



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan - EPC including any Variances - EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness - Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness - Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map - EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map - Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, I.C., ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>SIGNPLEX, LLC</u>		Phone: <u>505-341-0213</u>
Address: <u>4901 EDITH BLVD. NE</u>		Email: <u>SEREMY@SIGNPLEX.BIZ</u>
City: <u>ALBUQUERQUE, N.M. 87107</u>	State: <u>N.M.</u>	Zip: <u>87107</u>
Professional/Agent (if any): <u>ERIC AVEZILL / SIGNPLEX</u>		Phone: <u>505-341-0213</u>
Address: <u>4901 EDITH BLVD. NE.</u>		Email: <u>ERIC@SIGNPLEX.BIZ</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87107</u>
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST MINOR AMENDMENT TO PLAN FOR SMALL MONUMENT SIGN.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>M1A4</u>	Block: <u>0000</u>	Unit:
Subdivision/Addition: <u>TANON PROPERTIES</u>	MRGCD Map No.:	UPC Code: <u>10220624631910289</u>
Zone Atlas Page(s): <u>E 22</u>	Existing Zoning: <u>IDO-MX-L</u>	Proposed Zoning: <u>MX-L</u>
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 12241 ACADEMY RD NE Between: TEAMWAY BLVD and: TENNYSON ST.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000085 1005320

Signature: <u>[Signature]</u>	Date: <u>8-2-2019</u>
Printed Name: <u>ERIC AVEZILL</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<u>SI-2019-00263</u>	<u>AA</u>	<u>\$50.00</u>			
Meeting/Hearing Date: <u>N/A</u>			Fee Total: <u>\$50.00</u>		
Staff Signature: <u>[Signature]</u>			Date: <u>8-2-19</u> Project #: <u>PR-2019-002714</u>		

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond those thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: _____ Date: _____
Printed Name: _____
☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

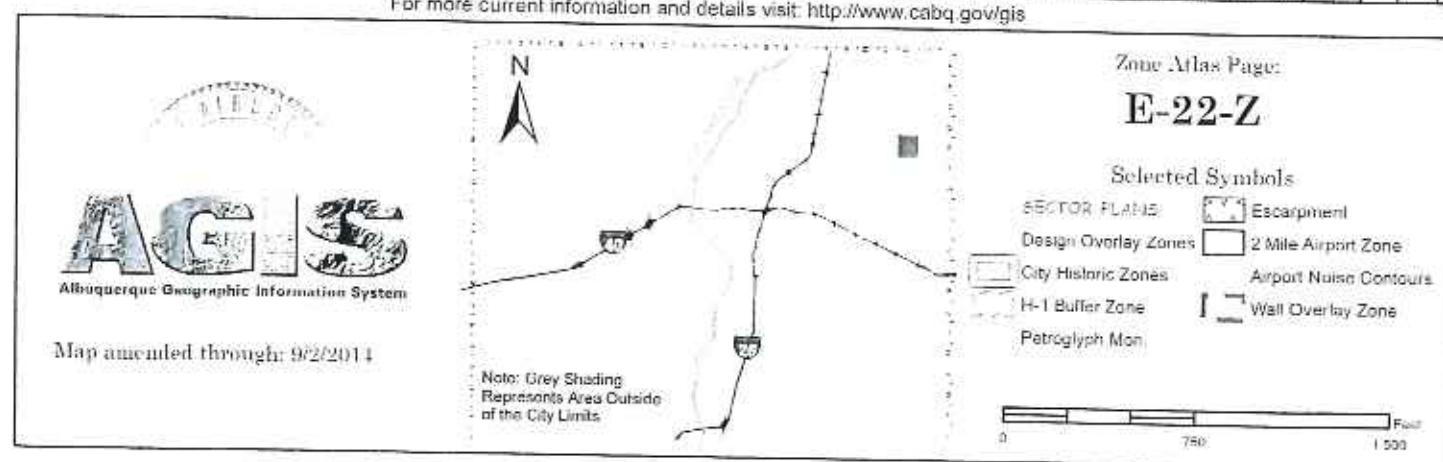
PR-2019-002714

SI-2019-00263



Staff Signature: _____

Date: 8-2-19





COMMERCIAL REAL ESTATE MANAGEMENT

July 15, 2019

City of Albuquerque
Planning Department

To Whom it may concern,

This letter authorizes SignPlex, LLC., to act as an agent for the purpose of submitting for and obtaining an Administrative Amendment to the Signage Plan / Site Development Plan for the property located at 12231-12251 Academy Road NE, Albuquerque, New Mexico.

Sincerely,

Agent for DEJ Real Estate Investment Group, LLC

Amy Flores, CPM®
President & Qualifying Broker

/af

New Mexico Real Estate License #17638



8/2/2019

City of Albuquerque
Planning Department

To Whom it May Concern,

This justification letter is for:
High Desert Village
12241 Academy Rd NE
Albuquerque, NM 87111

The property owner has requested a new single sided monument sign with 5' over all height and 12' overall length, to be erected in the Southwest corner of the property. The property is in a IDO Zone District: MX-L, which allows freestanding signs not to exceed 100 square feet and a maximum height of 18'.

Sincerely,

Eric Averill
SignPlex, LLC
4128 Edith Blvd NE
Albuquerque, NM 87107
505-341-0213
eric@signplex.biz



City Address: 12241 ACADEMY RD NE

County Address: 12241 ACADEMY RD NE

5/21/2019

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2017)

Owner Name: DEJ REAL ESTATE INVESTMENTS GROUP LLC

Owner Address: 3217 MONTROSE BLVD SUITE 228, HOUSTON TX 77006-3944

UPC: 102206246531910289

Tax Year: 2017 **Tax District:** A1A

Legal Description: TR M-1-A-4 PLAT OF TRACT M-1-A-1, M-1-A-2, M-1-A-3 & M-1-A-4TANOAN PROPERTIES CONT .6037 AC

Property Class: C **Document Number:** 2016067747 072016 SW- ENT

Acres: 0.6

City Zoning and Services

IDO Zone District: MX-L

IDO District Definition: Low Intensity

Old Zoning Designation: SU-1

Old Zoning Description: FOR C-1 PERMISSIVE AND CONDITIONAL USES (EXCL DRIVE-UP WINDOWS EXCEPT AT BA

Land Use: 03 | Commercial Retail

Lot: M1A4 **Block:** 0000 **Subdivision:** TANOAN PROPERTIES

Police Beat: 534 **Area Command:** FOOTHILLS

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [E22](#) (opens in new window)

City Neighborhood Association: Antelope Run NA

Residential Trash Pickup:

Political Districts

City Council District: [8 - Trudy E. Jones](#)

County Commission District: 4 - Lonnie C. Talbert

NM House of Representatives: William R. Rehm

NM Senate: Mark David Moores

School Districts

Elementary: GEORGIA O'KEEFFE

Middle: EISENHOWER

High School: LA CUEVA

FEMA Flood Zone: X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email ccherne@cabq.gov

Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.

Please wait while the map loads below...



Monument Sign with Illuminated Sign Cabinet

Sign Type:

Quantity 1: Internally illuminated single sided cabinet mounted on stone veneer concrete base.

Sign Size: 12' W x 5' H

Sign sq/ft: 60 sq/ft



High Desert Village

Address: 12241 Academy RD NE

City/State: Albuquerque, NM 87111

 **SignPlex**[™]
Indoor - Outdoor Innovations
P:505-341-0213 F:505-341-3291

Sign Location



Sign Details

80.61 in
36.69 in
HIGH DESERT
Village

134 in
45 in
HIGH DESERT
Village

126 in
2 in

144 in
13 in



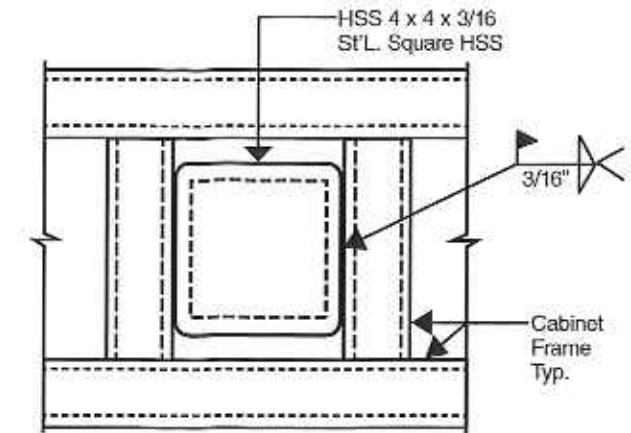
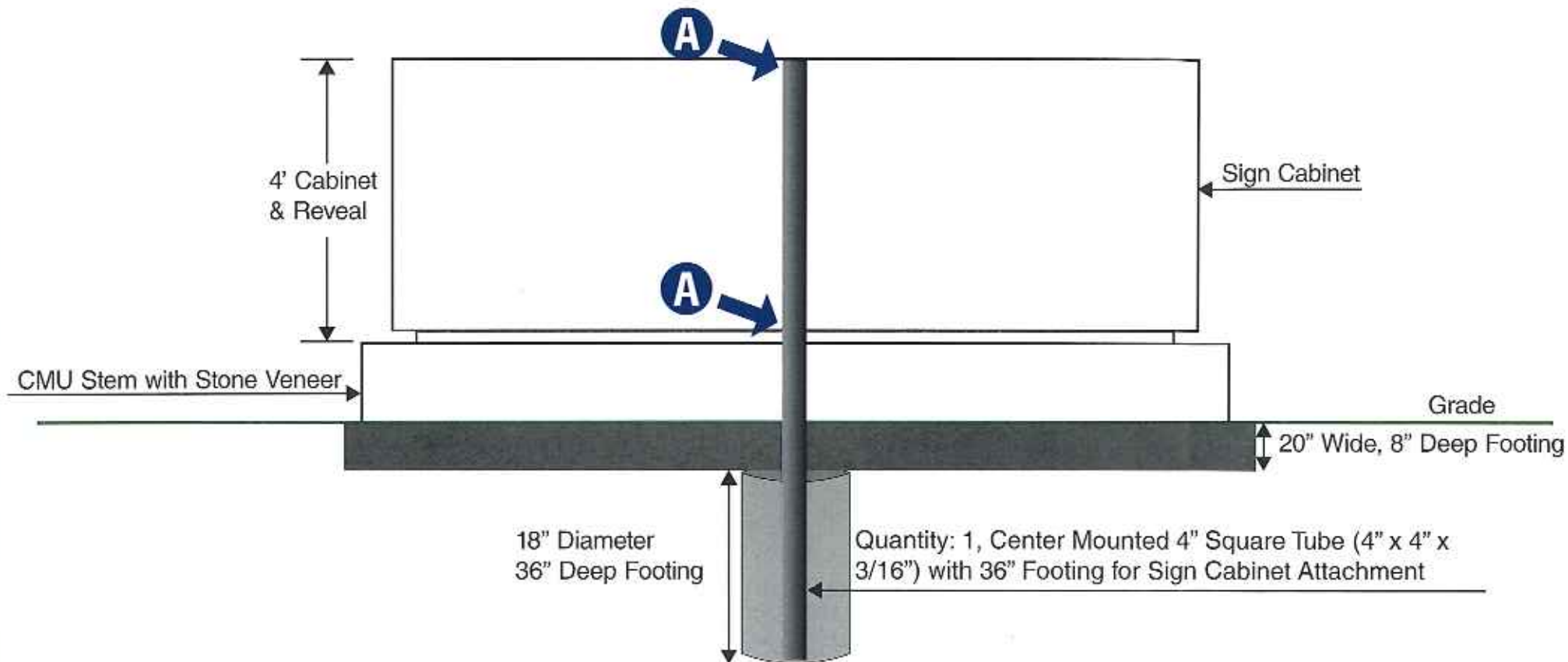
Sign Cabinet Details

Monument Sign with Illuminated Sign Cabinet

- A** Aluminum sign cabinet with .090" thick routed face with acrylic letters mounted to the backside of the face. Internally illuminated with LEDs. Cabinet will have cream stucco finish
- B** Painted aluminum reveal.
- C** Stone veneer applied over the concrete monument base. Stone type/style: Burnt Ochre Del Mare Ledgerstone.

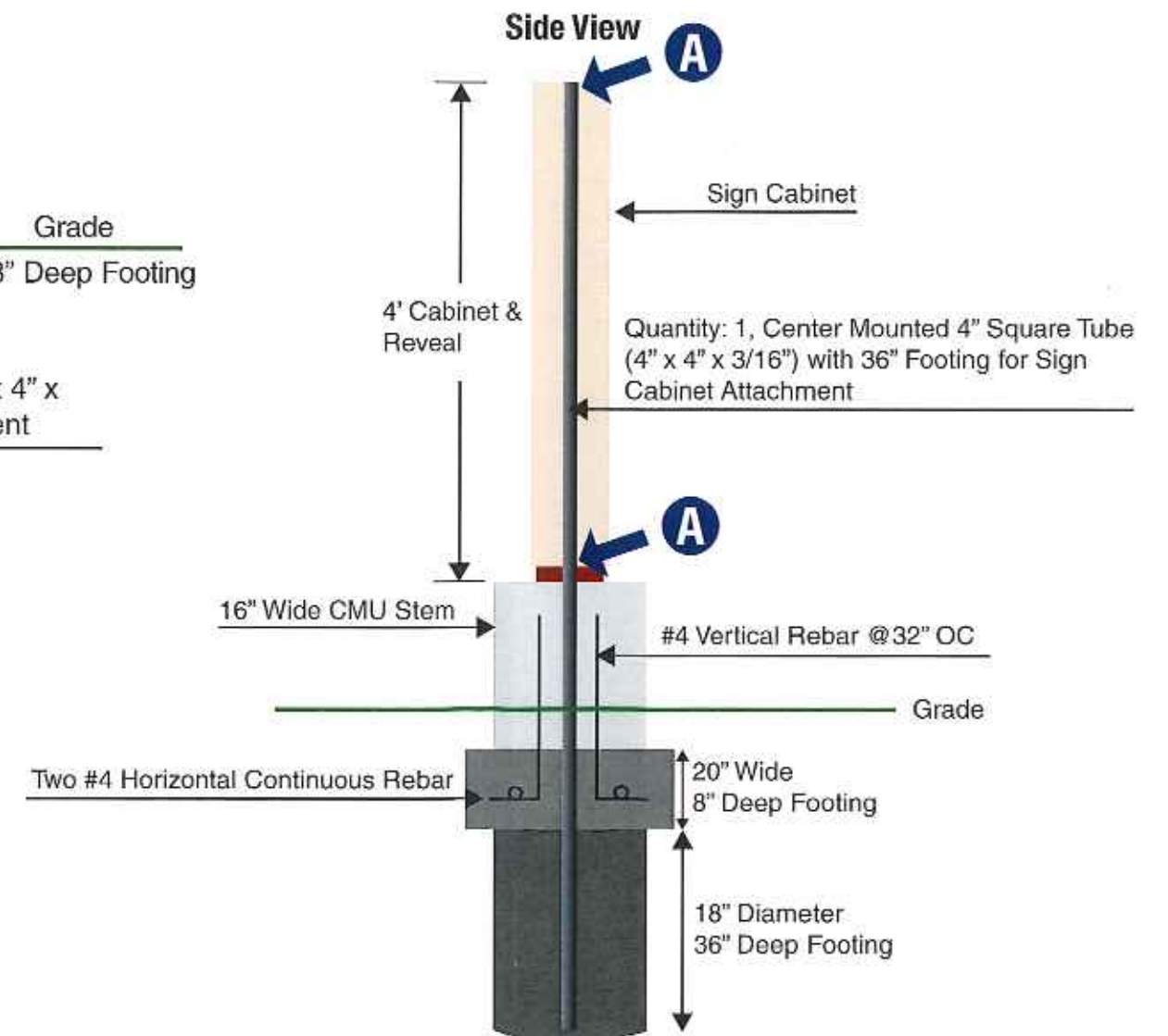
Foundation/Footing Details

Front View



A Connection (2 places)

Side View

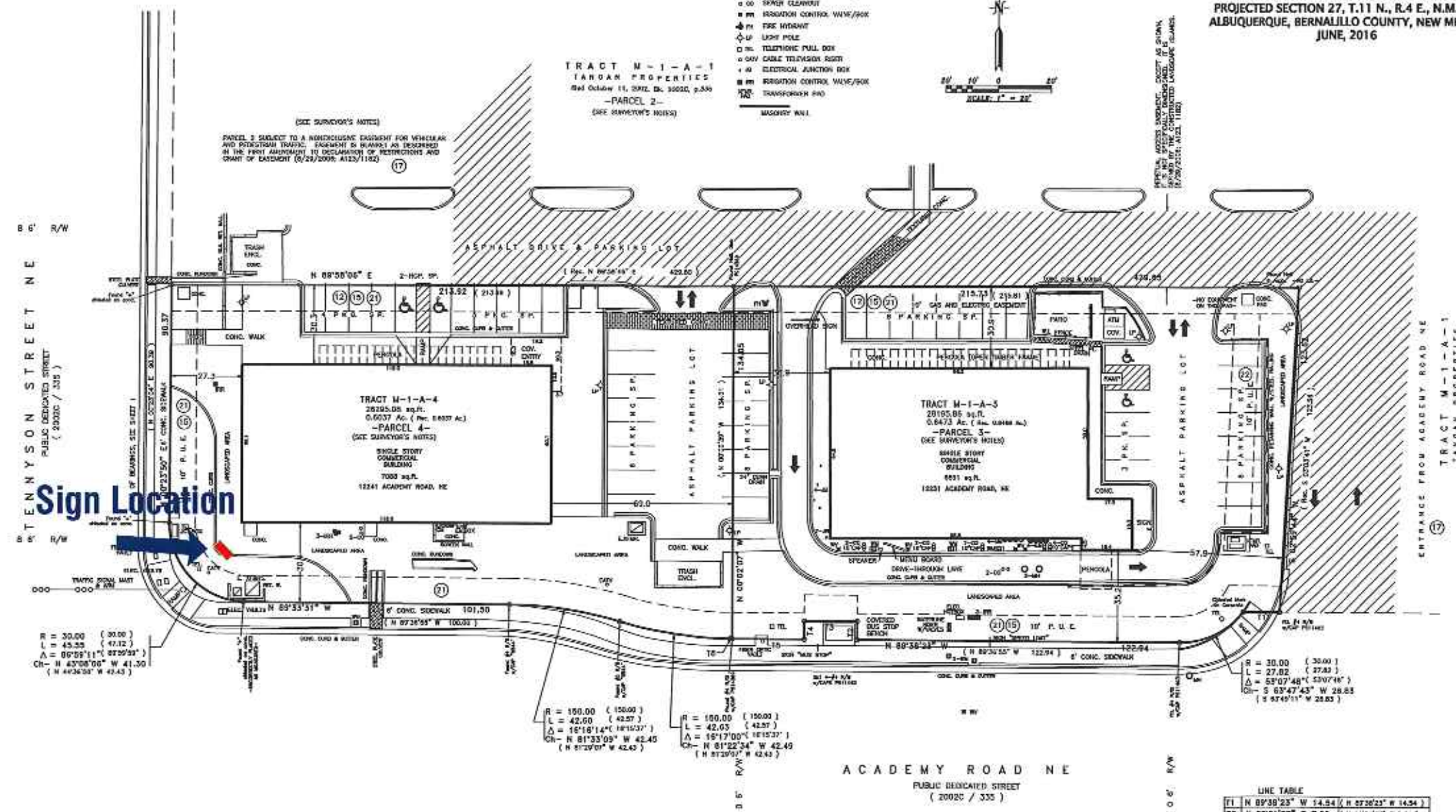


Land Title Survey

A.L.T.A / A.C.S.M. LAND TITLE SURVEY
OF
TRACTS M-1-A-3, M-1-A-4 AND M-1-A-2-B
TANOAN PROPERTIES
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, T.11 N., R.4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2016

LEGEND

- DI ELECTRIC METER
- GW GAS METER
- WV WATER VALVE
- WU WATER METER
- WM MANHOLE (TYPE AS NOTED)
- CO SKOPER CLEARWIT
- CM IRRIGATION CONTROL VALVE/BOX
- PI FIRE HYDRANT
- LP LIGHT POLE
- TD TELEPHONE PULL BOX
- CV CABLE TELEVISION BOX
- EJ ELECTRICAL JUNCTION BOX
- IB IRRIGATION CONTROL VALVE/BOX
- TR TRANSFORMER PAD
- MASONRY WALL



LINE TABLE

T1	N 89°38'23" W 14.94	(N 87°38'23" W 14.94)
T2	N 00°21'37" E 7.00	(N 99°21'37" E 7.00)
T3	N 89°38'23" W 20.00	(N 89°38'23" W 20.00)
T4	S 00°21'37" W 7.00	(S 00°21'37" W 7.00)
T5	N 02°38'25" W 27.64	(N 89°38'23" W 27.64)
T6	N 89°38'23" W 0.91	(N 89°38'23" W 0.91)

THE SURVEY OFFICE, LLC
339 LOMAS BLVD., N.E. 87102
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 998-0303
FAX: (505) 998-0308
87102

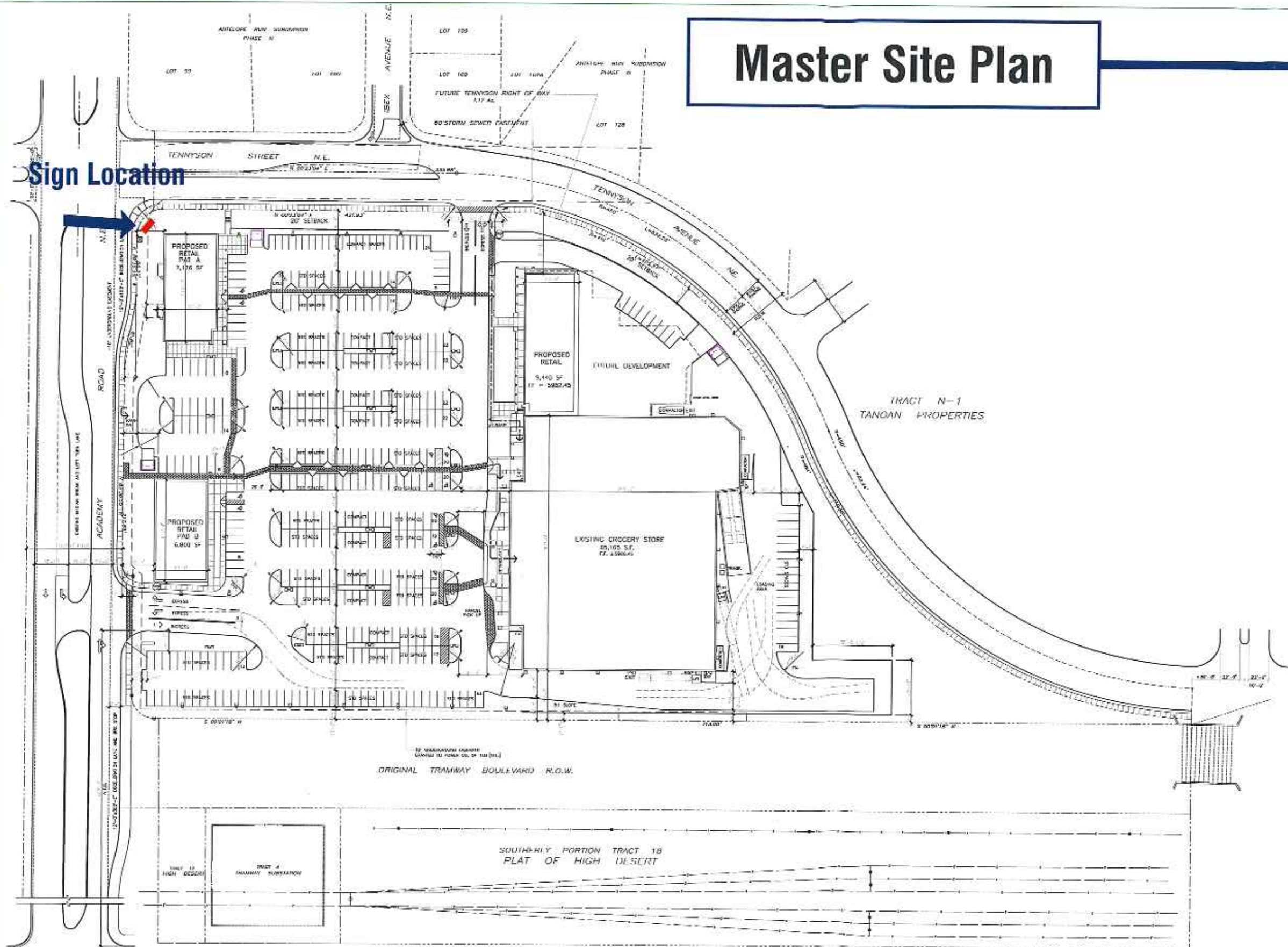
Site Plan

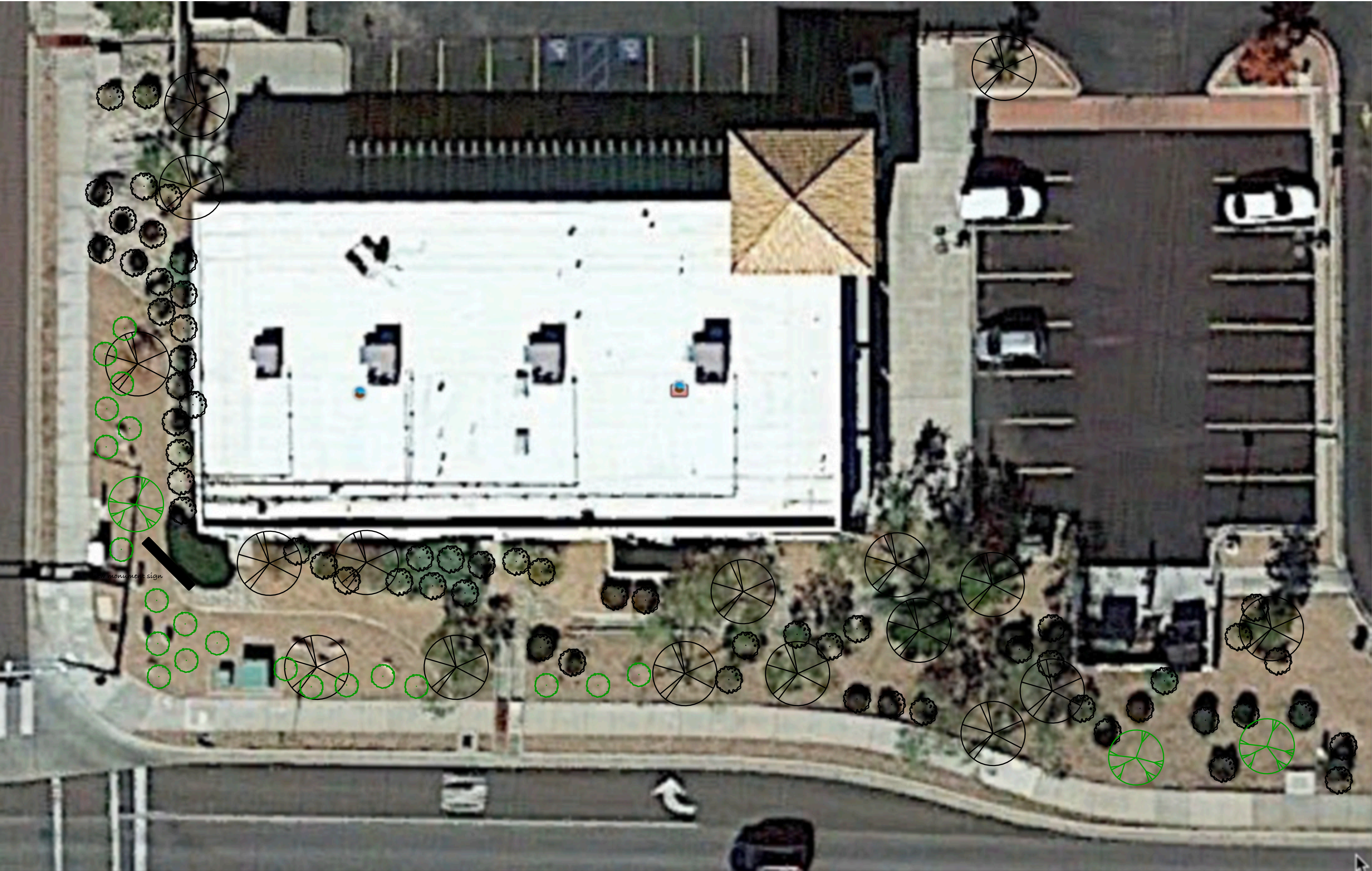
12241 Academy RD NE
Albuquerque NM 87111

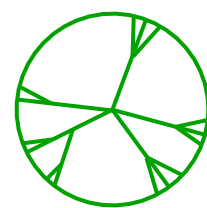

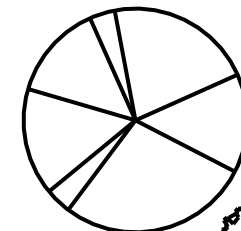



Master Site Plan

Sign Location





symbol	name	size
	'bubba' desert willow	
	'autumn amber' sumac	
	existing trees	
	existing plants	

existing plants approximate coverage 2135 sq ft

existing trees approximate coverage 3600 sq ft

75% coverage 3083 sq ft

additional plants trees coverage needed 1348 sq ft

project
High Desert Village West
Academy Boulevard NE
Albuquerque, NM 87111

scale
1" = 10', 0"

designer
Matt Moxley

revisions
V. 1

date
10/15/2019

TRUE WEST
LANDSCAPE

Monument Sign with Illuminated Sign Cabinet

Sign Type:

Quantity 1: Internally illuminated single sided cabinet mounted on stone veneer concrete base.

Sign Size: 12' W x 5' H

Sign sq/ft: 60 sq/ft



High Desert Village

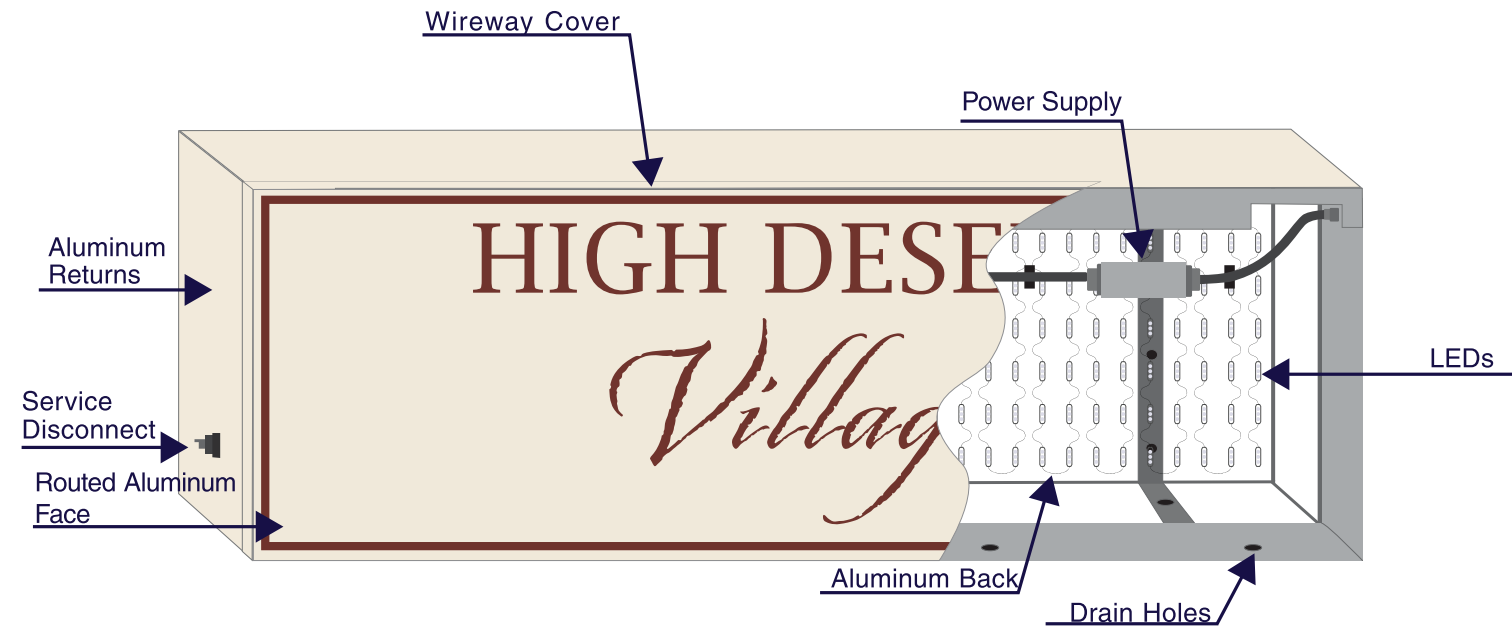
Address: 12241 Academy RD NE

City/State: Albuquerque, NM 87111

Sign Location



Sign Details



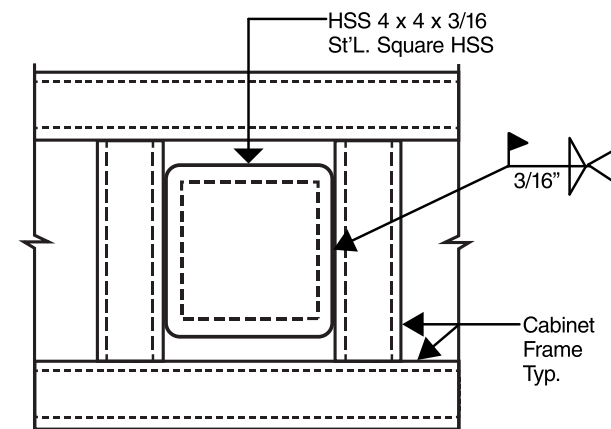
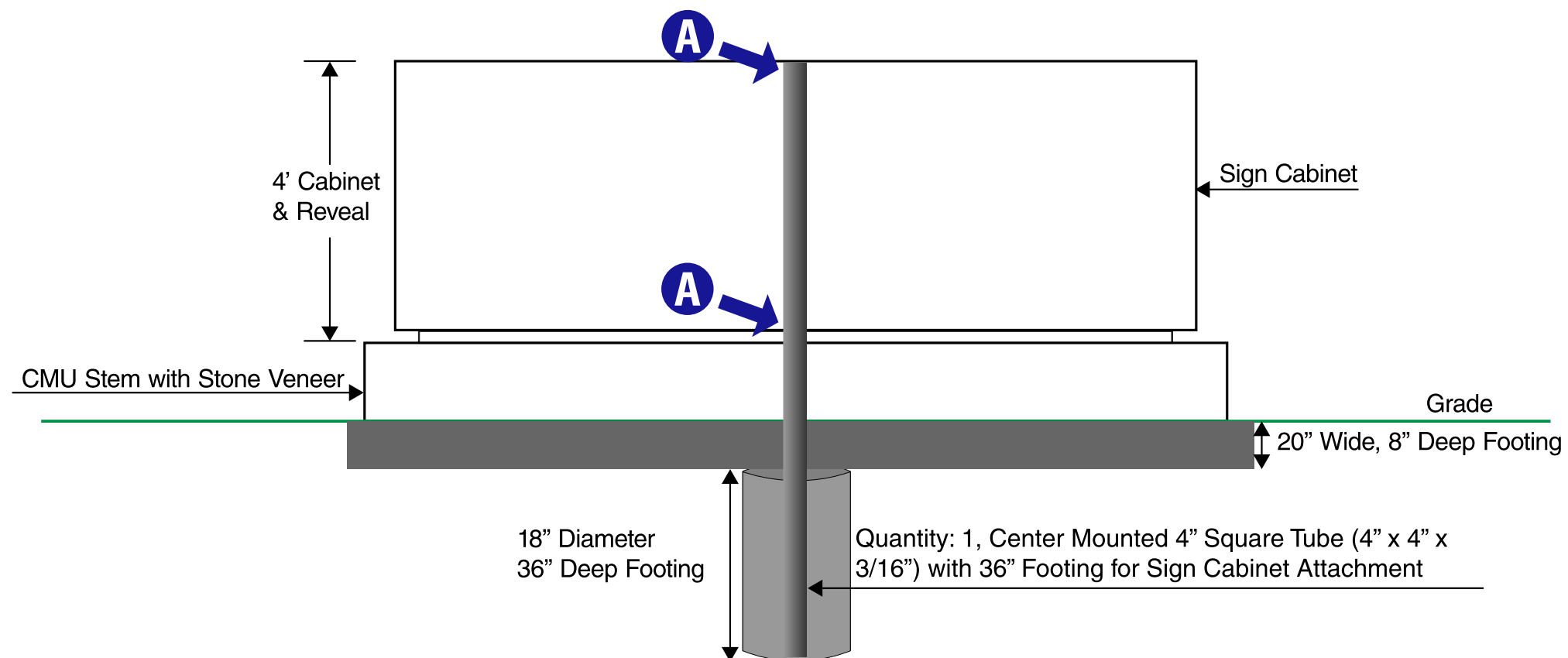
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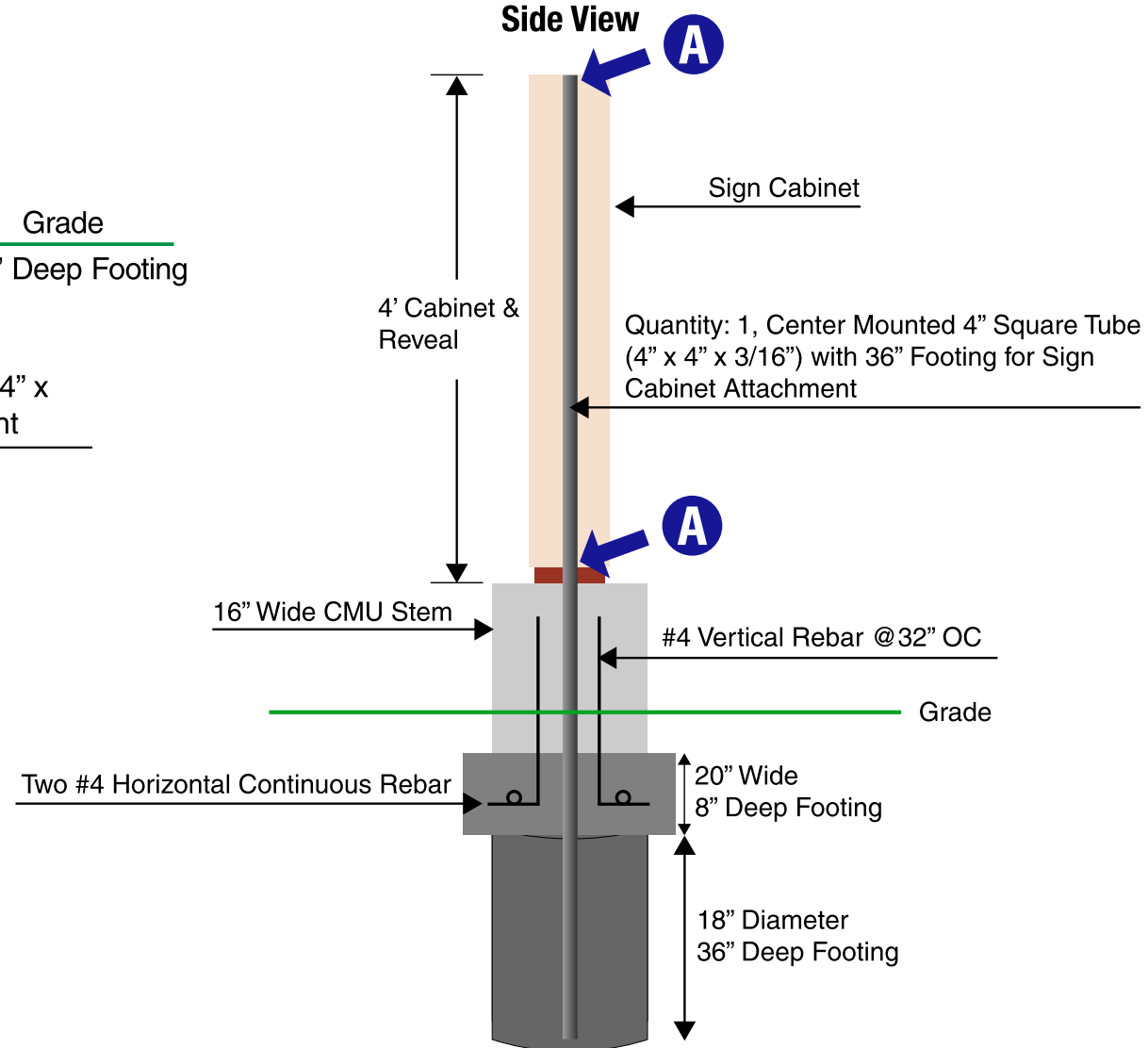
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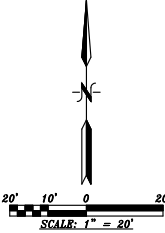


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- TRM TRANSFORMER PAD
- MASONRY WALL



PERPETUAL ACCESS EASEMENT, EXCEPT AS SHOWN, DEFINED BY THE CONSTRUCTED LANDSCAPE ISLANDS. (8/29/2006; A123, 1182)

TRACT M-1-A-1
TANOAN PROPERTIES
filed October 11, 2002, Bk. 2002C, p.335
-PARCEL 2-
(SEE SURVEYOR'S NOTES)

(SEE SURVEYOR'S NOTES)
PARCEL 2 SUBJECT TO A NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC. EASEMENT IS BLANKET AS DESCRIBED IN THE FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENT (8/29/2006; A123/1182)

8' 6" R/W

TENNYSON STREET NE
PUBLIC DEDICATED STREET
(2002C / 335)

Sign Location

R = 30.00 (30.00)
L = 45.55 (47.12)
Δ = 86°59'11" (89°59'59")
Ch- N 43°08'06" W 41.30
(N 44°36'56" W 42.43)

R = 150.00 (150.00)
L = 42.60 (42.57)
Δ = 16°16'14" (16°15'37")
Ch- N 81°33'09" W 42.45
(N 81°29'07" W 42.43)

R = 150.00 (150.00)
L = 42.63 (42.57)
Δ = 16°17'00" (16°15'37")
Ch- N 81°22'34" W 42.49
(N 81°29'07" W 42.43)

ACADEMY ROAD NE
PUBLIC DEDICATED STREET
(2002C / 335)

10' 6" R/W

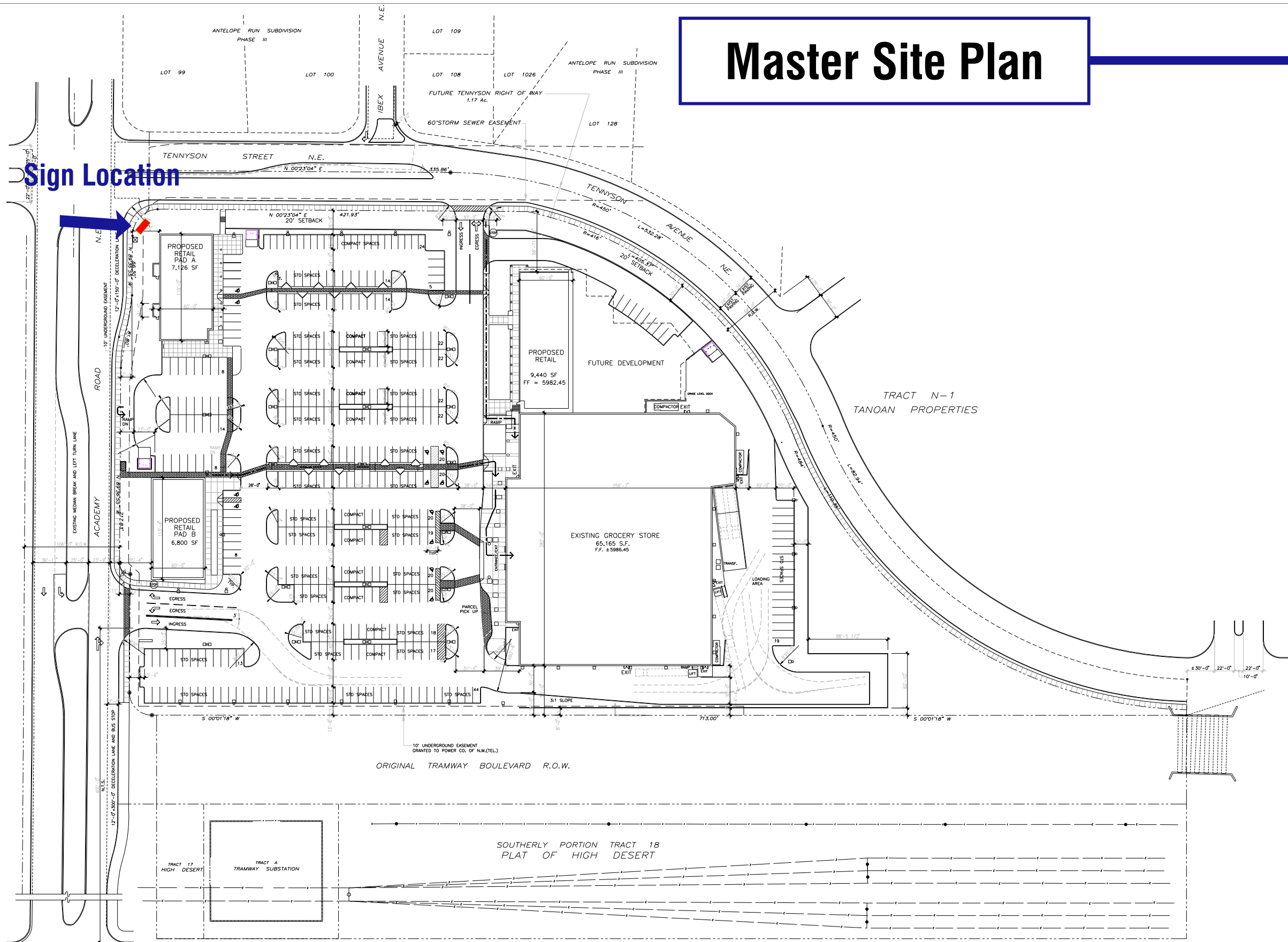
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Master Site Plan

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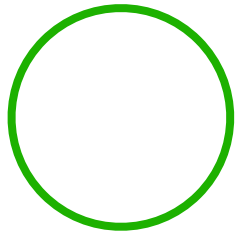



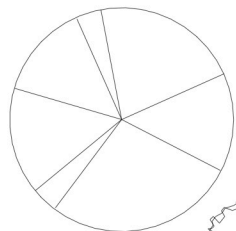

Site Plan

12241 Academy RD NE
Albuquerque NM 87111





symbol	name	size
	'bubba' desert willow 15-gallon	
	'autumn amber sumac 5-gallon	

	existing trees
	existing plants

existing plants approximate coverage 1575 sq ft
existing trees approximate coverage 600 sq ft
75% coverage 3757 sq ft
additional plants trees needed 1582 sq ft

project
High Desert Village North
Academy Boulevard NE
Albuquerque, NM 87111

scale
1" = 10', 0"

designer
Matt Moxley

revisions
V. 1

date
10/15/2019

TRUE WEST
LANDSCAPE