

CERTIFICATE OF COMPATABILITY

CHECKLIST

VILLAGE OF TAOS SKI VALLEY
PLANNING DEPARTMENT
7 FIREHOUSE ROAD
P.O. BOX 100
TAOS SKI VALLEY, NM 87525
575-776-8220

A pre-application conference will be required with owner/ developer and the attached checklist will be reviewed by staff to determine if the application meets the checklist requirements. A Certificate of Compatibility shall be obtained and all requisite administrative review fees paid prior to submittal of an application for a building permit. The Planning Officer may also require additional requirements where it is determined that such conditions are deemed essential to protect the public safety and welfare of the Village.

Y = YES N = NO NA = NOT APPLICABLE

• **Site Plan**

- ☐ Legal description (lot, block, Subdivision, address, deed) show also adjacent lot information.
- ☐ Submit names and contacts for Engineer, Architect, and Geotechnical Professional.
- ☐ Provide pre application comments from other affected government agencies having authority of any component of the development application including but not limited to the United States Corps of Engineers.
- ☐ Boundary survey by NM licensed land surveyor.
- ☐ Provide details as how the site will be landscaped or re-vegetated after construction describing the use of retaining walls, planting areas, and protection of significant trees to be preserved.
- ☐ Topographic survey of lot with contour intervals not to exceed 2 feet (includes 10 feet beyond property lines).
- ☐ Show north arrow with site map to scale.
- ☐ Show all existing building footprints within 100 feet on all adjacent lots.
- ☐ Include all adjacent right of ways, proposed and existing easements.
- ☐ Locate all waterways, riparian areas, springs , wetlands, and drainage channels.
- ☐ Designate areas of sensitive and other existing vegetation to be preserved.
- ☐ Delineate area of site disturbance (limits of excavation).
- ☐ Designate staging for materials, equipment, and contractor parking.
- ☐ Show all proposed building pads including decks and retaining walls with proposed finish contours.
- ☐ Show all property line and riparian/stream setbacks (Note: site disturbance for construction and or parking is prohibited within setbacks).
- ☐ Locate all proposed parking, driveway access, and grades.
- ☐ Show finish floor elevations relative to existing and finish grades.
- ☐ Delineate all areas with slopes in excess of 25 (twenty five) percent.
- ☐ Snow storage area which includes one half the area of public roads adjacent to the property, driveways, roof shedding, and parking calculated at 25 (twenty five) percent of the total square feet. More intensive development must utilize active snow melt or provide for offsite storage to be approved prior to issuance of a building permit.
- ☐ Storm water management plan addressing onsite and offsite flows to be conveyed including but not limited to detention/sedimentation ponds, culverts, landscaping, existing vegetation, water ways, springs, ditches, and snow storage areas.
- ☐ Show any geological hazards or avalanche areas on or adjacent to the property.

___ Submit a conceptual grading plan with cut and fill areas, (includes retaining walls) at one foot intervals and calculations for cuts and fills. The plan must show a spoils detention area on site or show a designated offsite storage area. Cuts and fills shall be kept to a minimum.

___ Submit a geologic or soil technical report prepared by a registered geotechnical engineer and support the design concepts presented in the application

___ Submit sufficient slope sections to clearly illustrate the extent of the proposed grading and shall include the following:

- a. Sections shall be drawn to scale and keyed or indexed to the existing topography, grading plan, and project site map. Both vertical and horizontal scales shall be indicated and not exaggerated.
- b. Sections shall extend at least 50 (fifty) feet outside the project site boundary to clearly show the impact on adjacent property.
- c. At a minimum, sections shall be drawn along those locations of the project site where:
 - aa. The greatest alteration of existing topography is proposed; and
 - bb. The most intensive or massive development is proposed; and
 - cc. The site is most visible from surrounding land uses including the public right of way; and
 - dd. At all site boundaries illustrating maximum and minimum conditions; and
 - ee. Where grading will impact drainage conditions.
- d. At least two of the slope profiles shall be roughly parallel to each other and roughly perpendicular to existing contour lines. At least one other profile shall be roughly perpendicular to the first profiles. The profiles shall include any retaining walls either at the building footprint or those that retain any material used to construct the building site.

___ For developments with slopes in excess of 25%, a topographic model and/or large scale detailed partial model, at a 1:1 scale is required.

___ Visual three dimensional simulation of the post-development condition, prepared in accordance with the provisions set forth or unless waived by the Planning Director. The purpose of requiring a visual simulation is to provide decision makers with a pictorial representation of the future condition of a development project as close to reality as possible.

- **Utility Plan** : Master infrastructure plans shall control all development on or adjacent to the property. Prior to building permit all public infrastructure system upgrades shall be identified and engineering analysis completed to support the project and reviewed and approved by Village Engineer. Each proposal shall be approved only upon proof that the proposed development will bear the cost of extending or improving existing infrastructure and services to serve the development, including but not limited to: water distribution mains, laterals and related equipment, sewer mains and related equipment; roads, utilities; the design and construction of appropriate water of wastewater treatment plant upgrades. The cost of such improvements is properly attributable to all development which benefits from such facilities, regardless when constructed.

___ Provide estimated water consumption for the project in gallons per day based upon occupancy. *NOTE: Impact of water consumption will be analyzed using peak daily flowss*

___ Show all existing sewer, water, and drainage facilities impacted from the proposed project.

___ Provide traffic data and the subsequent impacts of increased traffic in the Village of Taos Ski Valley.

- **Building Code Analysis**

- ☐ Submit occupancy classifications for the project.
- ☐ Show construction type and fire rating for each occupancy or use.
- ☐ Provide building heights as per allowable VTSV Ordinance and International Building Codes.
- ☐ Show total square footage and identify totals for each use or occupancy.
- ☐ Show required occupancy separations.
- ☐ Show type of construction for each occupancy.
- ☐ Describe sprinkler system if applicable.

This checklist was provided to Owner or Owner's Representative this _____ day of _____, _____ by _____

_____ Hand delivery

_____ United State Regular Mail

Planning Department of the Village of Taos Ski Valley

The required items were received by the Village of Taos Ski Valley's Planning Department on this _____ day of _____.

Planning Department of the Village of Taos Ski Valley

The required items were reviewed and findings forwarded to the Owner or Owner's Representative on this _____ day of _____.

Planning Department of the Village of Taos Ski Valley

Certificate of Compatability was approved _____ or disapproved _____ this _____ day of _____.

Planning Department of the Village of Taos Ski Valley