DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *2/2/2022*

AGENDA ITEM NO: 16

DRB PROJECT NUMBER:

PR-2019-002294
PS-2022-00010 – SKETCH PLAT

PROJECT NAME:

ADA ARCHITECTS, INC./DAVID FELLENSTEIN agent for **RESTAURANT DEPOT** requests the aforementioned action(s) for all or a portion of: **TRACTA-1 PLAT OF TRACTS A-1 & B-1, TRUCK STOP PLAZA** zoned **NR-LM**, **located at 1901- 1915 MENAUL BLVD NE between PAN AMERICAN FRONTAGE ROAD and UNIVERSITY BLVD NE** containing approximately 3.93 acre(s). (H-15)

PROPERTY OWNERS: TRUCK STOP PLAZA LLC

REQUEST: SKETCH PLAT REVIEW

COMMENTS:

1. Property is Zoned NR-LM, and Wholesale Sales/Distribution is a Permissive use of the property.
2. Development plans must meet IDO standards in sections 5-1 Dimensional Standards, 5-3 Access & Connectivity, 5-5 Parking, 5-6 Landscaping, 5-7 Walls & Fences, 5-8 Lighting, 5-11 Building Design and 5-12 Signage, as well as DPM standards and/or other City regulations.
3. It does not appear a 25 foot Landscape Buffer is required on the West Side of the lot. Open to discussion.