DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007519 AGENDA ITEM NO: 14
2108 Menaul Blvd. NE

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. A cross lot access easement will be needed between lots D-1-A-1 and D-1-A-3. These lots currently take access from the access easement you show but also from the entrance off Menaul.
2. Please provide parking calculations for the buildings on lots D-1-A-1 and D-1-A-3 to ensure that each lot is able to meet its parking requirement. A shared parking agreement may be required.
3. Menaul Blvd. is listed as a Community Principal Arterial and 6-foot sidewalk is requested along this frontage. Your plat shows 5.8-feet. You may request a DRB Determination to retain the existing width with a justification letter in your DRB application.
4. For future development, a TCL will be required prior to DRB approval, or if not returning to DRB, prior to building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: August 31, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)