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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *7/20/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2022-007229
SI-2022-01237 – SITE PLAN

PROJECT NAME:
ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: **TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND) CONT 0.9726 AC, TOWN OF ATRISCO GRANT** zoned **MX-M**, located at **261 98th ST between VOLCANO DR and BLUEWATER** containing approximately **0.09726** acre(s). (**K-09)**

PROPERTY OWNERS: AIGP REALTY LLC

REQUEST: 2,600 SQ FT PANDA EXPRESS WITH DRIVE THRU

COMMENTS:

1. Property is zoned MX-M (Mixed-Use Medium Intensity), and as presented meets the Dimensional Standards required for IDO section 5-1(D), Table 5-1-2.
2. Drive-through must meet Use Specific requirements in IDO 4-3(F)(4) and Drive-Through or Drive-up Facility Design requirements in 5-5(I)(2)(a).
3. Must provide a 6 foot Landscape Buffer as per IDO 5-5(I)(2)(a) where the Drive-Through lane is adjacent to 98th Street. There must be a 3 or 4 foot wall or vegetative screen on the public street side of the buffer area, to screen the Drive-Through lane from 98th Street.
4. Any walls or fences must meet requirements of IDO 5-7, Walls & Fences, and obtain separate permit.
5. Lighting must meet requirements of IDO section 5-8 Outdoor and Site Lighting.
6. Building Design must meet all requirements of IDO 5-11 – see Planning comments for details.
7. Signs must meet requirements of IDO 5-12 and Table 5-12-2, and require separate sign permit.