



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"/> Alternative Landscaping Plan (Form P3)	<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, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Meri C Fox-Szauter or Jeremy Pollaro, SignPlex LLC for Kid's Empire		Phone: 505-341-0213
Address: 4901 Edith BLVD NE		Email: meri@signplex.biz or jeremy@signplex.biz
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Requesting Administrative Amendment - **required by Zoning for approval** - to allow installation of LED illuminated channel letter sign on leased space facade for Kid's Empire, Suite EU01C, Cottonwood Mall.

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

Lot or Tract No.: B3A	Block: 0000	Unit: TR B3A PLAT OF TRACTS A-1-A, B-1-A-1, B-1-B-1, B-2-A, B-3-A, B-4-A & B-5-A-1 S
Subdivision/Addition: COTTONWOOD MALL	MRGCD Map No.:	UPC Code: 101306549531810601
Zone Atlas Page(s): B-13-Z	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 9.715

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10000 Coors Bypass NW Between: Coors BLVD Bypass and: Seven Bar Loop RD

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

Sign Permit: GP-2024-14290; NextRequest #24-6515 request for Site Development Plan. What documents they found are attached.

Signature:	Date: <u>Dec 3, 2024</u>
Printed Name: Jeremy Pollaro	<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 #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) 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)

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

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended [Everything sent by NextRequest is attached.](#)
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval [See attached.](#)
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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 OF SITE PLAN

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

A Single PDF file of the complete application including all 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

July 18, 2024

To: Development Review Committee

FROM: Meri C Fox-Szauter,
SignPlex LLC

- RE: Kid's Empire, Form P3, Justification for Minor Amendment

Please find the justifications for the Administrative Amendment for a sign on the Kid's Empire leased exterior facade space located at 10000 Coors Bypass NW, Suite CUO1C, Albuquerque NM 87114 as follows:

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.

- Signage was not designated for this particular spot on the building elevations at the time the site development plan was approved. This amendment is to request allowance of an illuminated channel letter sign on the exterior facade for Suite CUO1C. Signage is intended to guide the public to this suite.

(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).

- As far as we understand this criteria, no. The purpose of this amendment is to request that the allowance of an illuminated channel letter sign on Suite CUO1C exterior facade.

(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.

- No. The amendment is merely to request the allowance of an illuminated LED channel letter sign on the exterior facade of Suite CUO1C. Neither open space within the development nor in any abutting lot containing a residential use will be affected.

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

- The amendment will not reduce any building setback adjacent to development containing residential uses by any amount. The amendment is requesting allowance of an illuminated LED channel letter sign on the exterior facade of Suite CUO1C.

(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.

- The amendment will have no effect on any residential developments what-so-ever. The amendment will accompany an application for a sign permit for a building sign for Suite CUO1C, located at 10000 Coors Bypass NW only.

(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.

- The amendment will have no effect on any building design standards other than the allowance of an illuminated channel letter sign on the leased space exterior facade of Suite CUO1C, Cottonwood Mall.

(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 amendment will have absolutely zero effect on any landscaping. The proposed sign will be installed on the exterior leased space facade of Suite CUO1C.

(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.

- Signage proposed for the amendment will have no effect on the traffic; will neither increase nor decrease the number of through streets, sidewalks, trails, etc., passing through or connecting adjacent properties.

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

- The proposed amendment will not affect any major public infrastructure or require any changes at all to circulation patterns around Cottonwood Mall .

(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.

- We are unaware of any specific conditions attached by any decision-making body to any prior development permits, approvals, or plans for or including the subject property. The requested amendment is to allow a sign on a leased space facade for which the original development permit did not indicate any sign placement.

(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.

- A portion of this property is located in Overlay Zone CPO-2. Proposed sign will not violate any of the restrictions or limitations listed in the IDO Part 14-16-3 , in particular those listed in 3-4(C)(5)(f) Signs.

(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 requested amendment is for the allowance of an illuminated sign on the exterior facade of Suite CUO1C, for Kid's Empire. There will be no unapproved land use created by this amendment.

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

- No. The requested amendment is for the allowance of an illuminated sign on the exterior facade of Suite CUO1C, for Kid's Empire.



06/21/24

Dear City of Albuquerque,

This letter is to request signage approval for our business at 10000 Coors Bypass NW, Suite EU01C, Albuquerque, NM 87114. We are leasing the property and require signage to identify our business and advertise our service to the public.

The signage will be used for the sole purpose of displaying our business name and logo. We believe signage is crucial to informing potential customers of our presence at this location.

Thank you for your time and consideration. We look forward to your approval.

Lauren Salazar
Project Development Manager

**COTTONWOOD MALL
SHOPPING CENTER LEASE**

Between

**SPINOSO REAL ESTATE GROUP, DLS, LLC, SOLELY IN ITS
CAPACITY AS COURT APPOINTED RECEIVER PURSUANT TO THAT
CERTAIN ORDER APPOINTING RECEIVER FILED ON MARCH 9, 2022
IN THE SECOND JUDICIAL DISTRICT COURT, STATE OF NEW
MEXICO, COUNTY OF BERNALILLO (CASE NO. D-202 CV 2022-00773),
SUCCESSOR-IN-INTEREST TO MALL AT COTTONWOOD, LLC**

(Landlord)

AND

**KIDS EMPIRE ALBUQUERQUE COTTONWOOD MALL NM LLC,
a Delaware limited liability company
(Tenant)**

**(Trade Name: Kids Empire)
Space EU01C**

COTTONWOOD MALL

SHOPPING CENTER LEASE

THIS SHOPPING CENTER LEASE (this "Lease") is made as of the 3rd day of January, 202~~3~~¹ (the "Effective Date"), between **SPINOSO REAL ESTATE GROUP, DLS, LLC, SOLELY IN ITS CAPACITY AS COURT APPOINTED RECEIVER PURSUANT TO THAT CERTAIN ORDER APPOINTING RECEIVER FILED ON MARCH 9, 2022 IN THE SECOND JUDICIAL DISTRICT COURT, STATE OF NEW MEXICO, COUNTY OF BERNALILLO (CASE NO. D-202 CV 2022-00773), SUCCESSOR-IN-INTEREST TO MALL AT COTTONWOOD, LLC ("Landlord")** and **KIDS EMPIRE ALBUQUERQUE COTTONWOOD MALL NM LLC ("Tenant")**, whose principal place of business is located at 8605 Santa Monica Blvd., #49634, West Hollywood, CA 90069.

ARTICLE 1.

BASIC PROVISIONS

- A. Tenant's Trade Name:** Kids Empire
- B. Shopping Center:** Cottonwood Mall
- C. Address of Shopping Center:** 10000 Coors Bypass NW, Albuquerque, New Mexico 87114.
- D. Premises:** Space No. EUO1C at the Shopping Center consisting of approximately 10,877 rentable square feet, the approximate location of which is shown cross-hatched on Exhibit A hereto.
- E. Commencement Date:** The Commencement Date shall be the date that Landlord delivers to Tenant possession of the Premises with Landlord's Work substantially completed. The parties anticipate that the Commencement Date will occur on or before two hundred seventy (270) days after the "Permit Receipt Date" (as defined below) (such two hundred seventy (270) day period as it may be extended pursuant to this Section 1.E. is referred to as the "Buildout Period"); provided, however, that in the event that the Permit Receipt Date occurs on a date between October 1 and March 1 of the applicable Lease Year, then Buildout Period shall be automatically extended day-for-day for each day from the date that the Permit Receipt Date occurs until March 1. For example, if the Permit Receipt Date occurs on February 1, the Buildout Period would be extended by the number of days between February 1 and March 1, or 28/29 days (the "Anticipated Commencement Date"). In the event Landlord fails to deliver the Premises with Landlord's Work substantially completed within ninety (90) days following the Anticipated Commencement Date, Landlord shall, within thirty (30) days following written notice from Tenant that Landlord's Work has not been substantially completed by the Anticipated Commencement

IN WITNESS WHEREOF, the parties hereto have executed this Lease this day and year first above written.

LANDLORD:

**SPINOSO REAL ESTATE GROUP, DLS, LLC,
SOLELY IN ITS CAPACITY AS COURT
APPOINTED RECEIVER PURSUANT TO THAT
CERTAIN ORDER APPOINTING RECEIVER FILED
ON MARCH 9, 2022 IN THE SECOND JUDICIAL
DISTRICT COURT, STATE OF NEW MEXICO,
COUNTY OF BERNALILLO (CASE NO. D-202 CV
2022-00773), SUCCESSOR-IN-INTEREST TO MALL
AT COTTONWOOD LLC**

By: 

Carmen D. Spinoso
President and Chief Executive Officer

Name: Carmen D. Spinoso

Title: CEO

TENANT:

**KIDS EMPIRE ALBUQUERQUE COTTONWOOD
MALL NM LLC, a Delaware limited liability company**

By: Haim Elbaz

Name: Haim Elbaz

Title: CEO

Tenant's Tax ID Number (SSN or FEIN):

93-4941014

February 6, 2024

via: alton@kidsempire.us

KIDS EMPIRE ALBUQUERQUE COTTONWOOD MALL NM LLC

Attn: Alton Klein

620 Arrow Highway

Laverne, CA 91750

RE: Plan Submission – Signage
Cottonwood Mall
10000 Coors Bypass NW, Albuquerque, NM 87114
Trade Name: KIDS EMPIRE – Space: EU01C

Dear Alton,

The proposed sign shop drawings for the above-referenced space prepared by Nite-Lite Signs dated 01/29/24 and submitted to the Landlord on 02/02/24 have been reviewed for compliance with the Landlord's criteria. The Landlord has commented on these drawings and has stamped them APPROVED AS NOTED. Any changes to these drawings including revisions must be re-submitted to the Landlord for re-review and will negate your approval. Tenant may proceed with Tenant's work under the following conditions:

- **Landlord's stamp must be on the final set submitted to AHJ.**
- **The final city approved set with the Landlord approved stamp, must be brought to the pre-construction meeting, and must always be kept on site. Other drawings without the Landlord's approved stamp will not be accepted.**
- All work shall be completed in accordance with these plans and all lease requirements.
- The Tenant is responsible for submitting these final drawings to obtain all local building permits and applicable licenses before the commencement of any work. Copies of these approved documents/letters for necessary approvals must be submitted to the Landlord for record-keeping.
- Landlord's approval is in no way a representation that the drawings conform with applicable laws, building codes, or standards of design, such as being the Tenant's responsibility.
- The Landlord has the final right of approval and acceptance of the Tenant's work.
- As-built plans in electronic format must be submitted to the Landlord within 10 days of the store opening.

Based upon these documents and the Landlord's comments thereon, please proceed with your work and submit your drawings for plan review and permitting with all the appropriate local governing agencies, as needed.

Tenant's contractor/vendors are allowed on the Premises, for information gathering only, provided they have contacted the Mall General Manager to schedule a meeting. Site access shall comply with all mall requirements, rules, and regulations. All paperwork required shall be submitted to Mall Management.

Your primary point of contact team is:

- Brenda Sparks, Manager, Construction and Tenant Coordination
 - bsparks@spinosoreg.com
 - 315.345.1389
- Debra Sherman, General Manager
 - dsherman@spinosoreg.com
 - 505.897.6571

Additional Information:

- Cottonwood Mall Rules and Regulations Manual:
 - <https://www.dropbox.com/scl/fi/fjd5289gbjpfzqotsd197/2023-SREG-RULES-AND-REGULATIONS-Cottonwood.pdf?rlkey=b2cozip8759e55tzojxv23x9q&dl=0>

We look forward to working with you on the refinement of this design. Please do not hesitate to call if we can be of any further assistance.

Sincerely,

Brenda Sparks

Brenda Sparks
Manager, Construction & Tenant Coordination

BS/BS

CC: Debra Sherman
Charles House
Jessica Mantor
Steve Hutzal
Ben Wilson
Brandon Peterson

APPROVED

Alton Klein

Dir of Design and Entitlements
2/6/24

**KIDS
EMPIRE**

Albuquerque, NM Sign Index

Page	Sign Type	Description	QTY
1	*Storefront Sign	Front-Lit Channel Letters Stacked	1



SPACE NO. STORE NO. SQ. FOOT.

EUC01

10877

APPROVED ☐

APPROVED AS NOTED ☒

REVISE / RESUBMIT ☐

These drawings have been reviewed for general design intent and criteria only. All actual field conditions are to be verified by the Tenant's architect, engineer and/or contractor. Tenant is responsible for complying with any government regulations.

Brenda Sparks

SIGNED

02/06/24

DATE

- ALL SIGNAGE MUST BE SUBMITTED TO CITY/TOWN/VILLAGE FOR REVIEW AND APPROVAL BEFORE COMMENCING WORK.
- IT IS TENANT'S RESPONSIBILITY TO ENSURE THAT SIGNS AND THEIR INSTALLATION MEET CODE RESTRICTIONS SET FORTH BY THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SHOPPING CENTER.
- THE TENANT IS FULLY RESPONSIBLE FOR THE ACTIONS OF THEIR SIGN CONTRACTORS, INCLUDING REPAIR OF ANY DAMAGED CAUSED BY THE CONTRACTORS.
- SIGN MUST BE INSTALLED DURING NON-BUSINESS HOURS OR FROM BEHIND FULL HEIGHT BARRICADE.
- ALL ILLUMINATED SIGNS MUST BE CONTROLLED BY TENANT'S 24/7 - 365 TIME CLOCK AND ILLUMINATED DURING GENERAL OPERATING HOURS AS DEFINED BY LANDLORD AND ON THE TENANTS ELECTRICAL SERVICE.



PROJECT
LOCATION



**Please note: Power to be run by the client for all illuminated signs*

Project Name Kids Empire

Description Front-Lit Channel Letters | Stacked

Address 10000 Coors Bypass NW, Suite EU01C

City Albuquerque

State/Zip NM 87114 Date 01/29/24

PID No. Order Taken by

Approval

Signature

Date

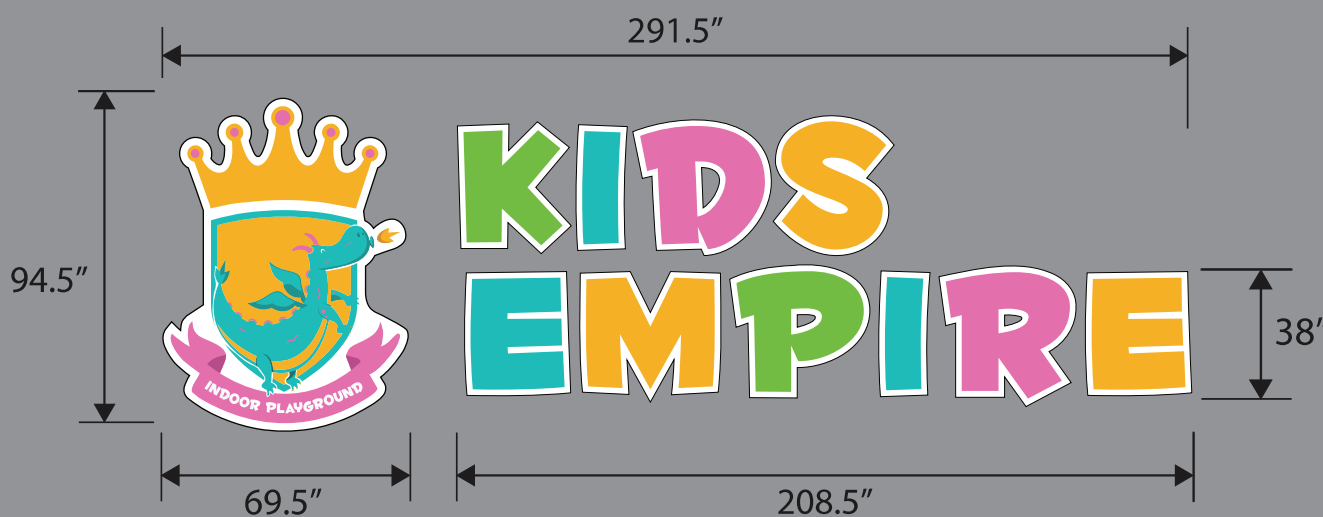
I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.



Dimensions

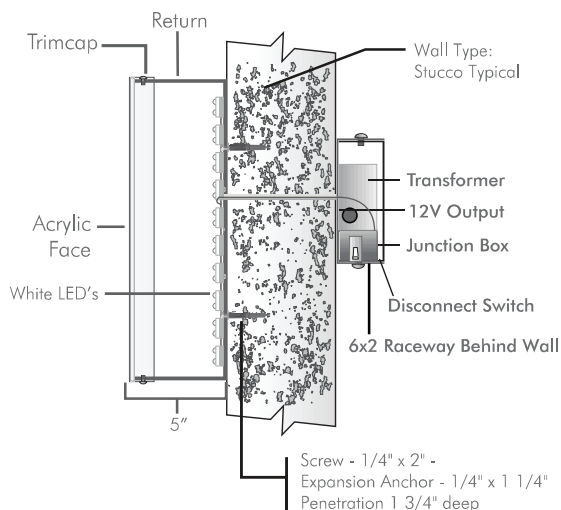
Note: Front-Lit Channel Letters | Stacked

Pending survey



Side Detail

- ALL ILLUMINATED SIGNS SHALL BE FABRICATED AND INSTALLED WITH ALL APPLICABLE CODE REQUIREMENTS AND SHALL BARE AN UNDERWRITER'S LABORATORY (UL) LABEL.
- UL LABELS MUST BE POSITIONED ON THE TOP SIDE OF SIGN OR AS NECESSARY TO KEEP FROM LINE OF SIGHT.
- CUT OFF SWITCH MUST BE RECESSED IN THE TOP OF THE SIGN TO AVOID VISIBILITY.
- SCREWS MUST BE AT TOP ONLY, COUNTERSUNK & PAINTED TO MATCH SIGN.
- LIGHT LEAKS ARE PROHIBITED



Channel Letter Specs

Face: Translucent Acrylic
Return: .050" Aluminum
Back: .060" Aluminum
Illumination
Type: LED
Transformer: Self Contained
Input - 120-220 VAV -0.26-.063 Amp
Output - 2.1 - 3.3 VDC - 2 x 5 Amp Circuit

Mounting
Flex Connectors, Flex Conduit
4+ as needed of 1/4" x 2" Screws and
Expansion Anchors - 1/4" x 1 1/4"

Letter Weight
Maximum 1 LB. Per Letter



- NO SIGN, ADVERTISEMENT, NOTICE, OR OTHER LETTERING, INCLUDE TRADEMARK SYMBOLS, SHALL BE EXHIBITED, INSCRIBED, PAINTED, OR AFFIXED ON ANY PART OF THE STOREFRONT EXCEPT FOR THE STOREFRONT IDENTIFICATION SIGN.
- NO EXPOSED FASTENINGS, SWITCHES, WIRING OR MANUFACTURER'S / UNDERWRITER'S LABELS, RACEWAYS, CROSSOVER OR CONDUITS - ALL MUST BE OUT OF VIEW FROM THE PUBLIC.
- TENANT IS TO KEEP SIGN IN GOOD REPAIR AT ALL TIMES
- TENANT IS TO KEEP SIGN IN GOOD REPAIR AT ALL TIMES

Faces

3M #3630-106 Brilliant Green

3M #3630-108 Pink

Digital Print (Icon)

Trimcaps/
Returns

Black

3M #3630-236 Turquoise

3M #3630-125 Golden Yellow

This is an original protected drawing created by Nite-Lite Signs (Title 17 U.S. Code). It is submitted for your personal use in conjunction with a project being planned for you by Nite-Lite Signs and shall not be reproduced or disclosed for any purpose without written permission. Electric signs produced at Nite Lite Signs conform to UL 48 standards and display the Underwriters Laboratories(UL) label.

From: [City of Albuquerque Public Records](#)
To: [Meri Fox](#)
Subject: [Document Released to Requester] City of Albuquerque public records request #24-6515
Date: Thursday, June 13, 2024 12:35:15 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

City of Albuquerque Public Records

Documents have been released for record request #24-6515 along with the following message:

Hello,

All responsive records have been provided via NextRequest. Below this email will be a link to view/download the responsive record(s).

If you have any issues, please contact the City Clerk's office at (505) 924-3650 for assistance in troubleshooting.

Thank you for your patience.

Sincerely,

Unique Romero
IPRA Tech
Office of the City Clerk

- [1002609_Amended_Site_Dev_Plan_05_23_18.pdf](#)
- [1002609_Site_Dev_Plan_01_06_94.pdf](#)

- 1002609.pdf
- 1002609 (2).pdf
- 1002609 (3).pdf
- 1002609 (4).pdf
- 1002609 (5).pdf
- 1002609 (6).pdf
- 1002609 (7).pdf

[View Request 24-6515](#)

<https://nextrequest.cabq.gov/requests/24-6515>

Document links are valid for one month. After July 13, you will need to sign in to view the document(s).



Questions about your request? Reply to this email or sign in to contact staff at City of Albuquerque.

Technical support: See our [help page](#)

ADMINISTRATIVE AMENDMENT
FILE #1844 PROJECT #1002609
New loading docks and
signage for northwest
building.
P. [Signature] 23 Mar 2018
APPROVED BY DATE

PARKING COMPUTATIONS:

PARKING REQUIRED:		
RETAIL = PARKING REQ'D FOR 5.0 RATIO 1,005.0 X 5 =	5,025	
ENTERTAINMENT CENTERS/RESTAURANT = 4,038 SEATS / 4 =	1,064	
SUBTOTAL	6,089	
10% CREDIT FOR TRANSIT ROUTE	-604	
PARKING REQUIRED FOR 4.5 RATIO	5,485	
5% CREDIT FOR TRANSIT FACILITY	-271	
TOTAL PARKING REQUIRED	5,214	
HANDICAPPED SPACES REQ'D: 20 + 4,160 / 100 =	53	
VAN ACCESSIBLE SPACES REQUIRED: 62/8 =	7	
TOTAL HANDICAPPED SPACES PROVIDED:	70	
VAN ACCESSIBLE SPACES PROVIDED:	9	

PARKING PROVIDED:	EXISTING	PROPOSED
STD SPACES (9'X18')	3,870	3,819
SMALL CAR (8'X16')	1,337	1,337
HANDICAPPED (13'X18')	70	70
TOTAL	5,277	5,226

PARKING RATIO PROVIDED

TOTAL GLA FOR MALL	1,105,959 SF
EXISTING = 5,277 / 1,106.0	4.77
PROPOSED = 5,226 / 1,106.0	4.73
PERCENT SMALL CAR PROVIDED = 1,337/5,226 =	25.6%

LANDSCAPE COMPUTATIONS:

LANDSCAPE REQUIRED:		
TOTAL PARCEL AREA	77.78 AC	3,388,011 SF
LESS DEDUCTIONS	EXISTING	PROPOSED
PER ZONING CODE		
BUILDING FOOTPRINT	746,688 SF	746,688 SF
SERVICE AREAS	29,560 SF	29,560 SF
PUBLIC R/W LANDSCAPE	317,753 SF	317,753 SF
SUBTOTAL DEDUCTIONS	1,094,001 SF	1,094,001 SF
NET SITE AREA	2,294,895	1,976,472 SF
REQUIRED PERCENTAGE	15%	20%
LANDSCAPE REQUIRED	344,234	395,298 SF
LANDSCAPE PROVIDED	413,190	413,190
PERCENTAGE PROVIDED	18.00%	20.90%

AREA DESCRIPTIONS

PONDS	46,517 SF	46,517 SF
BERMS	66,524 SF	66,524 SF
MEDIAN	14,125 SF	14,125 SF
CANOE ISLANDS	21,593 SF	21,593 SF
ISLANDS	80,250 SF	80,618 SF
BUILDING LANDSCAPE	68,140 SF	68,140 SF
ENTRANCES	55,035 SF	55,035 SF
PNM SUBSTATION BUFFER	5,595 SF	5,595 SF
BIKE/PEDESTRIAN PATHS	13,156 SF	13,156 SF
FILLET BY OUTLOTS	5,944 SF	5,944 SF
TOTAL ON-SITE	376,879 SF	376,879 SF
SEVEN BAR LOOP 15' SETBACK	36,311 SF	36,311 SF
TOTAL COUNTABLE LANDSCAPING	413,190 SF	413,190 SF

NON-COUNTABLE LANDSCAPING

ON SITE BUFFERS		
MALL COORS BYPASS - 35'	28,600	28,600
OUTLOTS COORS BYPASS - 35'	14,600	14,600
OUTLOTS CORRALES ROAD - 15'	18,750	18,750
OFF SITE R/W LANDSCAPING:		
COORS BYPASS ROADSIDE	69,300	69,300
COORS BYPASS MEDIANS	82,809	82,809
SEVEN BAR LOOP ROADSIDE	28,935	28,935
SEVEN BAR LOOP MEDIANS	43,250	43,250
CORRALES ROADSIDE	30,435	30,435
CORRALES ROAD MEDIANS	45,714	45,714
TOTAL NON-COUNTABLE LANDSCAPE	362,393	362,393
LESS SIDEWALK AREA	-44,640	-44,640
TOTAL LANDSCAPE DEDUCTION (NET SITE)	317,753	317,753
TOTAL LANDSCAPE PROVIDED	730,943	730,943

AMENDED SITE
DEVELOPMENT PLAN
SCALE: 1" = 120'

FRCH
DESIGN WORLDWIDE

WASHINGTON
PRIME GROUP™

Contact Information

Owner
Washington Prime Group
180 East Broad Street
Columbus, Ohio 43215
P: (614) 621-9321

Architect
FRCH Design Worldwide
311 Elm Street, Suite 600
Cincinnati, Ohio 45202
P: (513) 241-5015

MEP
Thorson Baker & Associates, Inc.
3030 W. Streatsboro Road (Rt. 303)
Richfield, Ohio 44286

Civil
Collins Engineers, Inc.
2033 W. Howard Ave
Milwaukee, WI 53212

Sheet Issue Information

Issued PERMIT SET 01-26-18

Revised	Description	Date
4	ADMIN. AMENDMENT	3-15-18
5	ADMIN. AMENDMENT	3-16-18

Professional Stamp



Project Information

Title Cottonwood Mall
Exterior Shell
Address 10000 Coors Bypass NW
Albuquerque, NM 87114

Project Number 034870.000

Sheet Information

Title AMENDED SITE
DEVELOPMENT PLAN

Drawn KCH
Reviewed RAT
Scale As Noted
Authorized For REVIEW

C-0



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
BUILDING SAFETY / ZONING DIVISIONS
APPLICATION FOR SIGN PERMIT

Updated 7/23/2013 MSM

DATE: 04 / 18 / 2024

PERMIT # _____

CONSTRUCTION ADDRESS:

Kids Empire, 10000 Coors Bypass NW, Suite EUO1C, Albuquerque NM 87114

PERMITTEE

NAME: Kids Empire
ADDRESS: 10000 Coors Bypass NW, Suite EUO1C
CITY/STATE/ZIP: Albuquerque NM 87114
PHONE: 661-2957137

PROPERTY OWNER (IF DIFFERENT FROM PERMITTEE)

NAME: CTL PROPCO I LLC
ADDRESS: 2401 S STEMMONS FREEWAY SUITE 4000
CITY/STATE/ZIP: LEWISVILLE TX 75067-8797
PHONE: _____

CONTRACTOR / INSTALLER

NAME: SignPlex LLC
ADDRESS: 4901 Edith BLVD NE
CITY/STATE/ZIP: Albuquerque NM 87107
PHONE: 505-341-0213
STATE LIC #: 368298 STATE TAX #: 03-204628-00-6
CITY BUSINESS #: _____ VALUATION: \$ 3,000

OFFICIAL USE ONLY:

LOT(S): _____ BLOCK(S): _____

SUBDIVISION: _____

UPC #: _____

ZONE: _____ MAP: _____

H-1 ZONE / H-1 BUFFER ZONE OR CITY LANDMARK?

☐ YES

☐ NO

IF YES, LUCC APPROVAL REQ'D (ATTACH COPY OF CERT OF APP)

WITHIN 1000 FT. OF A FORMER LANDFILL SITE? ☐ YES ☐ NO

ZONING CODE:

APPROVED: _____ DATE: _____

DISAPPROVED: _____ DATE: _____

COMMENTS: _____

INTERNATIONAL BUILDING CODE:

APPROVED: _____ DATE: _____

DISAPPROVED: _____ DATE: _____

COMMENTS: _____

Building Safety Inspection Required? Yes ☒ No ☐ Electrical Inspection Required? Yes ☒ No ☐

I HEREBY ACKNOWLEDGE THAT THIS APPLICATION IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY ORDINANCES. I UNDERSTAND THAT THIS PERMIT SHALL NOT BE VALID WITHOUT FULL KNOWLEDGE AND AGREEMENT OF THE PROPERTY OWNER. I UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT SHALL NOT PREVENT ZONING ENFORCEMENT FROM THEREAFTER REQUIRING CORRECTION OF VIOLATIONS. FINALLY, I UNDERSTAND THAT THIS PERMIT IS NOT VALID UNTIL THE FEE IS PAID AND THAT THE WORK UNDER THIS PERMIT MUST BE COMPLETED WITHIN SIX (6) MONTHS, OR THE PERMIT MUST BE RENEWED.

X
SIGNATURE

DATE

SIGN TYPE KEY:

1 = ON PREMISE
2 = OFF PREMISE

W = WALL
R = ROOF


F = FREESTANDING
C = CANOPY

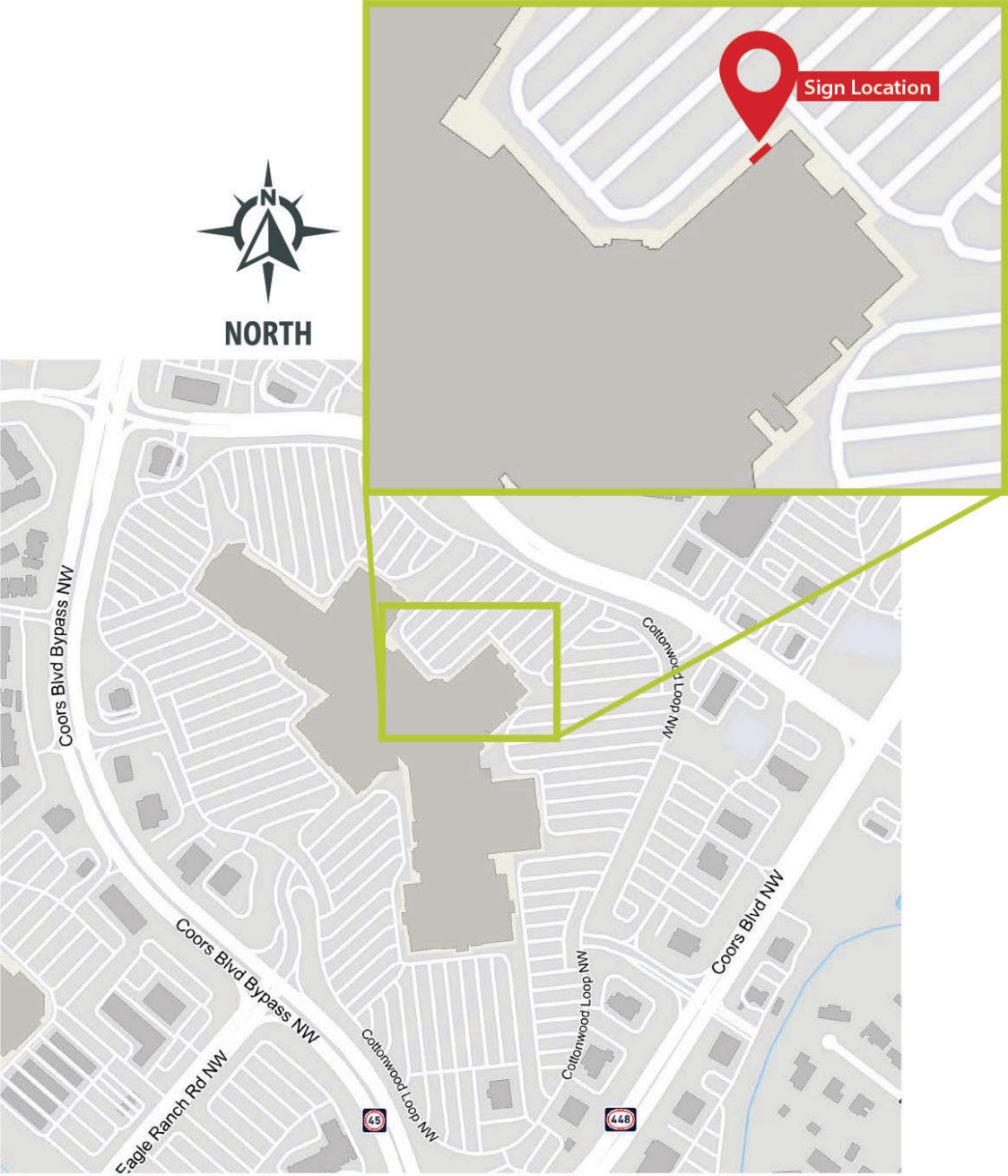
M = MARQUEE
P = PROJECTING

	SIGN NO. 1	SIGN NO. 2	SIGN NO. 3	SIGN NO. 4	SIGN NO. 5	SIGN NO. 6
TYPE (SEE ABOVE)	1W					
AREA (TOTAL sq. ft.)	189.98					
ILLUM / MOVING	ILLUM					
IBC REQUIRED (OFFICE USE ONLY)						

Kids Empire, 10000 Coors Bypass NW, Suite EU01C, Albuquerque NM 87114

Map with Sign Location

 NITE-LITE SIGNS	Address 10000 Coors Bypass NW, Suite EU01C		Approval	
	City Albuquerque		Signature	Date
	State/Zip NM 87114	Date 02/19/24	I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.	
	Project Name Kids Empire	PID No.	Order Taken by	
Description Site Map				



Proposed Sign

Quantity 1: LED illuminated channel letters and logo box;

- Front Lit, stacked.
- Flush mounted.

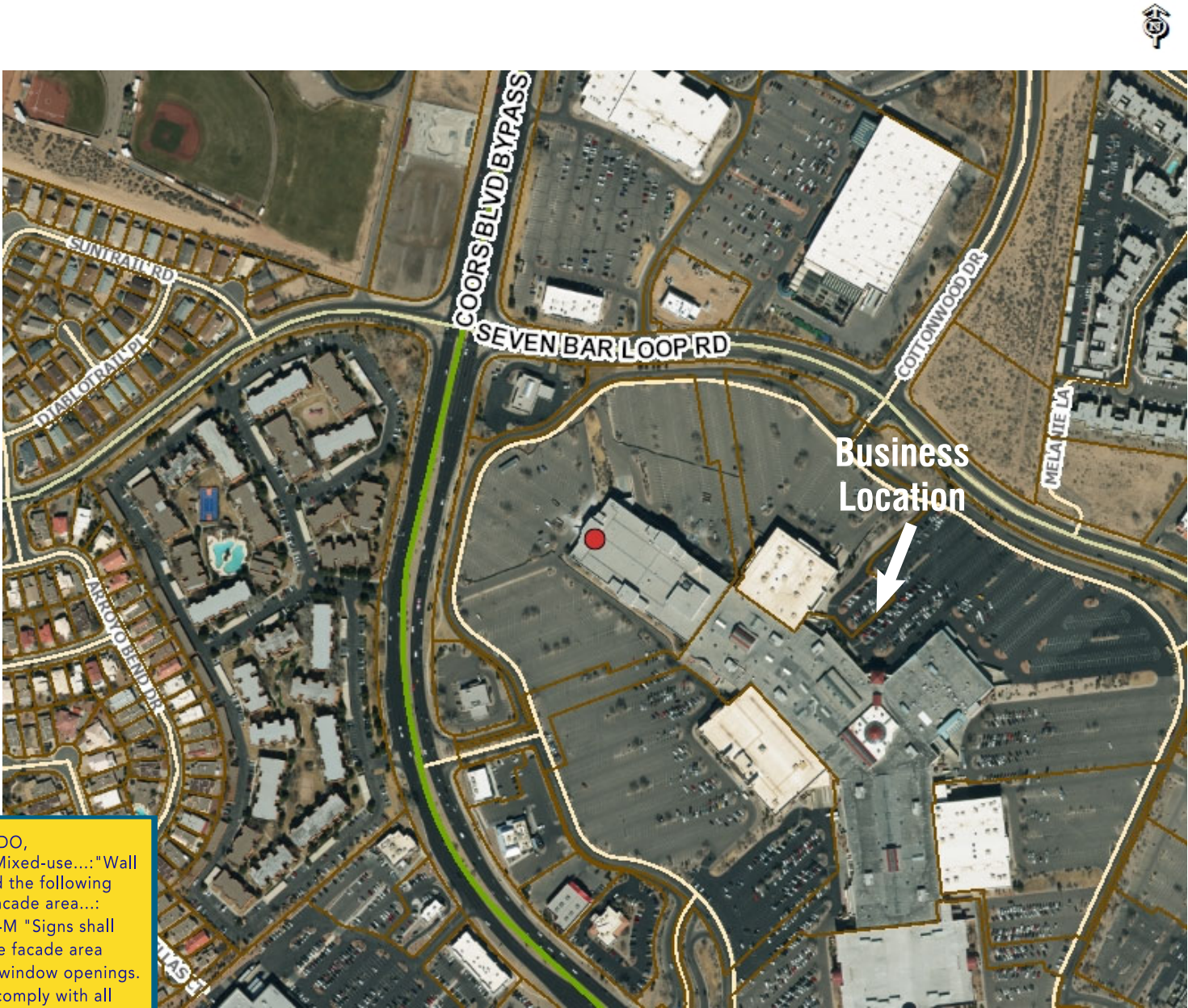
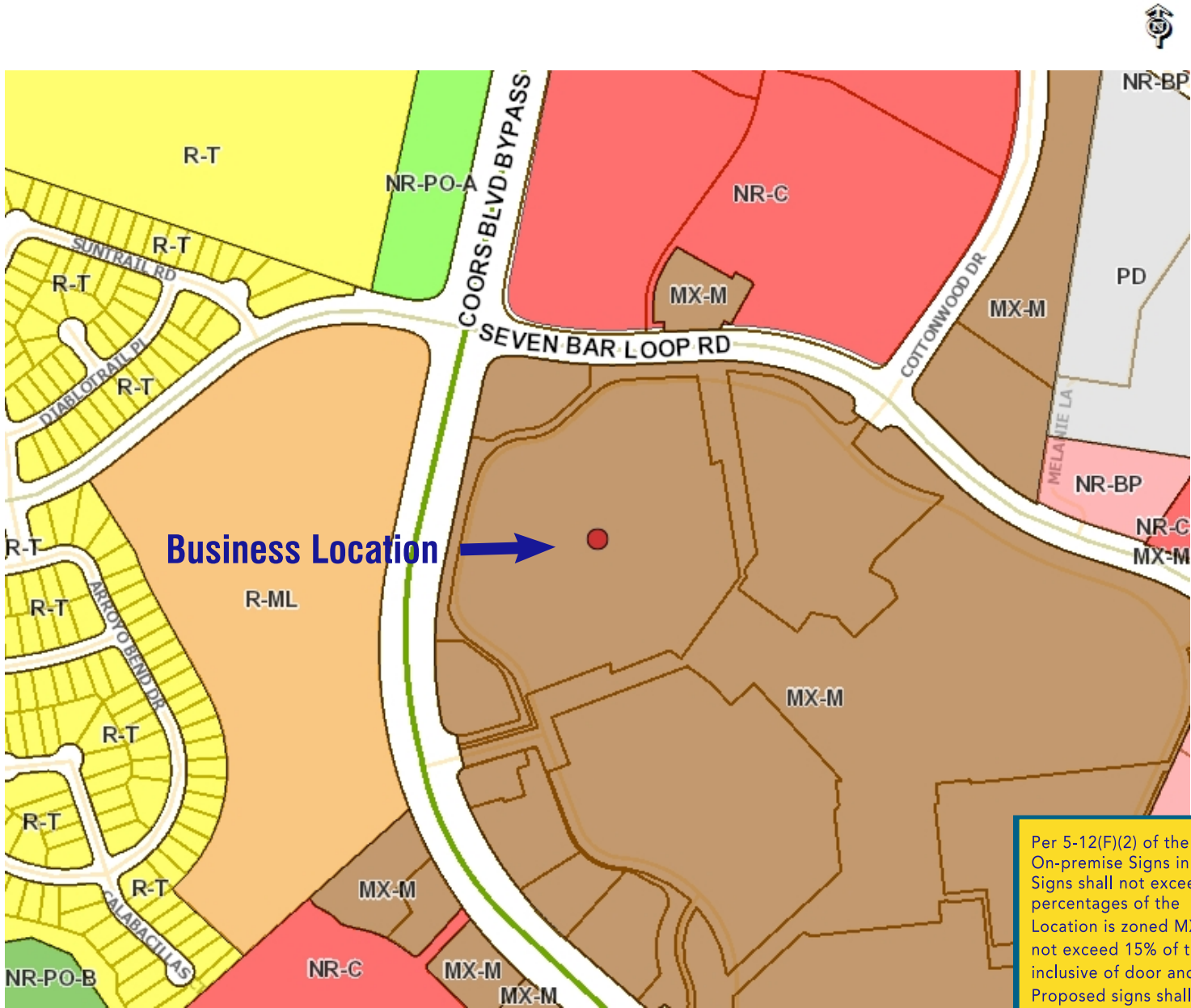
Sign Size: 24 ft 3.5 in W x 7 ft 10.5 in H
Sign sq/ft: 189.98 sq/ft

Leased Space Facade - West
78 ft W x 31 ft H = 2,418 sq/ft
Sign is: 8% of the leased space facade.

There are currently no signs on the leased space facade.

Per 5-12(F)(2) of the IDO, On-premise Signs in Mixed-use...: "Wall Signs shall not exceed the following percentages of the facade area...: Location is zoned MX-M "Signs shall not exceed 15% of the facade area inclusive of door and window openings. Proposed signs shall comply with all of the provisions of Section 5-12(F)(2).

All signs are on premise - no off premise signs are proposed.



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