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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *727/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-006555
PS-2022-00142 – SKETCH PLAT

PROJECT NAME:
LAND DEVELOPMENT CONSULTANTS agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A-1, ADOBE WELLS** zoned **MX-M**, **located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD** containing approximately 1.57 acre(s). (C-13)

PROPERTY OWNERS: CKD INVESTMENTS LLC

REQUEST: PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

COMMENTS:

1. Property is zoned MX-M and is showing the correct Setback Dimensions, as per IDO section 5-1(D).
2. Property is in the CPO-2 Coors Blvd Character Protection Overlay Zone, and must meet all dimensional, development, and design standards as per IDO 3-4(C); including grading, lights, building design, and signs.
3. Must meet specific use standards as per Table 4-2-1 and section 4-3(D)(18) for Light Vehicle Fueling Stations, including canopy lighting restrictions, and any other applicable use standards for onsite activity.
4. One motorcycle parking space is required for the site plan submitted, as per IDO 5-5(D), Table 5-5-4.
5. Signage must meet requirements for CPO-2 Signage, IDO 3-4(C)(5)(f). Freestanding signs limited to 75 square feet and 9 feet in height. Where silent, requirements of IDO 5-12 Signs, Table 5-12-2 must be met.
6. Must meet all other applicable development standards of IDO section 14-16-5, including IDO 5-6, Landscaping, IDO 5-7 Walls & Fences, IDO 5-8 Outdoor Site Lighting, and IDO 5-11, Building Design, and other applicable requirements in the DPM or other City regulations.

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