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:*** *3/30/2022*

AGENDA ITEM NO: 12

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) [Deferred from 2/16/22]

PROPERTY OWNERS: GREEN JEANS WEST LLC

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

COMMENTS:

Note: I did not see a new submittal, after 2/16/22, to address my comments noted at that time. Therefore, I am repeating my comments from 2/16/22, with slight modification, for review and response:

1. Property is Zoned NR-BP and occupies an area covered on previously approved Site Plan, PR-2018-001346 and SI-2018-00110.
2. 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, and permits obtained.
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. Show Wall Sign percentage of façade with proposed signage, as per IDO 5-12(F)(2), Table 5-12-2.