



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

APPLICATION INFORMATION

| | | |
|--|------------------|--|
| Applicant: EPNM, Inc. / ZEON Signs | | Phone: 505-314-2122 |
| Address: 2024 5th St. NW | | Email: Permittingdept@zeonsigns.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Professional/Agent (if any): Alexandria Reyes | | Phone: 505-314-2122 |
| Address: 2024 5th St. NW | | Email: Permittingdept@zeonsigns.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Proprietary Interest in Site: | | List <u>all</u> owners: |

BRIEF DESCRIPTION OF REQUEST

Bigger Signs to attract new Business

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

| | | |
|--|---------------------|---|
| Lot or Tract No.: B-4 | Block: | Unit: 5 |
| Subdivision/Addition: Academy Acres | MRGCD Map No.: | UPC Code: 101806204324530336 |
| Zone Atlas Page(s): E18 | Existing Zoning: | Proposed Zoning: |
| # of Existing Lots: | # of Proposed Lots: | Total Area of Site (acres): 2.92 |

LOCATION OF PROPERTY BY STREETS

| | | |
|-------------------------------------|-----------------------|----------------|
| Site Address/Street: 5700 Harper Dr | Between: Pan American | and: Harper Pl |
|-------------------------------------|-----------------------|----------------|

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

| | |
|--|---|
| Signature:  | Date: |
| Printed Name: <u>Alexandria Reyes</u> | <input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|---------------|--------|------|--------------|--------|------|
| SI-2022-00122 | AA | | | | |
| | | | | | |
| | | | | | |

| | | |
|-----------------------|-------|--------------------------|
| Meeting/Hearing Date: | | Fee Total: |
| Staff Signature: | Date: | Project # PR-2019-002670 |

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:

Alexandra Reyes

Date:

Printed Name:

Alexandra Reyes

☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

PR-2019-002670

Case Numbers

SI-2022-00122

Staff Signature:

Date:



KEYED NOTES

- [illegible]

GENERAL NOTES

- [illegible]

DESIGN NARRATIVE

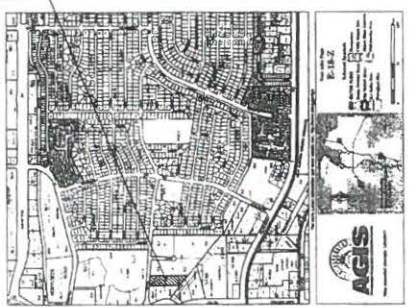
THIS PROJECT INCLUDES A NEW METAL FENCE ALONG THE NORTH PROPERTY BOUNDARY OF THE PROPERTY. THE FENCE ITES IN THE EXISTING CHAIN WALLS ALONG THE EAST AND WEST SIDES OF THE PROPERTY. POWERED NEW GATES ARE INCLUDED. THE GATES WILL OPERATE DURING BUSINESS HOURS AND WILL BE ACTIVATED VIA REMOTE FOR SERVICE AFTER HOURS.

**ELECTRICAL
KEYED NOTES**

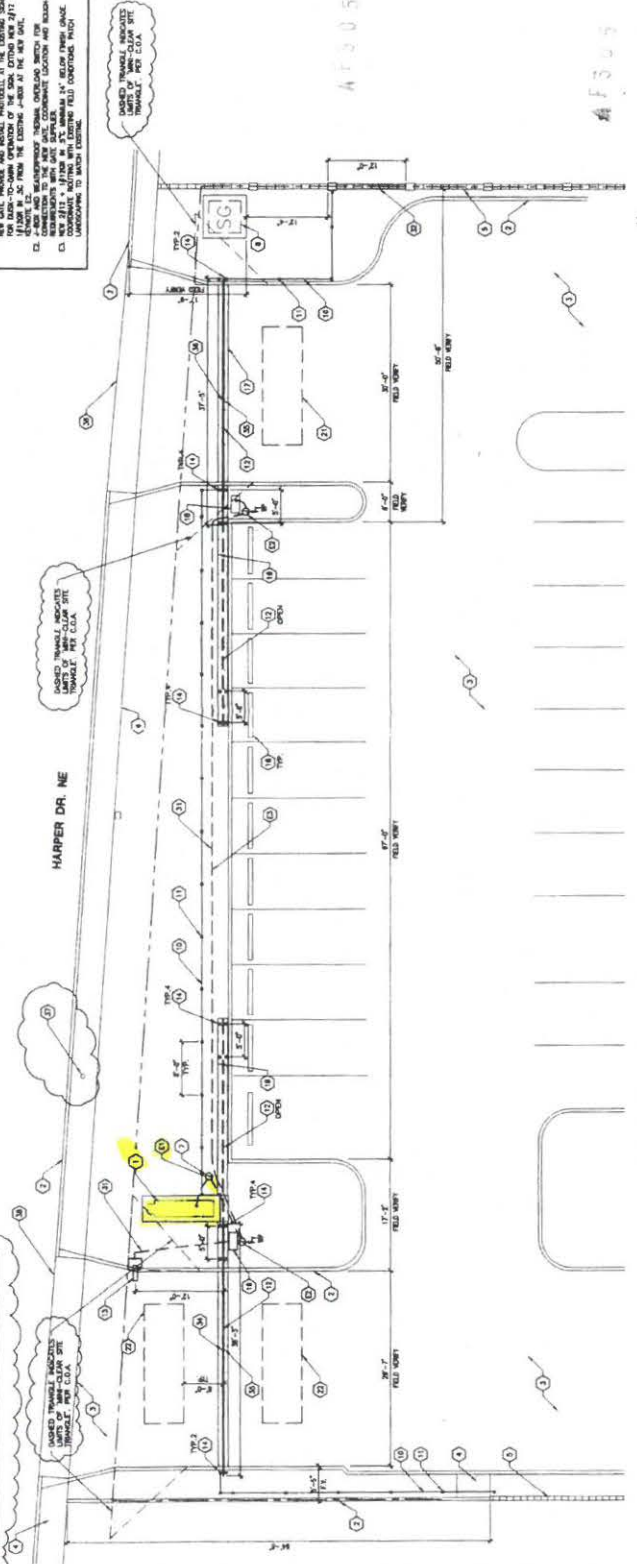
- [illegible]

ADMINISTRATIVE AMENDMENT
FILE # 11-18155 PROJECT # 1809994
LA brought in subject
gate along Nepean
Williams 2/18/12
APPROVED BY DATE

PROJECT LOCATION



VICINITY MAP



A1 ARCHITECTURAL SITE PLAN

SCALE 1/8" = 1'-0"

AS-101

1. ELEVATION

WEST ELEVATION AREA
 $= 52' \times 240' = 12,480 \text{ SQ. FEET}$

APRX 240'

THE SIGNS EQUAL
 1.635% OF TOTAL AREA

General Information

1. Site Plan - 1 sheet
2. Elevation - 1 sheet
3. Section - 1 sheet
4. Detail - 1 sheet
5. Landscape Plan - 1 sheet

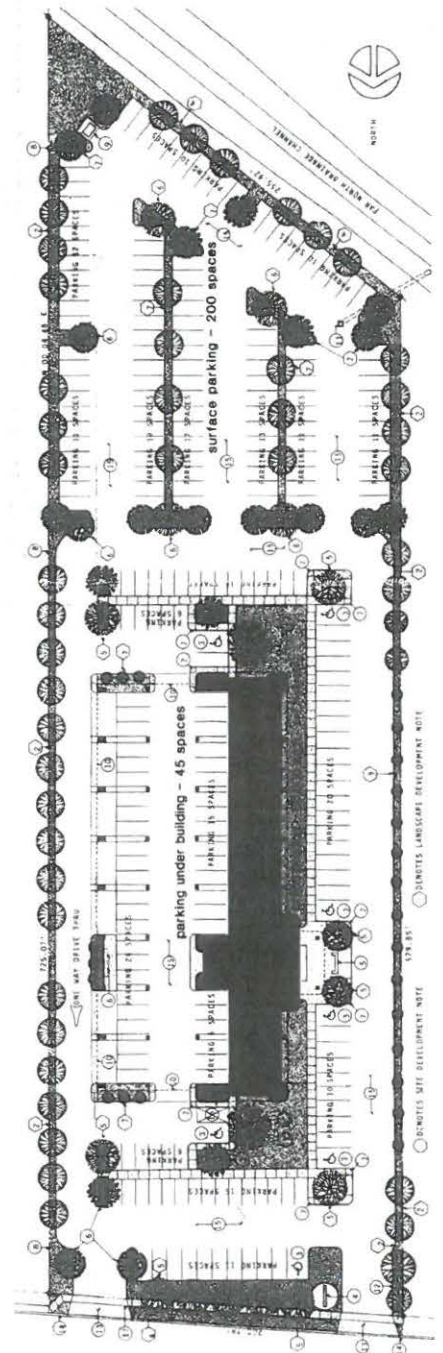
Site Development Plan Notes

1. Parking (100 spaces) - 100 spaces x 10' x 20' = 20,000 sq. ft.
2. Street (100 ft) - 100 ft x 10' = 1,000 sq. ft.
3. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
4. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
5. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
6. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
7. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
8. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
9. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
10. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
11. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
12. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
13. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
14. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
15. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
16. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
17. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
18. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
19. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
20. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

ELEVATION

scale 1" = 10'-0"

1. ELEVATION



SITE PLAN

scale 1" = 30'-0"

Landscaping Plan Notes

1. Landscaping (100 spaces) - 100 spaces x 10' x 20' = 20,000 sq. ft.
2. Street (100 ft) - 100 ft x 10' = 1,000 sq. ft.
3. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
4. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
5. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
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18. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
19. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.
20. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

Signature Block

1. Site Plan - 1 sheet

2. Elevation - 1 sheet

3. Section - 1 sheet

4. Detail - 1 sheet

5. Landscape Plan - 1 sheet

6. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

7. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

8. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

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18. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

19. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

20. Road (100 ft) - 100 ft x 10' = 1,000 sq. ft.

1. ELEVATION

Technical drawing of a sign for "Optimum". The drawing includes an "END VIEW" on the left and a main perspective view on the right.

END VIEW: Shows a vertical cross-section of the sign. It is 5" wide and 7'-9" high. It features a "BUILDING" section at the top, a "CHANNEL LOGO" in the middle, and a "RACEWAY" at the bottom.

Main View: Shows the sign's face with a width of 34'-10" and a height of 7'-9". The sign features a large blue "Optimum" logo. Handwritten red notes indicate the area of the logo is 60 SQ. FT. and the area of the text is 106.2 SQ. FT. The total sign area is 166.2 SQ. FT. The sign is mounted on a wall with a 4'-1" clearance above it and a 33 1/4" clearance below it.

- PERFORATED VINYL PAINTED OPTIMUM BLUE APPLIED FIRST SURFACE ON WHITE ACRYLIC FACES WITH 1" DARK BLUE TRIM CAP
- 5" DEEP, PRE-FINISHED HERON BLUE ALUMINUM RETURNS
- INTERNALLY ILLUMINATED WITH WHITE L.E.D. MODULES
- CHANNEL NUMERALS MOUNTED ON A 3"x3" ALUMINUM RACEWAY PAINTED TO MATCH BUILDING

Building Fascia: 12' 48"

Sign: 16 ft. x 2

Ratio: 1.6



A detailed cross-sectional diagram of the enclosure assembly. The diagram shows the internal components and their mounting. Key features include:

- Dimensions:** A 5" gap between the top of the front face and the top of the internal components, and a 4" gap between the top of the internal components and the top of the rear face. The rear face has a thickness of 1/4".
- Labels and Components:**
 - FABRICATED (PRE-FINISHED) SAT' ALUMINUM COIL STOCK INSIDE:** Points to the internal rear wall.
 - 1" TIRM CAP:** Points to the top edge of the front face.
 - LED MODULES:** Points to the internal lighting components.
 - DISCONNECT SWITCH:** Points to the internal switch mechanism.
 - 3/16" PLASTIC FACE:** Points to the front face of the enclosure.
 - 3/16" x 9/16" THREADED BOLTS WITH A 1/4" SPACER:** Points to the bolts securing the front face.
 - POWER SUPPLY:** Points to the internal power supply unit.
 - J-BOX WITH A DESIGNATED 20 AMP CIRCUIT AS PER N.E.C. SPECS:** Points to the internal junction box.
 - CONDUIT:** Points to the conduit entering the enclosure from the bottom.

TYPICAL CROSS SECTION DETAIL



SIGN LOCATION
West Election



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC. AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

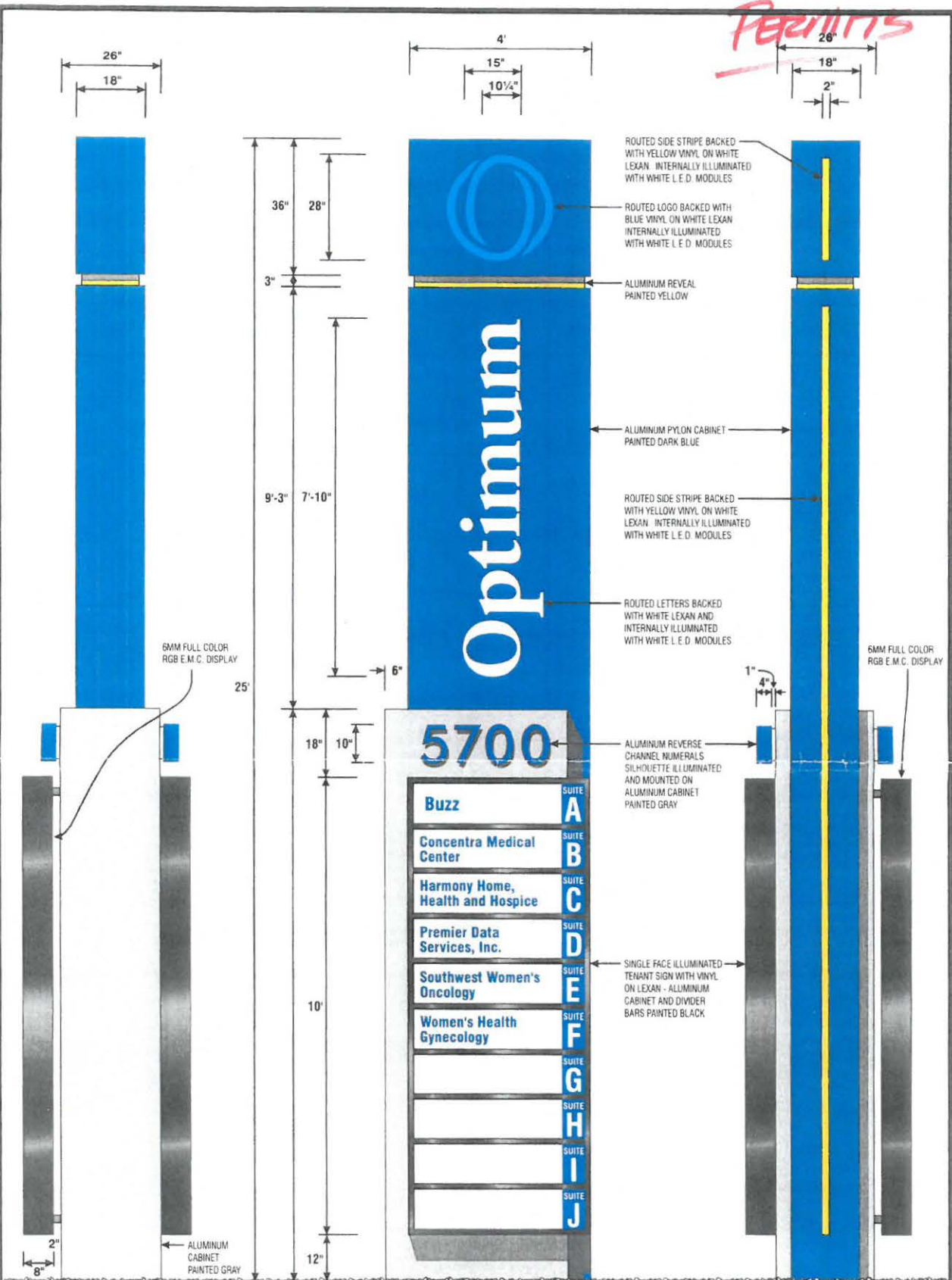
ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1/2"
COLOR OF THIS PRESENTATION DOES NOT REPRESENT
THE EXACT MATERIAL COLOR SPECIFIED. SEE LISTING
FOR EXACT APPEARANCE OF COLORS SPECIFIED.

| |
|------------------------|
| TITLE: OPTIMUM |
| SCALE: 1/4" = 1'-0" |
| SALES: CURTIS MOTT |
| DESIGN BY: R. GONZALES |

| |
|--------------------|
| DRWG NO: B20 - 242 |
| CUSTOMER APPROVAL: |

APPROVED FOR PRODUCTION:

| | | | | |
|---------|---------|--|--|--|
| REVISED | 8-31-20 | | | |
| | | | | |
| | | | | |
| | | | | |



SOUTH ELEVATION

EAST ELEVATION

**NORTH ELEVATION
(STREET SIDE)**

DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

REVISED

8-31-20

5-25-21

ZEON
signs
ELECTRICAL PRODUCTS COMPANY

AL-3030

2024 5th St. NW Albuquerque, NM 87102
(505) 245-9795 Toll Free: 800-444-7407
Fax: (505) 245-1575

TITLE: OPTIMUM

SCALE: 1/2" = 1'-0"

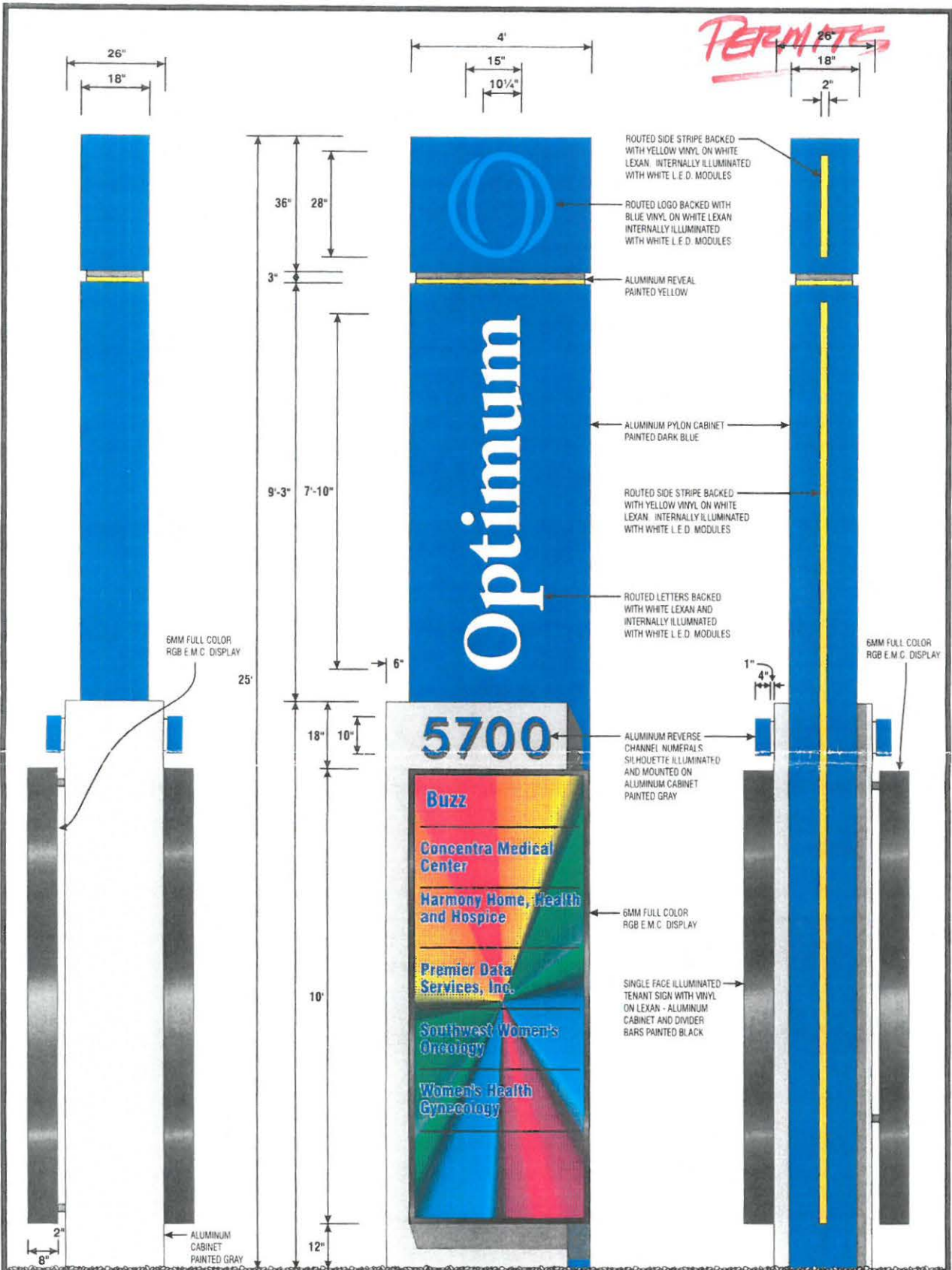
SALES: CURTIS MOTT

DESIGNER: R. GONZALES

DRWG NO: 820 - 251

APPROVED FOR PRODUCTION:

CUSTOMER APPROVAL:



SOUTH ELEVATION

WEST ELEVATION
(STREET SIDE)

NORTH ELEVATION
(STREET SIDE)

DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

ZEON signs
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 245-3771 Toll Free: 800-466-7427
Fax: (505) 245-3575

TITLE: OPTIMUM

SCALE: 1/2" = 1'-0"

SALES: CURTIS MOTT

DESIGN BY: R. GONZALES

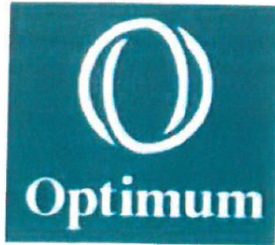
DRWG NO: 820 - 241

APPROVED FOR PRODUCTION:

CUSTOMER APPROVAL:

| |
|---------|
| REVISED |
| 8-31-20 |
| 5-25-21 |
| |
| |
| |

= 100 FEET



PERMITS

AF305

To: E.P.N.M Inc. / Zeon Signs

2024 Fifth St. N.W.

Albuquerque, NM 87102

Optimum Building LLC is giving permission to E.P.N.M to take down the existing monument sign located at 5700 Harper Dr NE Albuquerque, NM 87114. Optimum also is writing this letter to give permission to Electric Products of New Mexico / Zeon Signs to amend the existing plans to put up a new monument sign at same address listed above.

If you should have any questions, please reach out to E.P.N.M representative; Maria Gonzales at (505)314-2122. Thank you for looking into this request for Optimum Building LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tialyn Coffman'.

Tialyn Coffman

**E.P.N.M. INC.
ELECTRICAL PRODUCTS CO.**

Date: November 18, 2021

Project: 5700 Harper Dr NE
ABQ, NM 87109

Permit: GP-2021-45850
Optimum Building

AMENDMENT: Minor 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 Optimum Building , request approval of a minor amendment to the site plan for the building permit. Site is located 5700 Harper Dr NE ABQ, NM 87109. We are requesting the SDP to be amended in the request of the existing Monument sign to be upgrade and incorporate an electronic display.

The monument is located on the corner of Eubank and Osuna the upgrade is to allow the business to display what they offer to their customers.

Thank you and appreciate your assistance.

Alexandria Reyes
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