



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, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>EPNM, Inc</u>		Phone: <u>505-314-2122</u>
Address: <u>2024 5th St. NW</u>		Email: <u>Permittingdept@epnm.com</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any): <u>EPNM, Inc</u>		Phone: <u>505-314-2122</u>
Address: <u>2024 5th St. NW</u>		Email: <u>Permittingdept@epnm.com</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Proprietary Interest in Site:		List all owners: <u>Mister Car Wash</u>

BRIEF DESCRIPTION OF REQUEST

WE are adding 1 Monument sign on the NE corner & adding a wall sign on the West Elevation

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

Lot or Tract No.: <u>TR1</u>	Block: <u>0000</u>	Unit:
Subdivision/Addition: <u>Herrera Family, LLC - Lands</u>	MRGCD Map No.:	UPC Code: <u>10090570591173012</u>
Zone Atlas Page(s): <u>K9</u>	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <u>1.46</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 201 98th St. NW Between: 98th St & Volcano Rd

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

Project # PR-2019-001964 / SI-2019-00085 DRB Site Plan / SD-2019-00018

Signature: <u>Maria Gonzalez</u>	Date: <u>3/4/21</u>
Printed Name: <u>MARIA GONZALEZ</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

924-3994

Date: March 4, 2021

Project: 201 98th St. NW
Albuquerque, NM 87107

PERMIT # GP-2021-01632
Mister Car Wash

Amendments: Minor Amendment to Site Plan

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

To Whom It May Concern;

EPNM, Inc. on behalf of Mister Car Wash, request approval of a minor amendment to the Site Plan for Building Permit. Site is located at 201 98th St. NW. We will be adding a Monument sign on the North East Corner and adding a Wall sign on the West Elevation. The original site plan authorized 3 wall signs and 1 monument which met the requirements of the current layout plan. We were issued a permit under GP-2020-08712 that expired on Sept 17, 2020. Due to the COVID we could not proceed with the construction.

We have attached the Existing Site plan along with the proposed drawing that show the current revisions and date.

Please feel free to contact us with any questions regarding this minor amendment.

We thank you and appreciate your assistance.


Maria E. Gonzales
Permit Coordinator

EPNM, Inc.
2024 5th St. NW
Albuquerque, NM 87102
505-314-2122



Mailing Address: P.O. Box 6465, Albuquerque, New Mexico 87197
Office: 2024 Fifth Street NW, Albuquerque, New Mexico 87102
(505) 243-3771 / Toll Free 1-800-444-7407 / Fax (505) 243-3575



Landlord Authorization Letter

Date: 3/9/21

To Whom it may Concern:

This letter is to authorize Zeon Signs to handle permitting of Signage for:

Mister Car Wash
201 98th Street NW
Albuquerque, NM 87121

Your cooperation and understanding in this matter is greatly appreciated.

Sincerely,

James Kinney, Director

(Owner / Landlord)

CWPS Corp.

(Company Name)

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.

☐ 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 archeological 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)
- ☐ 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

☒ 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(Y)(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.
- ☒ 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

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(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.
- ☐ 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

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

☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired
- ☐ 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

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)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement
- ☐ 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

☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan
- ☐ 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

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: 3/4/21

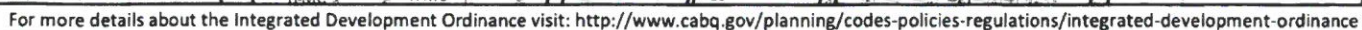
Printed Name: Mirra G. Morales

☒ Applicant or ☐ Agent

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Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	





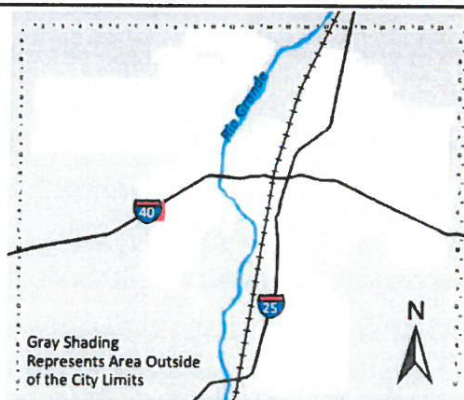


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

K-08-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

0 250 500 1,000 Feet



Mister

1. EXIST EXTERIOR WALL PER WALL TYPE (1) THROUGH (10). PAINTED
2. EXIST INTERIOR WALL PER WALL TYPE (1) THROUGH (10). PAINTED
3. EXIST DOOR PER DOOR TYPE (1) THROUGH (10). AS SHOWN
4. EXIST WINDOW PER WINDOW TYPE (1) THROUGH (10). AS SHOWN
5. EXIST ROOF PER ROOF TYPE (1) THROUGH (10). AS SHOWN
6. EXIST FLOOR PER FLOOR TYPE (1) THROUGH (10). AS SHOWN
7. EXIST CEILING PER CEILING TYPE (1) THROUGH (10). AS SHOWN
8. EXIST STAIR PER STAIR TYPE (1) THROUGH (10). AS SHOWN
9. EXIST ELEVATOR PER ELEVATOR TYPE (1) THROUGH (10). AS SHOWN
10. EXIST MECHANICAL PER MECHANICAL TYPE (1) THROUGH (10). AS SHOWN
11. EXIST ELECTRICAL PER ELECTRICAL TYPE (1) THROUGH (10). AS SHOWN
12. EXIST PLUMBING PER PLUMBING TYPE (1) THROUGH (10). AS SHOWN
13. EXIST HEATING PER HEATING TYPE (1) THROUGH (10). AS SHOWN
14. EXIST COOLING PER COOLING TYPE (1) THROUGH (10). AS SHOWN
15. EXIST LIGHTING PER LIGHTING TYPE (1) THROUGH (10). AS SHOWN
16. EXIST FIRE PROTECTION PER FIRE PROTECTION TYPE (1) THROUGH (10). AS SHOWN
17. EXIST SECURITY PER SECURITY TYPE (1) THROUGH (10). AS SHOWN
18. EXIST SPECIALTIES PER SPECIALTIES TYPE (1) THROUGH (10). AS SHOWN
19. EXIST FINISHES PER FINISHES TYPE (1) THROUGH (10). AS SHOWN
20. EXIST OTHER PER OTHER TYPE (1) THROUGH (10). AS SHOWN

1. ALL SIGAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

2. EXTERIOR LIGHTING LOCATIONS AS SHOWN. SEE ELECTRICAL PLANS FOR SPECIFICATIONS AND REQUIREMENTS.

3. APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CHS.



NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
STANDARDS OF QUALITY AND DETAIL FOR
DESIGNING A MAINTAINED CONSTRUCTION
CONTRACT

a.23 studios
140 South Canyon Ave
Tucson, Arizona 85705
phone 520.426.4444
www.a23studios.com

Project	18004
Date	04.03.19
Scale	Planned
Sheet	

A5.1