

October 19, 2022

To: Development Review Board  
Albuquerque, NM  
Attn: All City Reviewers

RE: Panda Express – S8-22-D8582  
10126 Coors Blvd. NW  
Albuquerque, NM 87114  
RE: DRB Planning Review – 4<sup>th</sup> Resubmittal  
DRB Project Number: 2022-006547  
App. Number: SI-2022-00216  
Delta 4 response

To City Reviewers:

- Heights Venture is providing a response to your comments in the statement below. Our responses are in **RED**.
- TRM engineering response to comments are submitted separately attached to this submittal.

**Planning Dept.- Major Case: (Reviewer: Robert Webb/Jay Rodenbeck)**

- The subject property is located within the CPO-2 and VPO-1 overlay districts. All requirements of the CPO-2 and VPO-1 overlay districts must be met, including color and signage requirements.  
**Response: Noted**
- Update 9/27/22: The applicant asserted on September 27 that AMAFCA has indicated that they we will issue a final approval once the MRGCD grants theirs. In addition, AMAFCA is requiring a maintenance covenant which Panda Express Inc. is currently working on and will be submitted once is ready. **Planning staff defer to Hydrology to confirm the status of AMAFCA’s approval and the applicant’s response to AMAFCA.**
- AMAFCA has identified the drainage system in this application has and continues to damage the downstream drainage facility maintained by AMAFCA and the Middle Rio Grande Conservancy District. **AMAFCA recommends that this case be deferred until such issues are addressed and additional information is provided to AMAFCA for review.**  
**Response: Please reference to RTM engineering response.**
- An Infrastructure List has been submitted with the application submittal. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning if/when the Site Plan is approved by the DRB.  
**Response: Please reference to RTM engineering response.**
- Ms. Jolene Wolfley, DRB chair comment to revise the note on detail 2/A-100b, referring to Exception 2 to read “**Exception 2 allows building to maximum 20 feet building height**” above grade of east side of Coors Blvd.  
**Response: Please reference to revised sheet A-100b**



**Transportation Development: (Reviewer: Ernest Armijo, P.E.)**

- The Traffic Impact Study has been approved by the City of Albuquerque, but NMDOT has infrastructure requirements as part of their review that need to be reflected in more detail on the infrastructure list. It appears most of it has been included except for all the striping in Coors and Old Airport including stop bars, turn arrows, bike lanes and word "ONLY". Please add these to the infrastructure list.  
**Response:** *Please reference to RTM engineering response.*
- Due to the amount of work that NMDOT is requesting, a COA work order is needed and this shall also be added to note #6 on C01.0.  
**Response:** *Please reference to RTM engineering response.*
- Include the driving aisle width along the east side of the site. It is called out as "Varies", so please call out width at various critical points on the site plan.  
**Response:** *Please reference to RTM engineering response.*
- The clear intersection sight distance triangles shown at the entrance appear to be based on driveway clear sight and not intersection sight distance. Please use intersection on sight distance shown in the new DPM Chapter 7 page 7-114.  
**Response:** *Please reference revised site plan, sheet A-100 and Planting plan, sheet L-1. Also, please reference RTM engineering, civil drawing, C03.0.*

Should you have any questions you can contact me at the telephone number below.

Cordially,

**Bernardo Pabon,**  
Sr. Associate

## Heights Venture

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