

**MG2 Corporation**

1101 Second Ave, Ste 100  
Seattle, WA 98101

206 962 6500  
MG2.com

05/13/2022

Sergio Lozoya  
Planning Department  
City of Albuquerque, NM 87102  
Telephone: (505) 924-3349

Re: Chuze Albuquerque Minor Site Amendment  
6600 Central Ave. SW  
Albuquerque, NM 87121

MG2 Project Number: 21603901A  
Permit Number: AA PR-2022-0066777

Subject: Chuze Albuquerque /Updated Justification Letter

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO – 2020 Annual Update) the Applicant (Chuze Fitness) respectfully requests to the City of Albuquerque, an Application for an Administrative site Amendment (AA) review from the previously approved site plan.

The proposed design for Chuze Fitness Albuquerque was submitted to building department for review with the permit number BP-2022-01930 and required by transportation department plan checker Ernest Gomez to be coordinated with Building and Development Services for the proposed Minor Administrative Amendment (AA).

The purpose of this letter is to provide the City justification for the Application on behalf of the Applicant ("Justification Letter") based on the compliance per section IDO 6-4(Z)(1)(a) Minor Amendments as required by the jurisdiction.

A new Chuze Fitness Gym is proposed at the existing site and building location at: 6600 Central Ave. SW., Albuquerque, NM 87121. The area of the remodel will be 50,845 SF of a total of a leased space of 50,845 SF. No additions/modifications to the existing building exterior are proposed. The fitness center will only be open for business during normal Chuze business hours, this generally ranges from as early as 7:00 AM to as late as 10:00 PM, Chuze Fitness will provide a new gym center to the community with a proposed full equipment and amenities on the interior of the existing building, providing as well minor site modification for a new trash enclosure, as required by the department of Solid waste in coordination with the permit revision permit number # BP-2022-01930. Proposed location for future building site signage will be part of a separate submittal, as well as accessible parking restriping, see attached signage drawings provided by Chuze. All this work is proposed without changes to the existing approved requirements and site development plan on record. See existing, previous approved and current parking tabulation below.



REQUIRED PARKING SPACES: 128 (2.5 SPACES PER 1000 SQ FT FLOOR AREA PER GFA IDO SECTION 5-5 (C)(2).

EXISTING ACTUAL PARKING SPACES: 158 AND 11 ADA SPACES PROVIDED; 11 PROVIDED TOTAL (3.3 SPACES PER 1000 SQ FT FLOOR AREA)

PREVIOUS APPROVED PARKING SPACES (TAKEN FROM FILE, #0744-10057, 8-21-07, MINOR SUBDIVISION): 233 AND 8 ADA SPACES PROVIDED; 8 PROVIDED TOTAL (4.5 SPACES PER 1000 SQ FT FLOOR AREA)

PROVIDED PARKING SPACES: 169 AND 8 ADA SPACES REQUIRED; 2 VAN ACCESSIBLE, 8 PROVIDED TOTAL (3.3 SPACES PER 1000 SQ FT FLOOR AREA)

The proposed design is also in compliance per the IDO Table 6-4-4 as presented in the information per the latest revised drawings as part of this (AA) package and do not require any public infrastructure or changes to access or circulation patterns from the previously approved site.

Thank you for considering our proposal.

Should you require any additional information regarding this matter, please contact me at 949.705.0747

Sincerely,

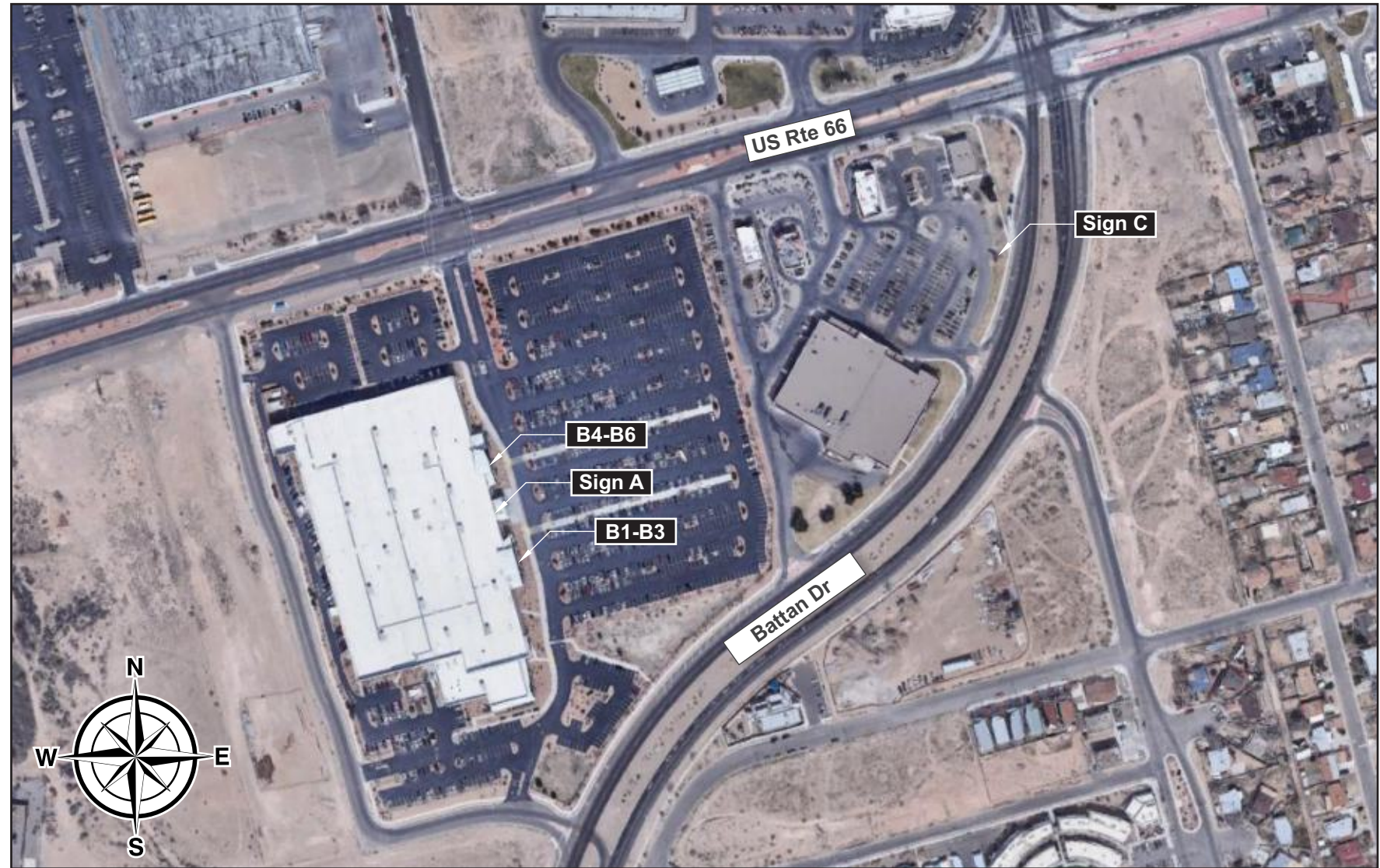
A handwritten signature in black ink, appearing to read 'Matthew McClellan', with a long horizontal flourish extending to the right.

Matthew McClellan, MG2  
Associate

<b>SIGN A</b>	60" Chuze Fitness
Type:	Ind. Channel letters on backer/ Remote
Illumination:	Internally Illuminated LED
Square Footage:	279.86

<b>SIGN B</b>	15" Secondary Copy
Type:	Individual channel letters/ Remote
Illumination:	Internally Illuminated LED
Square Footage:	63.76

<b>SIGN C</b>	Chuze Fitness - Replacement Face
Type:	3/16" White Polycarbonate Panel w/ first surface applied Vinyl Graphics
Square Footage:	90.00

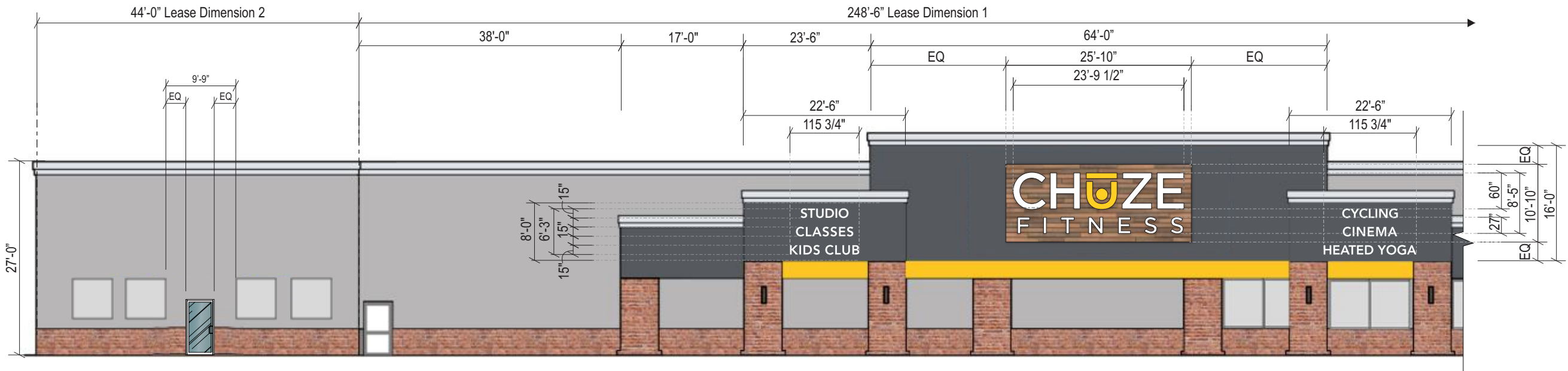


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**Full Front Elevation**



**Front Elevation (Partial)**

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	00.00
Formula:	
Actual Square Footage this Elevation:	343.62



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**Chuze Fitness**  
 6600 Central Ave SW  
 Albuquerque, NM 87121-8800

Project ID#: **128421**  
 Project Mgr: Robert Sciarra  
 Designer: Kirk Forster  
 Created on: 08/24/2021

<b>REVISION</b>	R1 11/19/21 JR - Updated dimensions from field survey
	R2 11/22/21 JR - Updated front elevation dimensions added letters, amenity signs and detail pages
	R3 05/16/22 DW - Updated amenities sign "pool" to "heated yoga" and put it at the bottom vs the top

<b>SIGN A</b>	60" Chuze Fitness
<b>Type:</b>	Ind. Channel letters on backer/ Remote
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<b>Square Footage:</b>	279.86



**Sign Layout Detail**

White Version for use on Dark Backgrounds

Scale: 1/4" = 1'-0"

**Color Specifications:**

■ Arlon 2500-15 Yellow, Pantone 116C

**Electrical Detail:**

- White LEDs.
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



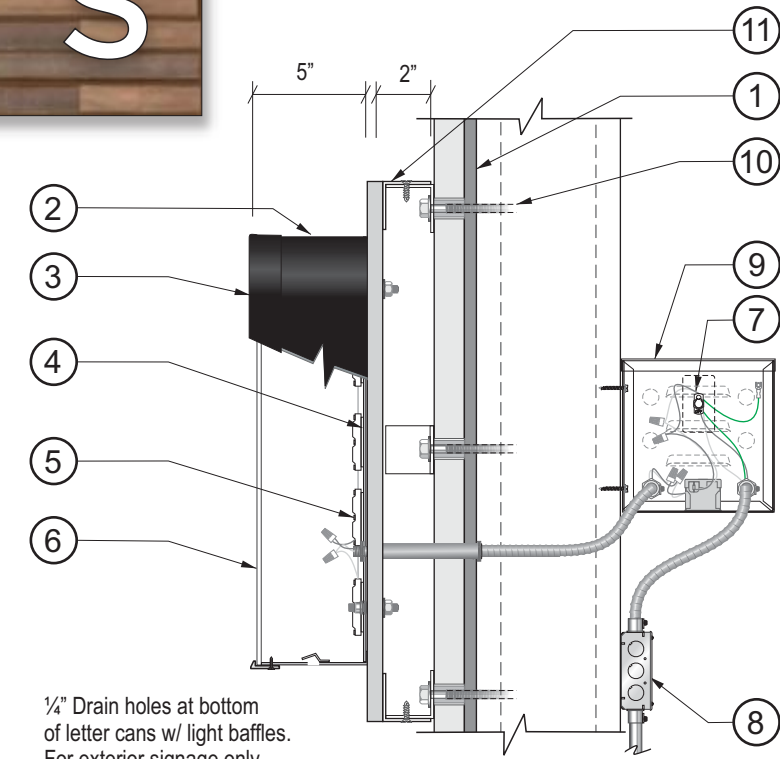
**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
- Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- Sign is to be UL listed per NEC 600.3
- UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
- The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

**Specifications: Channel Letters / Backer**

- Existing Facade: To be determined
- 0.040" Aluminum letter returns pre-finished Black
- 1" Jewelite trimcap (Black) bonded to face, #8 pan head screws to returns  
Note: 2" trimcaps for letters 54" and larger
- .125" ACM backs (pre-finished white) fastened to returns. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.
- White LEDs.
- 3/16" #7328 White Acrylic faces w/ applied Arlon 2500-15 Yellow vinyl for logo
- Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- Primary electrical feed in 1/2" flex UL conduit / customer supplied UL junction box
- Power Supplies within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting Hardware to suit (non-corrosive)
- Simulated wood panels attached to 2" x 2" aluminum angle framing, weld and grind smooth.  
Angle returns and border of face painted black. Countersunk screws (ptm returns) thru pre-drilled holes in frame thru to 2" x 2" aluminum angle mounting clips



1/4" Drain holes at bottom of letter cans w/ light baffles. For exterior signage only

**Section @ LED Channel Letter**

Scale: N.T.S.



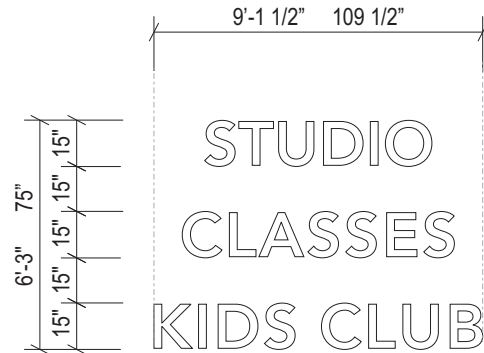
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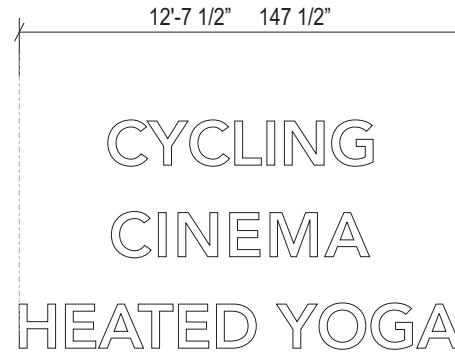
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<b>Square Footage:</b>	63.76



**Channel Letter Layout**  
60.28 Sq Ft      Scale: 3/16" = 1'-0"



**Channel Letter Layout**  
48.37 Sq Ft      Scale: 3/16" = 1'-0"

**Electrical Detail:**

- White LEDs.
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



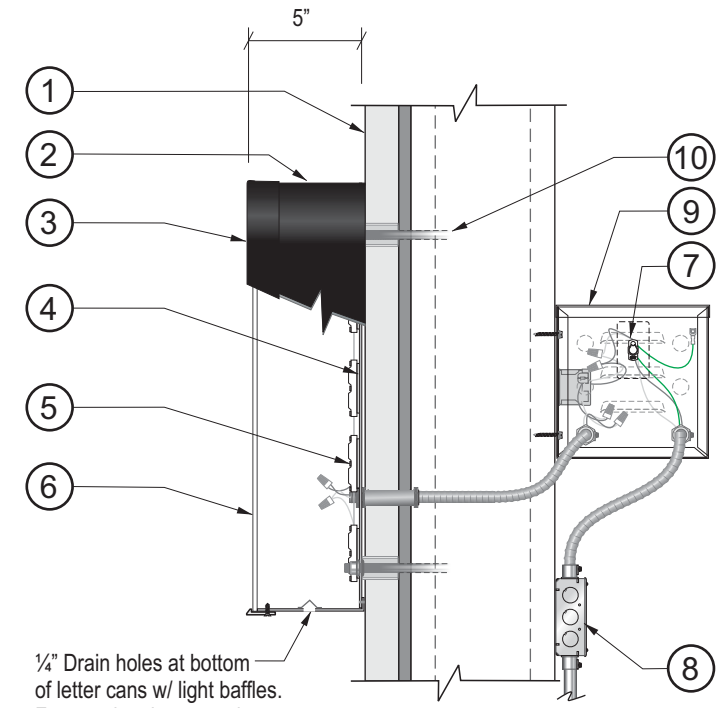
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- Primary electrical feed in 1/2" flex UL conduit / customer supplied UL junction box
- Power Supplies within UL enclosure (removable lid), 1/4" x 1" min screws
- Mounting Hardware to suit (non-corrosive)



**Section @ LED Channel Letter**

Scale: N.T.S.



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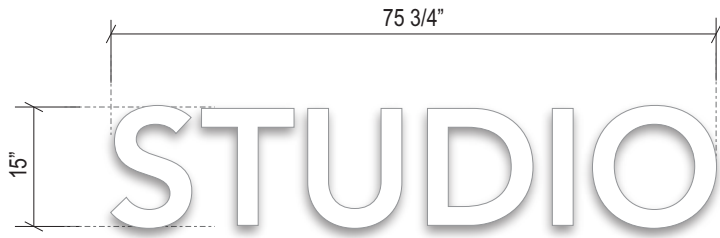
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<b>Square Footage:</b>	63.76

\*\*\* Actual Size to be determined per location



**B1 Channel Letter Detail**

7.89 Sq Ft Scale: 1/2" = 1'-0"



**B6 Channel Letter Detail**

9.16 Sq Ft Scale: 1/2" = 1'-0"



**B2 Channel Letter Detail**

10.23 Sq Ft Scale: 1/2" = 1'-0"



**B5 Channel Letter Detail**

9.06 Sq Ft Scale: 1/2" = 1'-0"



**B3 Channel Letter Detail**

12.06 Sq Ft Scale: 1/2" = 1'-0"



**B4 Channel Letter Detail**

15.36 Sq Ft Scale: 1/2" = 1'-0"



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Existing



**New Replacement Panel - Existing D/F Pylon**

**QTY 2 (1 SET)**

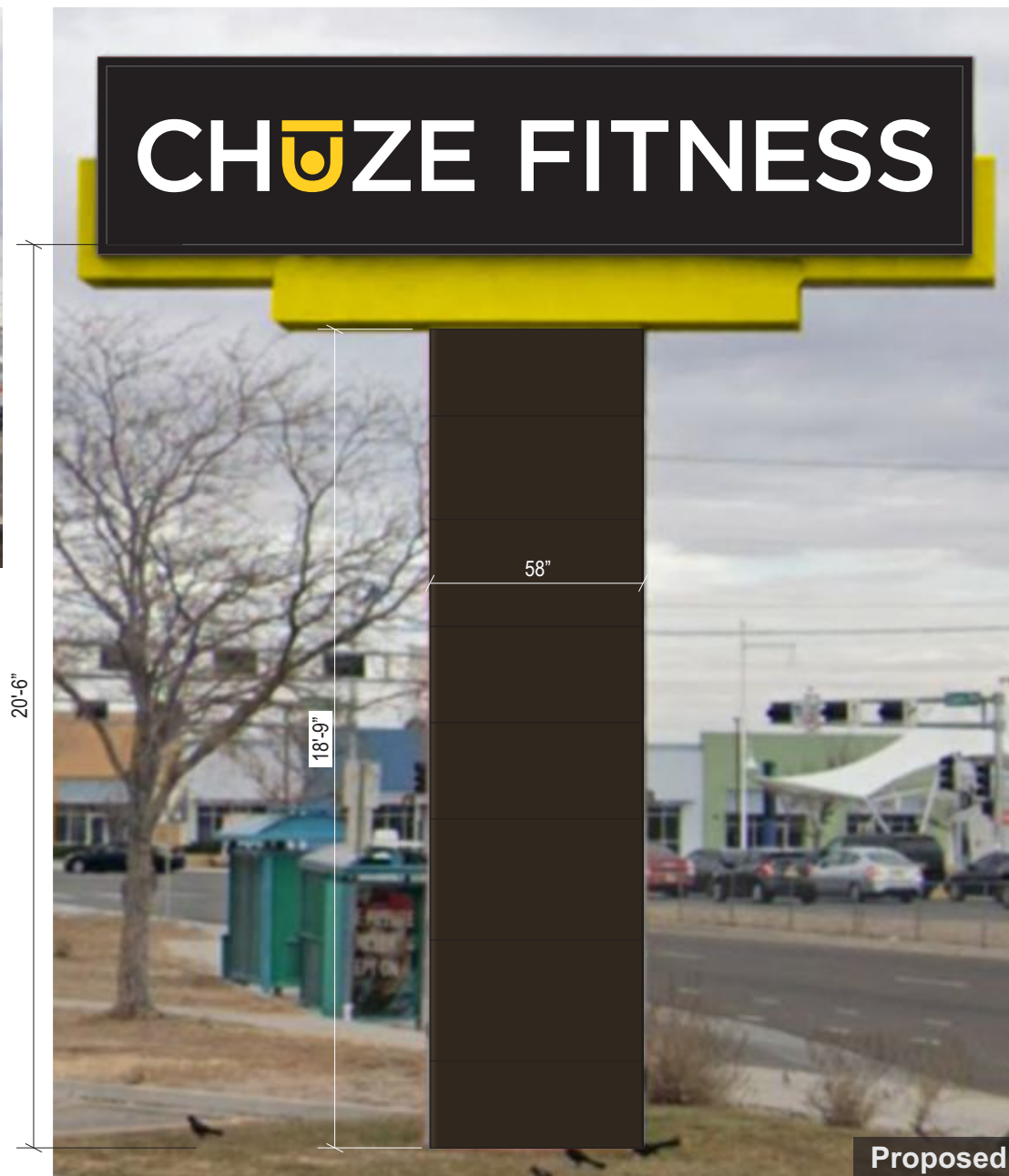
Scale: 1/4" = 1'-0"

**Specifications:**

1. New 3/16" white polycarbonate
2. applied vinyl per specifications
3. Existing Retainer (Visual Opening)

**Color Specifications:**

- Arlon 2500-15 Yellow, Pantone 116C
- Arlon 5570-122 Blockout Film Black



Proposed

Scale: 1/4" = 1'-0"



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