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:*** *1/12/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:

PR-2019-002402 – SITE PLAN
SI-2021-002080

PROJECT NAME:

BOWMAN CONSULTING GROUP requests the aforementioned action(s) for all or a portion of: **LOT 12, UNIT 5, AVALON SUBDIVISION** zoned **NR-BP**, **located on 98TH** containing approximately 1.46 acre(s). (**K-9)**

PROPERTY OWNERS:
KEVIN MATTSON-RS BLUEWATER LLC

Request:
DRB SITE PLAN FOR DRIVE THRU RESTAURANT

COMMENTS:

1. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
2. All prior comments have been addressed.
3. No additional comments or objections at this time.

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- ~~No address or Final Plat as of yet. Preliminary Plat per PR-2021-005864.~~
- ~~Use Specific Standards for Restaurant and Drive Through per IDO section 4-3-D-8 and 4-3-F-4.~~
- ~~Notice of public hearing letter has the wrong date. Shows January 6th.~~
- ~~Provide building coverage calculation per replat. Maximum 50% per IDO section 5-1 Dimensional Standards.~~
- ~~Provide Building Design Consideration detail/justification/explanation. IDO section 5-2-D. Along with the Design requirements of IDO section 5-11-E-2.~~
- ~~Provide clarification of property line to the east and proposed access easement.~~
- ~~Provide detail and/or clarification for meeting the requirements of IDO section 5-5-I-2-B and 5-5-I-2-F. Parking & Loading/Vehicle Stacking & Drive-Through.~~
- ~~Provide detail and/or clarification for meeting the requirements for IDO section 5-6-E-1 & E-2 and 5-6-F. Landscaping, Buffering and Screening.~~
- ~~Is site lighting part of the site plan proposal? Per IDO section 5-8.~~
- ~~Provide detail and/or clarification for meeting the requirements of IDO section 5-9-D. Neighborhood edges.~~
- ~~Are sign standards being proposed or will they be meeting the NR-C requirements?~~
  ~~Provide façade percentage for each wall sign. Freestanding sign must be at least 3ft from any property line.~~
- ~~Property owner to be aware of IDO section 5-13 Maintenance.~~