

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 12/13/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Elizabeth Haley

6005 Chaparral Circle NM, Albuquerque, NM 87114

Email Address* or Mailing Address* of NA Representative¹: Email: ekhaley@comcast.net

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 10126 Coors Blvd. NW, Albuquerque, NM 87114
Location Description TR B1 BLK 125 PRINCESS JEANNE PARK ADDN A REPL OF TRS "A" & "B"
BLK 125 OF PRINCESS JEANNE PARK ADDN CONT 1.929 AC M/L
2. Property Owner* Martha Malashock, Trustee B of Malashock 1981 and
Connie Krall, Trustee of Smith 1982, C/o John Malashock
3. Agent/Applicant* [if applicable] Rose Miranda
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Site plan review of proposed 2,500 sq.ft. Panda Express Restaurant with a
drive thru lane

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: ~~January 26, 2022 Time: 9:00am~~ February 16, 2022 @ 9:00 am

Location*³: ~~DRB Virtual Meeting~~ Zoom Meeting (<https://cabq.zoom.us/j/87234251226>)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

rose.miranda@hva.cc / (281) 854-6152

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ B-14-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 54,333 sq.ft. / 1.247 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] Coors Boulevard - CPO-2
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Cheddar Restaurant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

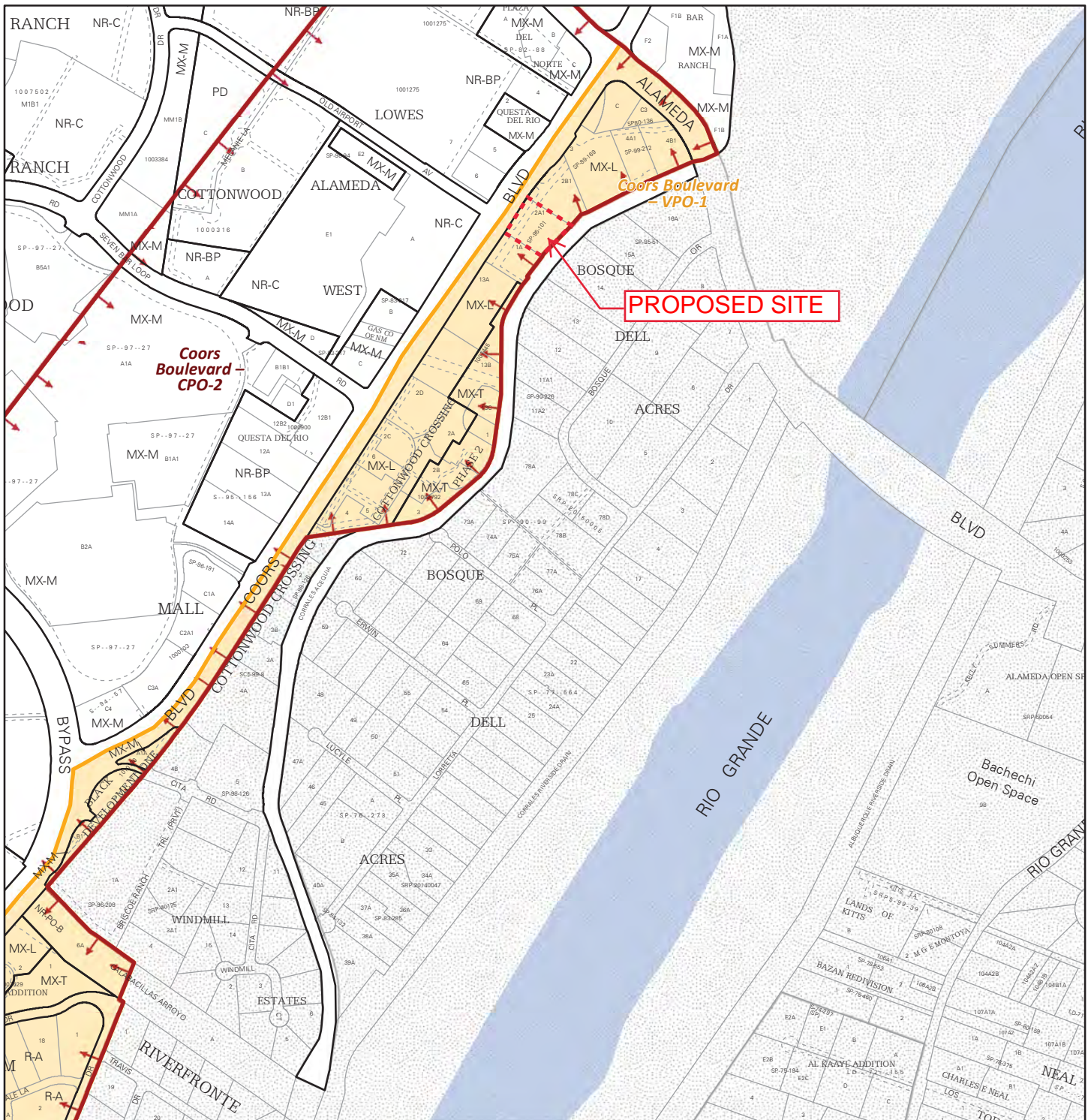
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Westside Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]
Rene Horvath (aboard111@gmail.com)

⁶ Available here: <https://tinurl.com/idozoningmap>

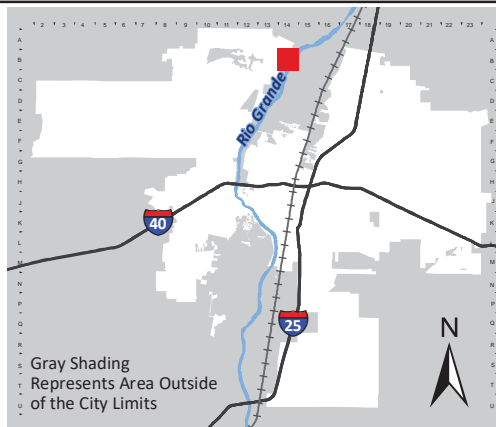


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
B-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



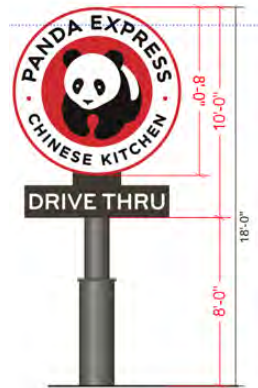


PANDA EXPRESS

S1 2'-6" LETTERSET



S2 S3 6'-0" LOCKUP LOGO



P1 18' PYLON SIGN WITH 8' LOCKUP
(EXISTING SIGN IS LESS THAN 15'-0")



D1



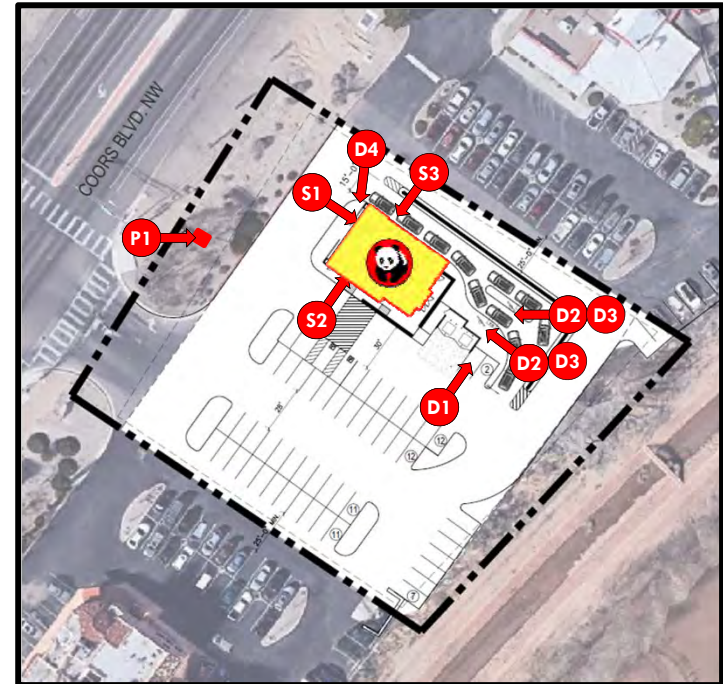
D2



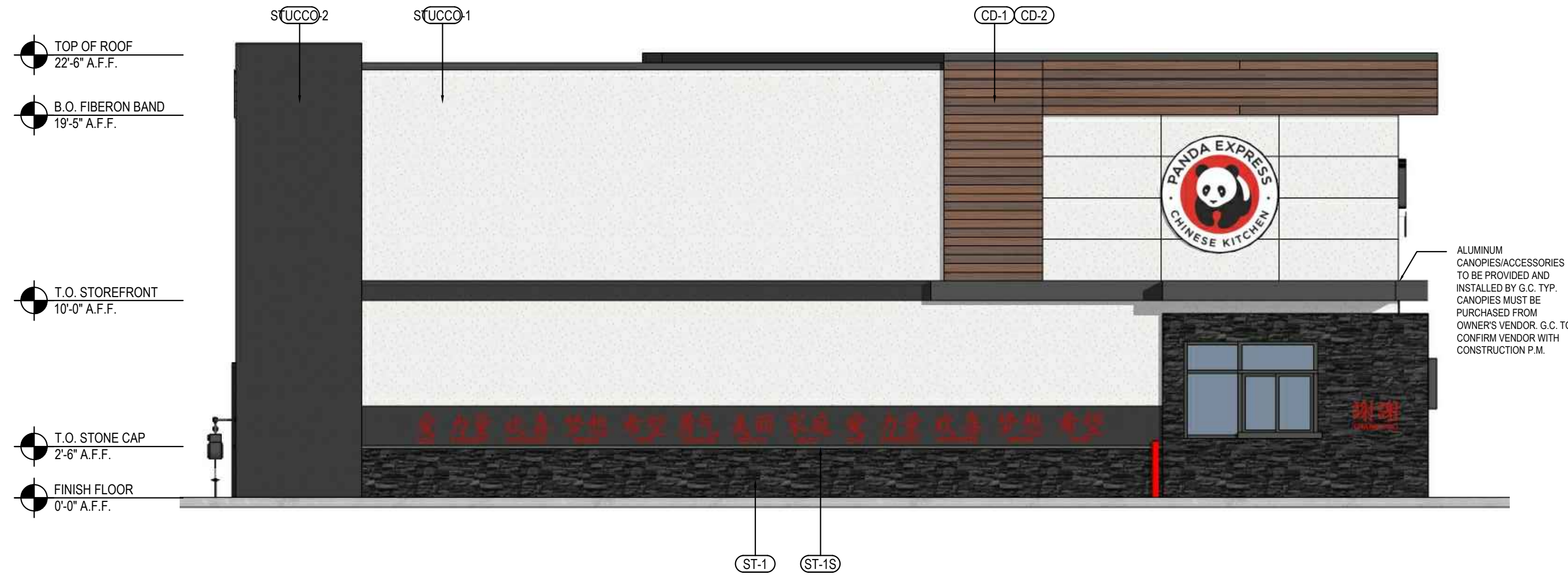
D3



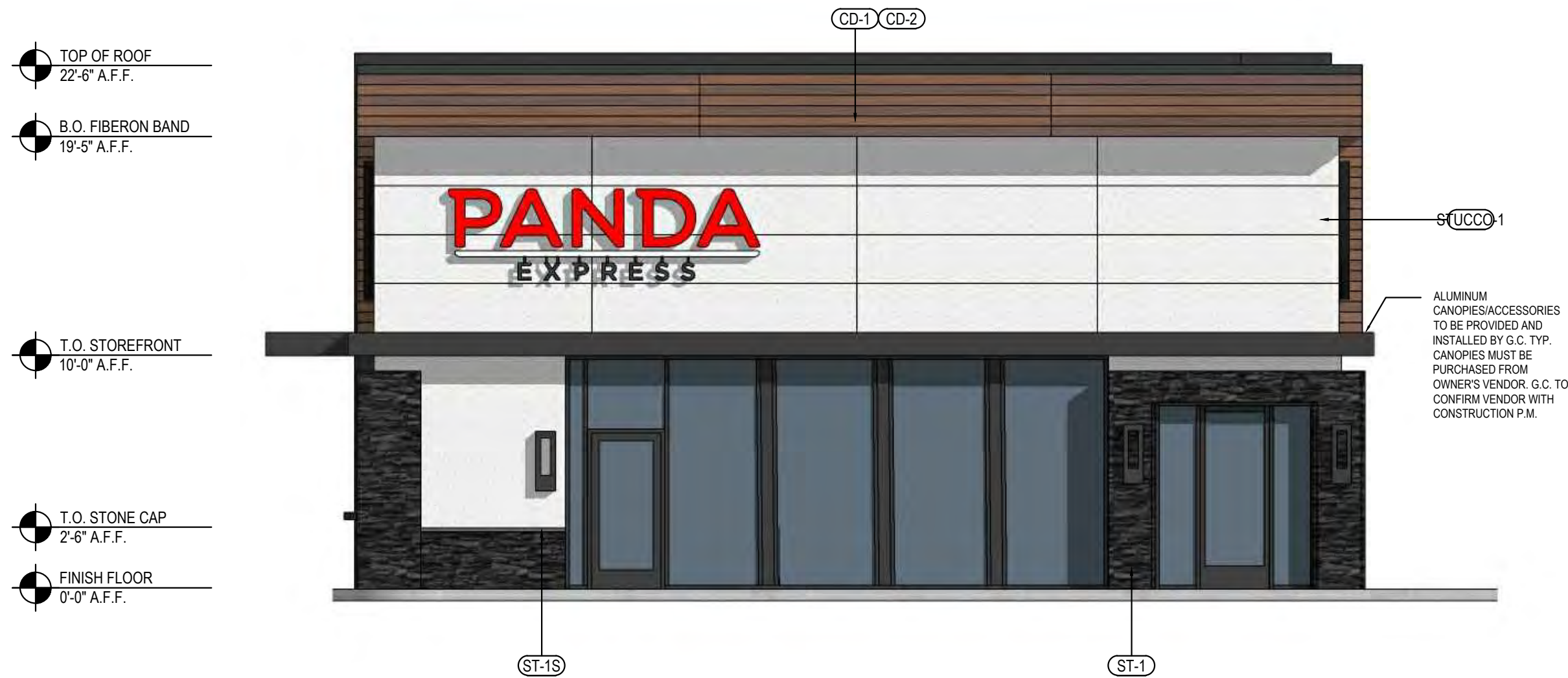
D4



- City will allow Signs on all sides, not to exceed 10% of total façade area.
- Pylon signs can at max. be 18'-0" in height and a max of 75 SF.
- All signs must be 10'-0" from property lines and 15'-0" from outside dining area. Cannot overhang any property lines. Existing sign distance from property line will need to be confirmed.



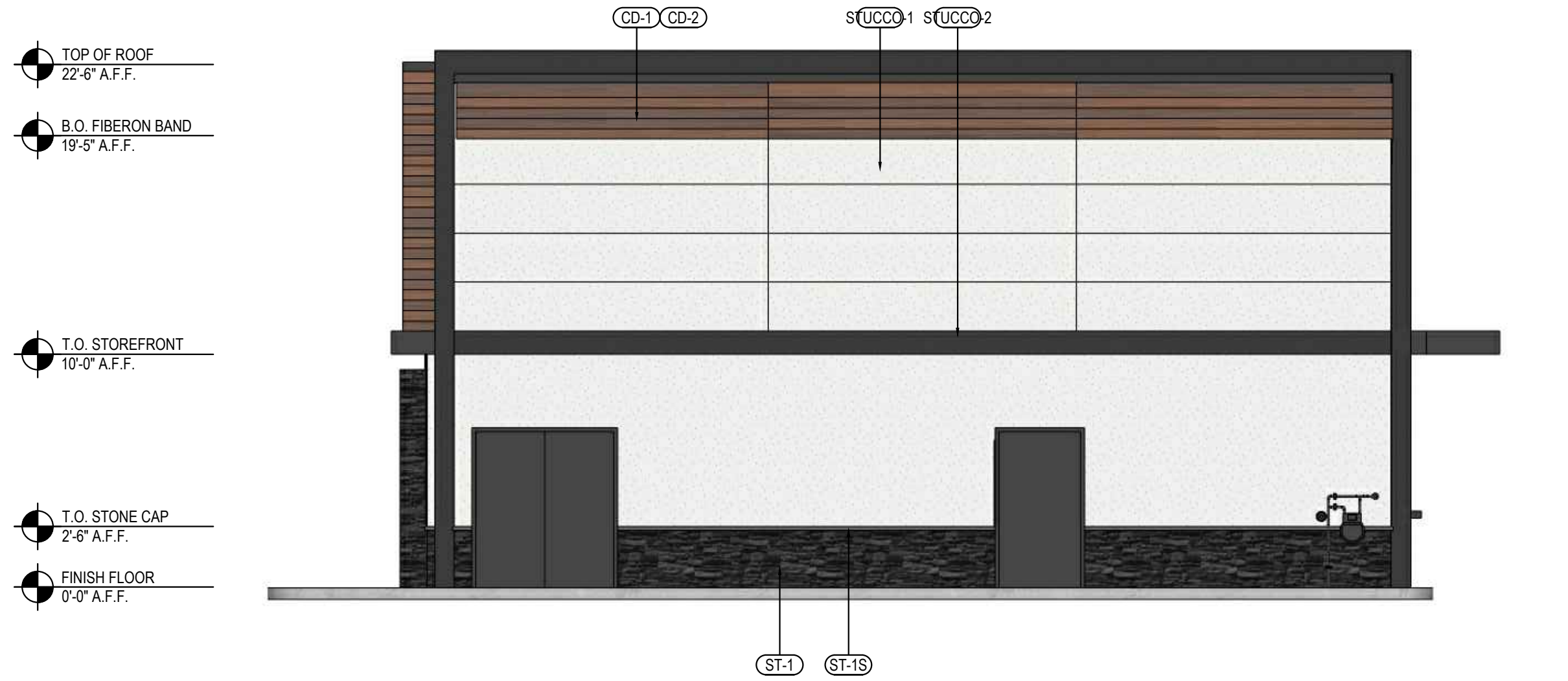
NORTH-EAST ELEVATION 4
Scale= 3/16" - 1'0" A-202



NORTH-WEST ELEVATION 2
Scale= 3/16" - 1'0" A-202



SOUTH-WEST ELEVATION 3
Scale= 3/16" - 1'0" A-202



SOUTH-EAST ELEVATION 1
Scale= 3/16" - 1'0" A-202

EXTERIOR FINISH SCHEDULE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6252 ICE CUBE	FINE	BUILDING BODY
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE; 864-962-1221 PROVIDE 3/8" MORTAR JOINTS MFG: ARGOS, COLOR: PUTTY
CD-1	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
CD-2	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: EricAtkins@fiberondecking.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

MATERIALS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

EPC SUBMITTAL	10-06-21
DRB SUBMITTAL	11-03-21

DRAWN BY: RMKS

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: 21084



Heights Venture
ARCHITECTURE + DESIGN

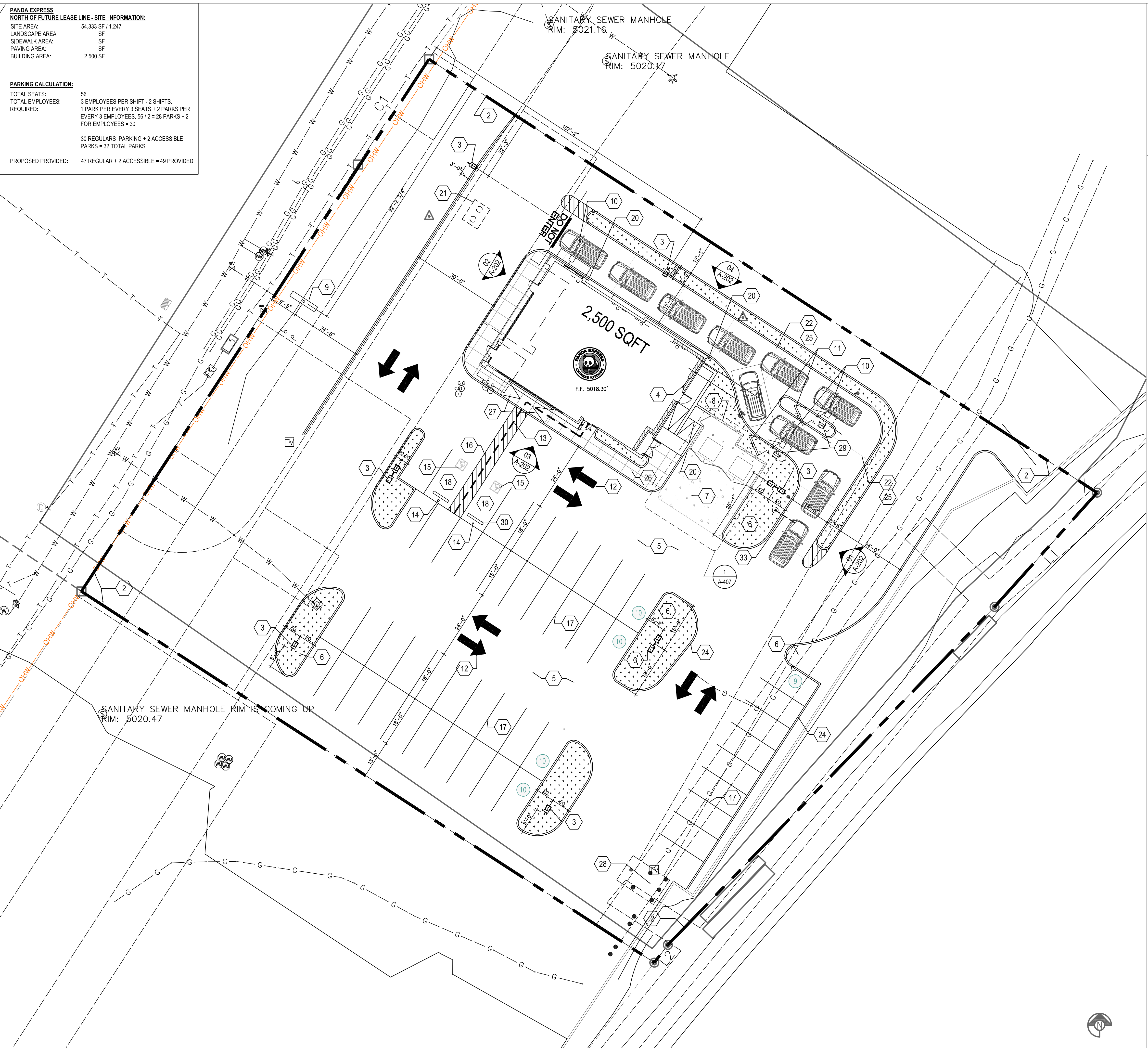
HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713.869.1103 V
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024 972.490.7292 V

PANDA EXPRESS
TRUE WARM & WELCOME
10126 COORS BLVD. NW
ALBUQUERQUE, NM 87114

A-202
EXTERIOR
COLOR ELEVATIONS

PANDA EXPRESS
NORTH OF FUTURE LEASE LINE - SITE INFORMATION:
 SITE AREA: 54,333 SF / 1,247
 LANDSCAPE AREA: SF
 SIDEWALK AREA: SF
 PAVING AREA: SF
 BUILDING AREA: 2,500 SF

PARKING CALCULATION:
 TOTAL SEATS: 56
 TOTAL EMPLOYEES: 3 EMPLOYEES PER SHIFT - 2 SHIFTS.
 REQUIRED: 1 PARK PER EVERY 3 SEATS + 2 PARKS PER EVERY 3 EMPLOYEES. 56 / 2 = 28 PARKS + 2 FOR EMPLOYEES = 30
 30 REGULARS PARKING + 2 ACCESSIBLE PARKS = 32 TOTAL PARKS
 PROPOSED PROVIDED: 47 REGULAR + 2 ACCESSIBLE = 49 PROVIDED



DEMOLITION NOTE:
 G.C. TO REMOVE ALL EXISTING ABOVE/GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

GENERAL NOTE:
 1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU. MENU BOARD, BY G.C.. VERIFY WITH PANDA PM.
 2. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
 3. PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/A-407
 4. FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

- 1 LIMIT OF CONSTRUCTION
- 2 PROPERTY LINE
- 3 NEW SITE LIGHT POLE
- 4 NEW SWITCHGEAR
- 5 PAVING - SEE CIVIL PLAN
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
- 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (01 A-407)
- 9 GC TO COORDINATE LOCATION OF SIGN WITH SIGN CO.
- 10 DRIVE THRU LANE SENSOR LOOP, INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL (01 A-405)
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY, VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL - - - - -
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION.
- 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SL EEVE. (18 A-407)
- 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- 22 CONC. DRIVEWAY
- 23 EDGE OF SIDEWALK AT PLANTER
- 24 CONCRETE CURB AT LANDSCAPE AREA
- 25 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 26 TOOLED JOINTS @ 5'-0" X 5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- 27 ACCESSIBLE RAMP
- 28 EXISTING TRANSFORMER PAND. REFER TO CIVIL AND ELECTRICAL DRAWINGS.
- 29 ORDER CONFIRMATION BOARD
- 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
- 31 OUTDOOR COVERED PATIO AND SEATING NOT USED
- 32 SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD); CONCRETE TO BE LIGHT BROOM TEXTURE FINISH - PROVIDE UNDER-SLAB TREATMENT PER SOLE REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. NOT USED
- 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- 34 PATIO RAILING TO BE INSTALLED AROUND PATIO IF NO LANDSCAPE BUFFER IS PROVIDED (NOT APPLICABLE IN ALL LOCATIONS- COORDINATE WITH PANDA EXPRESS DESIGN/MANAGER FOR SITE SPECIFIC CONFIGURATION)- NOT USED

SITE PLAN 1
 Scale= 1/16" = 1'-0" A-100

KEY NOTES A
 Scale= NTS A-100



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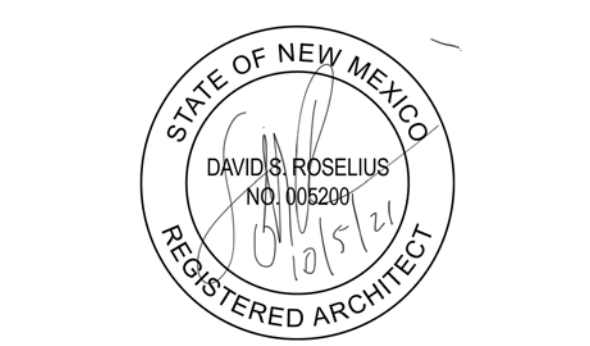
NO.	DESCRIPTION	DATE

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A-100

SITE PLAN
 ARCHITECTURAL