# 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:*** *2/2/2021*

**AGENDA ITEM NO:** 8

**DRB PROJECT NUMBER:**

**PR-2021-005816**

**SI-2021-02066 – EPC Final Site Plan Sign-Off**

**PROJECT NAME:**

CONSENSUS PLANNING INC. agent for JB HOLDINGS LLC/ TAKE FIVE CARWASH requests the aforementioned action(s) for all or a portion of: LOT 2-C, COTTONWOOD CROSSING PHASE II zoned MX-L, located at 10084 COORS BLVD NW between COORS BYPASS and SEVEN BAR LOOP containing approximately 0.7876 acre(s). (B-14)[12/15/21]

**PROPERTY OWNERS**:
JB HOLDINGS , LLC

**Request***:*
DRB SIGN OFF OF EPC APPROVED CAR WASH FACILITY

**COMMENTS:**

1. Property is Zoned MX-L (Mixed-Use Low-Intensity), and is located in the CPO-2 and VPO-1 Overlay Zones (Coors Boulevard Character Protective and View Protection).

2. Development must meet all applicable standards and provisions of the EPC approved Site Development plan. Where silent the IDO, the DPM, and other adopted City regulations would apply, including but not limited to MX-L, CPO-2, and VPO-1.

3. Per Variance finding #2, is there alternative landscaping plan being included with this project or has the landscaping plan been adjusted per the variance-EPC? (Note: We advise a copy of the EPC Variance is attached to the SDP when submitted for permit).

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4. Please clarify location of tree in parking lot area – there does not appear to be one near parking spaces.

5. Is there a new or existing shared parking agreement or access easement in place? It appears all 12 parking spaces shown were created prior to construction of site, as part of Popeye's location to the South.

6. Reference standards of IDO section 5-5-I(1) for Vehicle Stacking Spaces. All provisions must be met.

7. Clarify all Wall/Fence location(s) and height. Retaining wall only shown on C101, but no elevations given to show materials used. Must meet standards of 5-7-D and separate Wall Permit obtained for any wall/fence.

8. Clarify directional facing of Elevations – they do not appear to match with directional indications on SDP pages.

9. Façade design on street-facing elevations must incorporate design features as per IDO section 14-5-11-(E). Provide detail on how meeting those requirements.

10. Page DD1B shows Monument Sign Detail – but sign exhibited is a Freestanding Sign shown.

11. Electronic sign portion of Freestanding Sign must meet all standards of IDO 5-12(H) for Illumination, Brightness, and Images.

12. Provide measurement from property line to Freestanding sign.

13. Building Mounted sign referenced on DD2.0. All signage must meet requirements of IDO 5-12, CPO-2 and VPO-1.