



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 checked="" 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>Goodman Realty Group</u>		Phone: <u>505-881-0100</u>
Address: <u>100 Sun Ave NE SUITE 210</u>		Email:
City: <u>Albuquerque</u>	State: <u>N.M.</u>	Zip: <u>87109</u>
Professional/Agent (if any): <u>Avelina Gutierrez EPNM, INC</u>		Phone: <u>505-366-3135</u>
Address: <u>2024 5th St. NW</u>		Email: <u>avelinag@zeconsignson.com</u>
City: <u>Albuquerque</u>	State: <u>N.M.</u>	Zip: <u>87102</u>
Proprietary Interest in Site: <u>Request of Sign Permit</u>		List all owners: <u>SUN CENTER PARTNERS LLC</u>

BRIEF DESCRIPTION OF REQUEST

Requesting that (1) wall sign be placed on existing building at 100 SUN AVE. NE to signify the location of Delta Dental

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

Lot or Tract No.: <u>3A1A1B</u>	Block: <u>0000</u>	Unit:
Subdivision/Addition: <u>JOURNAL CENTER</u>	MRGCD Map No.:	UPC Code: <u>10170635202440510</u>
Zone Atlas Page(s): <u>DIT</u>	Existing Zoning: <u>NR-BP</u>	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): <u>5.22</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>100 SUN AV. NE.</u>	Between: <u>SAN FRANCISCO DR N.E.</u>	and: <u>MASTHEAD ST. N.E.</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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Signature: <u>Avelina Gutierrez</u>	Date: <u>7-17-2020</u>
Printed Name: <u>Avelina Gutierrez</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00636	AA	\$50			

Meeting/Hearing Date: <u>N/A</u>	Fee Total: <u>\$50</u>
Staff Signature: <u>Vanessa A Segura</u>	Date: <u>7/20/2020</u> Project # <u>PR-2020-004127</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 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

- 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 these 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:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
PR-2020-004127	SI-2020-00636	
	-	
	-	
Staff Signature: <i>Vanessa A Segura</i>		
Date: 7/20/2020		

Goodman
REALTY GROUP

July 8th, 2020

Attn: Dave Bowers
Account Executive
E.P.N.M., Inc./Zeon Signs
2024 5th St. NW
Albuquerque, NM 87102

RE: Delta Dental Exterior Building Signage

To Whom It May Concern:

This letter will serve as landlord's approval for the proposed signage as detailed on the attached drawings within the lease agreement approved and fully executed between **Sun Center Partners, LLC** (Landlord) and **Delta Dental Plan of New Mexico** (Tenant) on March 5th, 2020, to contract **Zeon Signs** (Contractor) to install exterior signage on the Pan American Building at One Sun Plaza, 100 Sun Avenue NE, Albuquerque, NM 87109.

Sincerely,

Sun Center Partners, LLC

a Delaware limited liability company

By: 

Name: Gary D. Goodman

Title: President/Owner



LANDLORD'S NOTICE OF NON-RESPONSIBILITY

As provided in Section 48-2-11 NMSA 1978, as amended, **Sun Center Partners LLC**, a Delaware limited liability company ("Landlord"), as owner of One Sun Center Plaza, located 100 Sun Avenue NE, Albuquerque, New Mexico (the "Property"), hereby gives notice that Landlord shall not be responsible for the construction, alteration or repair of the Property by **Delta Dental Plan of New Mexico, Inc.**, a New Mexico nonprofit organization ("Tenant"), or for the payment of any charges incurred by Tenant under any contract, verbal or written, for the construction, alteration, signage application or repair of the Property. The interest of Landlord in the Property will not be subject to any lien for the contract or charge for any work or labor performed, or any materials furnished, in the construction, alteration, signage addition or repair of the Property incurred by or for Tenant.

Dated: July 8th, 2020

LANDLORD:

Sun Center Partners, LLC.,
a Delaware limited liability company

By: _____

Name: Gary D. Goodman

Title: President/Owner

OFFICE LEASE

THIS OFFICE LEASE (this "Lease") is entered into by Landlord and Tenant (as defined in the Basic Definitions and Lease Provisions below) on this 5th day of March, 2020. In consideration of the mutual promises hereinafter set forth, and other good and valuable consideration, the parties hereby covenant and agree as follows:

ARTICLE 1 -- BASIC DEFINITIONS AND LEASE PROVISIONS

1.1 **Basic Definitions and Lease Provisions.** In addition to the terms which are defined elsewhere in this Lease, the following defined terms are used in this Lease:

(a) **LANDLORD:** Sun Center Partners, LLC, a Delaware limited liability company

(b) **LANDLORD'S ADDRESS FOR NOTICES:**

Sun Center Partners, LLC
c/o Goodman Realty Group
100 Sun Avenue NE, Suite 210
Albuquerque, NM 87109
Attn: Ed Beehner

(c) **TENANT:** Delta Dental Plan of New Mexico, Inc., a New Mexico nonprofit corporation.

(d) **TENANT'S ADDRESS FOR NOTICES:**

Prior to Commencement Date: Delta Dental Plan of New Mexico, Inc. 2500 Louisiana Blvd. NE, Suite 600 Albuquerque, NM 87110 Attn: Lou Volk	With a copy to: Delta Dental Plan of New Mexico, Inc. Attn: Legal Department 4100 Okemos Road Okemos, MI 48864
After Commencement Date: Delta Dental Plan of New Mexico, Inc. 100 Sun Avenue NE, Ste. 400 Albuquerque, New Mexico 87109	

- (e) **PROJECT:** The Building, Land, and all Common Areas are herein collectively called the "Project" as depicted on **Exhibit A** attached hereto.
- (f) **BUILDING:** The land and buildings located at 100 Sun Avenue NE Albuquerque, New Mexico 87109 and commonly known as One Sun Plaza (the "Building") as shown on **Exhibit A**.
- (g) **PREMISES:** The Premises shown on **Exhibit B** to this Lease, commonly known as Suite 400, located on the fourth floor in the Building.
- (h) **RENTABLE AREA OF THE PREMISES:** The Rentable Area of the Premises is approximately 11,890 square feet. All measurements of Rentable Area required by this Lease shall be made in accordance with the American National Standard Method for Measuring Floor Area in Office Buildings, ANSI/BOMA Z65.1-2010 (the "BOMA Standard"). The Building has a loss factor deemed to be 15%.
- (i) **RENTABLE AREA OF THE BUILDING:** For purposes of this Lease, the Rentable Area of the Building is deemed to be 178,080 square feet. Notwithstanding the foregoing, the Rentable Area of the Building is subject to change.
- (j) **TENANT'S PROPORTIONATE SHARE:** 6.67%. For those expense item(s) attributable to tenants generally of the Building, Tenant's Proportionate Share shall be determined by dividing the Rentable

(c) Any proposed assignee of this Lease must assume and agree to be personally bound by the provisions of this Lease.

22.31 **Survival.** Anything contained in this Lease to the contrary notwithstanding, the expiration or termination of the Term of the Lease, whether by lapse of time or otherwise, shall not relieve either party from any obligations accruing prior to the expiration or termination of the Term, all of which shall survive the same whether or not same is expressly stated in the particular paragraph of this Lease, including without limitation, such party's obligations with respect to: (i) the payment of Rent; (ii) any provisions of this Lease with respect to indemnification; and (iii) the removal of all property of Tenant required to be removed hereunder and the repair of all damage to the Premises caused by such removal at the expiration or termination of this Lease to the extent required hereunder.

22.32 **Confidentiality.** Tenant agrees, on behalf of Tenant, Guarantor and Tenant's employees, agents, contractors, consultants, partners, affiliates, assignees and subtenants, not to disclose the terms of this Lease or the results of any audit of Landlord's books and records under this Lease to any third party except (i) legal counsel to Tenant, (ii) any assignee of Tenant's interest in this Lease or any subtenant of Tenant relative to the Premises (or any portion thereof), (iii) as required by applicable law or by subpoena or other similar legal process, or (iv) for financial reporting purposes. Tenant further acknowledges and agrees that any breach of the foregoing covenants and agreements by either Tenant or Guarantor shall be deemed to be a material default under this Lease and agree that Landlord would be irreparably damaged and cannot be made whole by monetary damages in the event of any breach by Tenant or Guarantor of these covenants and agreements. Accordingly, in the event of any such breach, Landlord shall be entitled without the requirement of posting bond or other security, to seek injunctive relief, specific performance or other remedies to which Landlord would be entitled at law or in equity, including but not limited to, immediately terminating this Lease or Tenant's right to any of the rental concessions set forth herein, all of which shall be null and void and of no further force or effect. In such event, Tenant shall be required to immediately pay to Landlord, as liquidated damages and not as a penalty, the total sum of any free rent or rent reductions, as well as any other amounts then due and owing under the Lease. It is expressly agreed that such payment to which Landlord may be entitled under this provision is a reasonable forecast of just compensation for the harm that would be caused by Tenant's or Guarantor's failure to comply with this confidentiality provision and that the harm that would be caused by such breach is one that is incapable or very difficult to accurately estimate.

22.33 **Signage.**

Tenant, at its expense in compliance with applicable law, shall have the right to install and display its trade name (which shall be limited to Delta Dental) on the upper façade of the Southeast side of the Building facing highway I-25 (the "Tenant's Building Sign"). The approved size, design, graphics, installation and lighting requirements approved by Landlord and by the Journal Center Development Association or its designated architectural review committee is attached as Exhibit I. Tenant, at its expense, shall obtain all governmental sign permits required for the installation and display of the Tenant's Building Sign.

The right to maintain the "Delta Dental" sign on the exterior of the Building is personal to the original name of Tenant (and shall not inure to the benefit of any assignee or subtenant that does not do business under the Delta Dental trade name) and if Delta Dental shall cease to occupy at least 8,000 rentable square feet in the Building, then Landlord may require Tenant to remove the Tenant's Building Sign and repair any damage caused by such removal.

As consideration for the right to display the Tenant's Building Sign, commencing on the Commencement Date Tenant shall pay Landlord the sum of One Thousand Dollars (\$1,000.00) per month, payable on the first day of each month and prorata for any partial month.

Tenant may install its trade name on the entrance door to the Premises with Building standard graphics, as reasonably approved by Landlord. Landlord shall install Tenant's trade name on the Building directory in the lobby of the Building. Landlord shall install a direction sign with Tenant's name in the 4th floor elevator landing area wall in Building standard design and graphics.

ARTICLE 23 - OPTION TO RENEW

23.1 **Option to Renew.** Tenant will have the options to renew the Term of this Lease per Article 3.4 (the "Renewal Terms"), subject to the further provisions of this Section.

EXHIBIT I

APPROVED SIGNAGE

ILLUMINATED CHANNEL LETTERS DISPLAY

- ALUMINUM BACKS W/ 1/2" ALUMINUM RETURN PAINTED WHITE
- WHITE PLEX FACES OVERLAD W/ 9000-100 W/HD GREEN VINYL, 1/2" GREEN TRIM CAP
- INTERNALLY ILLUMINATED W/ WHITE LED & RESOTE POWER SUPPLY

LETTER DETAIL

EXTRUDED GLASS WINDOW
MULTILAYER
1" TRIM CAP
1/4" PLEX FACES
LED MODULES
LED POWER SUPPLY
CONDENSED INSIDE LETTERS
0.005" DIA LED
1/4" X 1/4" ALUMINUM TUBING
POLY-CATED PRO-FINISHED 3003 ALUMINUM COR. STOCK RETURN

PROPOSED LOCATION PHOTO REPRESENTATION IS FOR ILLUSTRATION ONLY AND IS NOT TO SCALE. SEE SCAL 1 DRAWING FOR ACTUAL PRODUCTION SIZE.

AL-ERNIM, INC.
11111
11111
11111

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

PLEASE CONSULT WITH AN ENGINEER TO DETERMINE THE MOST APPROPRIATE LOCATION AND SIZE FOR THE SIGNAGE. THE SIGNAGE SHOULD BE INSTALLED IN A LOCATION THAT IS VISIBLE FROM THE STREET AND DOES NOT OBSTRUCT THE VIEW OF THE BUILDING OR OTHER SIGNAGE.

TITLE: DELTA DENTAL @ SUN PLACE
SCALE: 1/4" = 1'-0"
DATE: 04/11/17
DRAWN BY: K. AND

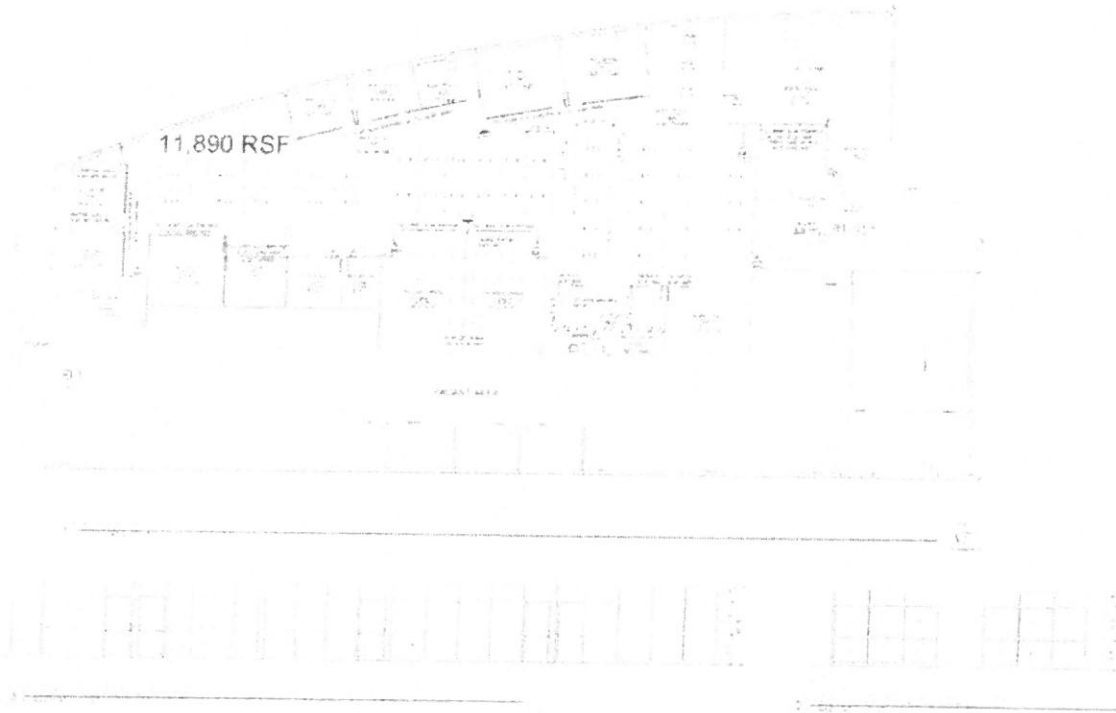
SCALE: 1/4" = 1'-0"
DATE: 04/11/17
DRAWN BY: K. AND

APPROVED FOR PRODUCTION
DATE: 04/11/17
DRAWN BY: K. AND

1-800-235-2355
1-800-235-2355

EXHIBIT J

APPROVED SPACE PLAN



11,890 RSF	
MODULUS ARCHITECTS 1600 N. UNIVERSITY BLVD. SUITE 200 DURHAM, NC 27705 PHONE: (919) 286-1000 FAX: (919) 286-1001	
PRELIMINARY NOT FOR CONSTRUCTION	
DATE: 11/11/11	BY: [Signature]
SCALE: 1/8" = 1'-0"	PROJECT: [Project Name]
PROJECT NO: [Project Number]	DATE: 11/11/11

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first written above.

LANDLORD:

Sun Center Partners, LLC,
a Delaware limited liability company

By: 

Name: Gary D. Goodman
Title: Manager

TENANT:

Delta Dental Plan of New Mexico, Inc.,
a New Mexico nonprofit corporation

By: 

Name: Louis Volk
Title: President & CEO

*Justification letter requesting an Administrative Amendment
for permit # Gp-2020-20419
Delta Dental 100 Sun Ave. NE Suite 210*

July 17, 2020
City of Albuquerque Planning Department
C/O Maggie Gould or Jay Rodenbeck
600 2nd Street NW
Albuquerque, NM 87102

Electrical Products Company is seeking an administrative amendment on behalf of Goodman Realty Group regarding Delta Dental exterior building signage located at 100 Sun Av. N.E. Albuquerque N.M. 87109. On May 15 2020 a sign permit was requested by Electrical Products Company, and additional information in the form of an administrative amendment has been requested to complete the application. The amendment is necessary to place (1) wall sign on an existing building located at 100 Sun Av. N.E. Albuquerque N.M. Signifying the location of Delta Dental where it can be visible by traffic flow surrounding the building facade; the sign is a directional tool indicating property location. At the period the previous site plan was approved it was overlooked that exterior sign placement was omitted. This oversight, was not intentionally created by the actions of the property owner. The intentions were to keep the buildings cohesive facade and mirror image the Bank of Albuquerque exterior signage.

The amendment being requested does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-5 (cumulative of any earlier deviations or amendments).

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

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 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 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 does not increase the traffic accessing the 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.

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 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.

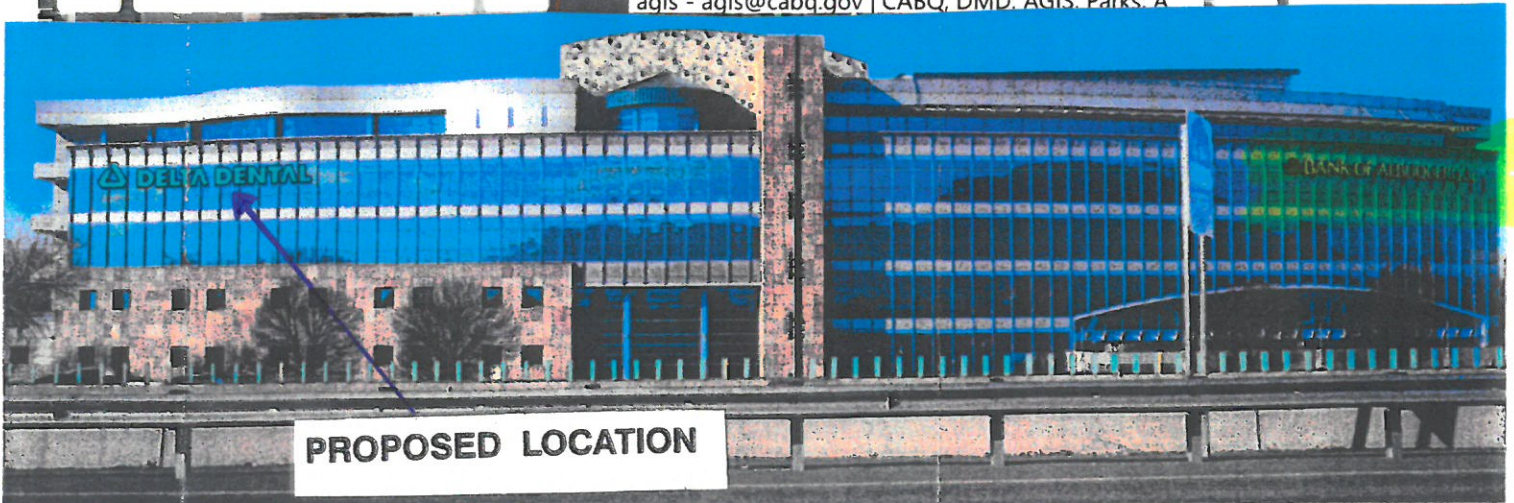
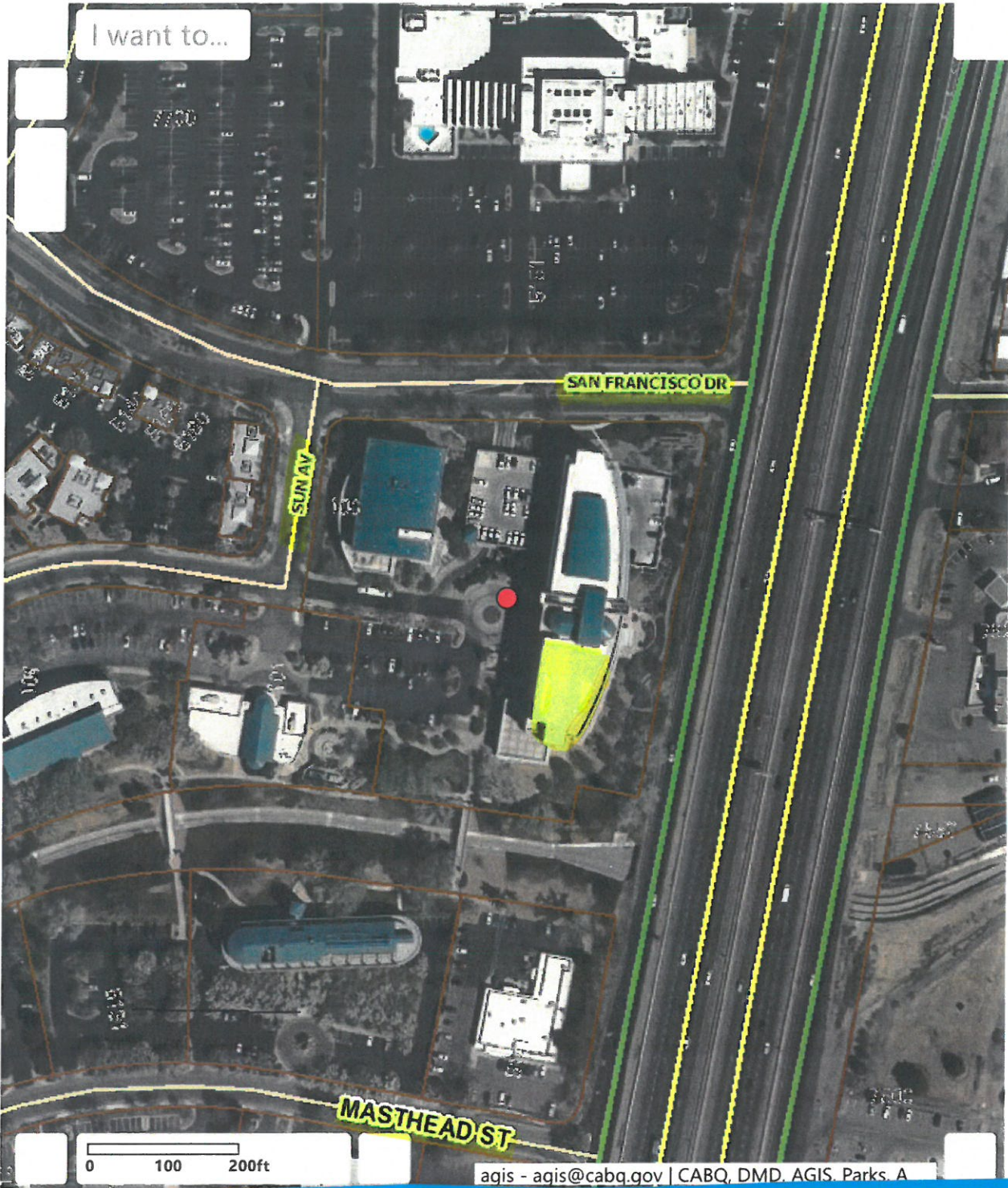
The amendment does not affect a property in an Overlay zone as regulated per Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

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

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

Electrical Products Company thanks the reviewing administrative board for their time and consideration.

Avelina Gutierrez
Administrative Project Coordinator Permit Department
ZEON Signs / E.P.N.M., Inc.
2024 Fifth St. NW
Albuquerque, NM 87102
PO Box 6465
Albuquerque, NM 87197
Direct: 505-314-2122
Main: 505-243-3771 ext. 2122
Fax: 505-243-3575





GP-2020-20417

CITY OF ALBUQUERQUE PLANNING DEPARTMENT BUILDING SAFETY / ZONING DIVISIONS

APPLICATION FOR SIGN PERMIT

PERMIT # GP 2020-20417

DATE: 5/7/2020

CONSTRUCTION ADDRESS: 87109
100 Sun Ave NE

PERMITTEE:
NAME: Delta Dental
ADDRESS: 100 Sun Ave NE
CITY/STATE/ZIP: Albuquerque, NM
PHONE: _____

PROPERTY OWNER (IF DIFFERENT FROM PERMITTEE)
NAME: _____
ADDRESS: _____
CITY/STATE/ZIP: _____
PHONE: _____

CONTRACTOR / INSTALLER
NAME: Electrical Products Co.
ADDRESS: 2024 5th St. NW
CITY/STATE/ZIP: Albuquerque, NM 87102
PHONE: 505-243-3771 or 505 401-6382
STATE LIC #: 33507 STATE TAX # 02-175069-006
CITY BUSINESS #: PA0011508 VALUATION: \$ _____

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.

[Signature] Agent

5/7/2020
DATE

SIGN TYPE KEY:
1 = ON PREMISE W = WALL F = FREESTANDING M = MARQUEE
2 = OFF PREMISE R = ROOF C = CANOPY P = PROJECTING

	SIGN NO. 1	SIGN NO. 2	SIGN NO. 3	SIGN NO. 4	SIGN NO. 5	SIGN NO. 6
TYPE (SEE ABOVE)	<u>1-W</u>					
AREA (TOTAL sq. ft.)	<u>218.74</u>					
ILLUM / MOVING	<u>Yes</u>					
IBC REQUIRED (OFFICE USE ONLY)						

From: danpatdalen@aol.com,

To: newrnexmba@aol.com, peggynorton@yahoo.com, dlreganabq@gmail.com, michael@drpridham.com,

Subject: Fwd: 100 Sun Ave NE Public Notice Inquiry

Date: Fri, Apr 3, 2020 9:00 am

Attachments: DeltaDental.pdf (567K),

To Whom It May Concern:

Our company will be installing (1) wall sign for Delta Dental, 100 Sun Ave NE.

As per IDO Subsection 14-16-6-(K)(6):

Applicable Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Planning Department by email at devhelp@cabq.gov or by phone at (505) 924-3955.

No public hearing is required.

Pat Dalen
Electrical Products Co.
2024 5th St. NW
Albuquerque, NM 87102
505-243-3771

—Original Message—

From: Office of Neighborhood Coordination <onc@cabq.gov>

To: Office of Neighborhood Coordination <danpatdalen@aol.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Sent: Mon, Mar 30, 2020 1:51 pm

Subject: 100 Sun Ave NE Public Notice Inquiry

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Sincerely,



Angelo D. Metzgar
Office of Neighborhood Coordination Manager
Council Services Department | Office of Neighborhood Coordination
1 Civic Plaza NW, 9th Floor, Suite 9087 | Albuquerque, NM 87102
Office: (505) 768-3105

4/3/2020

Fwd: 100 Sun Ave NE Public Notice Inquiry

Email: ametzgar@cabq.gov

Website: www.cabq.gov/neighborhoods



Youtube_smaller

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

Sent: Thursday, March 26, 2020 10:38 AM

To: Office of Neighborhood Coordination <danpatdalen@aol.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Pat Dalen

Telephone Number

5054016382

Email Address

danpatdalen@aol.com

Company Name

Electrical Products Co. (EPNM, Inc.)

Company Address

2024 5th St. NW, Albuquerque, NM 87102

City

Albuquerque

State

NM

ZIP

87114

Legal description of the subject site for this project:

Lot 3A1A1B Block 0000 Journal Center Subdivision

Physical address of subject site:

100 Sun Ave NE

Subject site cross streets:

Sun Ave NE and San Francisco Dr NE

Other subject site identifiers:

This site is located on the following zone atlas page:

D17

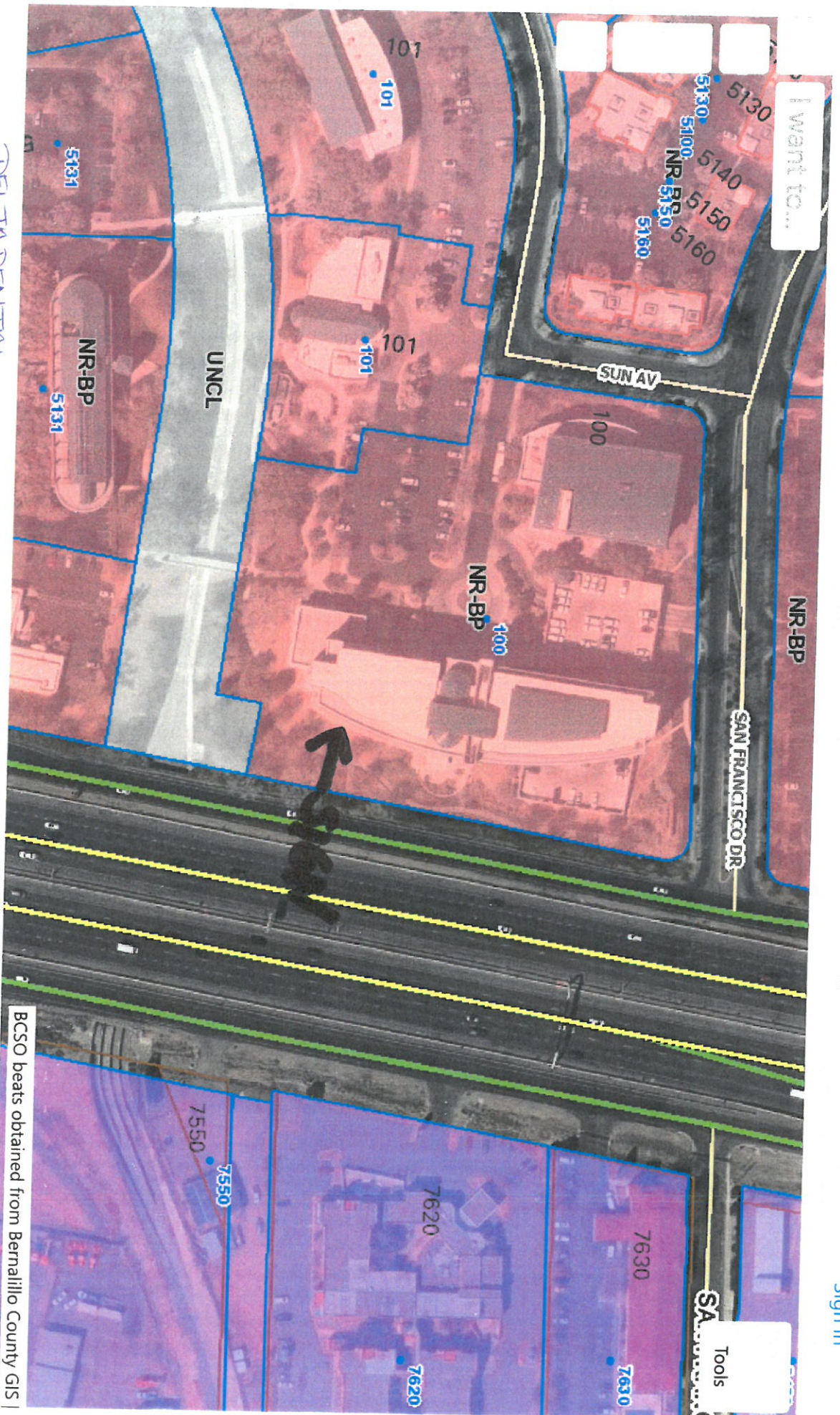
=====
This message has been analyzed by Deep Discovery Email Inspector.

CABQMaps - Advanced Map Viewer 2.0

Search...

PERMITS

Sign in



DELTA DENTAL
 100 SUN AVE N.E.
 Albuquerque N.M. 87109

533 AD

BCSO beats obtained from Bernalillo County GIS

SUN PLAZA
 87109



Sign Permit GP-2020-20419 (Applicant Revisions)

The jurisdiction has determined that they need more information from you in order to process your application. See below for the information they have requested. Press the "Next" button to enter the information.

ADDITIONAL INFORMATION NEEDED FOR APPLICATION COMPLETION

Delta Dental

Conditional Approval Notes - Electrical

Provide disconnect location per NEC 600.6(A)
thank you,
Updated:05/20/2020

Corrections Required - Zoning

- 1.- Provide "Existing" percentage of facade (ratio)

Marcelo
Updated:05/29/2020

Corrections Required - Zoning

- 1.- Provide "Existing" percentage of facade (ratio) or
- 2.- Approved SITE Development Plan for sign regulations.
- 3.- Cannot read any of the drawings - too small; re-submit

Marcelo
Updated:06/08/2020

Corrections Required - Zoning

- 1.- Same problems - Drawing uploaded in June are small as well; cannot read

Marcelo
Updated:06/10/2020

Corrections Required - Zoning

- 1.- I was under the impression that you were going to go in; replacing the "Bank" sign. Doesn't seem to be like that anymore.
- 2.- Contact Development Services to process an AA "Administrative Amendment" 505-924-3994
- 3.- Approved Site Development plan in place - Provide copy for sign regulations

Marcelo
Updated:06/18/2020

Next



City Address: 100 SUN AV NE

County Address: 101 SUN AVE NE

7/16/2020

www.cabq.gov/gis

City of Albuquerque Property Report

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2018)

Owner Name: SUN CENTER PARTNERS LLC

Owner Address: 100 SUN AVE NE SUITE 210, ALBUQUERQUE NM 87109-4659

UPC: 101706352024440510

Tax Year: 2018 **Tax District:** A1A

Legal Description: TRACT 3A-1A-1B PLAT OF TRACTS 3A-1A-1A & 3A-1A-1B
JOURNALCENTER CONT 5.2234 AC

Property Class: C **Document Number:** 2018111718 122618 QC - EN

Acres: 5.22

City Zoning and Services

IDO Zone District: NR-BP

IDO District Definition: Business Park

Old Zoning Designation: IP

Old Zoning Description:

Land Use: 05 | Office

Lot: 3A1A1B **Block:** 0000 **Subdivision:** JOURNAL CENTER

Police Beat: 243 **Area Command:** VALLEY

Jurisdiction: ALBUQUERQUE

Zone Atlas Page: [D17](#) (opens in new window)

City Neighborhood Association: N/A

Residential Trash Pickup:

Political Districts

City Council District: [4 - Brook Bassan](#)

County Commission District: 1 - Debbie O'Malley

NM House of Representatives: Deborah A. Armstrong

NM Senate: Bill B. O'Neill

School Districts

Elementary: MISSION AVENUE

Middle: TAFT

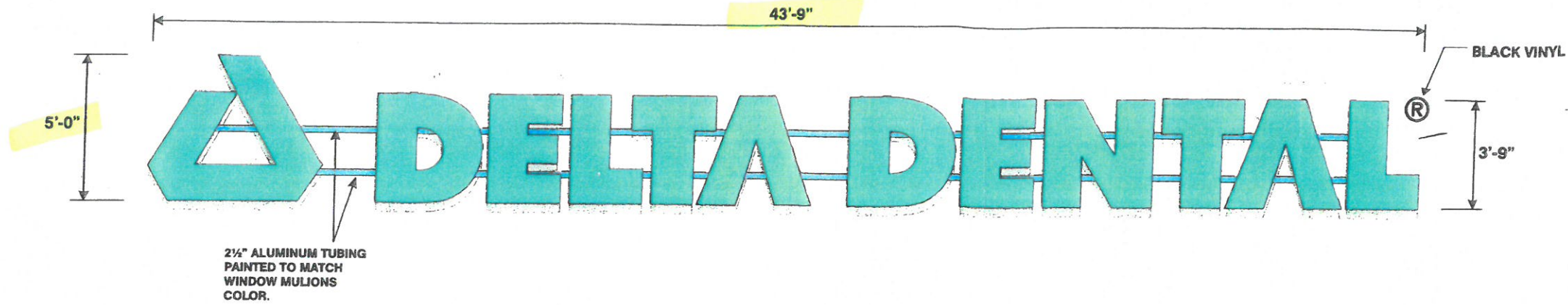
High School: DEL NORTE

FEMA Flood Zone: X

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

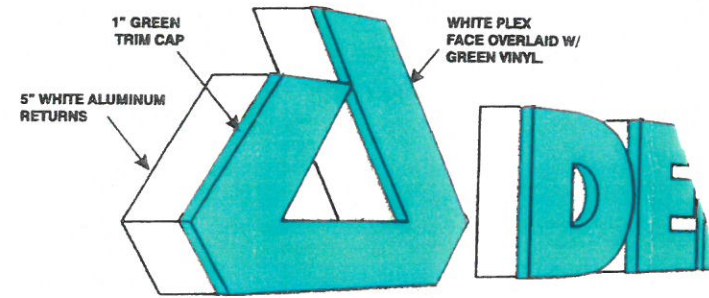
Run another Search [here](#)

This report was created by the GIS group of DTI. Please send comments to GIS@cabq.gov.
Please wait while the map loads below...

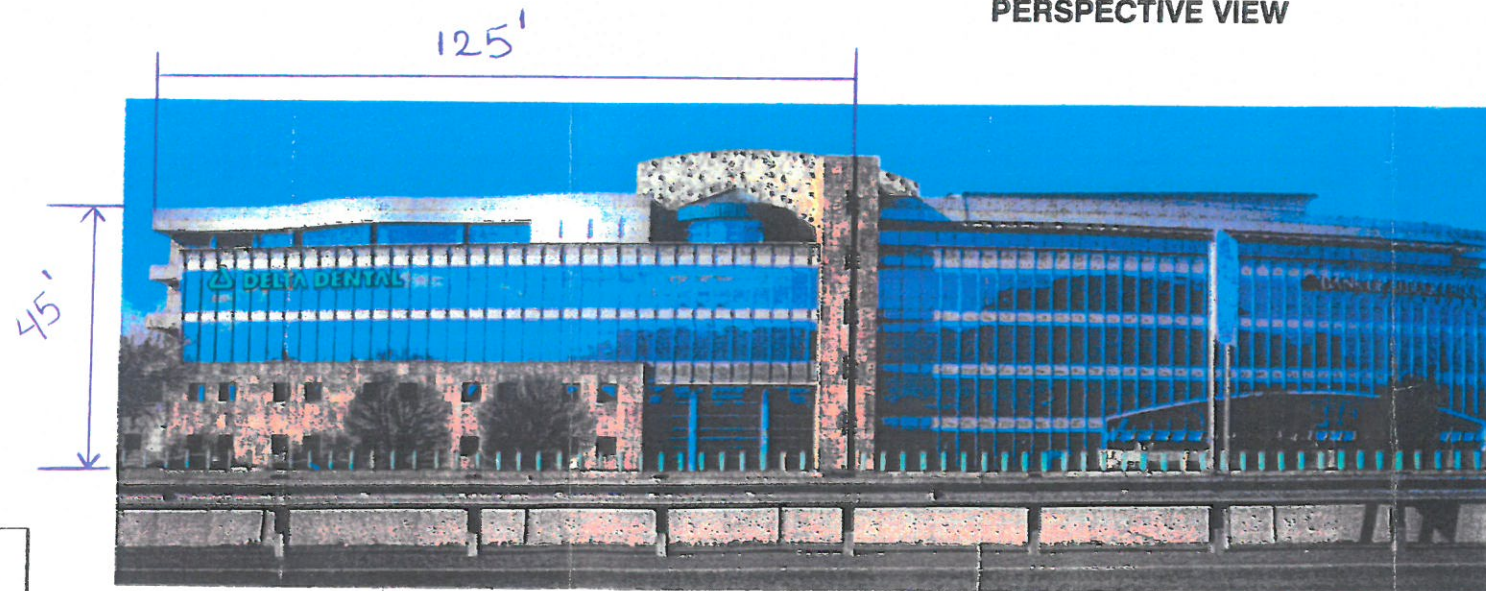
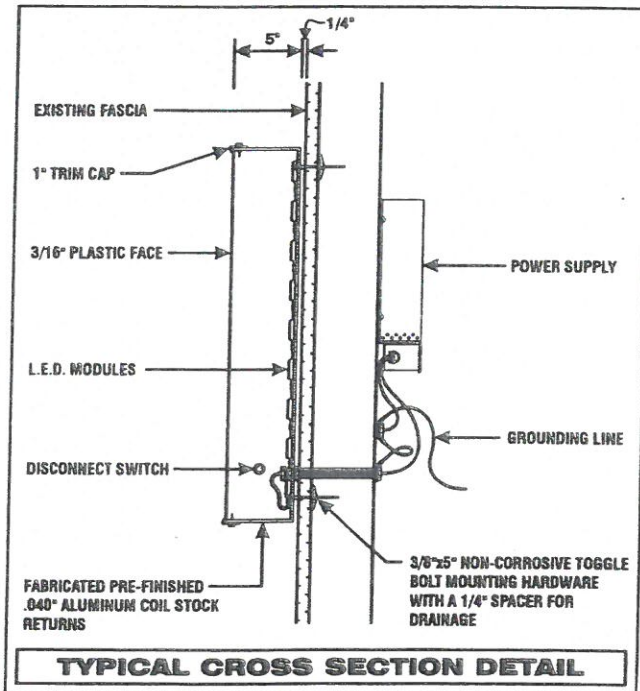


ILLUMINATED CHANNEL LETTERS DISPLAY

- ALUMINUM BACKS W/ 5" ALUMINUM RETURNS PAINTED WHITE.
- WHITE PLEX FACES OVERLAID W/ 3630-156 VIVID GREEN VINYL, 2" GREEN TRIM CAP.
- INTERNALLY ILLUMINATED W/ WHITE L.E.D.s, REMOTE POWER SUPPLY.



PERSPECTIVE VIEW



PROPOSED LOCATION

ELECTRICAL LOAD
 (1.26) Amps @ 120 Volts
ELECTRICAL REQ'MTS
 (1) 20 Amp/120 Volt Circuits

LED Specifications:
 1. (2) BITRO - ASU-60-12U
 60 Watt LED Power Supply
 2. (109 Each) Bitro TriMax
 Pure White LEDs (.69w ea)
 48 Lumens Per Module

STANDARD LETTER NOTES:
 1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Building Fascia: 5625¢
 Sign: 218.7 ¢
 Ratio: 3.8%



DELTA DENTAL
 100 SUN Ave N.E.
 ALBUQUERQUE N.M.
 87109