than one zoning or land use designation; all zoning boundary lines must conform to lot/block lines or they shall be delineated with bearings and distances.
6. No grading or grubbing is allowed within the Natural Open Space used to meet the Native Plant Preservation ordinance. There are number of sewer and water easements located within the NOS, remove them from the NOS or do not include them within the delineated NOS boundaries.
7. Sheet 7 shows existing structures within proposed NOS. The NOS boundary so that these structures are outside the delineated NOS.

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8. Block 13 as shown on sheet 11, does not match the Block Index on sheet 3. Revise accordingly.
9. Show and label the 200' scenic line as measured from the property line, after any required dedication along Old Spanish Trail.
10. Prior to the approval of the tentative plat; and before grading permits can be issued; an approved Preservation Plan is required.
11. Delineate, dimension and label the required landscape buffer yards by letter designation in accordance with Chapter 18.73. There can be no conflicts between buffer elements and utility easements or public right of ways. The landscape plan must have the identical layout as the final plat.
12. Prior to the approval of the final plat, an approved Landscape Plan is required. A copy of the landscape plan must be submitted for review prior to tentative plat approval.
13. Provide tabulations of the approved and proposed number of units where required for Specific Plans.

Reminders for applicant(s), no response required:

In cases where zoning has been conditionally approved as part of a rezoning, a rezoning Ordinance must be adopted by the Board of Supervisors and a **Certificate of Compliance** must be issued by the Planning Official prior to the issuance of any building permits. The owner/agent should contact the Rezoning Section (Marcia Adams) 740-6800 for details in order to assure appropriate timing and processing. Failure of the owner/agent to complete the requirements on time will delay the issuance of permits. Approval of a subdivision plat does not necessarily indicate compliance with all rezoning conditions.

Prior to the issuance of any permits, **recorded covenants** required by the Board of Supervisors rezoning conditions must be completed. The owner/agent should contact the rezoning section (Marcia Adams) 740-6800 for details in order to assure appropriate timing and processing. **Failure of the owner/agent to complete these covenants on time will delay the issuance of permits** . The rezoning covenant requirements are separate from any homeowners association covenants that may be required.

The **scenic routes** area restricts height, type of signs, building, wall surfaces, and utilities. Refer to Section 18.77.040.

A resubmittal is required. An itemized transmittal letter must be attached addressing all staff comments and any new revisions made. Note that additional comments may be forthcoming after the review of the next resubmittal.

If you wish to discuss the preceding comments, please contact this office at 740-6800.