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:*** *04/06/2022*

AGENDA ITEM NO: 9

DRB PROJECT NUMBER:

PR-2018-001346
SI-2022-00184 – SITE PLAN AMENDMENT

PROJECT NAME:

SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately 1.001 acre(s). (18) [Deferred from 2/16/22, 3/30/22]

PROPERTY OWNERS: GREEN JEANS WEST LLC

REQUEST: SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

COMMENTS:

1. IDO section 5-5-(I)(2) indicates the Drive-Through lanes adjacent to Public ROW are required to have a Vegetative Screen or Wall. Landscape plan submitted on 2/16/22 shows ground cover plants rather than shrubs in that area of the LS plan on L.1.1, and no wall is evident. No new submittal showing correction.
2. IDO section 5-11 (E) street-facing Façade requirements for North and West sides. Appears deficient on North street-facing façade. Please justify how these requirements are being met. No new submittal seen.
3. All Signage must meet requirements of IDO 5-12, Signs; must be submitted under separate Sign permit.
4. Please clarify if Freestanding Pole Sign is going to be installed, and its location on site plan, including setback. Freestanding sign specifics are shown in 2/16/22 submittal, sheet 6 of Building Mounted Signs.
5. Show Wall Sign percentage of façade with proposed signage, as per IDO 5-12(F) (2), Table 5-12-2.