

Date: Feb 20, 2023

Project: 2105 Vista Oeste NW Ste. E
ABQ, NM 87120

Permit: GP-2022-12439
Las Lomas Plaza Monument

AMENDMENT: Minor Administrative Amendment to the site plan

Planning Department
City of Albuquerque
P.O Box 1293
Albuquerque, NM 87103

To Whom It May Concern:

EPNM, Inc. On behalf of Las Lomas Plaza, request approval of a minor amendment to the site plan for the monument permit requested. The site is located at 2105 Vista Oeste NW Ste. E in ABQ, NM 87120. IDO Zoning NR-C allows up to 100 sq ft and 26 ft in height. We are requesting to amend the existing Monument sign to be upgraded and incorporate an illuminated double face display and increase the size of the monument. The monument is located on the corner of Unser Blvd and La Morada NW. The upgrade will allow Las Lomas Plaza to add more future tenant cabinets to accommodate future business names and increase the visibility of the location.

See addendum addressing 14-16-6-4

Thank you and appreciate your assistance.

Maria E. Gonzales
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Addendum to Minor Administrative Amendment Justification Letter

2105 Vista Oeste Ste E, ABQ, NM 87120

6-4(Y)(2) Minor Amendments 6-4(Y)(2)(a) A minor amendment must meet all of the following criteria.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

The site conditions and number of tenants on the property require a larger sign than was shown on the approved site plan. This was not known by the property owners until the sign was designed by EPNM, Inc.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

The amendment does not increase the sign size beyond what is allowed by the IDO. Zone NR-C allows up to 100 sq ft and 26 ft high. The proposed sign is only 70 sq ft and 7 ft high.

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

The proposed sign does not decrease the total amount of open space in the development.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

Does not apply. The proposed sign does not affect the building set back at all.

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

Does not apply. The proposed sign does not affect residential dwelling units at all.

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

Does not apply. The proposed sign does not affect the building design standard at all.

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

The proposed sign does not affect the amount of total landscaping on the property. It is located in the same location as shown on the approved site plan. The landscaping will remain the same.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Does not apply. The proposed sign does not affect traffic or the through streets, sidewalks, trails, or trail connections on the property.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Does not apply. The proposed sign does not affect the public infrastructure, access, or circulation patterns at all.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

The proposed sign does not change any specific conditions listed in Table 6-1-1 to a prior development permit, approval, or plan.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Does not apply. Property is not located within an Overlay Zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

The proposed sign is within the allowable IDO—Zone NR-C allows up to 100 sq ft and 26 ft high, while the proposed sign is only 70 sq ft and 7 ft high—and therefore does not approve any land use that is not already allowable.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

The amendment does not expand any nonconformity as regulated per Section 14-16-6-8