



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
February 25, 2025  
6:00 PM  
City Hall**

**BOARD MEMBERS**

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At-Large
Robert Gabaldon, District 4	

**MEETING INFORMATION**

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR**

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. [February 11, 2025 Planning and Zoning Board Meeting Minutes 2025-0211 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**PUBLIC HEARINGS**

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

- 2. Variance.** The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a Variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE, legally described as The Village, Tract A1. Staff contact is Tim Dvorak and staff recommends denial with findings.

***Zoning & Location Map***

***Application***

***Authorization***

***Justification***

***Proposed EMS Sign***

***Site Plan***

***Building Permit #24-3369 Full Submittal***

***Reproduction of Notices, Legal***

***Findings\_of\_Fact\_2100\_Unser\_Blvd\_SE.docx***

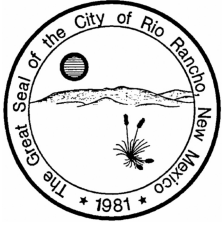
## **DISCUSSION AND DELIBERATION**

## **COMMENTS BY MEMBERS**

## **PUBLIC FORUM**

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

## **ADJOURNMENT**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item:**

**AGENDA DATE:**

February 25, 2025

**DEPARTMENT:**

Development Services

**SUBJECT:**

February 11, 2025 Planning and Zoning Board Meeting Minutes

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

Approval

**ATTACHMENT:** [2025-0211 PZB Minutes.docx](#)



Planning and Zoning Board  
of the  
City of Rio Rancho

**MINUTES**

FEBRUARY 11, 2025  
6:00 PM  
Council Chambers, City Hall

**MEMBERS PRESENT:**

Scottie Richardson, District 1, Vice-Chair (*Virtual*)  
Kevin Kofchur, District 2  
Fred Radosevich, District 3, Chair  
Robert Gabaldon, District 4  
Andrea Hankins, District 5  
Lisa Hardisty, District 6 (*Virtual*)  
Sal Tortorici, At-Large

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Amy Rincon, Development Services Director  
Brian Babyak, Planning & Zoning Manager  
Liz Ruiz Carlos, Planner II  
Ben Isaacs, Planner I  
Sharon Bitah, Administrative Assistant  
B.J. Gottlieb, Public Works Director/City  
Engineer  
Jamie Marrufo, Public Works Deputy Director

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chairman Radosevich called the meeting to order at 6:00 PM.

**CONSENT CALENDAR**

**1) January 28, 2025 Planning and Zoning Board Meeting Minutes**

Sal Tortorici moved to approve the Consent Calendar. Seconded by Robert Gabaldon.

The motion carried by a vote of **7 FOR** and **0 AGAINST**

**YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,  
Lisa Hardisty, Sal Tortorici

**NO:** (None)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**2) Planning and Zoning Monthly Building Activity Report – January 2025**

**3) Planning and Zoning Monthly Summary Plat Report – January 2025**

**PUBLIC HEARINGS**

**4) The applicant, City of Rio Rancho, requested approval of a Preliminary/Final Plat for the 15th St. SE Right of Way Reconfiguration project for the lots legally described as Unit 10, Block 22, Lots 17, 18, 19B, and Unit 10, Block 27, Lot 9A. The plat combines the four lots into two tracts and one lot, dedicates 15th St. SE, and relocates Public Utility Easements.**

Staff member, Liz Ruiz Carlos presented the item recommending approval with findings and conditions and stood for questions.

Vice-Chair Richardson recused himself from Item #4.

Robert Gabaldon moved to approve Item #4. Seconded by Andrea Hankins.

The motion carried by a vote of **6 FOR** and **0 AGAINST**

**YES:** Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal  
Tortorici

1           **NO:** (None)

2  
3 **5)** The applicant, Phil Lopez, requested approval of a Conditional Use Permit for a proposed self-storage  
4 facility at the property legally described as High Range 4, Block 74, Tract A; physically located at 1523  
5 Inca Rd SE.

6  
7 Staff member, Liz Ruiz Carlos presented the item recommending approval with findings and conditions,  
8 and stood for questions.

9  
10 Applicant Phil Lopez stood for questions.

11  
12 Commissioner Kofchur and Commissioner Gabaldon had questions on solar lights and storage  
13 restrictions, which were clarified by the applicant, Phil Lopez.

14  
15 Sal Tortorici moved to approve Item #5. Seconded by Andrea Hankins

16 The motion carried by a vote of **7 FOR** and **0 AGAINST**

17 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins,  
18 Lisa Hardisty, Sal Tortorici

19 **NO:** (None)

20  
21 **DISCUSSION AND DELIBERATION**

22  
23 **COMMENTS BY BOARD MEMBERS**

24  
25 **PUBLIC FORUM**

26  
27 **ADJOURNMENT**

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29 Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.

30 Chairman Radosevich adjourned the meeting at 6:12 PM.

31  
32 **APPROVED THIS 25<sup>th</sup> DAY OF FEBRUARY 2025.**

33  
34  
35 \_\_\_\_\_  
36 **Fred Radosevich, Chairman**



**CITY OF RIO RANCHO  
COVER PAGE**

**Legislation Item: 24-110-  
00050**

**AGENDA DATE:**  
February 25, 2025

**DEPARTMENT:**  
Development Services

**SUBJECT:**  
**Variance.** The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a Variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE, legally described as The Village, Tract A1. Staff contact is Tim Dvorak and staff recommends denial with findings.

**BACKGROUND AND ANALYSIS:**

The subject application by Blake's #65 requests approval of a Variance to allow for an electronic message sign (EMS) on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE, legally described as The Village, Tract A1. The subject property is zoned SU: Special Use for Commercial/Office District and comprises approximately 1.25 acres.

Per Chapter 156.08(D)(2)(a): "Electronic message signs are limited to freestanding monument signs (subsection (F)(2) of this section) and multi-tenant commercial center signs (subsection (F)(4) of this section), and shall be integrated into a larger sign structure. The electronic component is limited to a maximum of 75% of the total area of the sign, or the limitations established in subsections (D)(2)(b) and (c) of this section, whichever is less." This provision was included in the Chapter 156 update approved by the Governing Body on October 10, 2024.

The applicant is seeking the subject Variance to the above referenced section of code, due to the above provision restricting electronic message sign components to freestanding monument signs. For clarification, multi-tenant commercial center signs are also categorized as a freestanding monument sign type.

Per R.O. 2003 Chapter 156(F)(3)(b) "Freestanding pylon signs are limited to 150 square feet in area and 24 feet in height, unless located immediately adjacent to or across a right-of-way from a residential district, in which case they are limited to 60 square feet in area and 16 feet in height."

The applicant is proposing an 18 square foot (3' x 6') electronic message sign to be placed on the existing "Blake's Man" freestanding pylon sign on the subject property. The vertical clearance for the proposed EMS sign is 8 feet.

The original "Blake's Man" freestanding pylon sign was submitted under Building Permit No. 24-3369 on March 7, 2024. The sign measures 22'-6" in height and comprises approximately 70.1 square feet in sign area, in conformance with R.O. 2003 Chapter 156(F)(3)(b).

**REVIEW CRITERIA:**

The applicant submitted a justification narrative in support of the Variance application. This

narrative is presented as an attachment to this item.

The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) reads:

(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship.

In their justification letter, the applicant states that: "On January 1, 2024 - between the review and the initiation of construction- Rio Rancho's sign code was updated. When it came time to apply for permits, it was found that the EMC was no longer allowed as part of the desired pole sign. Construction was already well underway, and Blake's needed a freestanding sign for their store opening. Given the time required for a variance, the decision was made to revise the design not to include the EMC, as to not miss their opening date. They also decided against the change to a monument sign, as the reduction to 10 ft overall height would limit the sign's visibility and effectiveness."

The applicant continues in their letter: "Unser is a major artery, with a high traffic volume. Visibility and legibility are crucial to the effectiveness of the EMC. However, this site includes a bike path next to the curb, a large right-of-way, a 10 ft access easement, and the setback required by code, causing the sign to be approximately 100 ft back from the street curb."

The applicant continues that the change to a monument style sign would "be an alteration to Blake's design standards," and that changing the "recognizable symbol of the brand" would result in brand inconsistency.

Staff recommends the Planning and Zoning Board find that the subject property is not exceptionally irregular, narrow, shallow or steep. As such, there are no unique characteristics about the subject property that would prevent the applicant from complying with Chapter 156.

Staff finds the applicant's assertion of brand consistency is partially incorrect. Staff conducted a review of the other existent Blake's restaurants in the City, of which there are two. Both sites possess a "Blake's Man" freestanding pylon sign, but neither of the two freestanding signs at these locations include an electronic message sign component. However, the freestanding pylon sign at the 1400 Deborah Rd SE location does possess a manual message letter board component.

Other Blake's Rio Rancho locations assessed:

- 600 Unser Blvd SE
- 1400 Deborah Rd SE

Per R.O. 2003 Chapter 156.08(F)(1)(b) "Each lot is permitted one ground sign per street frontage. One additional ground sign is permitted where a street frontage exceeds 200 linear feet in length. A minimum of 50 feet separation is required between ground signs."

Staff finds that given the above provisions, the applicant would be able to permit a freestanding monument sign outright along the western property line frontage along Unser Blvd SE, as the existing freestanding pylon "Blake's Man" sign exists along the southern property line frontage along Trebor Way SE. Staff finds that if the applicant were to permit a freestanding monument sign

along the western property line frontage, it would not conflict with the existing freestanding pylon "Blake's Man" sign.

Per R.O. 2003 Chapter 156.08(2)(c) "In all other districts [not including residential districts], freestanding monument signs are limited to a maximum of 70 square feet in area and 10 feet in height, unless located immediately adjacent to or across a right-of-way from a residential district, in which case they are limited to a maximum of 60 square feet in area and 10 feet in height."

Per R.O. 2003 Chapter 156.08(2)(d)(2) "Freestanding monument signs may be designed to include decorative posts as a component of the overall sign structure and design. Such posts are limited to a maximum of three feet in height (measured to the bottom of the sign face) above the ground at the location of their installation."

Staff finds that while the approximate 100-foot distance from the existing "Blake's Man" freestanding pylon sign to Unser Blvd SE may impact visibility, the applicant has not demonstrated that visibility could not be accomplished with freestanding monument signage criteria, given that the proposed vertical clearance for the EMS sign on the "Blake's Man" pylon sign would be from 8 feet, within freestanding monument signage height standards. Additionally, given that freestanding monument signage is allowed per City Code to reach a total of 13 feet in height (10 feet permissive + 3 feet decorative posts/base), staff finds that the applicant could achieve the same or similar visibility with a permissive freestanding monument sign.

Per variance evaluation criteria, financial gain, loss, or monetary savings cannot be the basis for granting of a variance. As such, staff cannot consider this portion of the justification.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an applicant file a request for a variance through the City Planning and Zoning Board when a variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed Variance request.

**REVIEWER COMMENTS:**

This application and associated materials were provided to the following departments for review:

DSD Planning	Comments included herein.
DSD Engineering	No adverse comments.
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreations, & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

**NOTIFICATIONS:**

Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via informational postcard. A legal ad was run in the February 10, 2025 version of the Albuquerque Journal. A public notice sign was posted on the property as per ordinance.

**IMPACT:**

Staff recommends the Planning and Zoning Board deny the subject Variance Case #24-110-00050 with the following findings of fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a Variance to electronic message sign standards.

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

However, if the Planning and Zoning Board finds that the Variance application meets the criteria for approval, the following findings and conditions for approval are recommended:

Specific Findings and Conditions for Approval:

1. The applicant has adequately addressed the criteria for granting a Variance to allow for an electronic message sign on an existing freestanding pylon sign.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. The sign, as identified in the included building permit application #24-3369, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
4. The sign shall comply with all other signage requirements under R.O. 2003 Chapter 156.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the Variance request.
2. Deny the Variance request.
3. Modify the Variance request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends denial with findings.

ATTACHMENT: [Zoning & Location Map](#)

ATTACHMENT: [Application](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Justification](#)

ATTACHMENT: [Proposed EMS Sign](#)

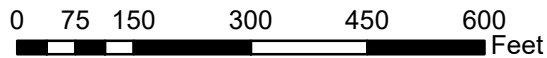
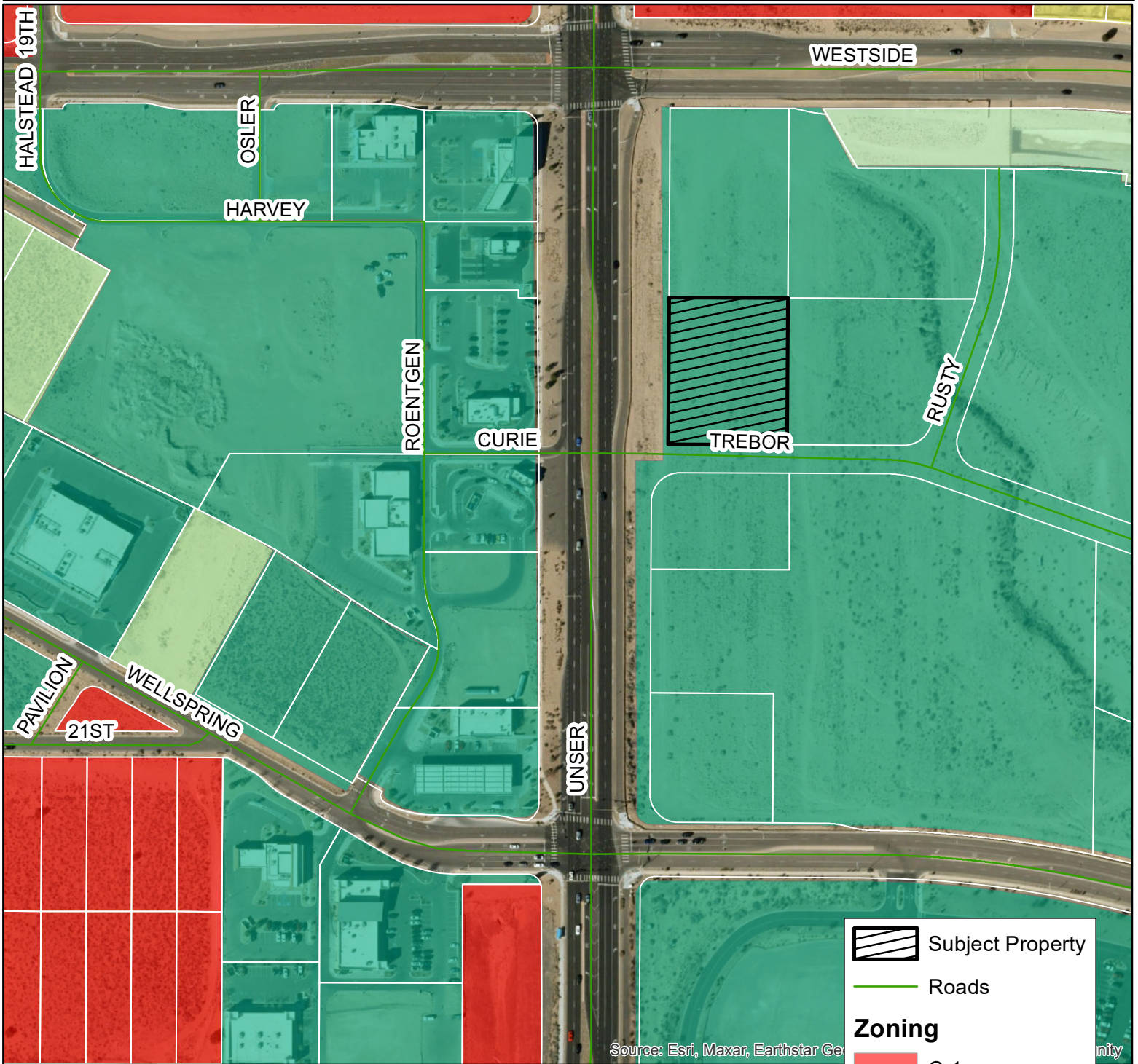
ATTACHMENT: [Site Plan](#)

ATTACHMENT: [Building Permit #24-3369 Full Submittal](#)

ATTACHMENT: [Reproduction of Notices, Legal](#)

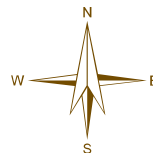
ATTACHMENT: [Findings\\_of\\_Fact\\_2100\\_Unser\\_Blvd\\_SE.docx](#)

# 2100 UNSER BLVD SE THE VILLAGE, TRACT A1 VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN ON EXISTING FREESTANDING PYLON SIGN



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 2/6/2025



	Subject Property
	Roads
<b>Zoning</b>	
	C-1
	MU-A
	OS
	R-4
	SU



**PLANNING & ZONING LAND USE APPLICATION**

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input checked="" type="checkbox"/> Variance
			<input type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print In Ink Only or Type  
 Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

**APPLICANT/AGENT INFORMATION**

Applicant Name: <u>Blake's #65</u>		Phone:
Address: <u>2100 Unser Blvd SE</u>		E-Mail:
City: <u>Rio Rancho</u>	State: <u>NM</u>	Zip: <u>87124</u>
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: <u>EPNM Inc. / Zeon Signs</u>		Phone: <u>505 314 2122</u>
Address: <u>2024 5th St NW</u>		E-Mail: <u>permittng_dept@zeonsigns.com</u>
City: <u>ABQ</u>	State: <u>NM</u>	ZIP Code: <u>87102</u>

**DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)**

(1) New double face illuminated EMC Display on a existing free standing sign.

**SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)**

Subdivision/Unit: <u>VILL</u>	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

**ACKNOWLEDGEMENT**

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: <u>Milit Gonzalez</u>	Applicant:	Agent: <u>X</u>
Signature: <u>[Signature]</u>		Date: <u>10/24/24</u>

**FOR OFFICIAL USE ONLY**

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



December 17,, 2024

To: City of Rio Rancho – Zoning Variance Department

From: SDP II Rio Rancho, LLC – Property Owner

Subject: Blake’s Lotaburger #65 – Village at Rio Rancho

To Whom it May Concern:

Our Tenant, Blake’s Lotaburger is seeking a Variance to install 1 new EMC display for the existing freestanding sign in accordance with the attached submittal. We are aware that EPNM Inc./Zeon signs is applying for the Variance and we are authorizing the sign display.

If you are in need of any further information regarding the Variance request please feel free to contact me by email: [david@sdpretail.com](mailto:david@sdpretail.com) or by phone 480-244-7070, at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Malin", is placed above the typed name.

David Malin, Manager of SDP II Rio Rancho, LLC

cc: EPNM Inc. (dba Zeon Signs)

Steve Tafoya

Vice President, EPNM Inc/Zeon Signs

2024 5<sup>th</sup> St NW, Albuquerque NM 87102

505-238-7098

[steve@zeonsignsnm.com](mailto:steve@zeonsignsnm.com)

1/27/25

City of Rio Rancho Planning & Zoning Board

3200 Civic Center Cir NE, Rio Rancho NM 87144

Dear board members,

I am requesting a sign variance on behalf of the new Blake's Lotaburger located at 2100 Unser Blvd SE.

When this project was first envisioned, it included an Electronic Message Center (EMC) as part of the freestanding "Blake's Man" Sign. EMCs are an excellent business driver, increasing traffic flow by as much as 35-40%. Because of this, Blake's wanted to include one as part of their new sign.

At Zeon Signs we understand that not everything is permissible. So, we did our due diligence and submitted the sign package for a preliminary review (see addendum: ZONING PRELIMINARY REVIEW – FINAL COPY). This review, completed on April 19<sup>th</sup> 2023, found that the sign package, including the EMC in question, appeared to comply with the code other than a 2" adjustment to the clearance from grade to the bottom of the sign. This information was part of Blake's decision to move forward with the project.

On January 1<sup>st</sup>, 2024—between that review and the initiation of construction—Rio Rancho's sign code was updated. When it came time to apply for permits, it was found that the EMC was no longer allowed as part of the desired pole sign. Construction was already well underway, and Blake's needed a freestanding sign for their store opening. Given the time required for a variance, the decision was made to revise the design not to include the EMC, as to not miss their opening date. They also decided against the change to a monument sign, as the reduction to 10 ft overall height (OAH) would limit the sign's visibility and effectiveness.

However, Blake's still feels that the EMC is necessary to help promote business. Had they known it wouldn't be allowed, they may have selected an alternative location. Below are justifications for the variance request, to be taken in conjunction with the circumstance described above:



**A.) Limited Visibility due to Easement, Infrastructure, and Required Set-back:**

Unser is a major artery, with a high traffic volume. Visibility and legibility are crucial to the effectiveness of the EMC. However, this site includes a bike path next to the curb, a large right of way, a 10 ft access easement, and the set-back required by code, causing the sign to be approximately 100 ft back from the street curb.

If we changed to the monument sign option, with a maximum height of 10 ft, the sign would prove hard to notice and the EMC very difficult to read, severely reducing its usefulness as a means of advertising and a driver of traffic to the store. It requires the added height of the existing pole sign to be effective. There is not an alternative location to alleviate these issues, as the same setback would be required anywhere along Unser.

**B.) Economic Hardship**

Replacing with a monument option would require removal of the existing pole sign and digging and setting a new foundation for the monument, in addition to the cost of an entirely new sign. Altogether, this work is estimated at \$48,000, which is a significant financial burden to the store for a sign style that would also be less effective.

**C.) Consistency of Branding**

The change to a monument style sign would also be an alteration to Blake's design standards. The iconic Blake's Man is present all over the state and is a consistent and recognizable symbol of the brand and a way to drive traffic. Replacing it with a standard monument would remove this brand consistency from the location and likely affect business.

**D.) Compatibility and Safety**

The existing sign height and location (as best allowed by the required setback described in item A) is meant to maximize visibility for traffic along Unser. It does not pose any safety concerns, and the addition of an EMC would not change the overall height or pose any additional risk.

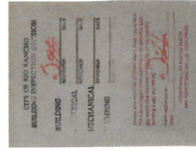
Due to the above factors, and the timing of the code change, I feel it's reasonable to provide a variance to allow an EMC on their freestanding sign, as originally proposed. I appreciate your consideration in this regard.



Sincerely,  
Steve Tafoya



ME #: 65107  
SIGN - 10

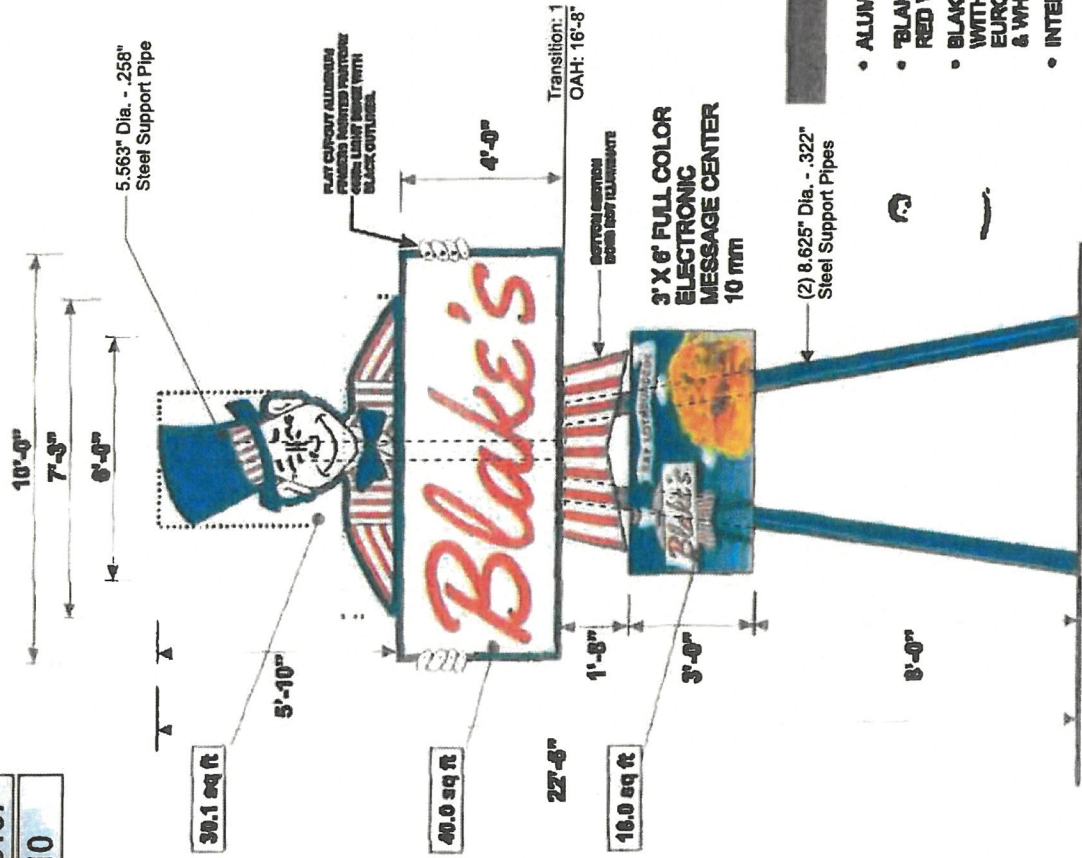


04/18/2024

10 Blake's  
LOTABURGER  
2100 UNSER BLVD, STE  
#65 RIO RANCHO, NM



OPPOSITE SIDE



DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

- ALUMINUM CABINETS / RETAINERS TO BE PAINTED PMS 281c BLUE.
- 'BLAKE'S' - NEW WHITE LEXAN FACE OVERLAD WITH 3630-53 CARDINAL RED VINYL SCRIPT.
- BLAKE'S LOTABURGER CARICATURE - NEW WHITE LEXAN FACE OVERLAD WITH WHITE / WITH BLACK VINYL FEATURES ON FACE WITH 3630-137 EUROPEAN BLUE HAT AND BOW TIE AND 3630-53 CARDINAL RED VINYL & WHITE STRIPES HAT ON HAT BAND AND JACKET
- INTERNALLY ILLUMINATED WITH WHITE LEDS.

88.1 Total sq ft

**McFarland Engineering**  
183 Edgewater Ct.  
Mocksville, NC 27028  
Ph: (811) 813-7439  
Fax: (888) 712-5384  
Email: sean@signstructures.com  
Web: www.signstructures.com

**BLAKE'S LOTABURGER # 65**  
Address: 2100 UNSER BLVD SE  
City/State: RIO RANCHO, NM  
Client: EPNM INC / ZEDN SIGNS

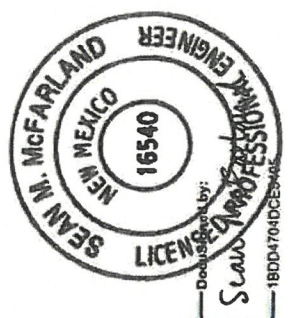
The electronic seal which appears on this document was authorized by: Sean M. McFarland, PE on March 12, 2024.

Initial Drawing: (65107) DS

ENGINEERING OF VERTICAL SUPPORT AND FOUNDATION ONLY. NO CABINET ENGINEERING PROVIDED OR IMPLIED.

NC Firm Registration: F-1138  
New Mexico License Number: 16540  
New Mexico Expiration Date: 12/31/2024

Date: 3-12-2024  
Sheet #: 23 OF 26



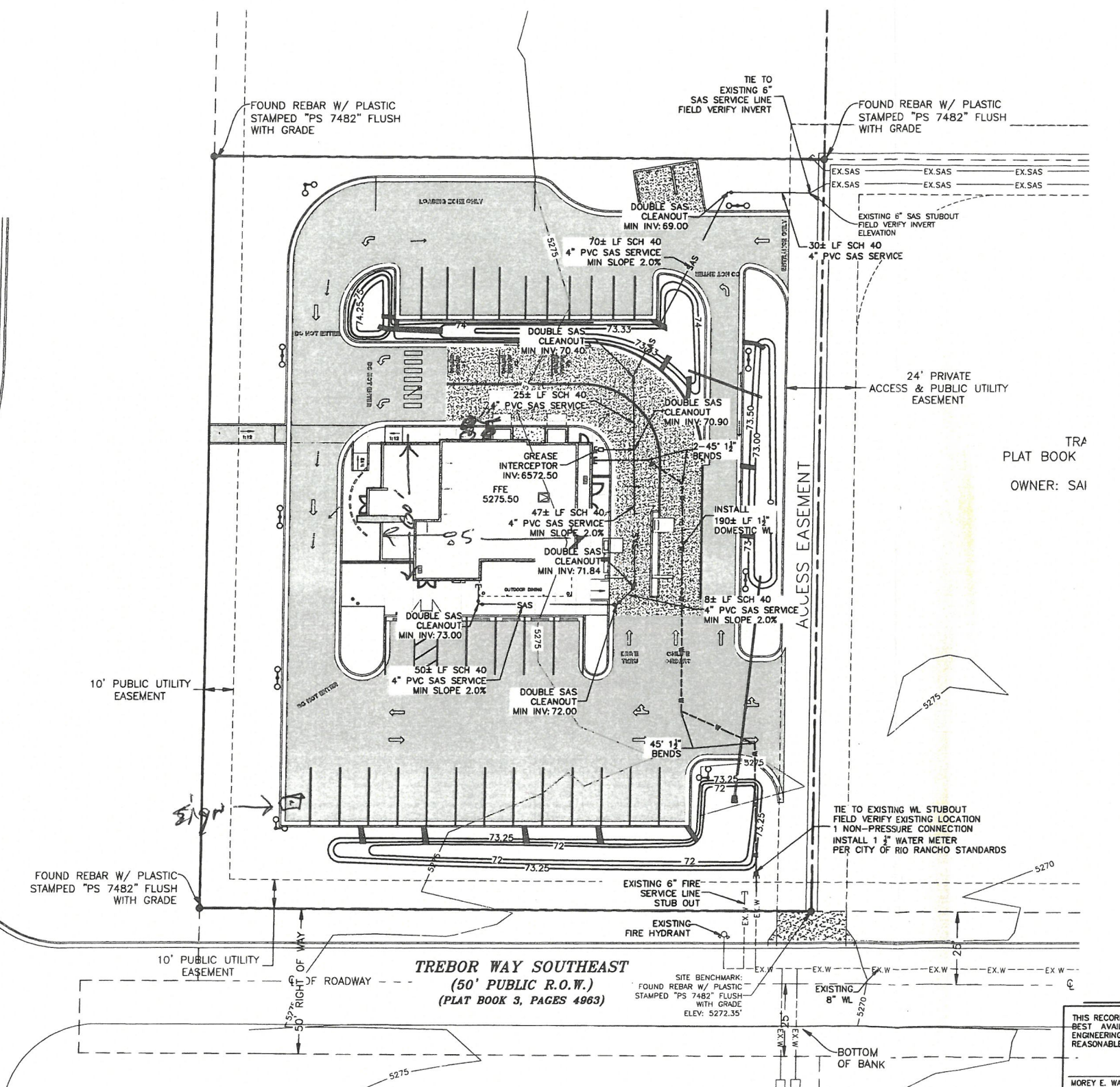


Blank lined writing area.

Blank lined writing area.



UNSER BOULEVARD SOUTHEAST  
(PUBLIC R.O.W. VARIES)  
(BOOK 3, PAGE 4963)



**STAKING NOTE**

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

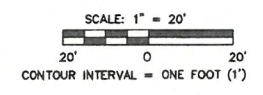
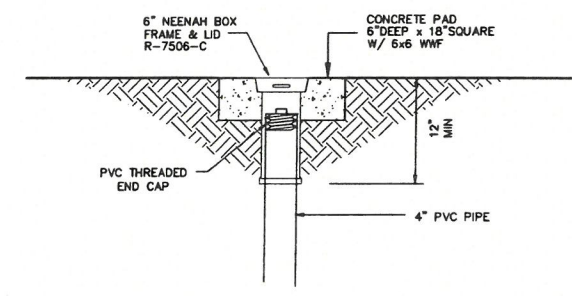
**TOPOGRAPHY NOTE**

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

**UTILITY NOTE**

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.



**RECORD DRAWINGS**

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 12105 DATE

**LEGEND**

	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE & BOX
	PROPOSED METER
	EXISTING SAS MANHOLE
	PROPOSED SEWER
	PROPOSED CLEANOUT

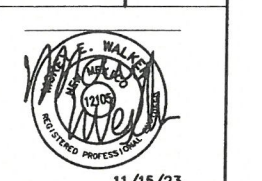


NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Walker Engineering  
905 Camino Sierra Vista  
Santa Fe, NM 87605  
905-820-7900  
FAX 905-820-3639  
E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

BLAKE'S LOTABURGER #65  
2100 Unser Blvd SE Rio  
Rancho, NM 87124

UTILITY PLAN



PROJECT NO.	23-113
DESIGNED BY:	113 GRADE
DRAWN BY:	P.L.B.
CHECKED BY:	M.E.W.
DATE:	11/15/23
DPI CHK:	
SHEET:	C3



CITY OF RIO RANCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 05.07.2024 AR

3200 Civic Center Circle NE – Suite #130 • Rio Rancho, NM 87144

DEVELOPMENT SERVICES

PERMANENT SIGN PERMIT APPLICATION

Once ready to apply, submit all application materials via [Click2Gov](#)

This application is for permanent signs ONLY. For temporary signs, please use the Temporary Sign Permit Application.

For full sign code regulations, access R.O. 2003 §156 [HERE](#)

ZONING PERMIT # 24-4275 AND 24-4276

BUILDING PERMIT # 24-3369

APPLICANT INFORMATION:

Applicant's Full Name: EPNM, INC

Applicant's Full Address: 2024 5th St. NW ABQ, NM 87102

Applicant's Email Address: permittdept@eeensigns.com Phone #: 505-314-2122

SIGN INFORMATION:

Site address where sign(s) will be located (ex. 3200 Civic Center Cir NE, Rio Rancho, NM 87144):  
2100 Unser Blvd SE Rio Rancho, NM 87124

Quantity of signs included in this submittal: 10

SIGN 1. Type: Sign Type

Sign Area: Logos Sign Height: 7' x 2

Vertical Clearance: Sign Depth: Length of Building Frontage: 85 ft. North

Illuminated:  Yes  No

SIGN 2. Type: Sign Type

Sign Area: Wall sign North + South Sign Height: 2' 8 1/2" x 2

Vertical Clearance: Sign Depth: Length of Building Frontage: 85 ft. South

Illuminated:  Yes  No

SIGN 3. Type: Sign Type

Sign Area: Campy West Sign Height: 4' 6" x 1

Vertical Clearance: Sign Depth: Length of Building Frontage: 60 ft. west.

Illuminated:  Yes  No

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Signature: [Handwritten Signature]

Date: 3/15/24



**Development Services**  
 3200 Civic Center Circle NE, Ste 130  
 Rio Rancho, NM 87144  
 (505) 891-5005 Fax: (505) 896-8994

**SIGN PERMIT APPLICATION  
 RIO RANCHO SIGN ORDINANCE CHAPTER 156**

**Fees**

New Sign - \$46.00 or \$2.50 per square foot of largest sign face, which ever is greater.  
 Face Change - \$0.00  
 Illegally installed, but not conforming to code - \$92.00 OR \$5.00 per square foot of largest sign face, whichever is greater.

**SUBMITTAL REQUIREMENTS (ALL INFORMATION MUST BE CLEAR AND LEGIBLE)**

**Site Plan & Sign Detail Drawing Scale & north arrow**

- a) Provide a survey detailing lot boundaries and easements. It is your responsibility to contact the utility company regarding signage in an easement on private property. Please provide an easement agreement from the utility company should approval be obtained. Please be aware that any sign placed within a private easement may be removed, AT YOUR EXPENSE, by the utility company if necessary.
- b) Adjacent structures
- c) Adjacent property characteristics (multi-tenant suite detail or surrounding buildings & signs)
- d) Elevations (total square footage of building fascia includes height & width of area)
- e) Height of freestanding sign
- f) Setbacks from property boundary to freestanding sign

**Any sign installed without city approval and permit issuance will result in a double fee. Incomplete applications will result in processing delays. A site review may be required prior to permit approval.**

**Business**

Name: Blakes #265  
 Type of Business: Restaurant  
 Address: 2100 Unser Blvd Suite # \_\_\_\_\_  
 City: Rio Rancho State: NM Zip: 87124  
 Phone: \_\_\_\_\_ Phone (Other) \_\_\_\_\_

**Legal Description**

Subdivision/Unit: VILL Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Tract/Parcel: A1 Zoning: \_\_\_\_\_

**Property Owner**

Name: Blakes #65  
 Address: 2100 Unser Blvd  
 City: Rio Rancho State: NM Zip: 87124  
 Phone: \_\_\_\_\_ Phone (Other) \_\_\_\_\_

**Sign Contractor**

Name: EPNM, Inc (Electrical Products Company)  
 Address: 2024 5th St NW  
 City: ABQ State: NM Zip: 87102  
 Phone: 505-314-2122 Phone (Other) 505-243-3771  
 Fax: \_\_\_\_\_  
 Email: permittingdept@zeonsignsnm.com  
 License No: GB98 \_\_\_\_\_ EE98 33507 ESO-1 33507  
 Other: \_\_\_\_\_

**Sign Information**

Please mark all that apply:

1.) Sign Type:  Wall/Building  Monument  Pedestal  Face change  Common Signage

2.) Sign Condition:  Existing  New

3.) Building Type:  Multi-tenant  Single Tenant  Other \_\_\_\_\_

4.) Total Number of Signs: 10

5.) A. Size of each sign (sq. ft.) per face

B. Type of Illumination

- |                        |                          |
|------------------------|--------------------------|
| 1. (1) 49 sq ft North  | Single face wall display |
| 2. (2) 49 sq ft S-E    | LOGOS                    |
| 3. (2) 25 sq ft N-S    | Channel letters          |
| 4. (1) 12.5 sq ft West | Canopy                   |
| 5. (1) 57 sq ft        | Wall sign                |
| 6. (1) 40 sq ft        | Cabinet                  |
| (1) 18 sq ft           | EMC Display              |

(1) freestanding 86 sq ft

Name (please print) MARIA GONZALEZ Date 2/19/24

Company/Business (please print) EPNM INC / ZEON SIGNS

Signature [Signature]

I hereby acknowledge that this application is correct and I agree with all City Ordinances regarding signs. I understand that this sign should not be erected without full knowledge and agreement of the property owner. I further understand that the issuance of this permit is not valid until the fee is paid.

**For Office Use Only**

Permit No: <u>24-4275 (15 SIGNS)</u>	\$ <u>833.37</u>
Permit No: <u>24-4276 (PYLON AND WEST ELEVATION)</u>	\$ <u>382.25</u>
Permit No: _____	\$ _____
Permit No: _____	\$ _____
Permit No: _____	\$ _____
<b>TOTAL</b>	\$ <u>1215.62</u>

Received By: ANGELA KING Date: \_\_\_\_\_

Reviewed By: ANGELA KING Date: \_\_\_\_\_

Approved  Disapproved

Receipt No. \_\_\_\_\_ Date Permit Issued: 05.07.2024

Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



March 18, 2024

To: City of Rio Rancho Permitting Department

Re: Village at Rio Rancho – Blake's Lotaburger

Dear Permit Department:

SDP II Rio Rancho is the property owner of Tract A1 within Village at Rio Rancho at 2100 Unser Blvd. SE in the City of Rio Rancho. Our tenant, Blake's Lotaburger is seeking to fabricate and Install signage for its new location.

We hereby authorize their sign vendor, EPNM Inc (dba Zeon Signs) permission to apply for the sign permits for our property.

If you have any questions, please contact me David Malin by email [david@sdpretail.com](mailto:david@sdpretail.com) or by phone (480)244-7070.

Thank you,

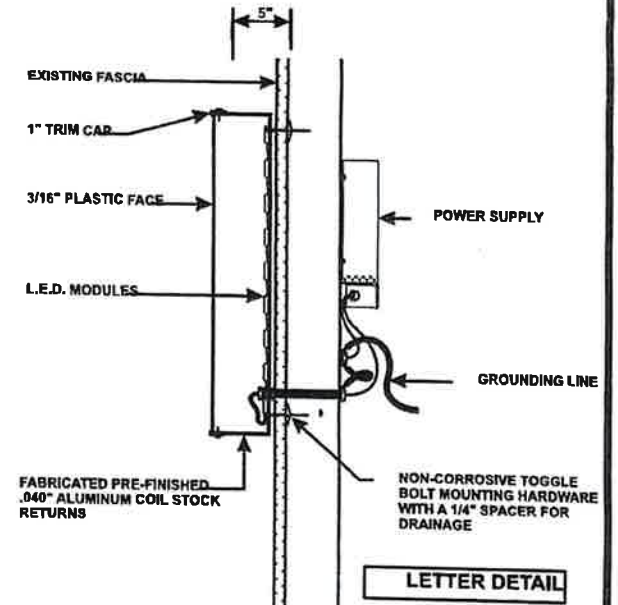
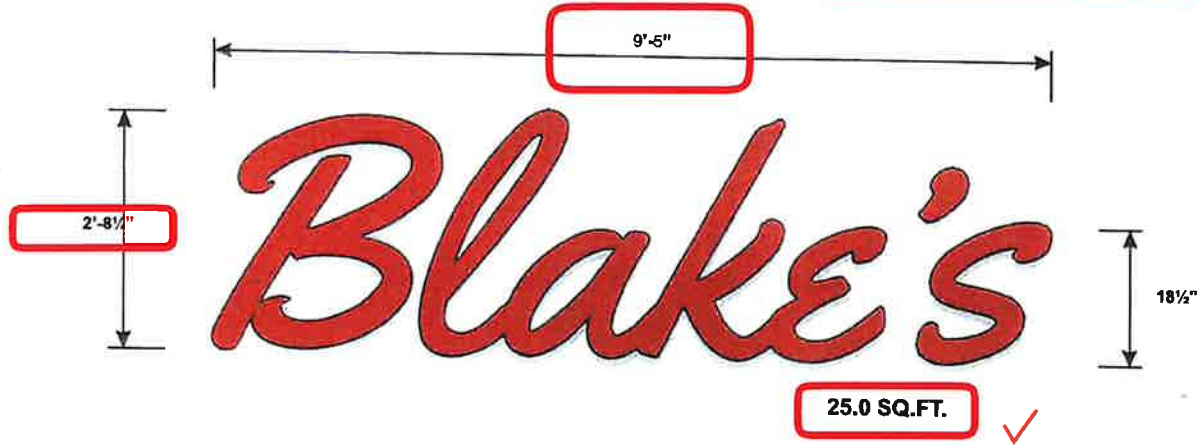
A handwritten signature in black ink, appearing to read 'DM', is written over a circular scribble.

David Malin

CC: EPNM Inc (dba Zeon Signs)

1 **Blake's LOTABURGER**  
 2100 UNSER BLVD SE #65  
 RIO RANCHO, NM

CITY OF RIO RANCHO  
 PLANNING AND ZONING DIVISION  
 ZONING APPROVED 04/25/2023 AK



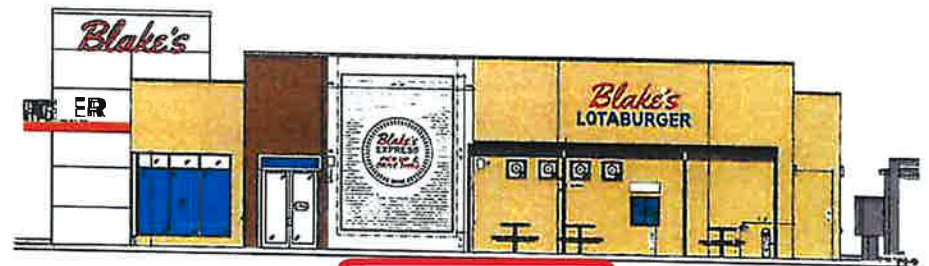
**I ILLUMINATED CHANNEL LETTERS DISPLAY**

**2 REQUIRED**

- BLACK ALUMINUM BACKS W/ 5" BLACK ALUMINUM RETURNS.
- 2793 RED PLEX FACES, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED W/ RED LEDS.



**NORTH ELEVATION**



**SOUTH ELEVATION**

**PROPOSED LOCATIONS** PHOTO REPRESENTATION FOR POSITION ONLY AND IS NOT TO SCALE  
 SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

**ZEON signs**  
**AL - EPNM, INC.**  
 ELECTRICAL PRODUCTS COMPANY  
 2020 S.W. 11th Ave. Suite 1000, Miami, FL 33135  
 1561-255-5771 Toll Free: 800-446-7407  
 Fax: 1561-245-5575

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

DIFF. SIZES AND OR SPACES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION

ACTUAL SITE OF SIGN AND COPY FROM SCALE DRAWING MAY VARY  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED  
 MATERIALS AND FINISHES TO BE SPECIFIED

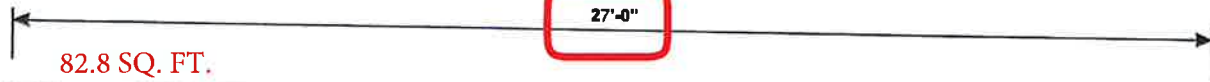
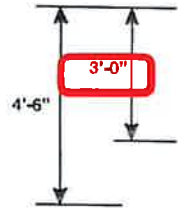
TITLE: BLAKES #65 RIO RANCHO, NM  
 SCALE: 1/2"=1'-0"  
 SALES: STEVE TAFOYA  
 DESIGN BY: HECTOR ANG

DRWG NO. 323-556 APPROVED FOR PRODUCTION:  
 CUSTOMER APPROVAL:

REVISED	DATE	DESCRIPTION

**2** *Blake's*  
**LOTABURGER**  
2100 UNSER BLVD. SE  
RIO RANCHO, NM. #65

SIGN DENIED AS SUBMITTED. REVISIONS OR APPLICATION FOR VARIANCE OR UNIFIED SIGN PLAN REQUIRED.



**LOTABURGER**

(4) 1/2" HOLES  
BOLTED THRU  
BEAM

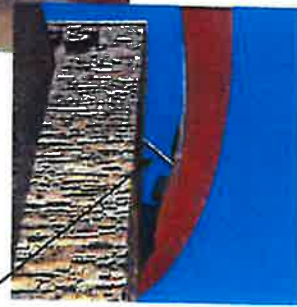
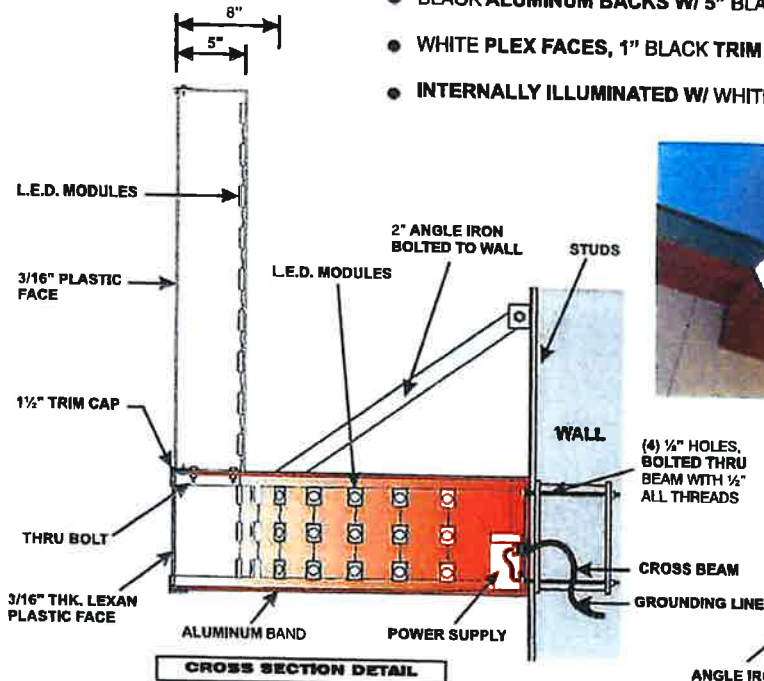


CURVED ALUMINUM CABINET W/ 1" ALUMINUM RETAINER PAINTED PMS 485 RED.  
2793 RED PLEX FACE, INTERNALLY ILLUMINATED W/ RED LEDS.

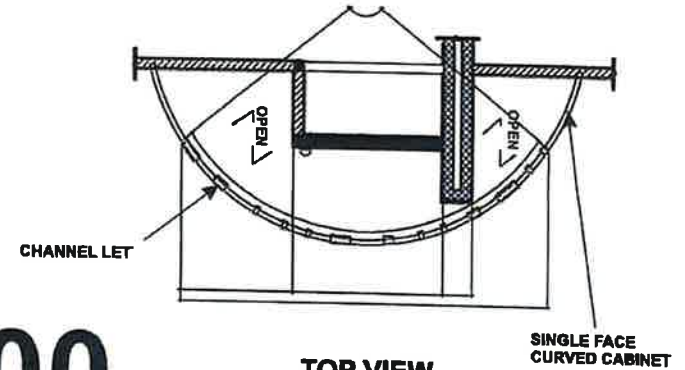
APPROX. WEIGHT: 500 lbs.

**ILLUMINATED CHANNEL LETTERS DISPLAY**

- BLACK ALUMINUM BACKS W/ 5" BLACK ALUMINUM RETURNS.
- WHITE PLEX FACES, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED W/ WHITE LEDS.



ANGLE IRON  
BOLTED TO WALL



TOP VIEW

1'-0" **2100** scale: 1/2"  
BLACK ALUMINUM FCO NUMERALS



WEST ELEVATION

NTS

PROPOSED LOCATION

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE  
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

**ZEON signs**  
AL-  
**EPNM, INC.**  
ELECTRICAL PRODUCTS COMPANY  
2022 5th St. NW Albuquerque, NM 87102  
1505 245-1771 Toll Free: 1-800-445-7427  
Fax: 1505 245-5575

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

TYPE, SIZE, AND/OR SPACES MAY CHANGE THE  
ARTIST QUARTER DEPENDING ON ENGINEERING  
CALCULATIONS FOR FINAL INSTALLATION

ACTUAL SIZE OF SIGN AND COMPONENTS SHOWN ORIGINALLY DRAWN TO SCALE  
COLORS AND MATERIALS ARE APPROXIMATE AND NOT TO BE USED FOR  
THE EXACT MATERIAL COLOR, TYPE, AND QUALITY  
FOR BEST APPEARANCE OF SIGN, SPECIFY

TITLE: BLAKES #65 RIO RANCHO, NM	DRWG NO: 323-657	APPROVED FOR PRODUCTION:
SCALE: 1/4"=1'-0"	CUSTOMER APPROVAL:	
SALES: STEVE TAFOYA		
DESIGN BY: HECTOR ANG		

REVISED			

**2** *Blake's*  
**LOTABURGER**  
2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

**REVISED 05/02/2024**

DENIED AS SUBMITTED. DOES NOT MEET THE FOLLOWING REQUIREMENT - 5) Marquee signs shall be erected over a building entrance, and are limited to the width of the building entrance, plus an additional five feet on each side of the entrance doors.

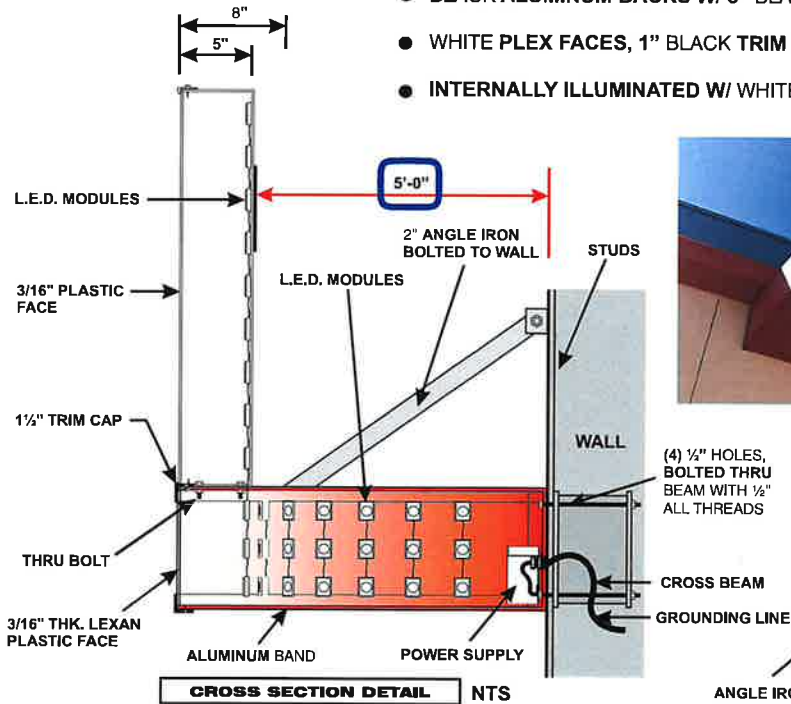


CURVED ALUMINUM CABINET W/ 1" ALUMINUM RETAINER PAINTED PMS 485 RED. 2793 RED PLEX FACE, INTERNALLY ILLUMINATED W/ RED LEDs.

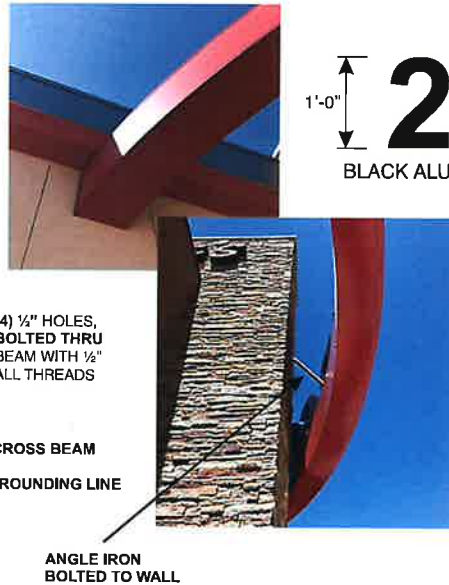
APPROX. WEIGHT: 500 lbs.

**ILLUMINATED CHANNEL LETTERS DISPLAY**

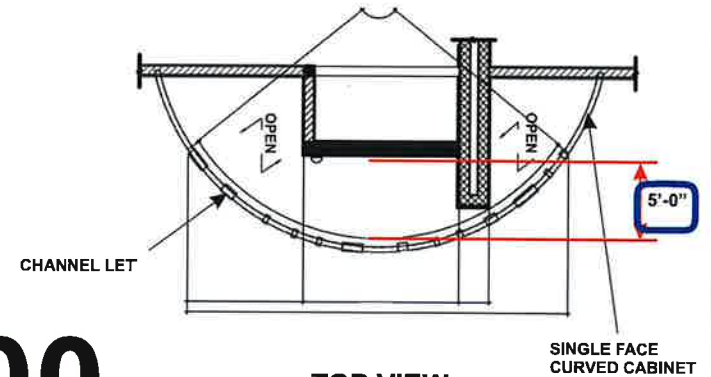
- BLACK ALUMINUM BACKS W/ 5" BLACK ALUMINUM RETURNS.
- WHITE PLEX FACES, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED W/ WHITE LEDs.



NTS

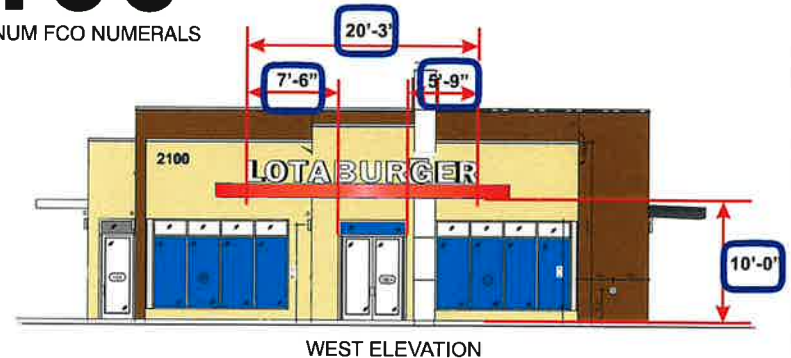


ANGLE IRON BOLTED TO WALL



TOP VIEW

1'-0" **2100**  
BLACK ALUMINUM FCO NUMERALS



WEST ELEVATION

NTS

PROPOSED LOCATION

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE. SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE.



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PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±. COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: BLAKES #65 RIO RANCHO, NM	SCALE: 1/4"=1'-0"	DRWG NO: 323-557	APPROVED FOR PRODUCTION:	REVISED: 5/1/24
SALES: STEVE TAFOYA	CUSTOMER APPROVAL:			
DESIGN BY: HECTOR ANG				

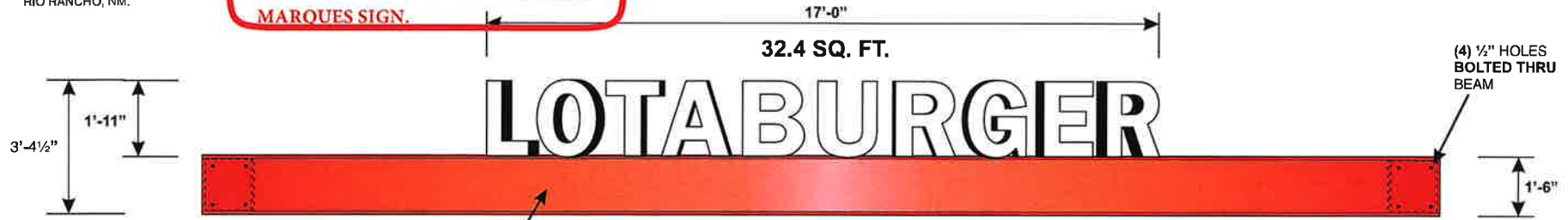
2

**Blake's**  
**LOTABURGER.**  
2100 UNSER BLVD, SE  
RIO RANCHO, NM.

#65

CITY OF RIO RANCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 05/07/2024 AK  
NOTE: SIGN INTERPRETED TO BE A  
MARQUES SIGN.

REVISED 05/07/2024

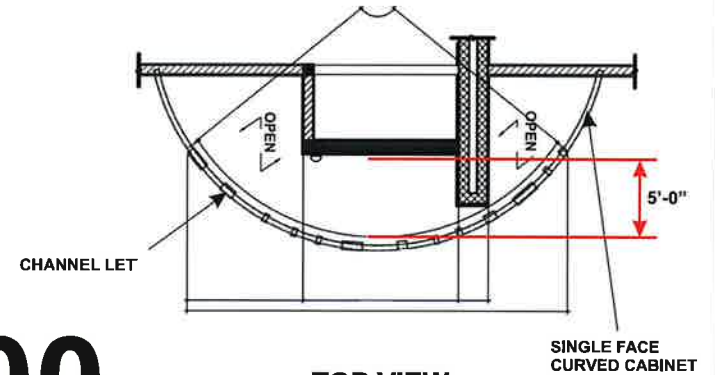
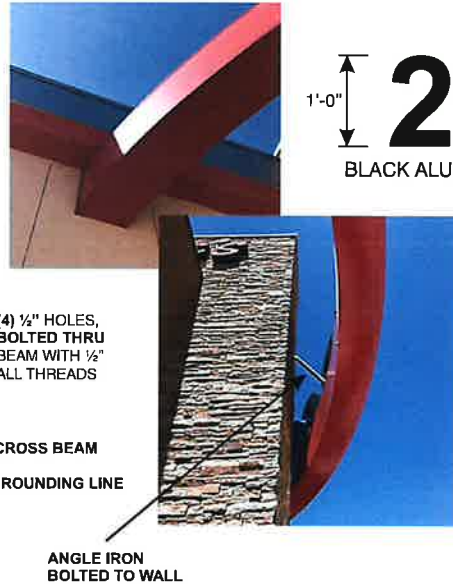
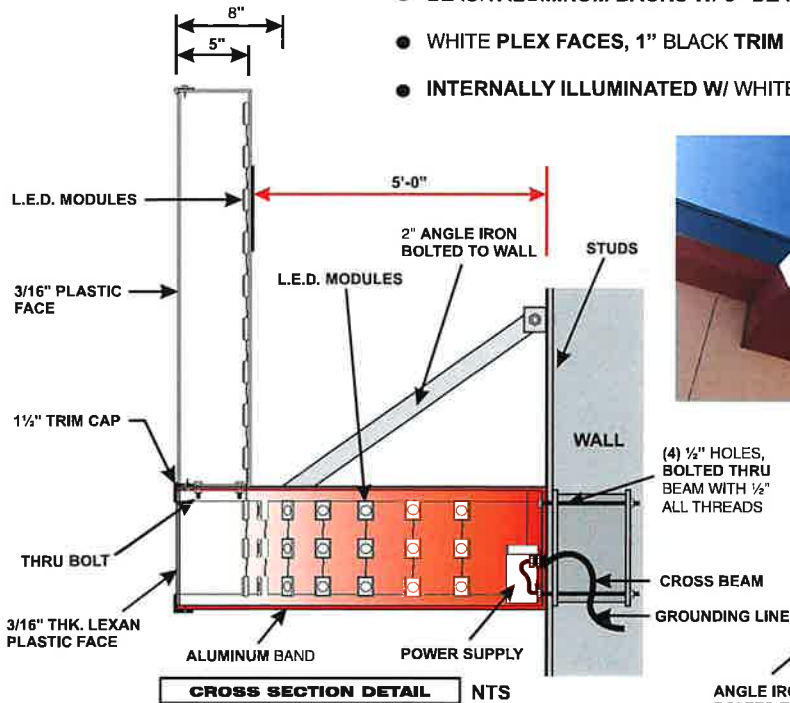


CURVED ALUMINUM CABINET W/ 1" ALUMINUM RETAINER PAINTED PMS 485 RED.  
2793 RED PLEX FACE ,INTERNALLY ILLUMINATED W/ RED LEDs.

APPROX. WEIGHT: 500 lbs.

**ILLUMINATED CHANNEL LETTERS DISPLAY**

- BLACK ALUMINUM BACKS W/ 5" BLACK ALUMINUM RETURNS.
- WHITE PLEX FACES, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED W/ WHITE LEDs.



1'-0" **2100**  
BLACK ALUMINUM FCO NUMERALS



PROPOSED LOCATION

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE  
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE



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PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE  
ARTIST CONCEPT DEPENDING ON ENGINEERING  
CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1":  
COLOR ON THIS PRESENTATION DOES NOT REPRESENT  
THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S)  
FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: BLAKES #65 RIO RANCHO, NM  
SCALE: 1/4"=1'-0"  
SALES: STEVE TAFOYA  
DESIGN BY: HECTOR ANG

DRWG NO: 323-557

APPROVED FOR PRODUCTION:

CUSTOMER APPROVAL:

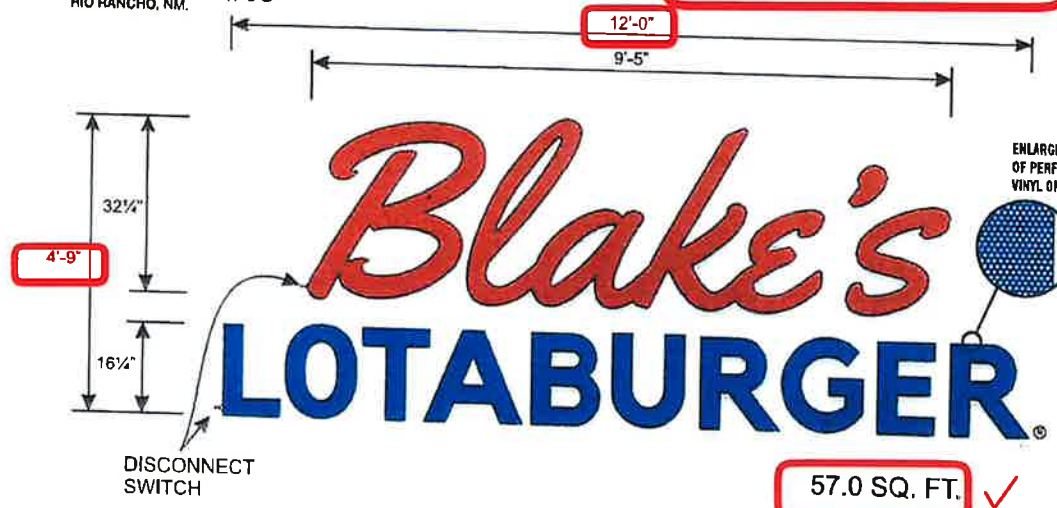
REVISED	5/1/24		
	5/7/24		

**3** *Blake's*  
**LOTABURGER**

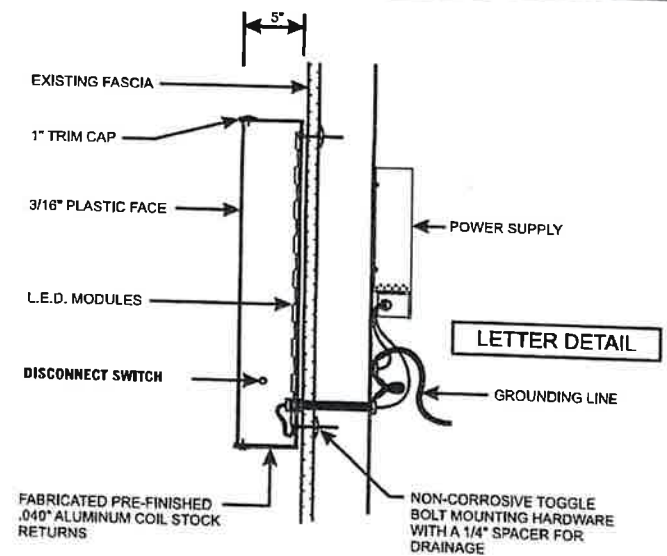
2100 UNSER BLVD. SE  
RIO RANCHO, NM.

#65

CITY OF RIO RNCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 04/25/2024 AK



57.0 SQ. FT. ✓



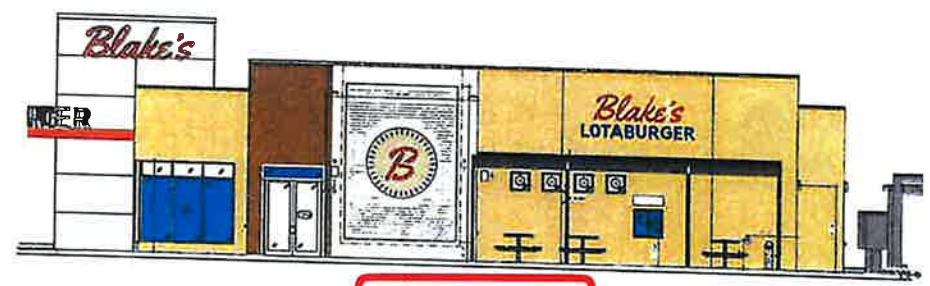
**ILLUMINATED CHANNEL LETTERS DISPLAY**

**1 REQUIRED**

- BLACK ALUMINUM BACKS W/ 5" BLACK ALUMINUM RETURNS.
- 2793 RED / WHITE PLEX OVERLAID W/ 3630-137 PERFORATED EUROPEAN BLUE VINYL, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED W/ RED / WHITE LEDS.



**NIGHT VIEW**



**SOUTH ELEVATION**

**AL-**  
**ZEON**  
**sons**  
ELECTRICAL PRODUCTS COMPANY  
2020 5th St. NW, Minneapolis, MN 55412  
(651) 243-5771 Toll Free: 800-822-7007  
Fax: (651) 243-5575

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PIPE SIZES (S) AND OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

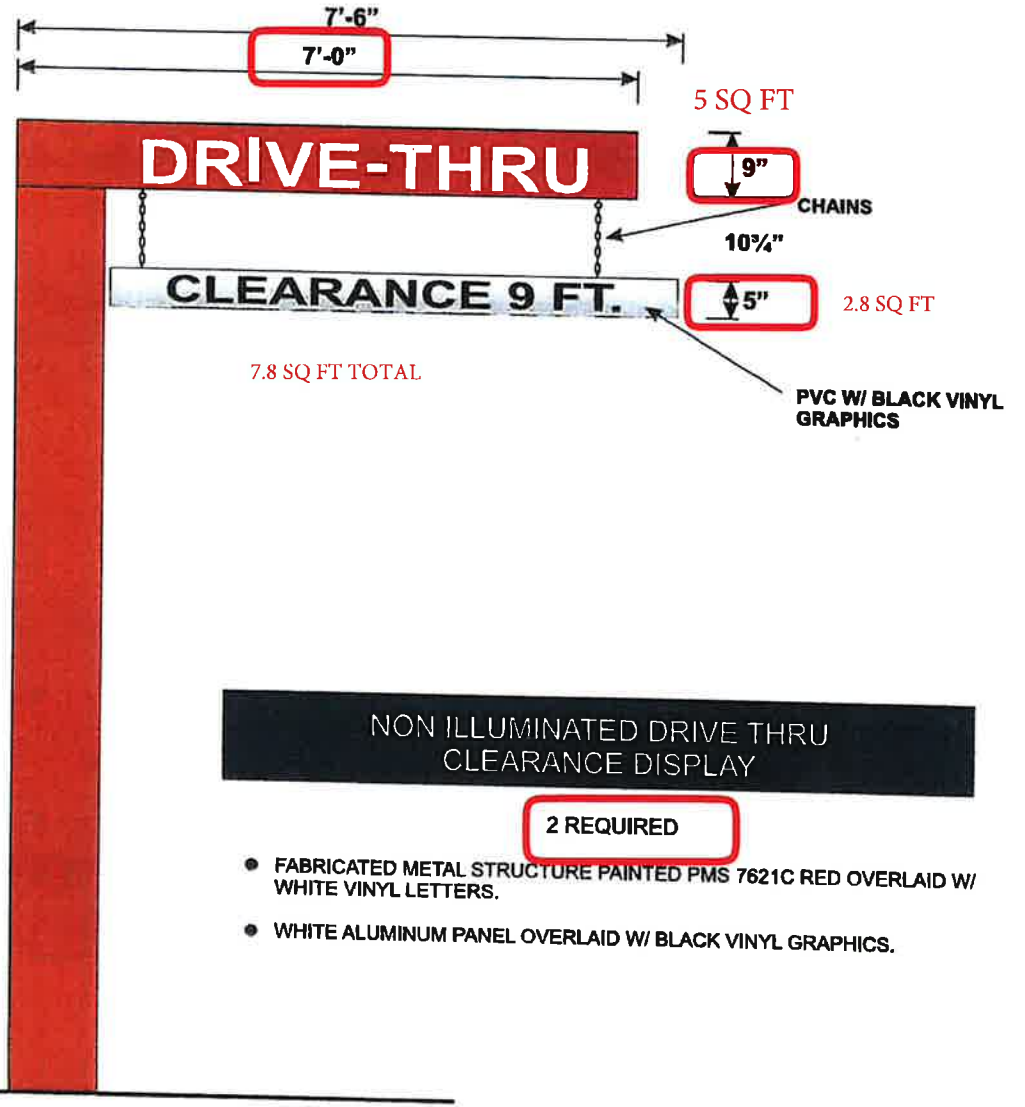
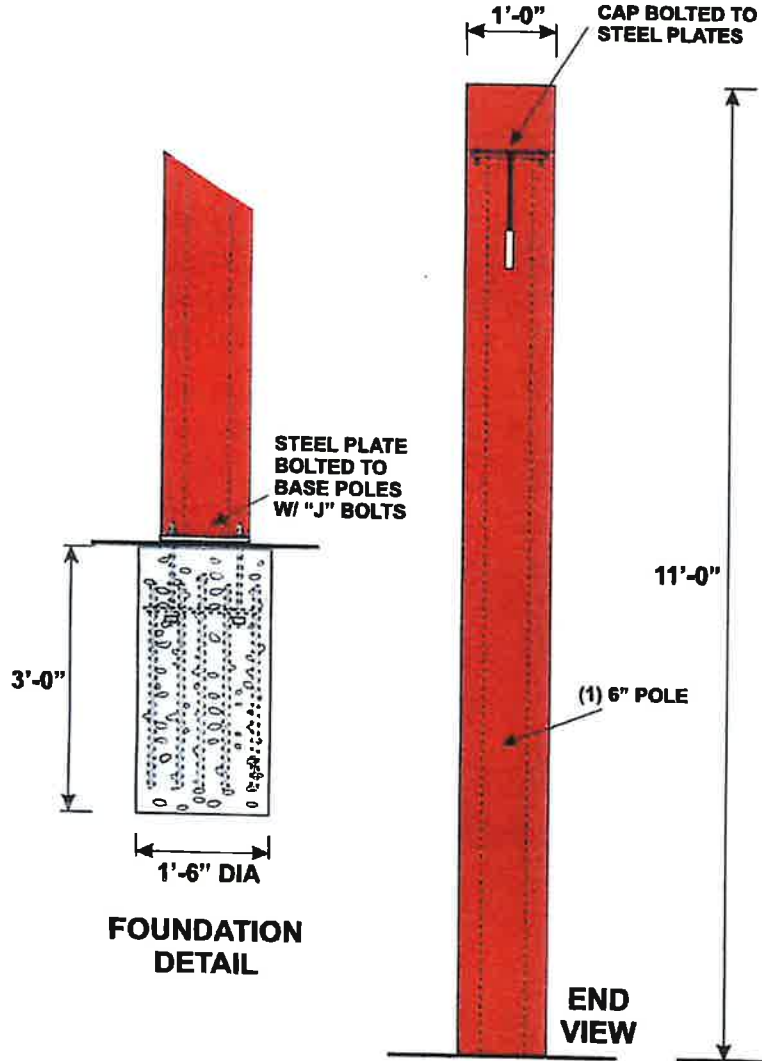
KEEP THIS COPY OF THIS AND COPY PROTECTED DRAWINGS AND PRINTS IN A SAFE PLACE. DO NOT REPRODUCE OR COPY WITHOUT WRITTEN PERMISSION FROM THE ORIGINAL DESIGNER. ALL RIGHTS RESERVED. FOR EXACT REPRESENTATION OF COLORS SPECIFIED.

TITLE: BLAKES #65 RIO RANCHO, NM	DRWG NO: 323-556	APPROVED FOR PRODUCTION:
SCALE: 3/8"=1'-0"	CUSTOMER APPROVAL:	
SALES: STEVE TAFOYA		
DESIGN BY: HECTOR ANG		

REVISED			

**4** *Blake's*  
**LOTABURGER**  
2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

**CITY OF RIO RANCHO PLANNING  
AND ZONING DIVISION ZONING  
APPROVAL 04/25/2024 AK**



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PIPE SIZES AND/OR DIMENSIONS MAY VARY. THE  
ARCHITECT ASSUMES RESPONSIBILITY FOR VERIFYING  
CALCULATIONS FOR FINAL INSTALLATION.

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TITLE: BLAKES #65 RIO RANCHO, NM

SCALE: 1/2"=1'-0"

SALES: STEVE TAFOYA

DESIGN BY: HECTOR ANG

DRWG NO: 323-558

APPROVED FOR PRODUCTION:

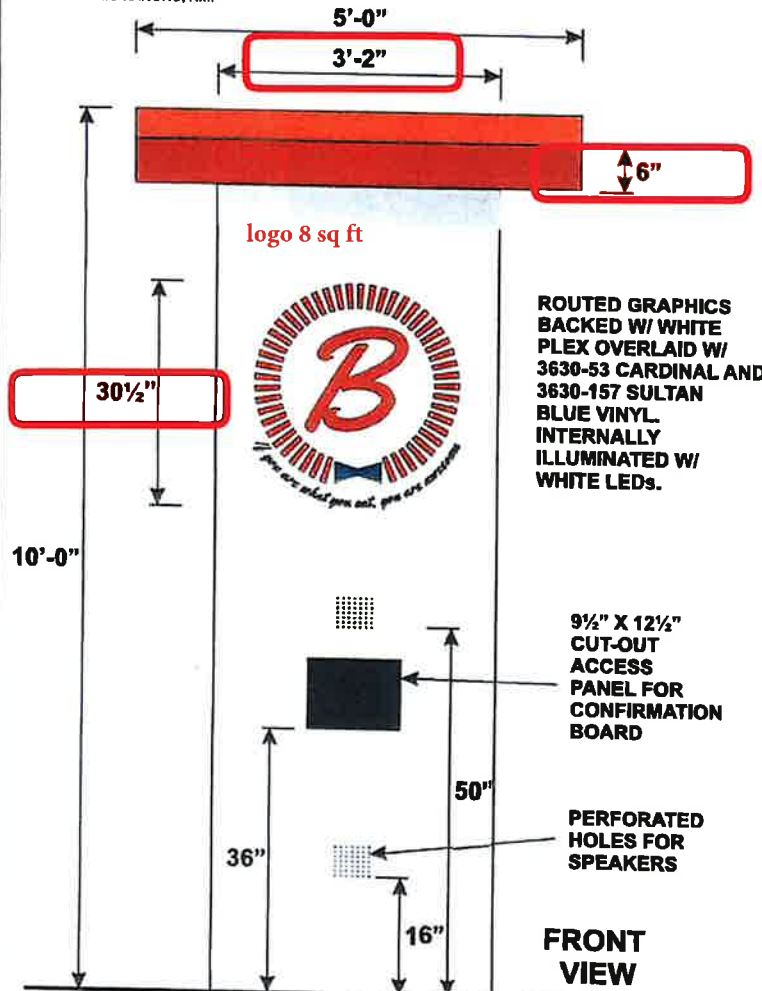
CUSTOMER APPROVAL:

REVISED				

**5A Blake's**  
**LOTABURGER**  
2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

CITY OF RIO RANCHO PLANNING  
AND ZONING DIVISION ZONING  
APPROVAL 04/25/2024 AK

total signage sq ft = 11' 5"



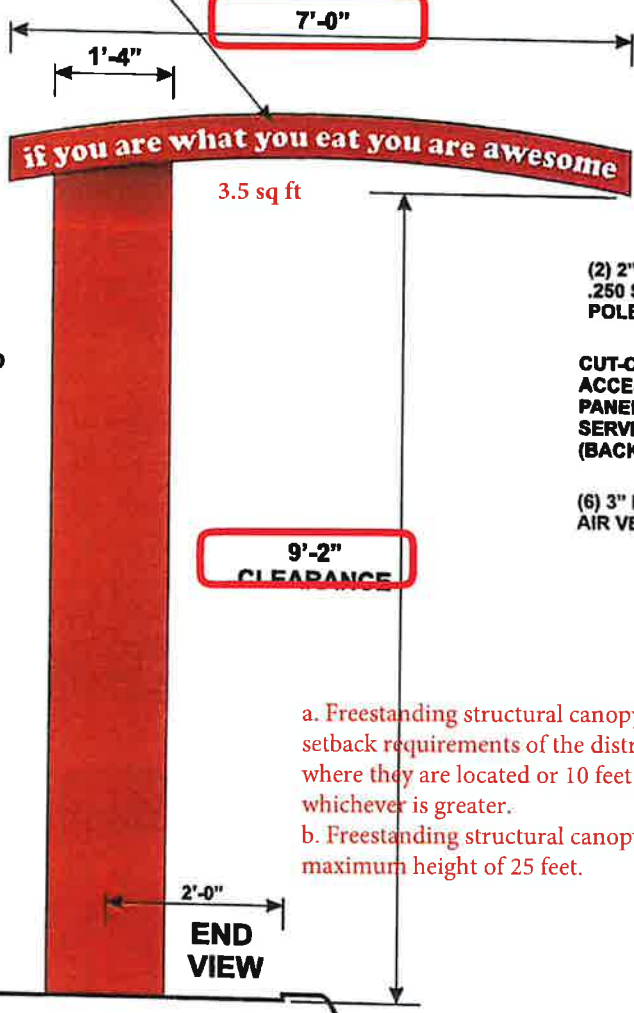
logo 8 sq ft

ROUTED GRAPHICS  
BACKED W/ WHITE  
PLEX OVERLAIN W/  
3630-53 CARDINAL AND  
3630-157 SULTAN  
BLUE VINYL.  
INTERNALLY  
ILLUMINATED W/  
WHITE LEDs.

9 1/2" X 12 1/2"  
CUT-OUT  
ACCESS  
PANEL FOR  
CONFIRMATION  
BOARD

PERFORATED  
HOLES FOR  
SPEAKERS

FRONT  
VIEW

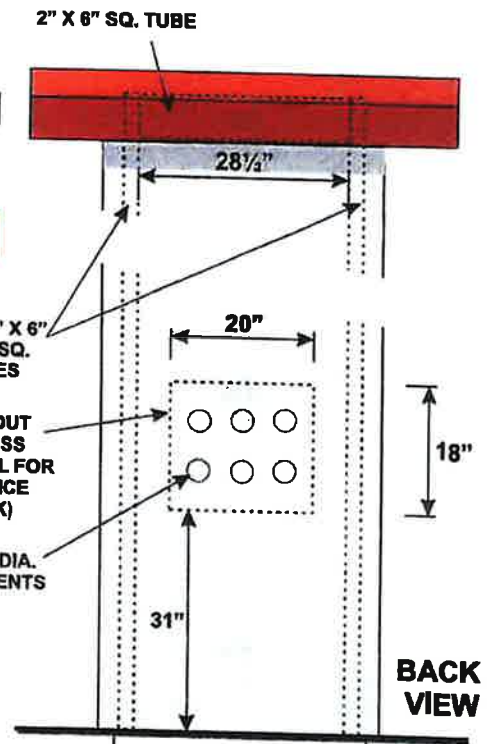


2 1/4" ROUTED LETTERS  
BACKED W/ WHITE PLEX.  
INTERNALLY ILLUMINATED  
W/ WHITE LEDs.

3.5 sq ft

9'-2"  
CLEARANCE

END  
VIEW



(2) 2" X 6"  
.250 SQ.  
POLES

CUT-OUT  
ACCESS  
PANEL FOR  
SERVICE  
(BACK)

(6) 3" DIA.  
AIR VENTS

BACK  
VIEW

- a. Freestanding structural canopy signs are subject to the setback requirements of the district where they are located or 10 feet from any property line, whichever is greater.
- b. Freestanding structural canopy signs are limited to a maximum height of 25 feet.

FOUNDATION  
DETAIL  
PAGE 2

**ILLUMINATED DRIVE THRU CANOPY DISPLAY**

**2 REQUIRED**

FABRICATED .090 ALUMINUM STRUCTURE PAINTED PMS 7621C RED AND SILVER

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**AL-**  
**EPNM, INC.**  
ELECTRICAL PRODUCTS COMPANY  
2022 W 9th St. #101 Albuquerque, NM 87102  
505-225-5771 Fax: 505-268-7107  
24h 505-245-1575

PRESENT AND FUTURE OWNERS OF THIS  
ARCHITECTURAL DRAWING OR ENGINEERING  
CALCULATIONS FOR THE INSTALLATION  
OF THIS SIGN SHALL BE RESPONSIBLE FOR  
THEIR PROPER USE AND SHALL BE RESPONSIBLE FOR  
THEIR PROPER MAINTENANCE AND REPAIRS.

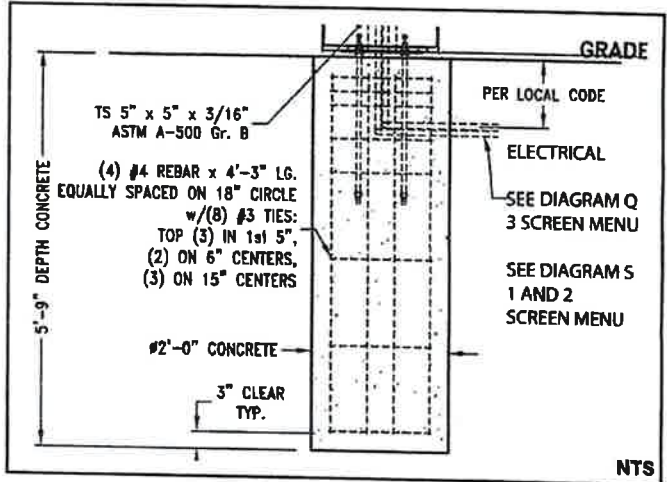
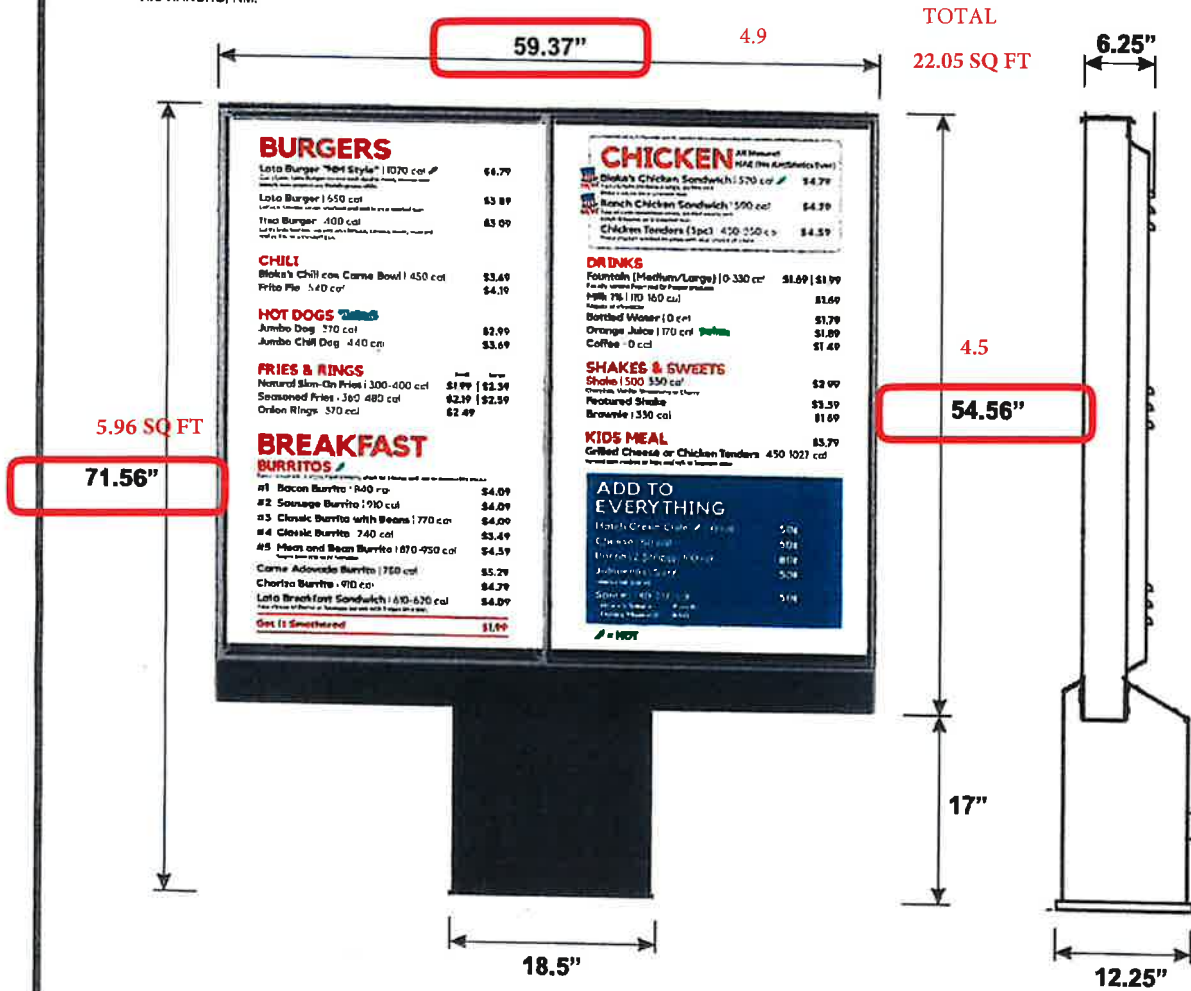
TITLE: BLAKES #65 RIO RANCHO, NM	DRAWN NO: 323-559	APPROVED FOR PRODUCTION:
SCALE: 1/2"=1'-0"	CUSTOMER APPROVAL:	
SALES: STEVE TAFOYA		
DESIGN BY: HECTOR ANG		

REVISED			



**6 Blake's LOTABURGER**  
2100 UNSER BLVD. SE  
RIO RANCHO, NM. #05

**CITY OF RIO RANCHO PLANNING AND ZONING DIVISION ZONING APPROVAL 04/25/2024 AK**



**ON/OFF SWITCH "LIGHTING ONLY" DIGITAL SCREEN POWERED DOWN PER SCREEN INSTRUCTIONS**

**SIDE VIEW**

**(2) Drive-through signs are limited to a maximum of 70 square feet in area and 10 feet in height, and may comprise a mixture of separate freestanding signs, including preview boards installed at earlier points in the drive-through lane. The total square footage of all signs, however, shall not exceed 70 square feet. shall be located a minimum of 15 feet from any residential district property line, measured from sign face to property line.**

**DIGITAL DRIVE THRU MENU DISPLAY**

**1 REQUIRED**

**DT FLEX FLX-2-DD-SA Outdoor Menu System 59.37" w x 71.56" h By THE HOWARD COMPANY**



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THESE SIGNS AND OR BILLBOARDS MAY CHANGE THE APPEARANCE OF THE PROPERTY AND THEREFORE THE LOCAL COMMUNITY MAY BE AFFECTED. THE LOCAL COMMUNITY SHOULD BE ADVISED OF THE EXISTENCE OF THESE SIGNS AND OR BILLBOARDS FOR THEIR REVIEW AND APPROVAL OF THESE SIGNS.

<b>TITLE:</b> BLAKES #05 RIO RANCHO, NM	<b>DRWG NO:</b> 323-560	<b>APPROVED FOR PRODUCTION:</b>
<b>SCALE:</b> 3/4"=1'-0"	<b>SALES:</b> STEVE TAFOYA	<b>CUSTOMER APPROVAL:</b>
<b>DESIGN BY:</b> HECTOR ANG		

<b>REVISED</b>			

**7 Blake's LOTABURGER**  
 2100 UNSER BLVD. SE #65  
 RIO RANCHO, NM.

**CITY OF RIO RANCHO PLANNING AND ZONING DIVISION ZONING APPROVAL 04/25/2024 AK**

A TOTAL OF 4 SIGNS@ 3 SQ FT



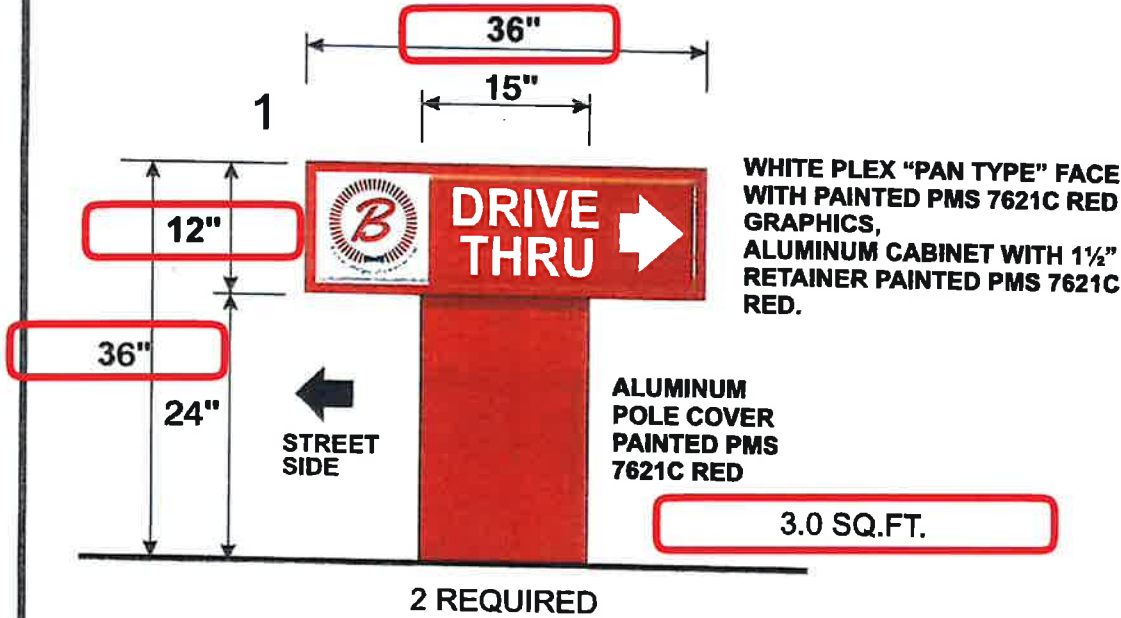
OPPOSITE SIDE



OPPOSITE SIDE



OPPOSITE SIDE



2 REQUIRED

ALUMINUM POLE COVER PAINTED PMS 7621C RED

3.0 SQ.FT.

SIGNS SHALL NOT BE INSTALLED IN THE CITY RIGHT -OF-WAY OR IN AN EASEMENT WITHOUT AN APPROVED ENCROACHMENT AGREEMENT

DOUBLE FACE ILLUMINATED, PAINTED PAN-TYPE PLASTIC DIRECTIONAL DISPLAY

4 REQUIRED TOTAL

INTERNALLY ILLUMINATED WITH WHITE LEDs.



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PIPE DESIGN AND OR OTHER MAY CHANGE THE APPEARANCE DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ANY USE OF ANY AND PART FROM ZEON PRODUCTS COMPANY IS A TRADE SECRET AND NOT TO BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF ZEON PRODUCTS COMPANY.

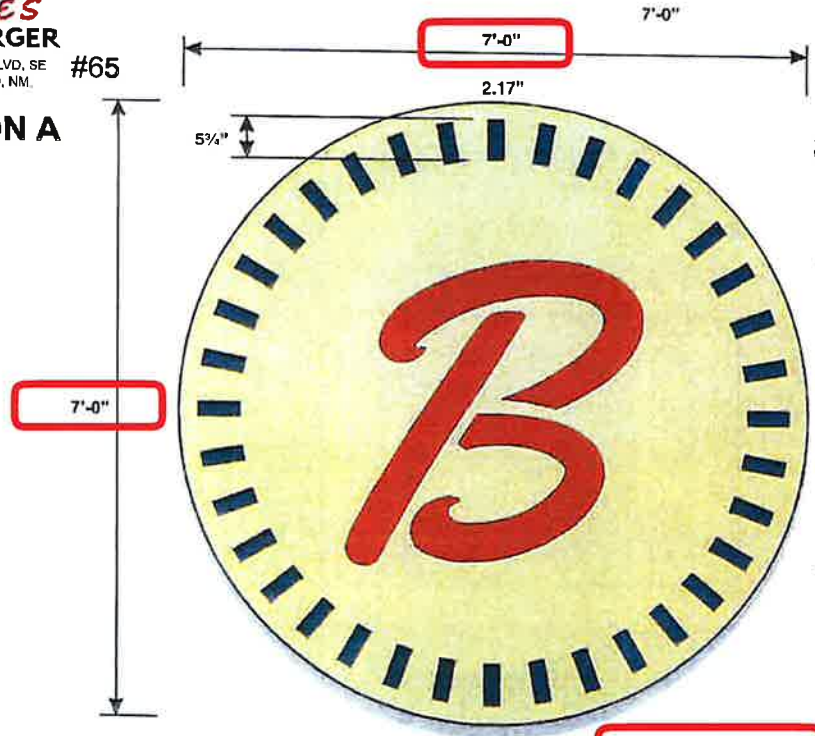
TITLE: BLAKES #65 RIO RANCHO, NM	DRWG NO: 323-561	APPROVED FOR PRODUCTION:
SCALE: 3/4"=1'-0"	SALES: STEVE TAFOYA	CUSTOMER APPROVAL:
DESIGN BY: HECTOR ANG		

REVISED				

**8** *Blake's*  
**LOTABURGER**

2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

**OPTION A**

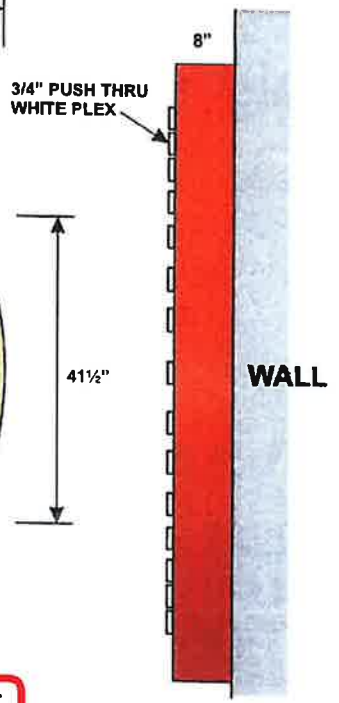


**49.0 SQ. FT.**

**SINGLE FACE ILLUMINATED WALL DISPLAY**

**2 REQUIRED**

**END VIEW**

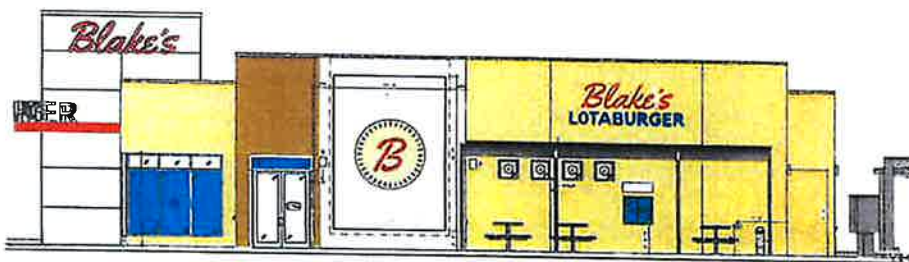


CITY OF RIO RANCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 04/25/2024 AK

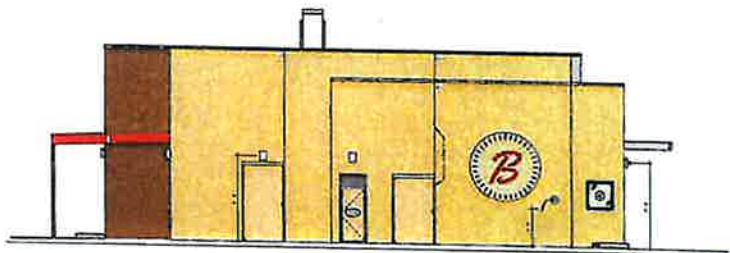


**NIGHT VIEW**

- ALUMINUM CABINET (COLOR TO MATCH BUILDING )W/ 8" RED ALUMINUM RETURN.
- ALUMINUM FACE WITH ROUTED GRAPHICS BACKED WITH 3/4" WHITE PUSH THRU PLEX OVERLAID W/ 3630-53 CARDINAL RED AND 3630-157 SULTAN VINYL.
- INTERNALLY ILLUMINATED W/ WHITE LEDs.



**SOUTH ELEVATION**



**EAST ELEVATION**

**ZEON signs**  
AL-EPNM, INC.  
ELECTRICAL PRODUCTS COMPANY  
2025 5th St NW Albuquerque, NM 87102  
(505) 243-3777 Fax (505) 243-9579

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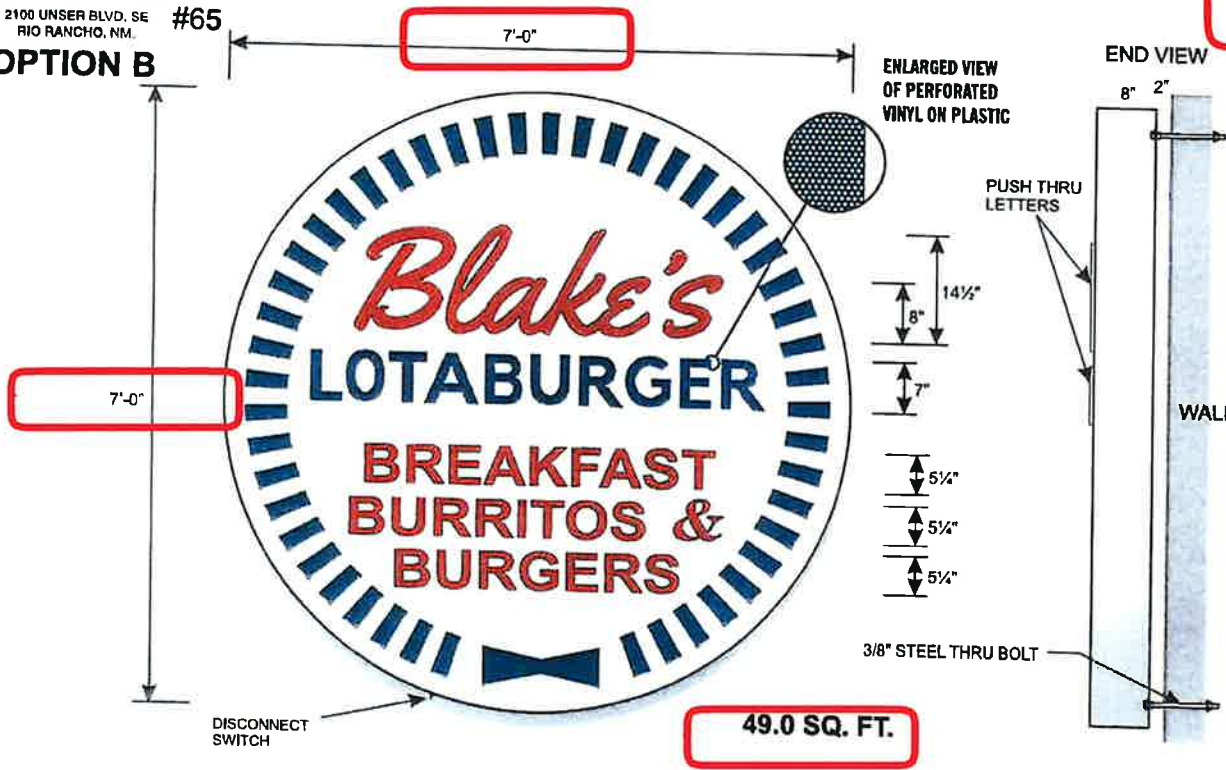
ACTUAL SIZE OF SIGN AND COPY FROM SEALED DRAWING SET VARY 1/2"  
THIS IS A PRELIMINARY DRAWING AND NOT A CONTRACT. THE EXACT COLOR AND MATERIALS TO BE USED WILL BE DETERMINED BY THE CLIENT AND APPROVED BY THE CLIENT.

TITLE: BLAKES #65 RIO RANCHO, NM		APPROVED FOR PRODUCTION:	
SCALE: 1/2"=1'-0"	DRWG NO: 323-562	CUSTOMER APPROVAL:	
SALES: STEVE TAFOYA		DESIGN BY: HECTOR ANG	

REVISED			

9 **Blake's**  
**LOTABURGER**  
 2100 UNSER BLVD. SE #65  
 RIO RANCHO, NM.  
**OPTION B**

CITY OF RIO RANCHO PLANNING  
 AND ZONING DIVISION ZONING  
 APPROVAL 04/25/2024 AK



NIGHT VIEW

49.0 SQ. FT.

**SINGLE FACE ILLUMINATED WALL DISPLAY**

- WHITE ALUMINUM CABINET WITH WHITE ALUMINUM FACE.
- BLAKES LOTABURGER - ROUTED LETTERS BACKED WITH 3/4" CLEAR PUSH THRU PLEX OVERLAID WITH 3630-53 CARDINAL RED AND 3630-137 EUROPEAN BLUE PERFORATED VINYL (BLUE / DAY, WHITE / NIGHT).
- BREAKFAST.....- ROUTED LETTERS BACKED WITH RED PLEX (NON PUSH THRU).
- INTERNALLY ILLUMINATED W/ RED / WHITE LEDs. AND BACK ILLUMINATION FOR HALO EFFECT.



NORTH ELEVATION

**AL-**  
**ZEON signs**  
**EPNM, INC.**  
 ELECTRICAL PRODUCTS COMPANY  
 2024 5TH ST. NW Albuquerque, NM 87102  
 (505) 243-1971 Tel: (505) 243-1972  
 Fax: (505) 243-1975

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PRE-APPROVAL AND/OR PERMITS MAY VARY BY LOCAL JURISDICTION. THE ARTIST ACCEPTS NO LIABILITY FOR ANY MATH OR CALCULATION ERRORS FOR FINAL INSTALLATION.

TITLE: BLAKES #65 RIO RANCHO, NM	DRWS NO: 323-563	APPROVED FOR PRODUCTION:
SCALE: 1/2"=1'-0"	CUSTOMER APPROVAL:	
SALES: STEVE TAFQYA		
DESIGN BY: HECTOR ANG		

REVISED			

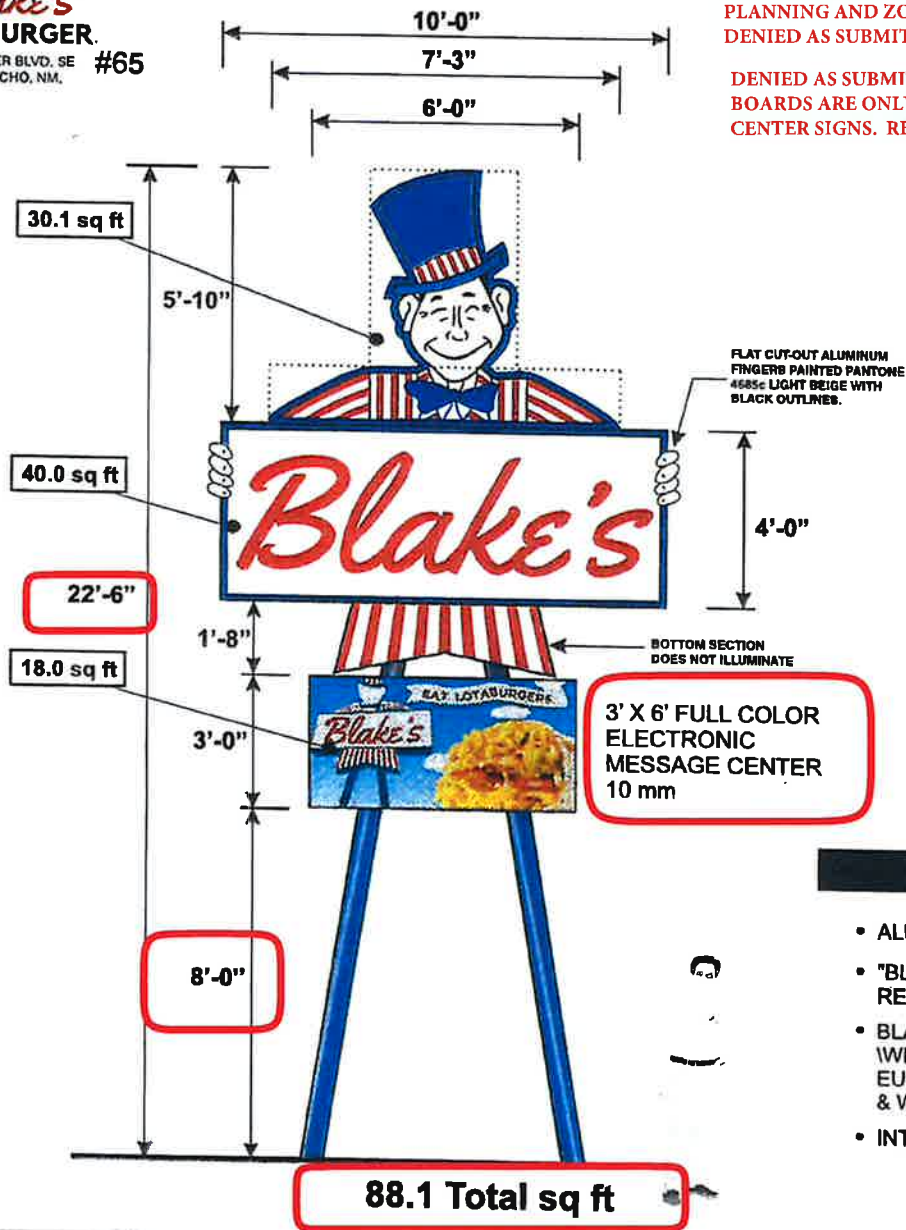
**10 Blake's**  
**LOTABURGER.**  
 2100 UNSER BLVD. SE #65  
 RIO RANCHO, NM.

CITY OF RIO RANCHO  
 PLANNING AND ZONING DIVISION-  
 DENIED AS SUBMITTED. 05/06/2024 AK

DENIED AS SUBMITTED. PURSUANT TO CHAPTER 156.08 (D)(2) ELECTRONIC MESSAGE  
 BOARDS ARE ONLY ALLOWED ON MONUMENT SIGNS AND MULTI-TENANT COMMERCIAL  
 CENTER SIGNS. REVISIONS ARE REQUIRED.



**OPPOSITE SIDE**



**DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY**

- ALUMINUM CABINETS / RETAINERS TO BE PAINTED PMS 281c BLUE.
- "BLAKE'S" - NEW WHITE LEXAN FACE OVERLAID WITH 3630-53 CARDINAL RED VINYL SCRIPT.
- BLAKE'S LOTABURGER CARICATURE - NEW WHITE LEXAN FACE OVERLAID WITH WHITE / WITH BLACK VINYL FEATURES ON FACE WITH 3630-137 EUROPEAN BLUE HAT AND BOW TIE AND 3630-53 CARDINAL RED VINYL & WHITE STRIPES HAT ON HAT BAND AND JACKET
- INTERNALLY ILLUMINATED WITH WHITE LEDs.



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SIZE(S) AND OR SPACES MAY CHANGE THE  
 ARTIST CONCEPT DEPARTMENTAL ENGINEERING  
 REGULATIONS FOR FINAL INSTALLATION

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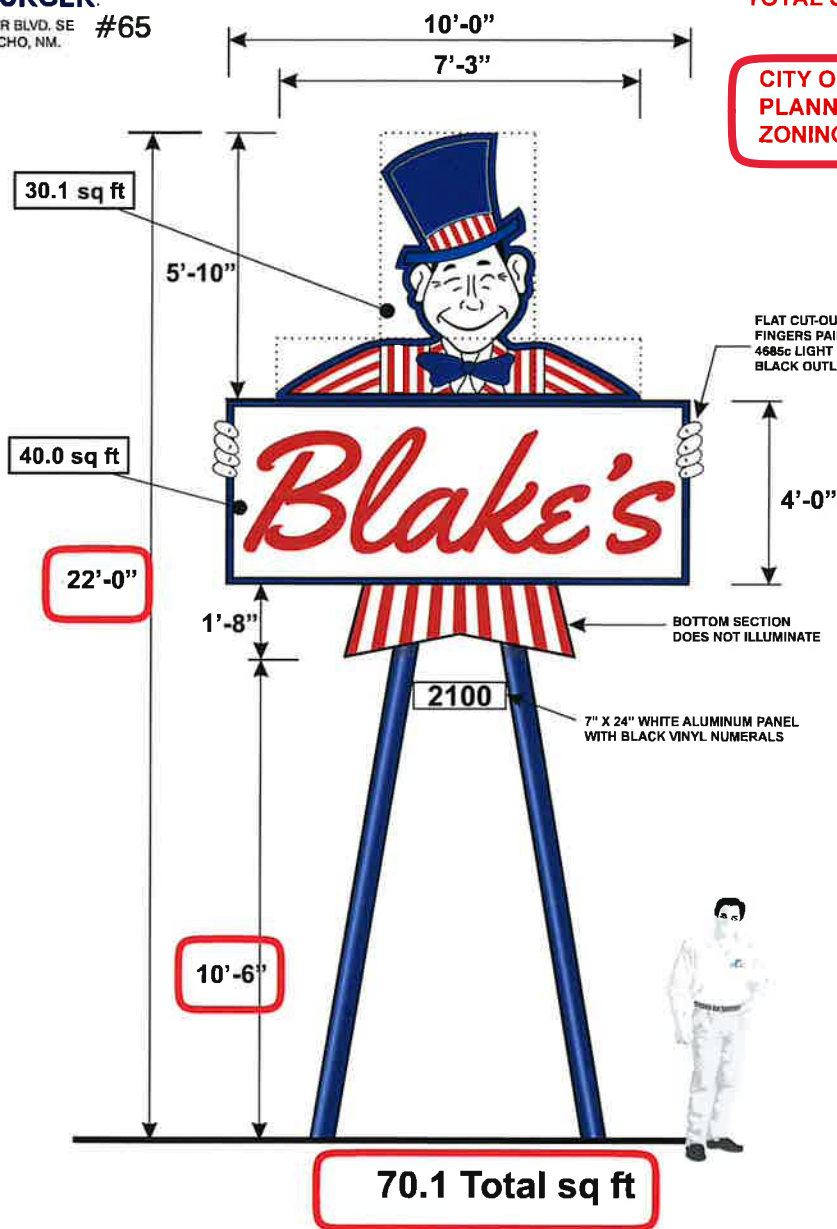
TITLE: BLAKES #65 RIO RANCHO, NM			REVISED	7/26/23
SCALE: 1/4"=1'-0"	DRWG NO: 323-584	APPROVED FOR PRODUCTION:		
SALES: STEVE TAFOYA	CUSTOMER APPROVAL:			
DESIGN BY: H. ANG				

**10 Blake's  
LOTABURGER.**

2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

HEIGHT - 22'  
VERTICAL CLEARANCE - 10' 6"  
TOTAL SQ FT - 70.1

REVISED 05/07/2024



CITY OF RIO RANCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 05/07/2024 AK



OPPOSITE SIDE

SIGN SHALL NOT OVERHANG IN THE CITY R-O-W, BE PLACED IN AN EASEMENT WITHOUT AN APPROVED ENCROACHMENT AGREEMENT, NOR OBSTRUCT ACCESS TO ANY INGRESS OR EGRESS, FIRE ESCAPES, FIRE HYDRANTS, CONNECTIONS OR STANDPIPES.

DOUBLE FACE ILLUMINATED FREE-STANDING DISPLAY

- ALUMINUM CABINETS / RETAINERS TO BE PAINTED PMS 281c BLUE.
- "BLAKE'S" - NEW WHITE LEXAN FACE OVERLAID WITH 3630-53 CARDINAL RED VINYL SCRIPT.
- BLAKE'S LOTABURGER CARICATURE - NEW WHITE LEXAN FACE OVERLAID WITH WHITE / WITH BLACK VINYL FEATURES ON FACE WITH 3630-137 EUROPEAN BLUE HAT AND BOW TIE AND 3630-53 CARDINAL RED VINYL & WHITE STRIPES HAT ON HAT BAND AND JACKET
- INTERNALLY ILLUMINATED WITH WHITE LEDs.



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ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1/2"  
COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: BLAKES #65 RIO RANCHO, NM	DATE: 7/26/23
SCALE: 1/4" = 1'-0"	DRWG NO: 323-564
SALES: STEVE TAFOYA	APPROVED FOR PRODUCTION:
DESIGN BY: H. ANG	CUSTOMER APPROVAL:
	REVISED 5/1/24
	REVISED 5/7/24

**11 Blake's  
LOTABURGER**

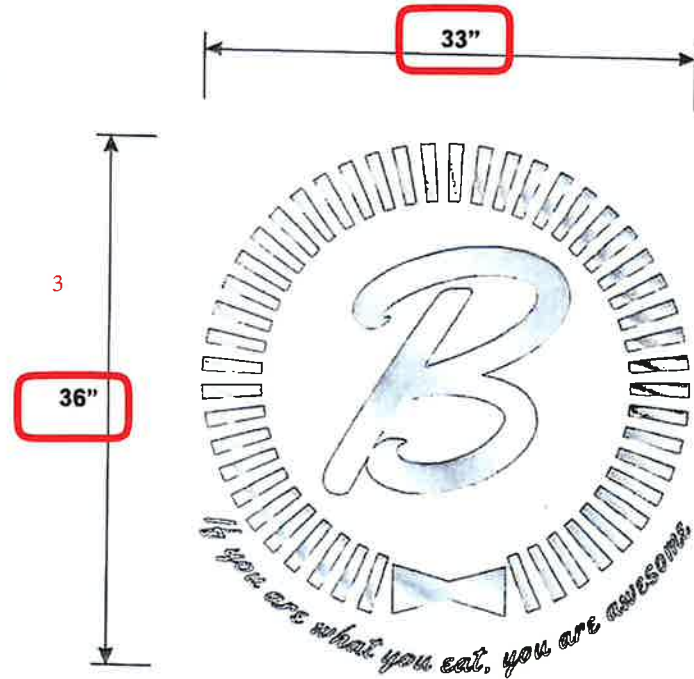
2100 UNSER BLVD. SE #65  
RIO RANCHO, NM.

2.75

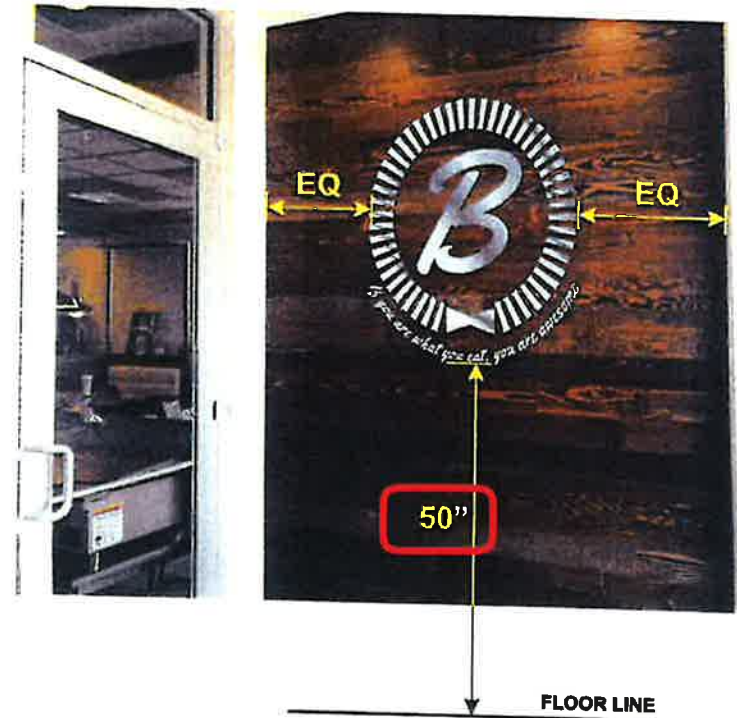
TOTAL 8.25 SQ FT

CITY OF RIO RANCHO  
PLANNING AND ZONING DIVISION  
ZONING APPROVAL 04/25/2024 AK

WINDOW SIGNS DO NOT REQUIRE A  
PERMIT



PERSPECTIVE  
VIEW



PROPOSED LOCATION

PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE  
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

**NON ILLUMINATED WALL DISPLAY**

"GEMINI" BRUSHED ALUMINUM FACE WITH 1/4" BLACK DEPTH.  
MOUNTED WITH D/F TAPE.

**AL-**  
**ZEON signs**  
**EPNM, INC.**  
ELECTRICAL PRODUCTS COMPANY  
2024 515 11 NW Alexander Ave #1102  
10551 241-1971 TEL 704 829-4487 FAX 10551 241-5515

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PIPE SIZES (S) AND OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION

REPRODUCTION OF THIS AND OTHER TRADE SHOWS OR OTHER TRADE SHOWS WITHOUT THE WRITTEN CONSENT OF THE ARTIST IS STRICTLY PROHIBITED. THE ARTIST ASSUMES NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF THIS SIGN OR ANY OTHER SIGN SPECIFIC TO THIS PROJECT.

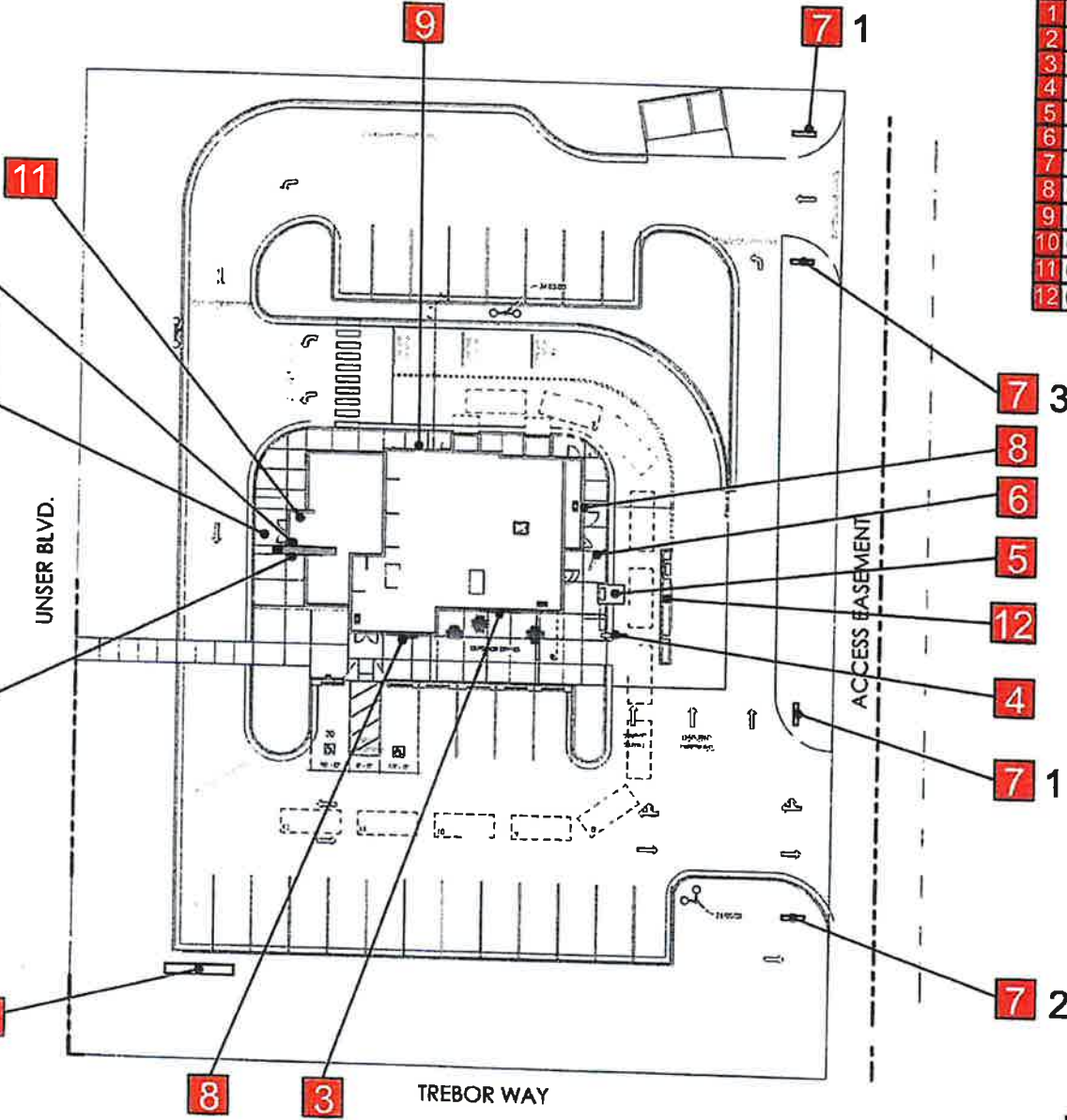
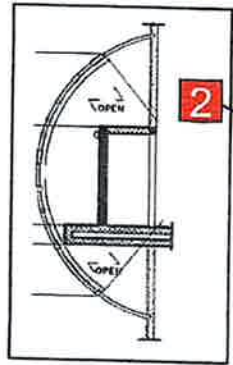
TITLE: BLAKES #65 RIO RANCHO, NM  
SCALE: 1"=1'-0"  
SALES: STEVE TAFOYA  
DESIGN BY: HECTOR ANG

DRWG NO: 323-556 APPROVED FOR PRODUCTION:  
CUSTOMER APPROVAL:

REVISED			



**13** *Blake's*  
**LOTABURGER**  
 2100 UNSER BLVD. SE #65  
 RIO RANCHO, NM.



LEGEND	
1	(2) BLAKES CHANNEL LETTERS
2	(1) BLAKES LOTABURGER CHANNEL LETTERS
3	(1) LOTABURGER CHANNEL LETTERS / BAND
4	(1) CLEARANCE SIGN
5	(1) DRIVE THRU CANOPY
6	(1) DRIVE THRU "HOWARD" MENU
7	(4) DIRECTIONALS
8	(2) WALL DISPLAYS W LOGO
9	(1) WALL DISPLAY
10	(1) POLE SIGN
11	(1) INTERIOR DISPLAY
12	(1) ORDER STATION

17 SIGNS TOTAL

NORTH ELEVATION = 75  
 SOUTH ELEVATION = 131  
 EAST ELEVATION = 49  
 WEST ELEVATION = 82.  
 DRIVE THRU = 65.  
 DIRECTIONAL = 12

**SITE PLAN**

**AL-**  
**ZEON SIGNS**  
 ELECTRICAL PRODUCTS COMPANY  
 2025 5th St. NE Albuquerque, NM 87103  
 (505) 253-5271 Tel Fax (505) 253-5267  
 Fax (505) 240-3573

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FIELD SIZE BY AIR OR SPACES MAY CHANGE THE  
 ARTIST CONCEPT DEPENDING ON ENGINEERING  
 CALCULATIONS FOR FINAL INSTALLATION.

BEFORE SIZE BY SIGN AND COPY FROM SEATED OR UNTIL HERE COPY BY  
 CHECK ON THE SIGN AND COPY FROM SEATED OR UNTIL HERE COPY BY  
 THE CONTRACTOR TO THE LOCAL CODES AND PERMITS  
 FOR EACH STATE AND POWER OF SIGNER SPECIFIED

TITLE: BLAKES #65 RIO RANCHO, NM	DRWG NO: 323-556	APPROVED FOR PRODUCTION:
SCALE: NTS	CUSTOMER APPROVAL:	
SALES: STEVE TAFQYA		
DESIGN BY: HECTOR ANG		

REVISED	2/7/24



2100 UNSER BLVD SE X Q

Show search results for 2100 UNSER ...

UNSER

UNSER BLVD SE

UNSER BLVD SE

2000

2080

2100

2055

**Address Search: 2100 UNSER BLVD SE**

Block	
Lot	
Feature	LOT
LegalDesc	VILL, Tract A1
Subd	VILL
Par	
Tr	A1
ExtendedSU	THE VILLAGE
BookPg	32/89-93
Override	NO
Address	2100
PreDir	
StrName	UNSER
StrType	BLVD

[Zoom to](#)

2150

2200





2100 UNSER BLVD SE

Show search results for 2100 UNSER ...

UNSER

UNSER BLVD SE

VD SE

2000

2080

21

2055

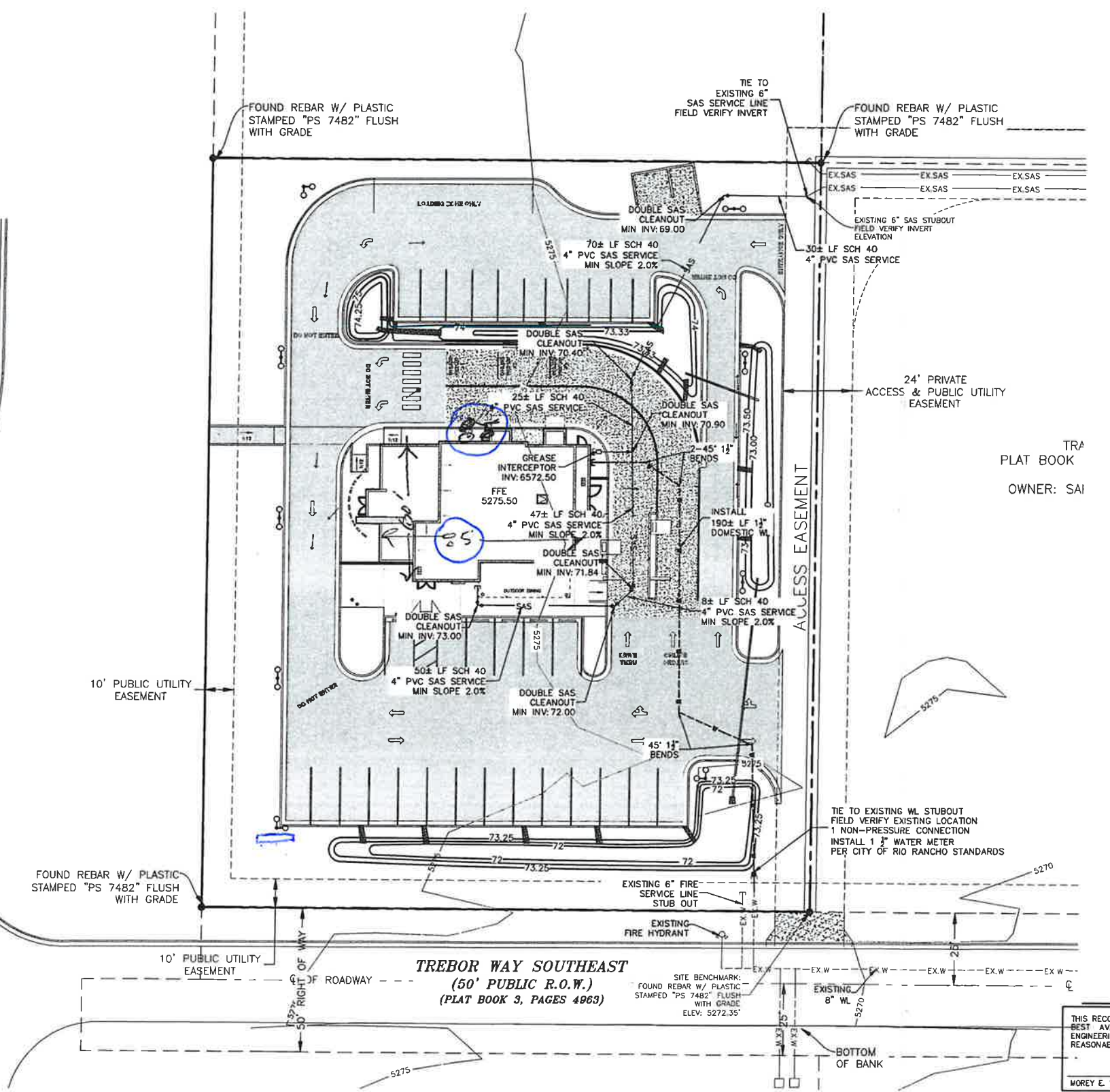
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StrAddr	2100 UNSER BLVD SE
ZipCode	87124
Acres	1.25
Alias	
CoDate	
PermitDate	
created_user	MTATUM
created_date	November 22, 2022
last_edited_user	MTATUM
last_edited_date	November 22, 2022
PropertyCode	9231
LandUse	Vacant Commercial Land (Commercial Zone)
PropertyName	The Village
<a href="#">Zoom to</a>	

2150

2200



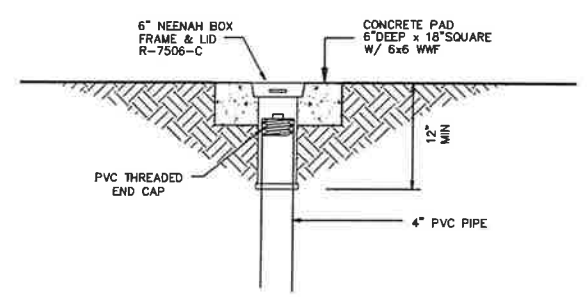
UNSER BOULEVARD SOUTHEAST  
(PUBLIC R.O.W. VARIES)  
(BOOK 3, PAGE 4963)



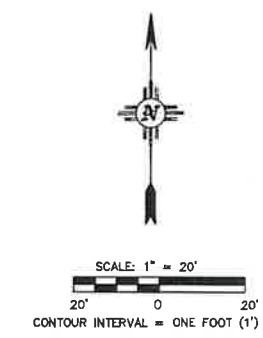
**STAKING NOTE**  
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

**TOPOGRAPHY NOTE**  
ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

**UTILITY NOTE**  
IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.  
  
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.



CLEANOUT IN PAVING



**LEGEND**

	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE & BOX
	PROPOSED METER
	EXISTING SAS MANHOLE
	PROPOSED SEWER
	PROPOSED CLEANOUT

**RECORD DRAWINGS**  
THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.  
MORLEY E. WALKER, P.E. 12105 DATE

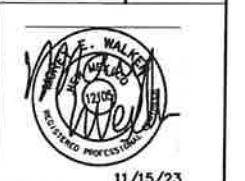


City of Rio Rancho

NO.	DESCRIPTION	DATE	BY
7			
6			
5			
4			
3			
2			
1			

Walker Engineering  
905 Camino Sierra Vista  
Santa Fe, NM 87605  
505-820-7990  
505-820-8589  
FAX: 505-820-8589  
E-MAIL: civil@walkereng.net

BLAKE'S LOTABURGER #65  
2100 Unser Blvd SE Rio  
Rancho, NM 87124  
UTILITY PLAN



11/15/23  
PROJECT NO. 23-113  
DESIGNED BY: 113 GRADE  
DRAWN BY: P.L.B.  
CHECKED BY: M.E.W.  
DATE: 11/15/23  
DPI CHK:  
SHEET: C3



February 6, 2025

**RE: Variance Request: Case No. 24-110-00050 (2100 Unser Blvd SE) Variance to Allow for Electronic Message Sign (EMS) Component on Existing Freestanding Pylon Sign**

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a Variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE, legally described as The Village, Tract A1.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, February 25, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov), which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rrnm.gov](http://www.rrnm.gov) or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:  
<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>  
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at [tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov) if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rrnm.gov](http://www.rrnm.gov), approximately one week before the hearing.

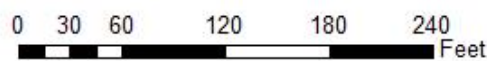
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.


Respectfully,


*Tim Dvorak*

Tim Dvorak  
Municipal Planner II  
Development Services Department  
Planning Division  
City of Rio Rancho


2100 UNSER BLVD SE  
THE VILLAGE, TRACT A1  
VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN  
ON EXISTING FREESTANDING PYLON SIGN



 Subject Property

 Roads

**Zoning**

 SU

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.



Map Created by Tim Dvorak on 2/6/2025





Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
Fax: (505) 896-8994

## NOTICE OF PUBLIC HEARING

**Meeting:** Planning & Zoning Board  
**Location:** Virtual (Zoom)/City Hall  
**Date:** **February 25, 2025**  
**Time:** 6:00PM  
**Staff Contact:** Tim Dvorak (505) 896-8361  
[tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov)



Development Services Department  
3200 Civic Center Circle NE, Suite 130  
Rio Rancho NM, 87144  
Phone: (505) 891-5005  
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## NOTICE OF PUBLIC HEARING

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**Date:** **February 25, 2025**  
**Time:** 6:00PM  
**Staff Contact:** Tim Dvorak (505) 896-8361  
[tdvorak@rrnm.gov](mailto:tdvorak@rrnm.gov)

## **Application Information**

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a Variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE. The PZB will hear the request on February 25, 2025.

*We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:*

<https://us06web.zoom.us/j/85180741871?pwd=T3BIbShVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode:  
026819 Join via phone: 1-253-215-8782 US



## **Application Information**

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a variance to allow for an electronic message sign (EMS) component on the existing freestanding pylon sign on the subject property of 2100 Unser Blvd SE. The PZB will hear the request on February 25, 2025.

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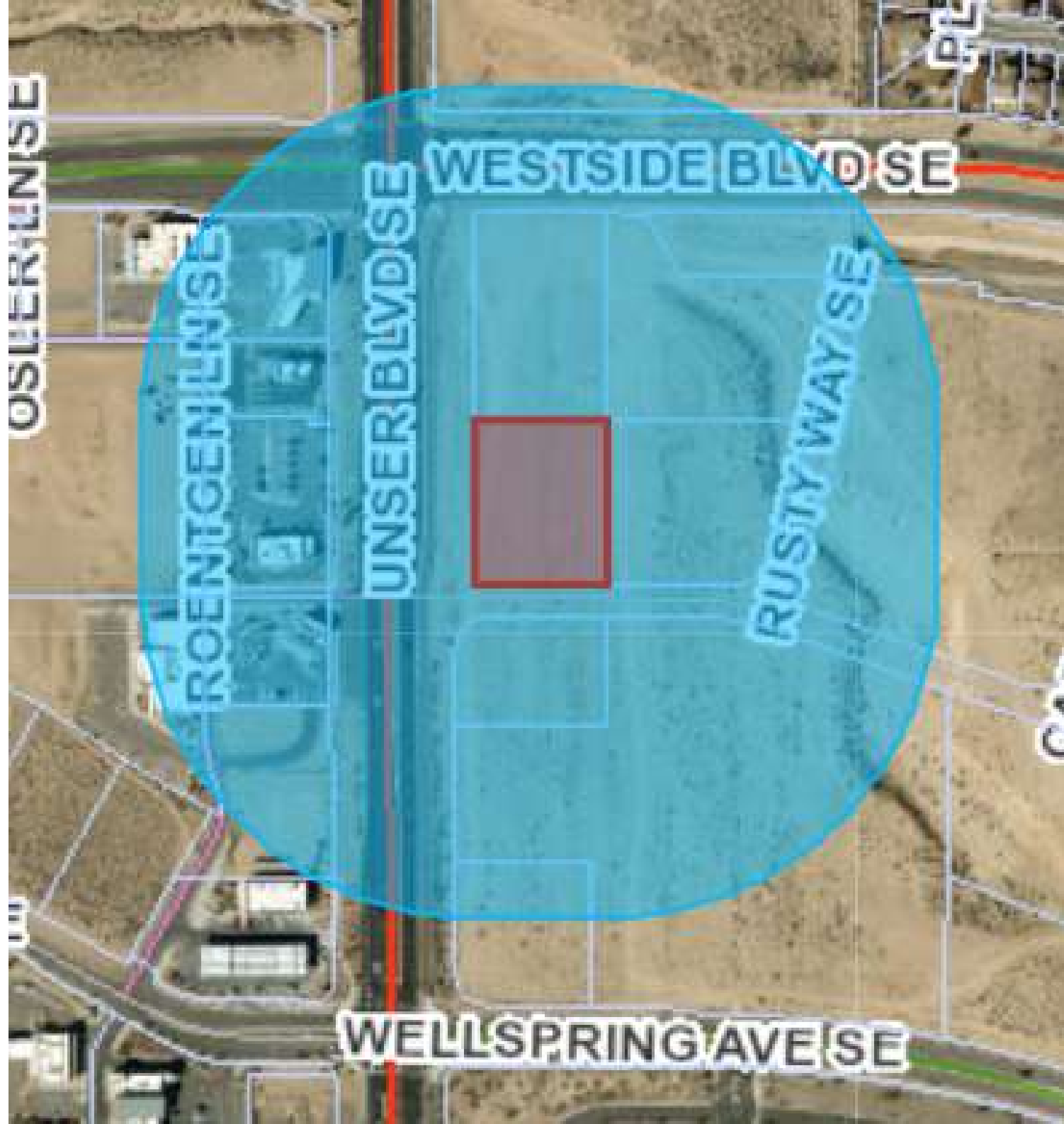
<https://us06web.zoom.us/j/85180741871?pwd=T3BIbShVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode:  
026819 Join via phone: 1-253-215-8782 US



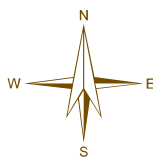
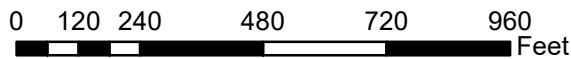
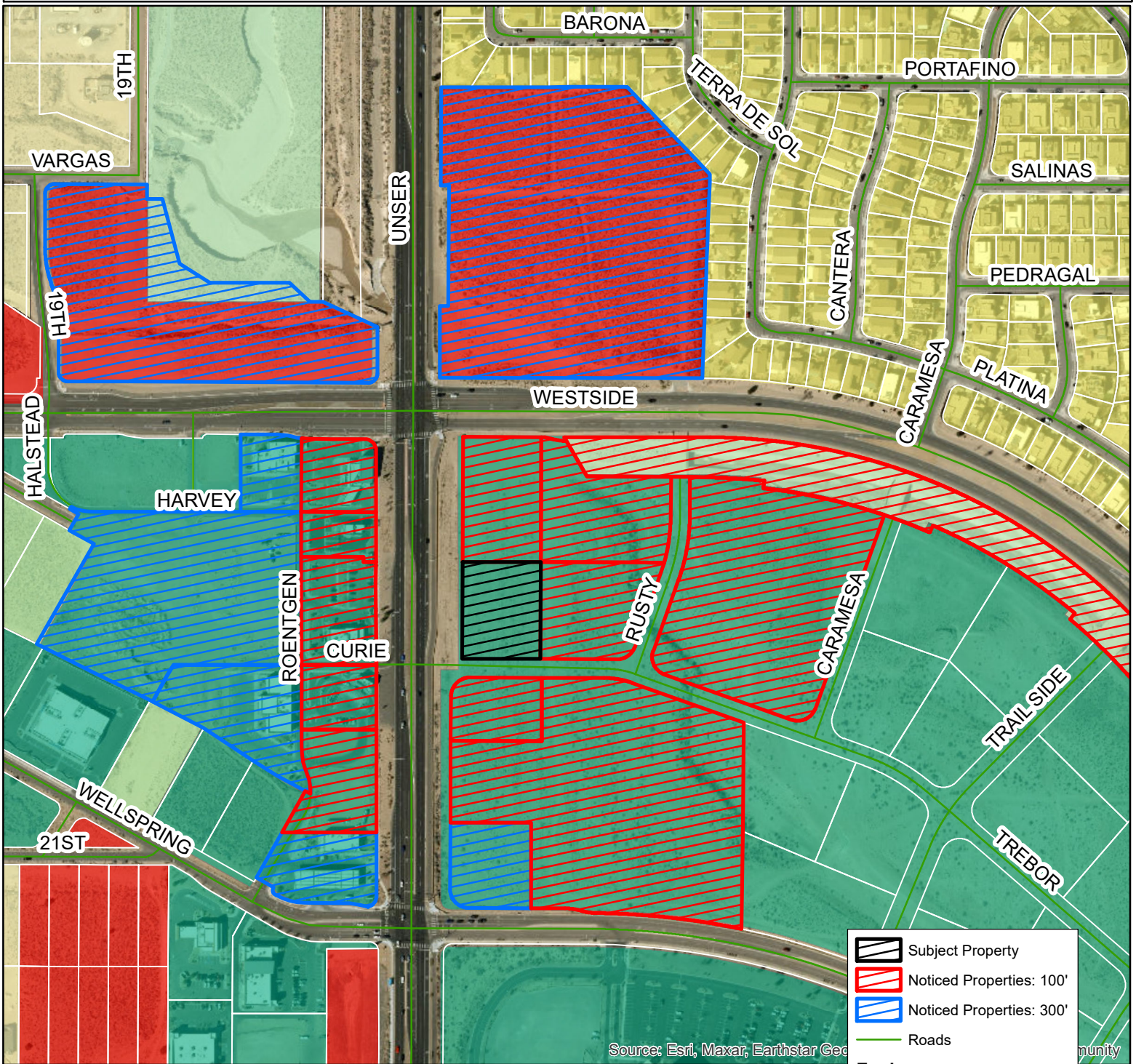


Noticed Adjacent Properties  
within 100'  
(Right-of-Way Excluded)



Noticed Adjacent Properties  
within 300'  
(Right-of-Way Excluded)

# 2100 UNSER BLVD SE THE VILLAGE, TRACT A1 VARIANCE TO ALLOW FOR ELECTRONIC MESSAGE SIGN ON EXISTING FREESTANDING PYLON SIGN



Map Created by Tim Dvorak on 2/11/2025

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

	Subject Property
	Noticed Properties: 100'
	Noticed Properties: 300'
	Roads
<b>Zoning</b>	
	C-1
	MU-A
	OS
	R-1
	R-4
	SU

NEW MEXICO'S LEADING NEWS SOURCE  
**ALBUQUERQUE JOURNAL**



El Defensor Chieftain

**RIO RANCHO OBSERVER**

VALENCIA COUNTY **News-Bulletin**

**Dept 880697  
PO Box 29650**

**Phoenix, AZ 85038-9650 Phone: (505)823-3220**

**Proof of Ad 02/07/2025**



**CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, February 25, 2025:

**Variance  
Case #24-110-00050**

The applicant, Blake's #65, through their agent, EPNM, Inc., requests approval of a Variance to allow for an electronic message sign (EMS) on the existing freestanding pylon sign on the subject property legally described as VILL, Tract A1.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at [www.rrnm.gov](http://www.rrnm.gov). Materials related to this item are available for viewing in the Development Services Department at City Hall.

If you would like to comment on this application, you are encouraged to submit a written comment to [planning@rrnm.gov](mailto:planning@rrnm.gov). Written comments will be inserted into the public record.

Journal: February 10, 2025

Account: **1010956**  
Name: **CITY OF RIO RANCHO**  
Company: **CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT**  
**ATTN: ACCOUNTS PAYABLE**  
Address: **3200 CIVIC CENTER CIR NE**  
**RIO RANCHO, NM 87144**  
Telephone: **(505)891-5005**

Ad ID: **181930**  
Description:  
Run Dates: **02/10/2025 - 02/10/2025**  
Class: **3001**  
Orig User: **dmontoya**  
Words: **157**  
Lines: **45**  
Agate Lines: **68**  
Depth: **4.79**  
Blind Box:

**Total Ad Cost \$65.27**  
**Amount Paid \$0.00**

<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Inserts</b>	<b>Cost</b>
Albuquerque Journal	02/10/2025	02/10/2025	1	60.65



BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR APPROVAL  
Case No. 24-110-00050

---

REQUEST FOR VARIANCE TO ALLOW FOR AN ELECTRONIC MESSAGE SIGN  
ON A FREESTANDING PYLON SIGN AT THE SUBJECT PROPERTY OF THE  
VILLAGE, TRACT A1

Applicant: Blake's #65

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25<sup>th</sup> day of February 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a Variance to electronic message sign standards.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a variance to allow for an electronic message sign on an existing freestanding pylon sign.
2. The subject variance will not adversely affect the public or surrounding properties.
3. The sign, as identified in the included building permit application #24-3369, shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
4. The sign shall comply with all other signage requirements under R.O 2003 Chapter 156.

THEREFORE, the application to allow for an electronic message sign on a freestanding pylon sign, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on February 25, 2025, subject to the conditions, restrictions and stipulations specified above.

---

Date

---

Planning & Zoning Chairman



BEFORE THE PLANNING and ZONING BOARD  
OF THE  
CITY OF RIO RANCHO, NEW MEXICO  
FINDINGS OF FACT FOR DENIAL  
Case No. 24-110-00050

---

REQUEST FOR VARIANCE TO ALLOW FOR AN ELECTRONIC MESSAGE SIGN  
ON A FREESTANDING PYLON SIGN AT THE SUBJECT PROPERTY OF THE  
VILLAGE, TRACT A1

Applicant: Blake's #65

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25<sup>th</sup> day of February 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to electronic message sign standards.
2. The applicant has the authority to make an application to request a Variance to electronic message sign standards.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a Variance as set forth in R.O. 2003 § 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application to allow for an electronic message sign on a freestanding pylon sign, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on February 25, 2025, subject to the conditions, restrictions and stipulations specified above.

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Date

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Planning & Zoning Chairman