

APPLICATION NO. 03AAD-00187	PROJECT NO. 1001206
PROJECT NAME JIFFY LUBE ON COORS NW	
EPC APPLICATION NO.	
APPLICANT / AGENT LUBRICAR / Bill Johnson	PHONE NO. 884-9110 ext. 209
ZONE ATLAS PAGE C-13	

AA

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
NSF	2/18/03		
COMMENTS:			
No adv. comments			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
NSF	4/2/03		
COMMENTS:			
N/A			

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
BLB	2/7/03		
COMMENTS:			

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

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	
PLANS APPROVED	DATE	DATE	
			(Site plan req.)
COMMENTS:			
2/20/03 Reviewed w/ zoning Eng. Height/Designation appears to be Free Standing rather than monument			
discuss w/ Council - may require deferral to EPC for site plan amendment/plan			
(✓ EPC file/notes)			
2/21/03 Referred to EPC upon discussions w/ Ellen K. Marshall &			

Received 2/16/03 ft

(Return form with plat / site plan)

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision Plat

Minor Subdivision Plat

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

for Subdivision Purposes **AA**

for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

ZONING

Annexation & Zone Establishment

Sector Plan

Zone Change

Text Amendment

Special Exception **E**

APPEAL / PROTEST of... **A**

Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

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 87114-9220 E-MAIL: _____

Proprietary interest in site: Owner

AGENT (if any): Bill Johnson of GEORGE RAINHART + ASSOC PHONE: 884-9110 x204

ADDRESS: 2325 SAW PEDRO, NE # 2B FAX: 837-9877

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: b.johnson@gra-arch.com

DESCRIPTION OF REQUEST: MODIFY BASE OF MONUMENT SIGN DUE TO CONFLICT WITH UTILITY LINE

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 CI 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. 101306434738510413 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 9386 COORS Blvd, NW

Between: Volley View PL, 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: 02DRB-00172, Project 1001206, AA 02AA-01

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

SIGNATURE William A. Johnson DATE 2-5-03

(Print) William A. Johnson _____ Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03AAD-00187</u>	<u>AA</u>		\$ <u>4500</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>NA</u>			Total \$ <u>4500</u>

Boyer 2/05/03
Planner signature / date

Project # 1001206

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
___ Major Subdivision Plat		___ Annexation & Zone Establishment	
___ Minor Subdivision Plat		___ Sector Plan	
___ Vacation	V	___ Zone Change	
___ Variance (Non-Zoning)		___ Text Amendment	
		___ Special Exception	E
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
___ for Subdivision Purposes		___ Decision by: Planning Director	
<input checked="" type="checkbox"/> for Building Permit	AA	or Staff, DRB, EPC, Zoning Board of	
___ IP Master Development Plan		Appeals, LUCC	
___ 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: Lubricat, INC PHONE: 897-6701
 ADDRESS: 8520 Calle Cuervo NW FAX: 897-6706
 CITY: Albuquerque STATE NM ZIP 87114-9220 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Bill Johnson of GEORGE RAINHART ASSOC PHONE: 884-9110 x704
 ADDRESS: 2325 SAN PEDRO, NE # 2B FAX: 837-9877
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: bjohnson@gra-arch.com

DESCRIPTION OF REQUEST: MODIFY BASE OF MONUMENT SIGN DUE TO CONFLICT WITH UTILITY LINE

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. 101306434738510413 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 9386 COORS Blvd, NW
 Between: Valley View PL, 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: 02 DRB-00172, Project 1001206, AA 02AA-0136
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE William A. Johnson DATE 2-5-03
 (Print) William A. Johnson _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>03A00-00187</u>	<u>AA</u>		\$ <u>4500</u>
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input 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				Total \$ <u>4500</u>
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date			
<input type="checkbox"/> F.H.D.P. fee rebate	<u>NA</u>			

Planner signature / date: Bob Kent 2/05/03 Project # 1001206

Form revised September 2000

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
- Letters of non-objection from owners of any adjacent residential properties within 100 feet.
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- 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

- Proposed amended Site Plan with changes circled and noted (folded to fit into an 8.5" x 14" pocket) 5 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" x 14" pocket) 1 copy
- 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
- Letters of non-objection from owners of any adjacent residential properties
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (Not required if change is less than 2% of square footage.)
- Sign Posting Agreement (Not required if change is less than 2% of square footage.)
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule) 4500
- Any original and/or related file numbers are listed on the cover application

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
2-5-03

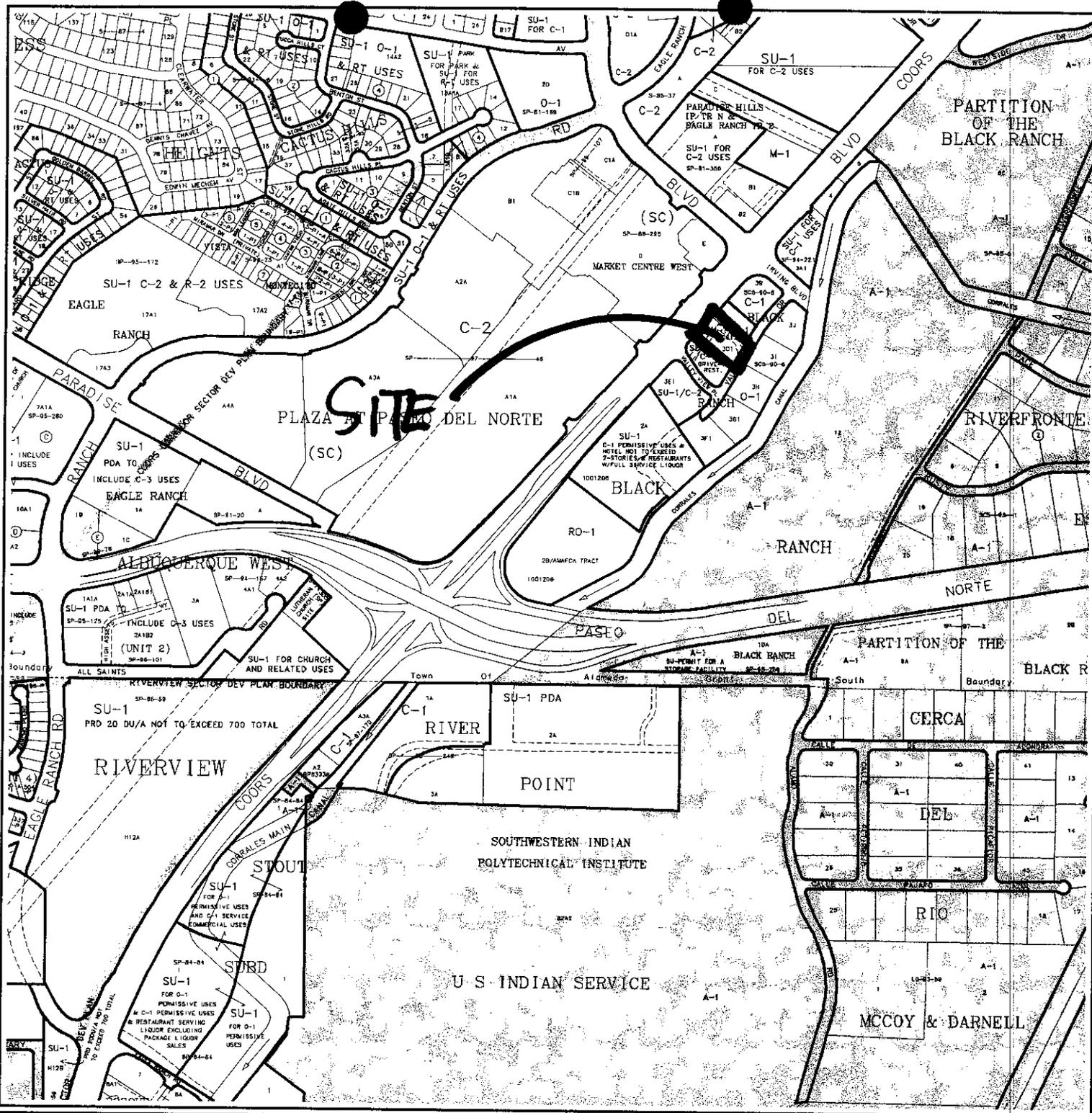


Form revised September 2000

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

Application case numbers
03AAO 00187

B. Lambert 2/05/03
 Planner signature / date
 Project # 1001206



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

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol - 2nd & 4th Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

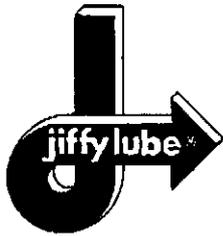
APPLICANT NAME Lubricar, Inc.
AGENT Bill JOHNSON
ADDRESS 2325 SAN PEDRO NE 2P. 87110
PROJECT NO. 1001206
APPLICATION NO. 03AA2-00187

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

\$ 4500 **Total amount due**

DUPLICATE
City of Albuquerque
Treasury Division

02/05/2003 4:34PM LDC: ANNX
RECEIPT# 00003788 WBS# 005 TRANS# 0043
Account 441006 Fund 0110
Activity 4971000 TRSDMM
Trans Acc \$45.00
JCA Misc \$45.00
VI 10/28/02 \$45.00
CPAN# \$0.00



jiffylube

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

February 5, 2003

To Whom It May Concern:

From: Keith Mortensen, President

RE: Jiffy Lube signage at 9386 Coors Blvd. NW

Please be advised that Bill Johnson is authorized by Lubricar, Inc. dba Jiffy Lube to submit the administrative amendment on our behalf.

Thank you for your help in this matter.

City of Albuquerque
Planning + Zoning

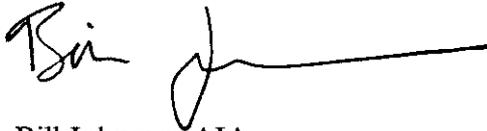
February 5, 2003

Re: EPC: 01128-01750
DRB: 02DRB-00172
Project: 1001206
AA: 02AA-01360

Dear Sirs:

We respectfully submit the attached plans for the purpose of modifying the existing monument sign contained in the approved Site Plan for Building Permit package to avoid a conflict with an existing buried utility that cannot be moved. The utility was installed out of it's easement far enough to necessitate removing most of the base of the monument sign.

Respectfully,



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



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

PLANNING DEPARTMENT

P.O. Box 1293
Albuquerque, NM 87103
600 2nd St. NW
Albuquerque, NM 87102



Fax Transmittal Cover Sheet

To: Bill Johnson

Company: Rainhart & Assoc.

Fax No: 837-9877

Telephone: _____

From: Cynthia Dwyer

Division: **Administration Planning Department**

Telephone: **505-924-3860**

Total No. Of Pages (Including Cover Page) ~~7~~ 4

COMMENTS: _____

FAX TRANSMITTAL



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

GRA PROJECT #: 0125

DATE: 2-21-03

TO Cynthia Barrego FIRM NAME: _____

FAX NUMBER: 924-3339 PHONE NUMBER: 3335

NUMBER OF PAGES: (including transmittal sheet): 3

FROM: Bill Johnson

PROJECT: Jiffy Lube

COMMENTS: I wish I'd known enough to question the height at the time we went to EPC

OFFICIAL NOTIFICATION OF DECISION

01128 01749 / 01128 01750 (Project 1001206)

January 17, 2002

Page 3

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. A pedestrian connection to the site from the 6-foot wide walkway between the structures and the street that is clearly identified and inviting shall be provided.
3. The bike rack shall be set in concrete and moved to a convenient location near the building entrance but not within pedestrian pathways, vehicular drives or landscape areas.
4. All light fixtures shall be fully horizontal lamps so that no fugitive light shall escape beyond the property line. No light source shall be visible from the site perimeter.
5. All façade colors and materials shall be specified on the site plan, including the red stripe around the building.
6. No outdoor loudspeakers or other amplified public address systems are permitted.
7. Signage:
 - a. Free-standing signs shall be no higher than 8-feet above grade with a maximum sign-face size of 75 square feet.
 - b. Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached.
 - c. The maximum height for individual letters is 3-feet.
 - d. No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.
 - e. All signage shall be specified as to size, type, color and materials.
8. An outdoor patio space that is a minimum of 150 square feet in size with tables and seating shall be provided. This patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
9. Low walls and/or landscaped berms 2 ¼ to 3 feet high shall be used to screen parking areas from the adjacent street. The walls shall integrate with building materials/colors.
10. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
11. The refuse enclosure shall be compatible in design, color and material with building architecture. A detail drawing of the refuse enclosure shall be shown on the site plan. The gates shall be opaque; chain link gates are not allowed.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION**

ENVIRONMENTAL PLANNING COMMISSION

Number: 01128-01749; 01128-01750

January 17, 2002

Page 9

n.m.m. allowed. The EPC approved design guidelines for parcel development near the subject site allow for free-standing signs that are no higher than 8-feet above grade with a maximum size of 75 square feet. The guidelines also state that façade mounted signs shall not exceed 6 percent of the facade area to which it is attached and that the maximum height for individual letters is 3-feet. In addition, no lighted signs should be placed on east-facing buildings or in a location that is visible from residential areas east of this development. All signage should be specified as to size, type, color and materials.

west? An outdoor patio space that is a minimum of 250 square feet in size with tables and seating should be provided. This patio should have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

decreased size? 150 sq ft?

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The applicant was in attendance at the Pre-Hearing discussion.

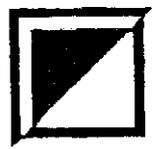
Neighborhood Concerns

Staff has received no input or communication of any kind from neighbors or neighborhood representatives regarding this request.

Conclusions

The subject request is generally in compliance with the policies of the Comprehensive Plan. The location, intensity, and design of the development respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources because the design is compatible with the surrounding area and maintains the mountain views. The new growth is contiguous to existing urban facilities and where the integrity of neighborhoods can be ensured. The commercial development is located in an existing commercially zoned area at the intersection of arterial streets and with access to mass transit. The request is in compliance with the Policies of the West Side Strategic Plan by providing appropriate commercial services in areas along a major commercial corridor. Staff recommends approval of these requests.

FAX TRANSMITTAL



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

GRA PROJECT #: 0214
DATE: 1-31-03

TO: Cynthia Porrego FIRM NAME: Cof. ARSO.

FAX NUMBER: 924-3339 PHONE NUMBER: 924-3335

NUMBER OF PAGES BEING SENT (including transmittal Sheet): 5

FROM: Bill Johnson

PROJECT: Jiffy lube - ⁹³⁸⁶ Courts, NW

COMMENTS:

- The attached pages show the Burger King sign next door, the approved sign, their locations and the proposed sign for Jiffy lube to avoid the out-of-easement Qwest line.
- The project is complete, but for this sign.
- This site is located between BK & Wells Fargo, both w/ higher approved signs. I think this sign should be allowed to be at least as high as the BK sign at 14'. Thanks.

IF YOU DO NOT RECEIVE THE NUMBER OF PAGES REFERENCED ABOVE, CALL @ 505/884-9110..L

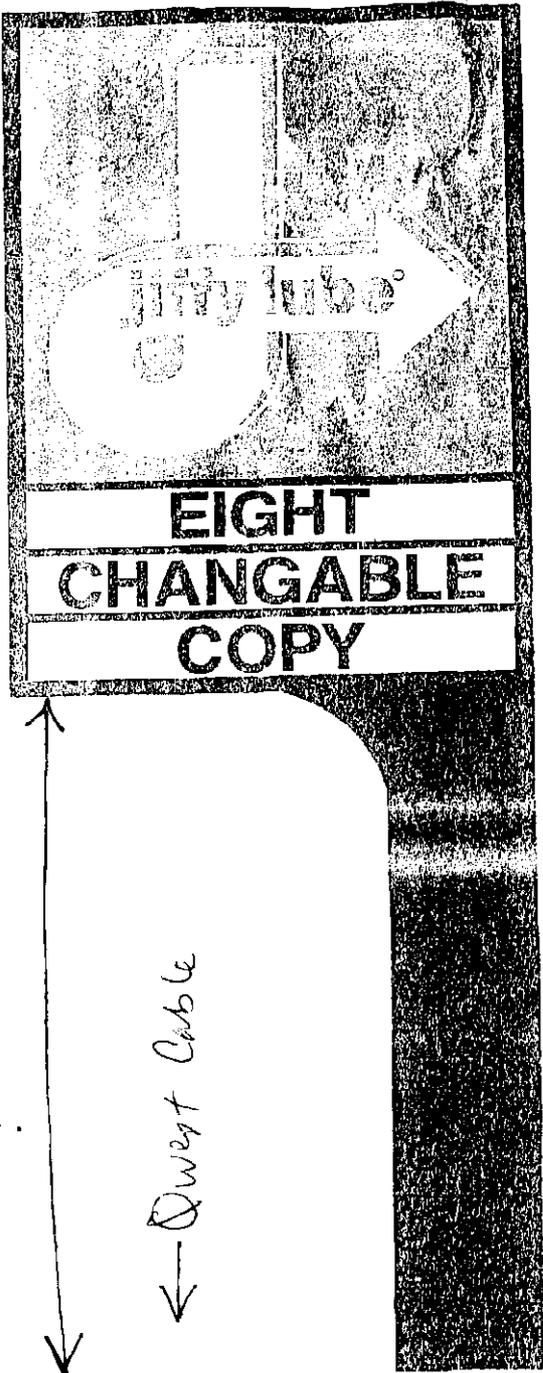
COPIES TO: _____

cell # 720-2504
office # 884-9110 x 204

7'

7'

3'



Proposed Solution

File Name: "A:\JIFFY.SCV"

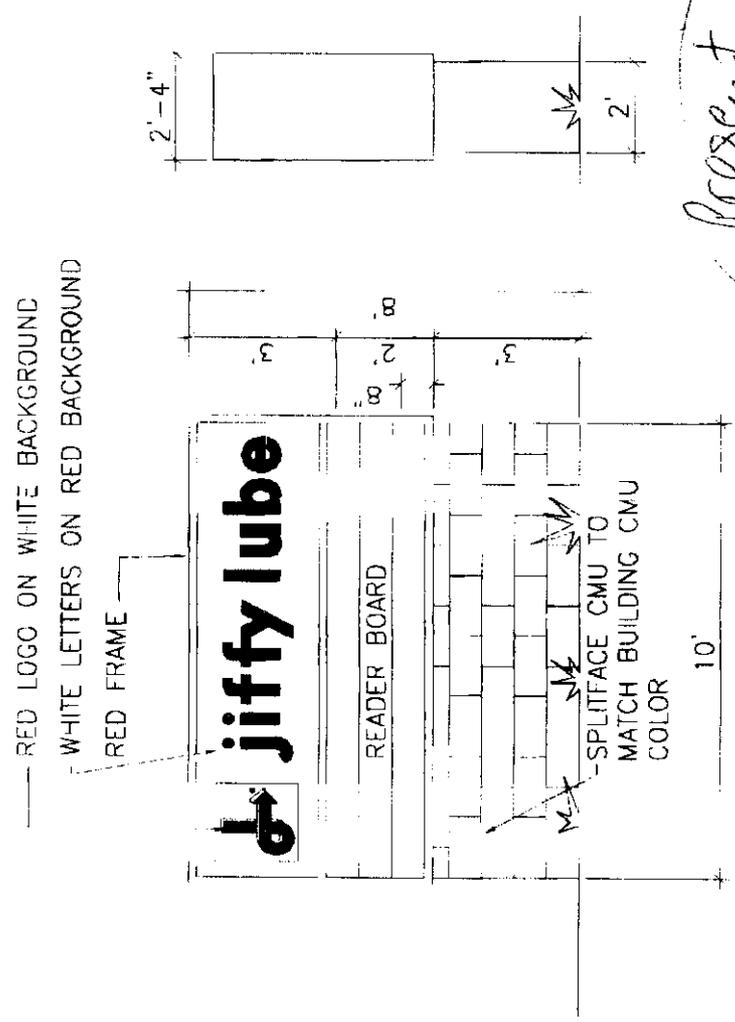
Designer:

Customer:

Date: 01/30/03 14:08:57

Comments:

5/5

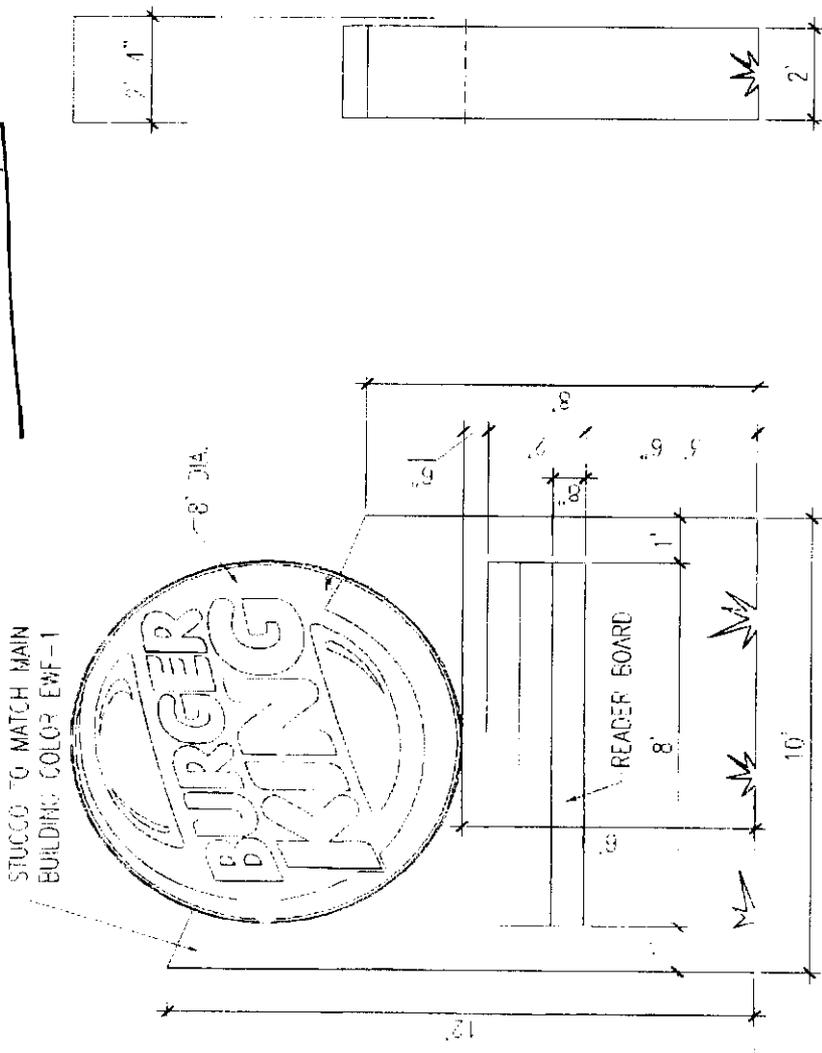


*Present
Approved
Sign*

8 MONUMENT SIGN
Scale: 1/4" = 1'-0"

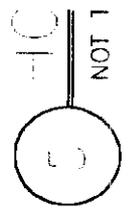
4/5

EXISTING



24" REFLEC
WHITE STRIP

FACE OF CI



STUCCO TO MATCH MAIN
BUILDING COLOR EWF-1

8' DIA.

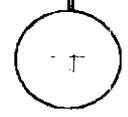
READER BOARD

3" DIA. STEEL
PIPE / PAINT
SET INTO
3" DEEP, 18"
FROM EDGE

EXTEND PIPE
12" MINIMUM
BELOW CONC
SURFACE

4 Monument Sign

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



Detail

