

APPLICATION NO. 03AAD-01641	PROJECT NO. 1003003
PROJECT NAME LA MONTANITA COOP SIGN EXPANSION	
EPC APPLICATION NO.	
APPLICANT / AGENT STEPHENSON PROP, / MARG. CONST.	PHONE NO. 292-2253
ZONE ATLAS PAGE G-12	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	
10-6-05	

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED N/A	DATE 10/7/03	DATE
COMMENTS:		
• Approved as long as proposed board sign doesn't encroach into City Row.		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED N/A	DATE 10/8/03	DATE
COMMENTS:		
N/A		

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED Bus	DATE 10/8/03	DATE
COMMENTS:		

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

PLANNING (505) 924-3858 <i>Reviewed 10/9/05</i>		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
Does the request include expansion of sign area? If so, calculations for the expansion of sign area must be provided. 10/17 left phone message to this effect!		

Close File: Non Responsive Applicant
(Return form with plat / site plan)
6/30/05 - Bob Fawcett



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2003

Arlan Kamstra
Marquise Construction, Inc.
P.O. Box 14751
Albuquerque, NM 87191

Mr. Kamstra:

I am writing in regards to your Administrative Amendment request filed with the City of Albuquerque Planning Department to expand the freestanding sign at the La Montanita Coop site located at 2400 Rio Grande Boulevard NW. The application number for this request is 03AA-01641, the Project number is 1003003.

While we traded phone messages regarding this request some time ago, I have not heard from you or received additional information in some time. Consequently, I thought it best to provide you with comments in writing so you can determine whether or not you wish to proceed with this request. Below you will note the information I need to process this application. If I do not hear from you or receive this information in 45 days I will simply deny the request and close this file.

Information to be submitted:

- Indicate the size (sf) and height of all existing freestanding signage on the site (both signs)
- Indicate on an elevation drawing the size (square footage of sign area), height and materials of the existing freestanding sign that is proposed to be expanded
- Indicate on a separate elevation drawing the size (square footage of sign area), height and materials of the freestanding sign as proposed

If you have questions, you may reach me at 924-3346. Should you wish, I can be available to meet with you at a mutually convenient time.

Sincerely,

Bob Paulsen, AICP
Manager, Development Review Division
City of Albuquerque Planning Department

Cc: Stephenson Properties
P.O. Box 82512
Albuquerque, NM 87198

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form S	ZONING & PLANNING		Supplemental form Z
<input type="checkbox"/>	Major Subdivision action		<input type="checkbox"/>	Annexation	
<input type="checkbox"/>	Minor Subdivision action		<input type="checkbox"/>	County Submittal	
<input type="checkbox"/>	Vacation	V	<input type="checkbox"/>	EPC Submittal	
<input type="checkbox"/>	Variance (Non-Zoning)		<input type="checkbox"/>	Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/>	Sector Plan (Phase I, II, III)	
<input type="checkbox"/>	... for Subdivision Purposes		<input type="checkbox"/>	Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/>	... for Building Permit	AA	<input type="checkbox"/>	Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/>	IP Master Development Plan				
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	L			
			APPEAL / PROTEST of...		A
			<input type="checkbox"/>		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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: Stephenson Properties PHONE: 997-2079
 ADDRESS: P.O. Box 82572 FAX: 292-1713
 CITY: Alb. N.M. STATE N.M. ZIP 87198 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Marquise Const Inc. PHONE: 292-2253
 ADDRESS: P.O. Box 14751 FAX: 292-1713
 CITY: Albuquerque STATE NM ZIP 87191 E-MAIL: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE SITE PLAN AMENDMENT TO EXPAND F/S SIGN SIZE. (9' to 16' HEIGHT)

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. 32C1 Block: _____ Unit: _____
 Subdiv. / Addn. Alvarado Gardens
 Current Zoning: SU1, C1 Proposed zoning: N/C
 Zone Atlas page(s): 6-12-2 & 6-12-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ 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.) Within 1000FT of a landfill? NO
 UPC No. 101206051405940507 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2400 RIO GRANDE BLVD NW,
 Between: MATTHEW AVE. NW and DON QUIXOTE / DON FERNANDO RD. 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.): 2-86-80
2-85-80-1 AA 98-136 (Sign)

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

SIGNATURE Marquise Const Inc by Arlan Kamstra DATE _____
 (Print) Marquise Const Inc by Arlan Kamstra Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>03AAA0 - 01641</u>	<u>AA</u>	<u>R4</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 checked="" 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	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>NA</u>	_____	_____	<u>\$ 45.00</u>

Berkert 9/24/03 10/6/03 Project # 1003003
 Planner signature / date

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) 5 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) \$1500
- 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 1/4 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.

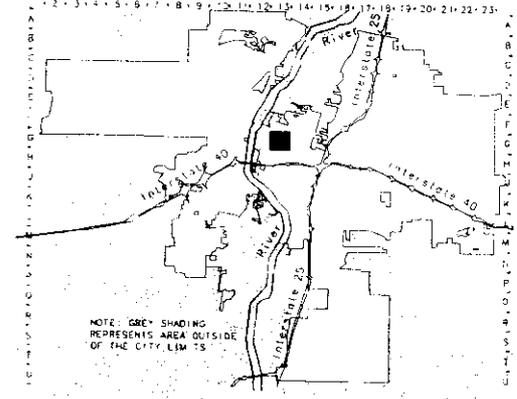
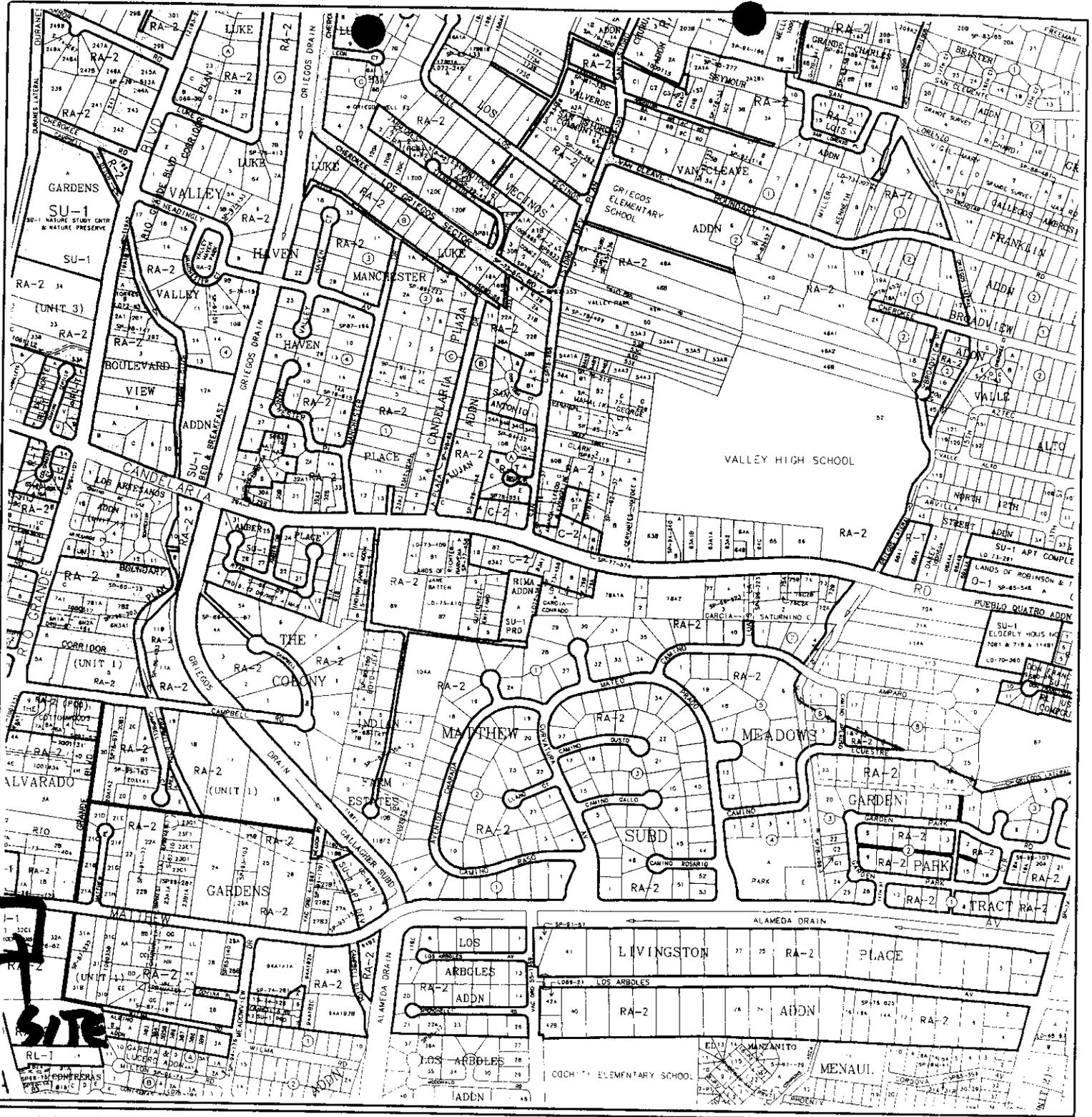
Marquise Const. by Arlan Kamstra
 Applicant name (print)
Marquise Const. by Arlan Kamstra 9-8-103
 Applicant signature / date



Form revised September 2001

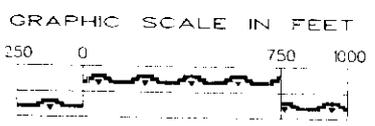
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
03AA0-01641

B. Bennett 10/16/03
 Planner signature / date
Project # 1003003



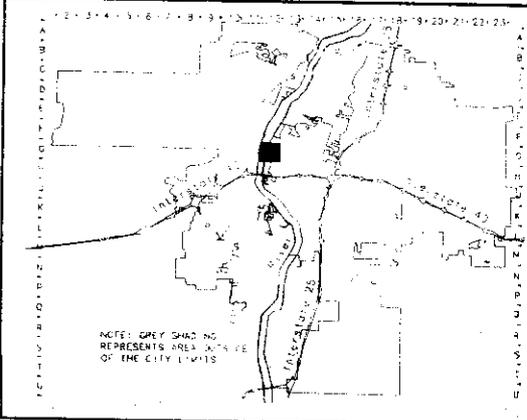
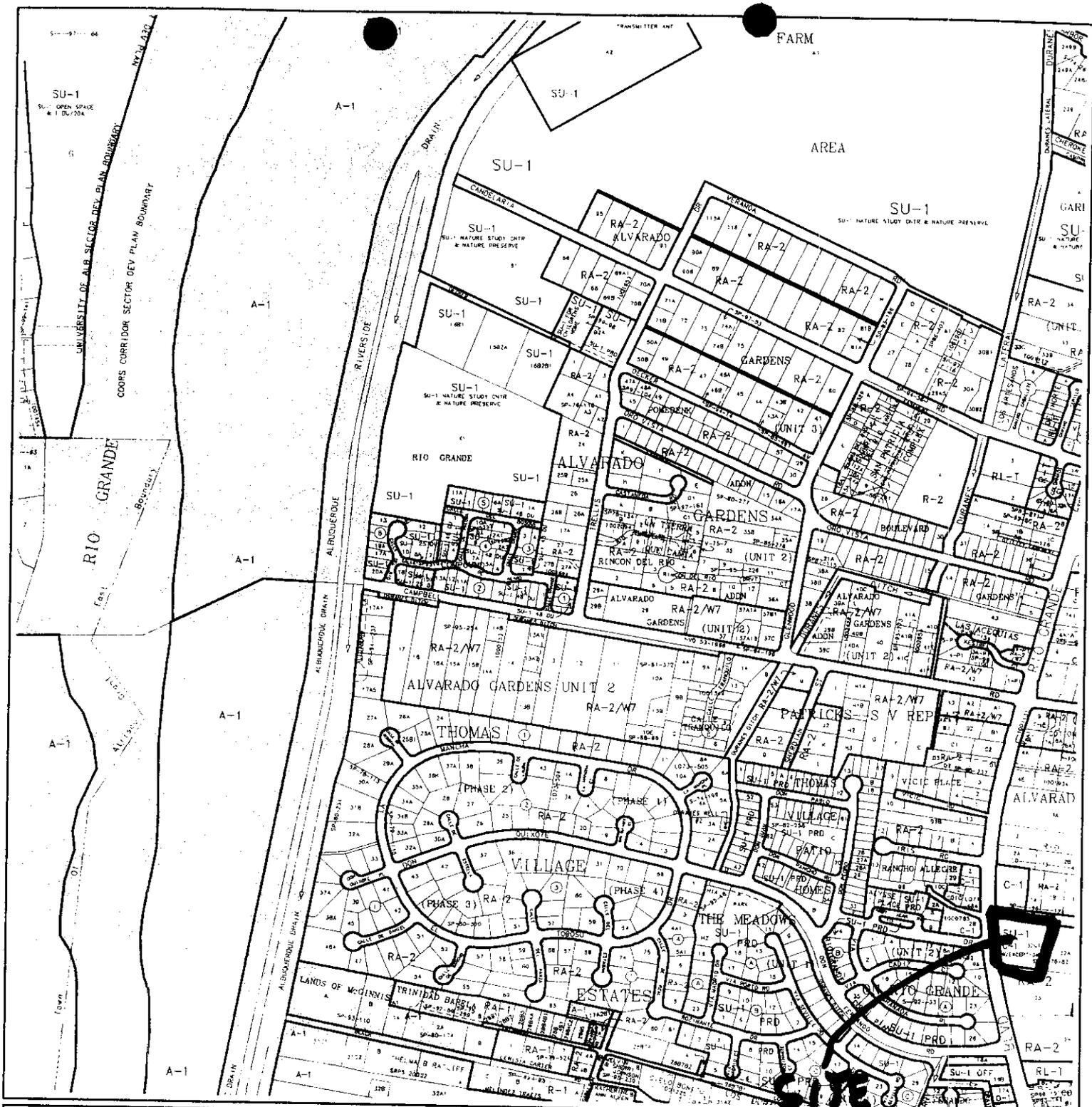
CITY OF
Albuquerque
A **QUICK** G **EOGRAPHIC** I **FORMATION** S **YSTEM**
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page
G-13-Z

Map Amended through July 10, 2003



CITY OF
Albuquerque

A **G** **I** **S**
A Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

G-12-Z

Map Amended through July 10, 2003

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

STEPHENSON PROPERTIES

AGENT

Mangrove Const., INC.

ADDRESS

P.O. BOX 14751

PROJECT NO.

1003003

APPLICATION NO.

03AA0-01641

\$ _____ 441006 / 4983000 (DRB Cases)

\$ 45⁰⁰ 441006 / 4971000 (EPC & AA) LUCC / Appeals)

\$ _____ 441018 / 4971000 (Notification)

\$ 45⁰⁰ Total amount due

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 BAPTIST CONVENTION OF NM
AGENT GEN. DYNAMICS / DANIEL BAUM
ADDRESS 4201 YALE BLVD NE, Suite f, 87107
PROJECT NO. 1003019
APPLICATION NO. 03AA-01702

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

\$ 45⁰⁰ Total amount due

GENERAL DYNAMICS NETWORK SYSTEMS, INC.

222004 0362

DATE Sept 24, 2003 53-292-113

PAY TO THE ORDER OF

City of Albuquerque

\$ 4500/100

DOLLARS

Payable at THE BOSTON SAFE DEPOSIT AND TRUST COMPANY
Boston, MA 02108

FOR GMMNAB, CED3A055

[Signature]

⑈ 2220040362⑈ ⑈ 011302920⑈ ⑈ 561797⑈



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2003

Arlan Kamstra
Marquise Construction, Inc.
P.O. Box 14751
Albuquerque, NM 87191

Mr. Kamstra:

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If you have questions, you may reach me at 924-3346. Should you wish, I can be available to meet with you at a mutually convenient time.

Sincerely,

Bob Paulsen, AICP
Manager, Development Review Division
City of Albuquerque Planning Department

Cc: Stephenson Properties
P.O. Box 82512
Albuquerque, NM 87198



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2003

Arlan Kamstra
Marquise Construction, Inc.
P.O. Box 14751
Albuquerque, NM 87191

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Sincerely,

Bob Paulsen, AICP
Manager, Development Review Division
City of Albuquerque Planning Department

Cc: Stephenson Properties
P.O. Box 82512
Albuquerque, NM 87198

December 1, 2003

John Friedman, AIA
P.O. Box 328
120 Main Street
Los Lunas, NM 87031

Mr. Friedman:

I am writing in regards to your Administrative Amendment request filed with the Albuquerque Planning Department for Nahalat Shalom, located at Rio Grande Boulevard NW and Luke Circle, project 1002803. Since we've had difficulty connecting by phone, I thought it best to provide my comments in writing and some ideas on paper—see the enclosed drawing.

As revised, the submitted plans indicate 35 on-site parking spaces and a letter of permission to use parking at 3700 Rio Grande Boulevard. Upon review of your revised plans, along with discussion of the request with area neighbors and City transportation engineers, I feel that it is incumbent upon you and your client to provide additional on-site spaces in order to diminish parking encroachment from this use onto Luke Circle, a neighborhood street. Please recall that the originally approved site plan provided 48 spaces and it appears that the need for parking remains at a level similar to what was originally approved.

In reviewing your submitted plans, I believe it is possible to provide 6 or more additional spaces on-site with only minor adjustment to the submitted plans. Please consider the use of small car spaces (15' x 8') for up to 25% of the spaces. While I have not scaled out my concept, please refer to the enclosed drawing. I urge to consider these suggested changes and/or other adjustments that would result in more on-site parking. I don't want to specify an absolute minimum number of spaces that would be acceptable because I do not know all the considerations that you must take into account. However, I believe that more spaces can and should be provided.

I am hopeful that a solution to the parking needs of Nahalat Shalom can be achieved in the near future. You may reach me at 924-3346. Should you wish, I will be happy to meet with you at a mutually convenient time.

Sincerely,

Bob Paulsen, AICP
Manager, Development Review Division



September 22, 2003

Re: Administrative amendment for taller sign at 2400 Rio Grande Blvd.

There are two signs at 2400 Rio Grande. There is a project directory sign on the corner of Rio Grande and Matthew which was installed according to administrative amendment # AA 98136. The other sign at the entrance is currently nine feet wide by eight feet tall and is used as a reader board for the Coop only. A subway sandwich shop has recently been build into the complex and would like to share the reader board with the Coop. So we are requesting to raise the reader board to accommodate for the Coop and the Subway.

Thank you,

A handwritten signature in black ink, appearing to read "Arlan Kamstra". The signature is fluid and cursive, with a long horizontal stroke at the end.

Arlan Kamstra
Marquise Construction



Stevenson Property, LLC

Bradford Stevenson
Director of Operations
PO Box 82066
Albuquerque, NM 87198-2066

(505) 450-3201 cellular

email: SP.LLC@comcast.net

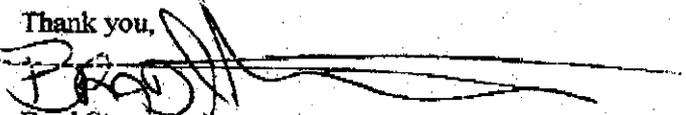
24 September 2003

To Whom It May Concern:

Please let this letter serve as Authorization for an agent of Marquise Construction to receive an Administrative Amendment to draw a permit and/or direct any activity regarding signage for the Subway restaurant located on my property at Plaza De Rio Grande address of 2400 Rio Grande Blvd NW, Alb, NM.

If you have any questions regarding this matter, please contact me directly at 505-991-1079.

Thank you,


Brad Stevenson
Owner/Director of Operations
Stevenson Property, LLC

RIO GRANDE B

24'-0"

24'-0"

ST. DIRECTORY

Raise sign from
H.C. 8' TO 15'

2'-6" HIGH
STUCCOED WALL

FIRE HYDRANT

BUS STOP
WITH BENCH

6'-0"

S.C.

2'-6" HIGH
STUCCOED WALL

5'-0"

6'-0" HIGH MASONRY WALL

ME
ASSOCIATES

SITE PLAN

REVISED 6-10-87

1/16" =

LAS MANZANITAS
COOP

READER
BOARD

Existing Sign
raised

Double-Sided

EXIST.
SIGN

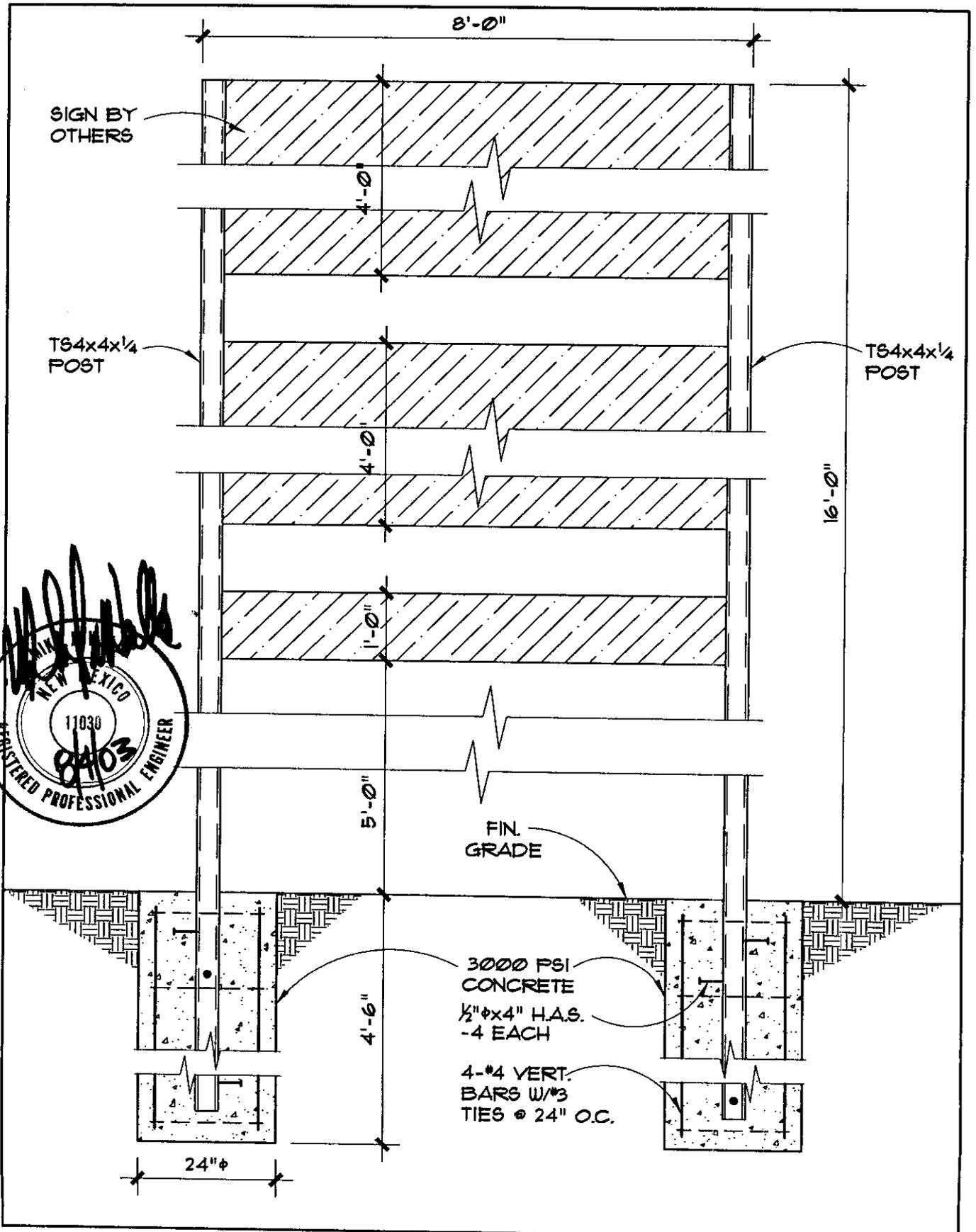
READER
BOARD

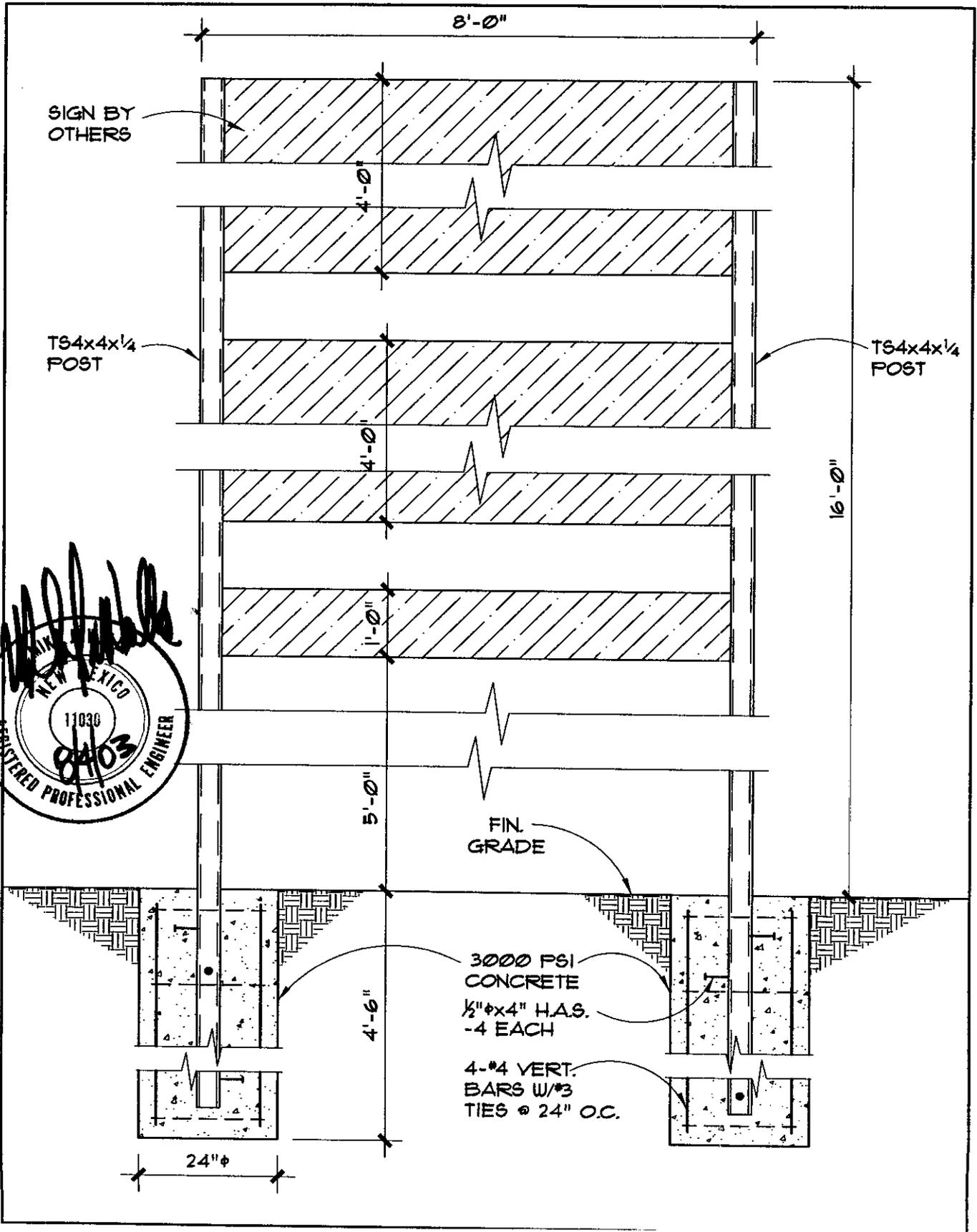
SUBWAY

Ground Level

PIP
USED

1/2" = 1 foot



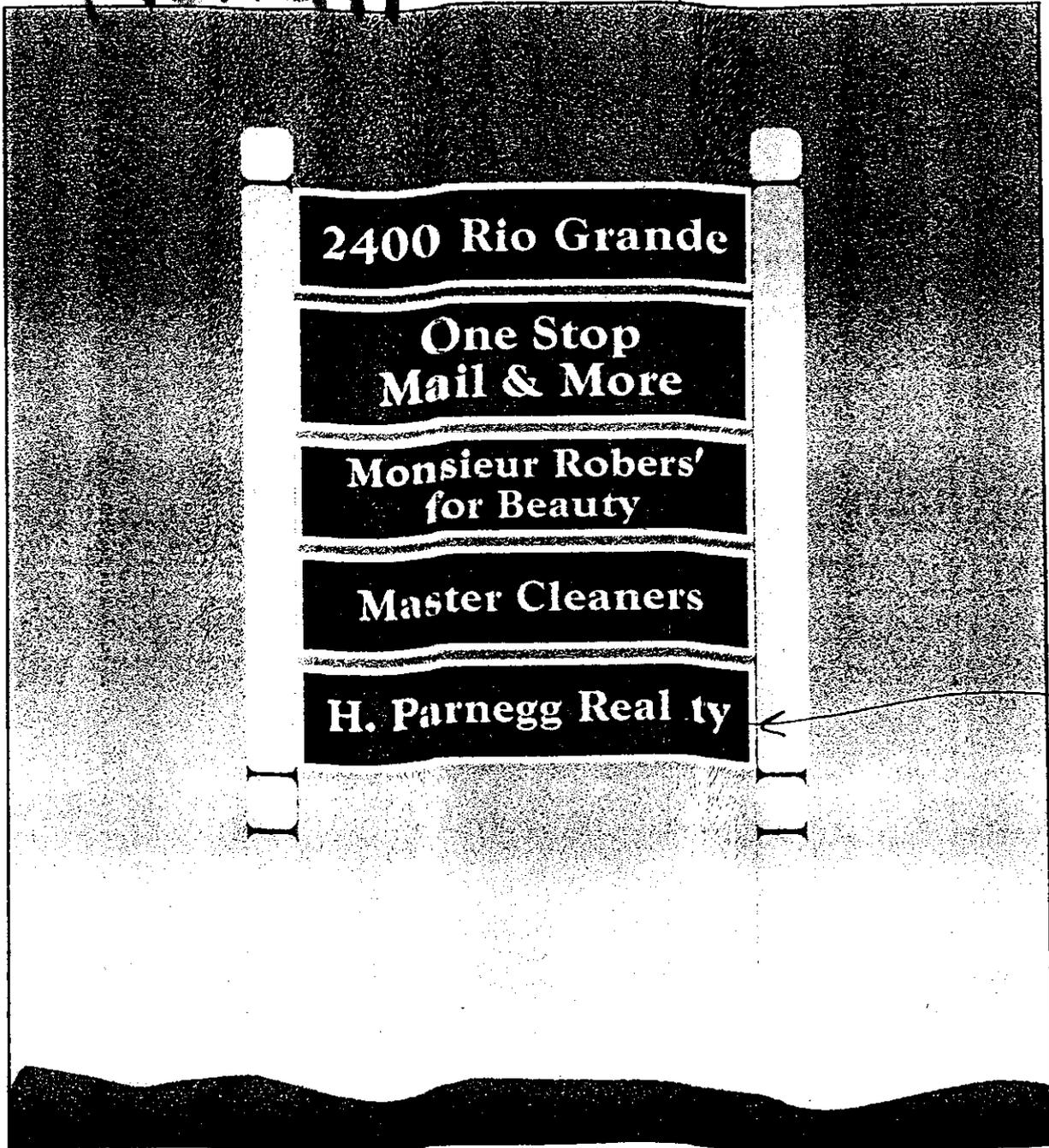


SANDBLASTED REDWOOD DIKE/LUKY
DOUBLE SIDED, 10"x42" Name
strips

Background of Signs to be
Dark Teal / White Copy

Prev. approved AA

2007



6"x6" POSTS
PAINTED
WHITE

3/4" SCALE

