

PROJECT NO. 1001206	APPLICATION NO. 02AA 01360
PROJECT NAME J. Hy Lube	
EPC APPLICATION NO.	
APPLICANT / AGENT George Rainhart	PHONE NO. 884-9110
ZONE ATLAS PAGE	720-2509
ONE STOP COMMENT FORM LOG	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED NO	DATE 8-30-02	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
No Adverse comment		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RAA	DATE 8/30/02	DATE
COMMENTS:		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BLB	DATE 8/30/02	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 9/9/02 CB	DATE	DATE
COMMENTS:		
8/30/02 Site visit - Reg. Existing Landscaping plan Applic. to submit texture samples		

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit	AA	<input type="checkbox"/> LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		<input type="checkbox"/> ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: LubriCar, INC PHONE: 897-6701
 ADDRESS: 3520 Calle Cuervo, NW FAX: 897-6706
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): George Rainhart, Architects PHONE: 884-9110
 ADDRESS: 2325 SAN PEDRO, NE # 2B FAX: 837-9577
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: MODIFY ELEVATIONS + LANDSCAPING Administrative Site Plan AMENDMENT.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 3C-2 Block: _____ Unit: _____
 Subdiv. / Addn. BLACK RANCH
 Current Zoning: SU1 for C1 Proposed zoning: _____
 Zone Atlas page(s): C-13-Z No. of existing lots: 1 No. of proposed lots: _____
 Total area of site (acres): 0.6245 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Valley View Drive NW (9386 Coors Blvd. NW)
 Between: Valley View Dr NW and IRVING Blvd. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

EPC 01128-01750, DRB ORDER-00172, Project 1001206

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE William A. Johnson DATE 8/29/02
 (Print) W. A. Johnson _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02AAC - 01360</u>	<u>AA</u>	<u>2(4)</u>	\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>NA</u>			Total \$ <u>45.00</u>

B. J. Johnson 8-29-02
 Planner signature / date

Project # 1001206

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- 2 copies of the Conceptual Utility Layout Plan if relevant (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) \$45.
- Any original and/or related file numbers are listed on the cover application

NOTE: The next three items are also required only if the original approval required a public hearing.

- Notifying letter and certified mail receipts addressed to owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if amendment changes less than 2% of square footage.)
- Sign Posting Agreement (Not required if amendment changes less than 2% of square footage.)

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to **all** those listed above:

- Collocation evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Cynthia Borrego-Archuleta at 924-3335 for details.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

William A. Johnson
 Applicant name (print)
W. A. Johnson
 Applicant signature / date



Form revised September 2001

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
02AAO- - 01360

[Signature] 8-29-02
 Planner signature / date
Project # 1001206

ONE STOP SHOP ••• FRONT COUNTER
 City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
 LAND DEVELOPMENT COORDINATION DIVISION (LDC)
 Plaza Del Sol -2nd Floor West - 600 2nd St NW
 Land Development / Planning - Main Fax (505) 924-3685
 Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Lupri Car, Inc.
AGENT Geo. Reinherdt, Arch.
ADDRESS 2325 San Pedro Blvd. NE. 87110
PROJECT NO. 1001206
APPLICATION NO. CEAAO - 01360

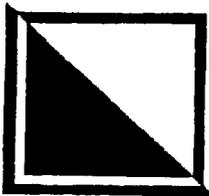
\$ _____ 441006 / 4983000 (DRB Cases)
 \$ 4500 441006 / 4971000 (EPC & AA / LUCC / Appeals)
 \$ _____ 441018 / 4971000 (Notification)

\$ 4500 **Total amount due**

City Of Albuquerque
 Treasury Division

08/29/2002 3:10PM LDC: ANEX
 RECEIPT# 00009674 WS# 008 TRANCH 0061
 Account 441006 Fund 0110
 Activity 4971000 TRSKDM
 Trans Amt \$45.00
 J24 Misc 7/1/02 \$45.00
 VI \$45.00
 CHANGE -0.00

FAX TRANSMITTAL LETTER



GEORGE RAINHART, ARCHITECT
AND ASSOCIATES P.C.
2325 SAN PEDRO, N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110
FAX: (505) 837-9877
NET: Bjohnson@gra-arch.com

DATE:
GRA PROJECT #:
PROJECT:

September 3, 2002
0125
Jiffy Lube
9386 Coors NW, Albuquerque

IF ALL (1) PAGES, INCLUDING THIS COVER, ARE NOT RECEIVED, PLEASE NOTIFY SENDER

TO: City Of Albuquerque Planning

ATTN: Cynthia Borrego Archuleta

REMARKS:

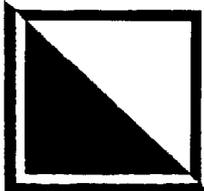
LANDSCAPE AREA REQUIREMENTS for Sheet L-1 w/ Stamp dated 7-12-02

Site Area	27,203 s.f. (0.6245 Ac)
Building Area	2,369 s.f.
Public R.O.W.	1,460 s.f.
Net	23,374 s.f.
Required Landscape Area (15% of Net)	3,506 s.f.
Provided Landscape Area	4,690 s.f.

COPIES TO:
1-FILE

SIGNED: BILL JOHNSON
M 505-720-2504

FAX TRANSMITTAL LETTER



GEORGE RAINHART, ARCHITECT
AND ASSOCIATES P.C.
2325 SAN PEDRO, N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110
FAX: (505) 837-9877
NET: Bjohnson@gra-arch.com

DATE: September 3, 2002
GRA PROJECT #: 0125
PROJECT: Jiffy Lube
9386 Coors NW, Albuquerque

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TO: City Of Albuquerque Planning

ATTN: Cynthia Borrego Archuleta fx 924-3339

REMARKS:

SIGNAGE COLOR CHANGE for Sheet A2.1

Sign Color of "Jiffy Lube" above entry canopy on west elevation shown as White, change to Red to contrast better with light tan Stucco.

COPIES TO:
1-FILE

SIGNED: BILL JOHNSON
M 505-720-2504

CC Lubricar - DOW 897-6706

City of Albuquerque
Planning + Zoning

August 29, 2002

Re: EPC: 01128-01750
DRB: 02DRB-00172
Project: 1001206

Dear Sirs:

We respectfully submit the attached plans for the purpose of modifying the existing elevations contained in the approved Site Plan for Building Permit package to improve the fade resistance of the exterior building materials as it became apparent after the DRB submittal that to keep the facade looking "fresh" could be a significant issue in the Albuquerque sun. To mitigate this problem, the stucco soffit has been replaced with long life prefinished metal panels, the red horizontal painted stripe on the masonry eliminated, and the awning and canopy covers redesigned to take advantage of prefinished materials. See sheet A2.1.

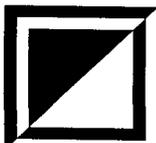
In addition, the owners wish to modify the plantings to conserve water and allow better street visibility of their business. See sheets L-1 and A1.0.

Respectfully,

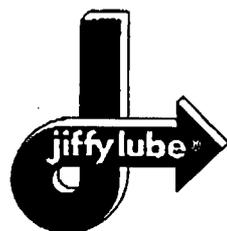


Bill Johnson, AIA
Project Manager
George Rainhart, Architect + Associates

- See photo of similar building. This building will also have light tan stucco @ office area.



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



jiffylube

LUBRICAR, INC.
3520 CALLE CUERVO NW
ALBUQUERQUE NM 87114-9220
(505) 897-6701 • fax (505) 897-6706
JiffyLubeNM.com

August 29, 2002

City of Albuquerque
Planning and Zoning

Hand Delivered.

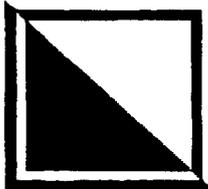
To Whom It May Concern:

We authorize Bill Johnson of George Rainhart and Associates to request elevation and landscaping changes as an administrative amendment on our behalf.

Sincerely

Richard B. Jones
Chief Financial Officer

FAX TRANSMITTAL LETTER



GEORGE RAINHART, ARCHITECT
AND ASSOCIATES P.C.
2325 SAN PEDRO, N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110
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<hr/>	
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1-FILE

SIGNED: BILL JOHNSON
M 505-720-2504