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:*** *2/16/2022*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:

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

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)

PROPERTY OWNERS: GREEN JEANS WEST LLC

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

COMMENTS:

1. Property is Zoned NR-BP, but occupies area covered on previously approved Site Plan, PR-2018-001346 and SI-2018-00110.
2. ID 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 shows ground cover plants rather than shrubs in that area of the LS plan on L.1.1, and no wall is evident.
3. 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.
4. IDO section 5-7 Walls/Fences must be followed for any walls/fences to be built. These must obtain a separate wall/fence permit.
5. All Signage must meet requirements of IDO 5-12, Signs, and be submitted under separate Sign permit.
6. Sign Setbacks – show distance from property line to Freestanding Monument and Pole Signs.
7. Please clarify location of Freestanding Pole Sign – perhaps I missed it, but did not see on Site Plan.
8. Wall signs: Should show Wall Sign percentage of façade for square footage covered on each wall with proposed signage, as per IDO Table 5-12-2, Section 5-12(F)(2).