



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Reposado, LLC		Phone: 505-244-0054
Address: 1503 Central Ave NW		Email:
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Kendra Moreno - Insight Construction		Phone: 505-206-3880
Address: PO Box 6653		Email: kendra@insightnm.com
City: Albuquerque	State: NM	Zip: 87197
Proprietary Interest in Site:		List all owners: Lee Blaugrund

BRIEF DESCRIPTION OF REQUEST

Remove/replace existing tower, create new outdoor seating, install railing & gates, replace damaged sidewalk, relocate trash enclosures, re-stripe parking spaces, add landscaping island

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: E/A 1-1A	Block: 0000	Unit: 814
Subdivision/Addition: Seven Bar Ranch	MRGCD Map No.:	UPC Code: 101406627705840102
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10701 Corrales Rd Between: Alameda Blvd NW and: Calle Cuervo NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Permit in for review: BP-2020-13989

Signature: <i>K Moreno</i>	Date: 4/22/2020
Printed Name: Kendra Moreno	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00185	MA	\$50			

Meeting/Hearing Date: N/A	Fee Total:
Staff Signature: <i>Vanessa A Segura</i>	Date: 4/23/2020 Project # PR-2020-003674 Type text

April 17, 2020

City of Albuquerque Planning Department

600 2nd St NW

Albuquerque, NM 87102

RE: Ichiban Restaurant Remodel

10701 Corrales Rd NW, Suite #18

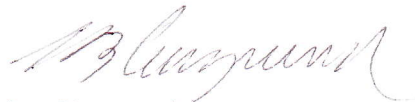
Albuquerque, NM 87114

RE: Request for Administrative Amendment

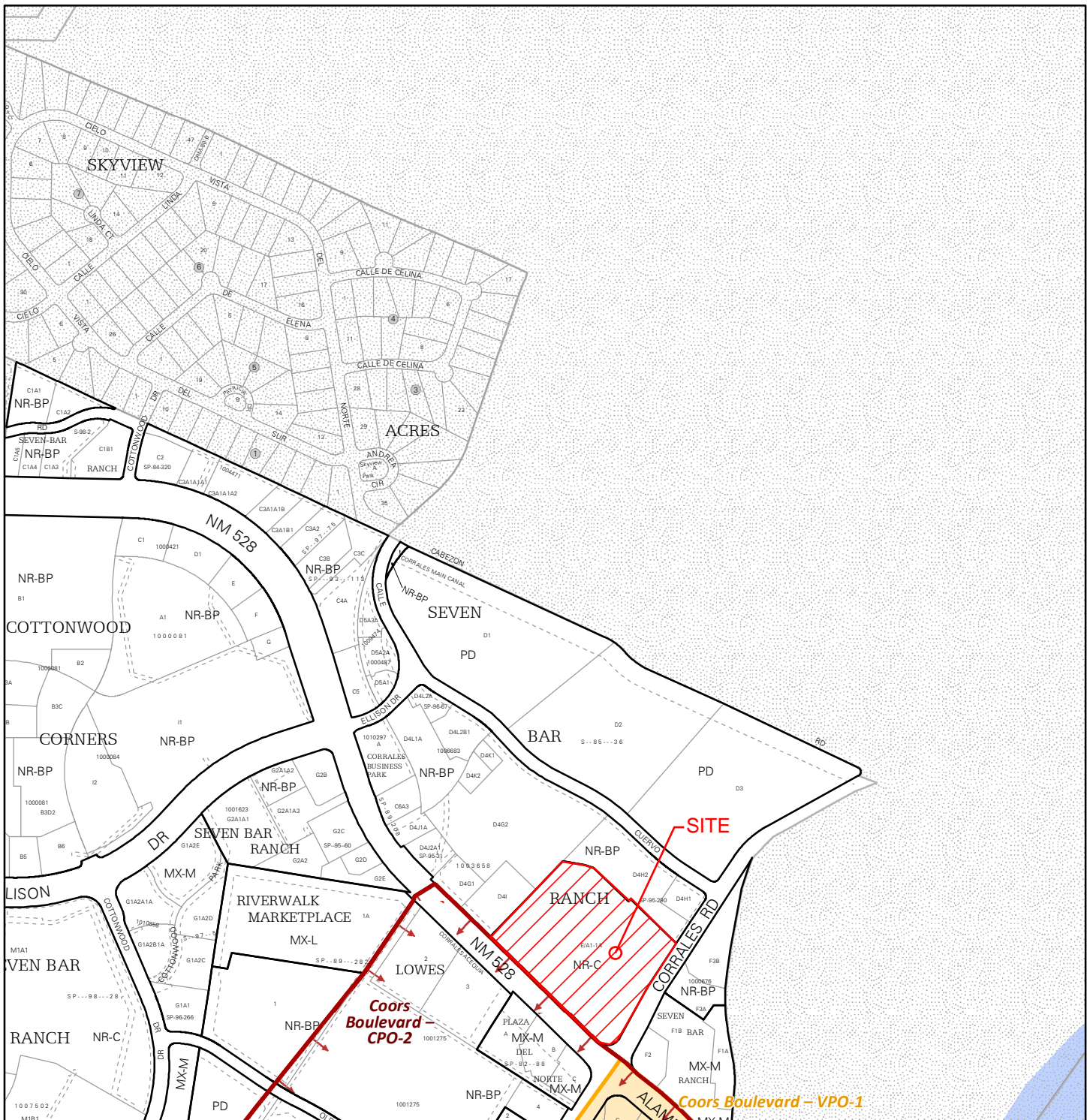
To whom it may concern:

By this letter, I authorize Insight Construction or Design 2 Function LLC to act as my agent for this Amendment to Site Development plan for Building permit for the referenced project.

Sincerely

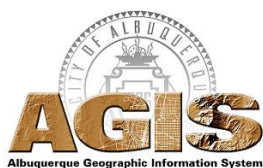
A handwritten signature in cursive script, appearing to read 'Lee Blaugrund', written in dark ink.

Lee Blaugrund, Managing member of Reposado LLC

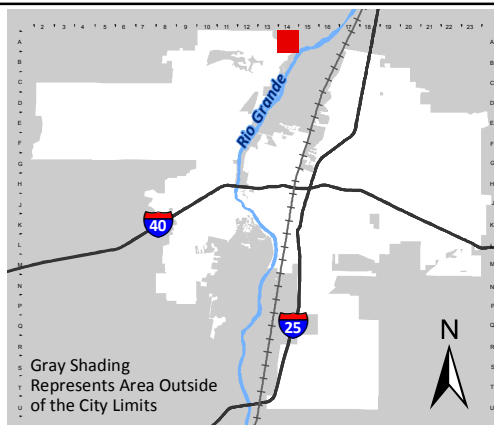


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

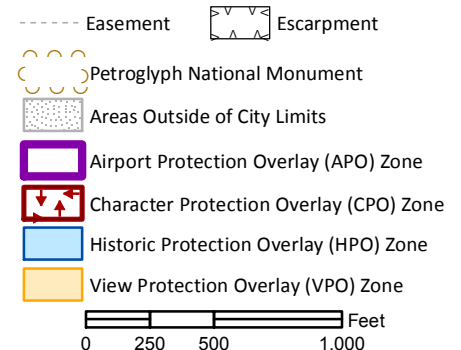
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
A-14-Z





DESIGN 2 FUNCTION, LLC

P. O. Box 93368, Albuquerque, N.M. 87199-3368

Info@design2functionllc.com * (505) 823-6481

**Administrative Amendment to
Site Plan for Building Permit
Reason for Request**

4/22/20

The Owner of the property, Reposado LLC, requests an Amendment to the previously approved Site Plan for Building Permit. The scope of work consists of site improvements only, no increase in building area, and are as follows:

1. Remove existing tower element in corner of shopping center and replace with smaller, more open, tapered free-spanning parapet. Provide a new tubular steel framework for support of fabric mesh awnings.
2. Create new outdoor seating area for Ichiban restaurant with painted steel railing and gates at 42" high to delineate the space.
3. Remove and replace damaged sidewalk and curbing in the corner of the shopping center and replace with new. Restripe parking spaces based on new curbing layout. There is no reduction in overall parking in this area, but we are removing one ADA parking space.
4. Remove, relocate and rebuild existing trash enclosures on west side of property to simplify the pickup of trash bins. Restripe parking areas around the new trash enclosures.
5. Add evergreen trees in a new landscape island as a windbreak to the north-west end of the shopping center.

All colors for the new parapets and canopy structures will match the existing palette.

The new refuse enclosure and parking layout on the west side of the site will decrease our total parking provided by 5 spaces. This reduction will still result in an excess of parking spaces beyond the code required amount.

Based on the information above, we believe that this request is compliant with the requirements stated in IDO section 14-16-6-4(Y)(1)(a).

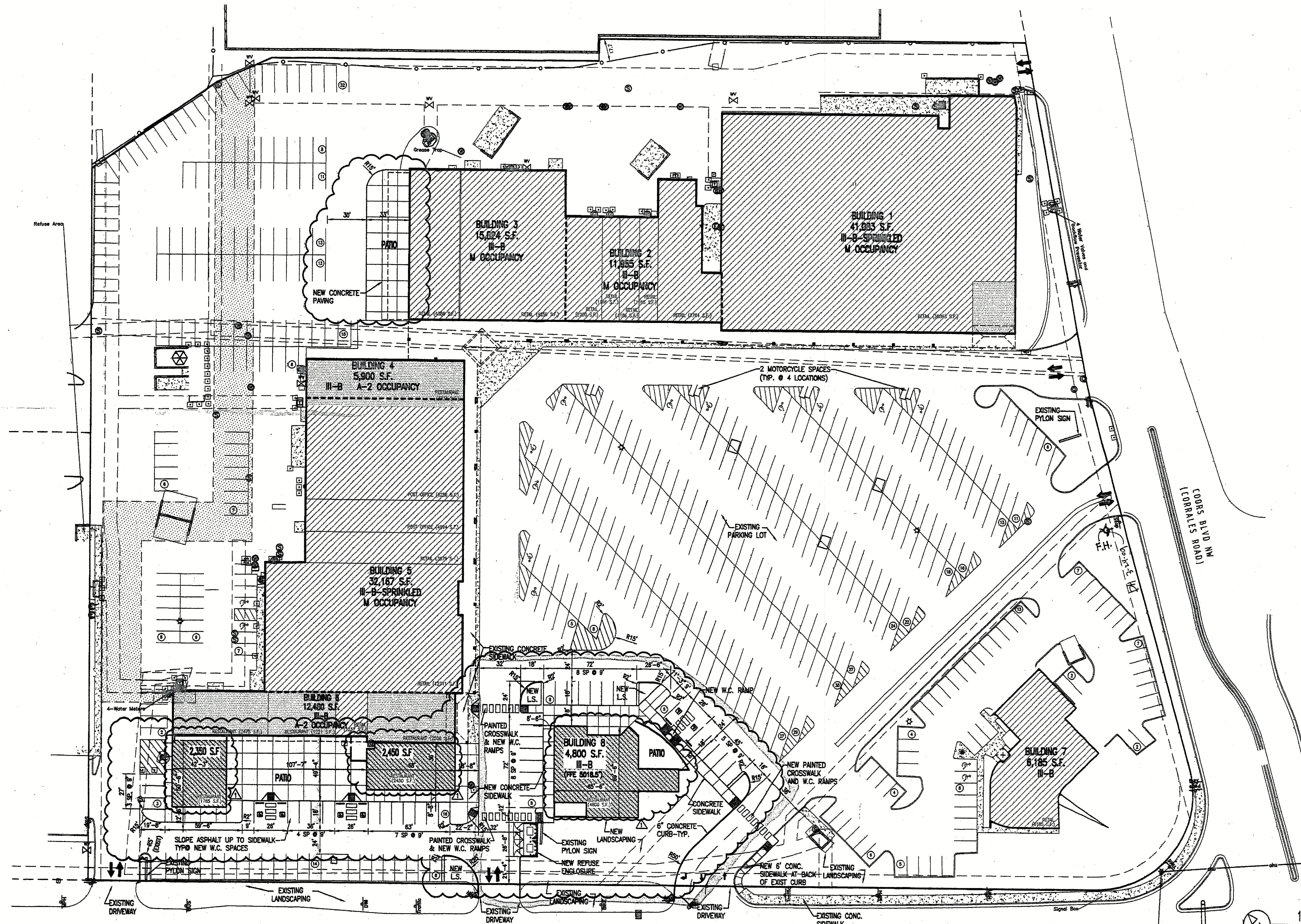
Design 2 Function, LLC

Nicholas A. Pirk
Project Manager

ADDITION TO

CORRALES

C E N T E R



NEW MEXICO STATE ROAD NO. 528
(ALAMEDA BLVD NE)

PARKING REQUIREMENTS

LEASABLE RETAIL AREA:	94,615 S.F.
BUILDING 1	36,893 S.F.
BUILDING 2	9,522 S.F.
BUILDING 3	13,636 S.F.
BUILDING 4	---
BUILDING 5	27,140 S.F.
BUILDING 6	1,237 S.F.
BUILDING 7	6,187 S.F.
BUILDING 8	---
RESTAURANT SEATING:	800 SEATS
BUILDING 1	50 INSIDE SEATS 40 PATIO SEATS
BUILDING 2	---
BUILDING 3	---
BUILDING 4	90 INSIDE SEATS
BUILDING 5	---
BUILDING 6	240 INSIDE SEATS 200 PATIO SEATS
BUILDING 7	100 INSIDE SEATS
BUILDING 8	80 PATIO SEATS

PARKING SPACES REQUIRED:	471 SPACES
15,000 S.F. / 200 =	75 SPACES
45,000 S.F. / 250 =	180 SPACES
4,615 S.F. / 300 =	16 SPACES
800 RESTAURANT SEATS / 4 =	200 SPACES

10% CREDIT FOR BUS ROUTE: (-47) 424 SPACES

PARKING SPACES PROVIDED: 493 SPACES

HANDICAP SPACES PROVIDED: 19 SPACES

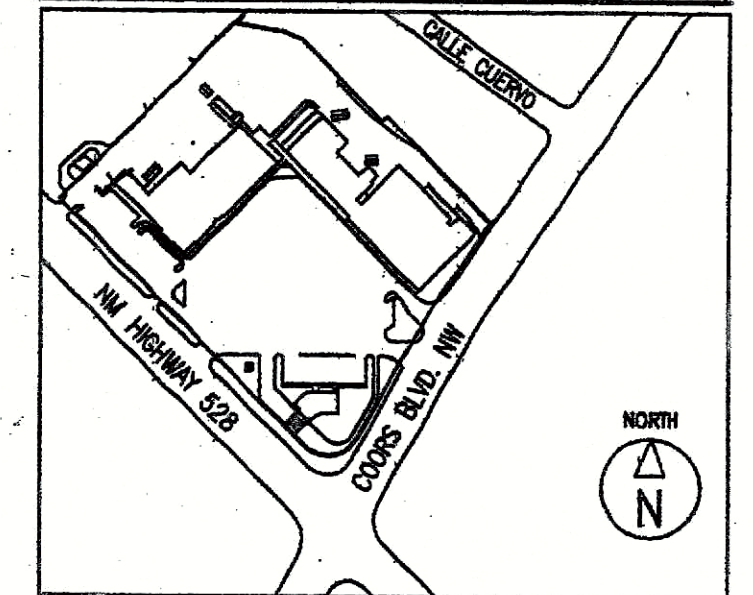
MOTORCYCLE SPACES PROVIDED: 6 SPACES

BICYCLE SPACES PROVIDED: 19 SPACES

PROJECT DATA

LOCATION:	10701 CORRALES ROAD NW ALBUQUERQUE, NM
OWNER:	STELLERWAY LLC PO BOX 3685 ALBUQUERQUE, NM 87103
LEGAL DESCRIPTION:	TRACT 'E' A1-1A SEVEN BAR RANCH
UPC NUMBER:	101408627705840102
PREV. CASE #S:	1000857, AA-97-131, Z-96-14, DRB-96-208, Z-78-146
CURRENT ZONING:	SU-1 / C-2 USES
ZONE ATLAS PAGE:	A-14
APPLICABLE CODE:	2006 IBC
OCCUPANCY GROUP:	A-2 / B / M
CONSTRUCTION TYPE:	III-N AND III-N-SPRINKLERED
TOTAL LOT AREA:	501,949 SQ. FT. (11.52 AC)
EXISTING GROSS BUILDING AREA:	108,797 S.F.
PROPOSED ADDITIONAL BUILDING AREA:	9,600 S.F.
PROPOSED GROSS BUILDING AREA:	118,397 S.F.
NOTE: PATIO COVERED AREAS AND COVERED SIDEWALK AREAS ARE IN ADDITION TO THE GROSS BUILDING AREA SPECIFIED.	
NET LOT AREA:	383,552 S.F.
LANDSCAPED AREA:	73,485 S.F.
LANDSCAPING	41,115 S.F.
HARDSCAPED PATIO/SIDEWALK	32,350 S.F.
LANDSCAPE % OF NET LOT AREA:	19 %

VICINITY MAP (ZONE ATLAS PAGE A-14)



HATCHING KEY

[Hatched Pattern]	RESTAURANT
[Hatched Pattern]	NEW BUILDING
[Hatched Pattern]	RETAIL/BUSINESS

ADDITION TO

CORRALES

C E N T E R

SHEET INDEX

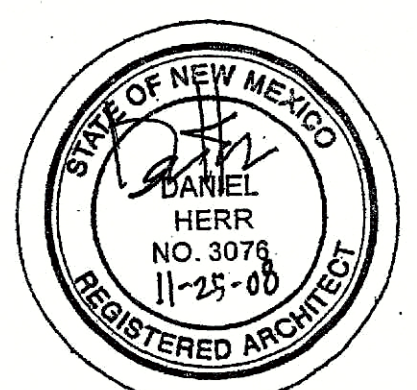
- A001 ADMINISTRATIVE AMENDMENT SITE PLAN
- A200 SHOPPING CENTER ELEVATIONS
- A201 PAD BUILDING ELEVATIONS
- AA-97-131 SITE PLAN
- Z-78-146 SITE PLAN

ADMINISTRATIVE AMENDMENT

File # 08AA0106L Project # 1000857
44,350 S.F. bldg. additions;
4,000 S.F. restaurant bldg.;
patio area.
APPROVED BY *Russell B. HERR* DATE 15 Dec 2008

ALBUQUERQUE
BUILDING & SAFETY
MAR - 4 2009
IBC
PLAN CHECK SECTION

ADMINISTRATIVE AMENDMENT SITE PLAN



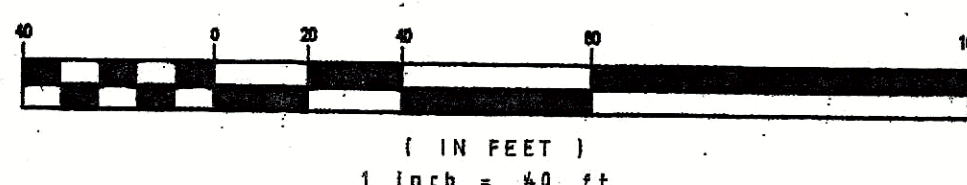
revisions:

11/25/08 BUILDING AREA MODIFICATION

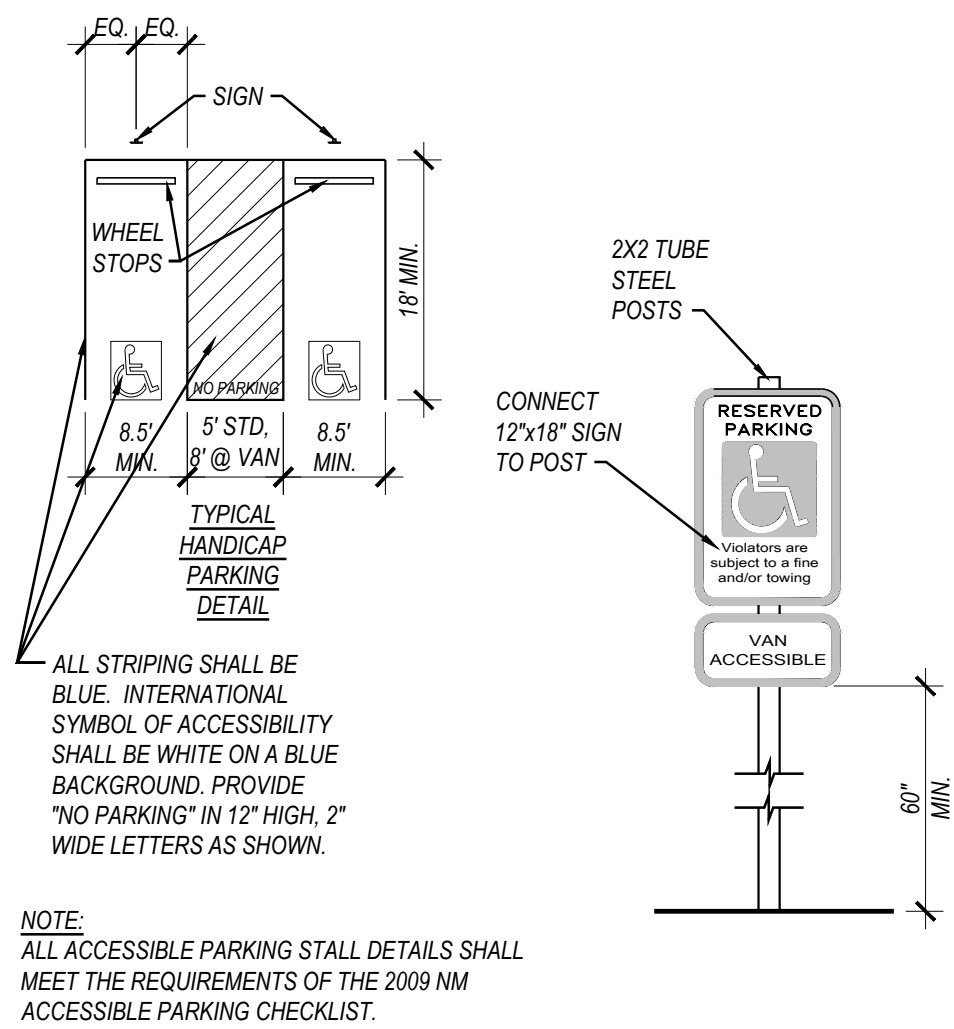
1 SITE PLAN

A001 scale: 1" = 40'-0"

GRAPHIC SCALE



date: 11/25/08
sheet: A001



1 ACCESSIBLE PARKING DETAILS
SCALE: NOT TO SCALE

GENERAL SITE NOTES

- A. ALL SITE LIGHTING IS EXISTING TO REMAIN.
B. ALL SIDEWALKS TO BE 4" THICK MINIMUM, 4000 PSI CONCRETE, BROOM FINISH WITH 1/8" PER 1'-0" MAXIMUM CROSS SLOPE, OVER COMPACTED GRADE UNLESS NOTED OTHERWISE ON GRADING PLAN. PROVIDE EXPANSION JOINTS EVERY 4'-0" LINEAR FEET AND CONTROL JOINTS EVERY 20'-0" LINEAR FEET. TOOL EDGES WITH 1/4" Ø FINISHING TOOL. PROVIDE 6" WIDE X 12" DEEP TURN DOWN EDGE AT CURBS AND ADJACENT TO PAVING. REINFORCE TURNDOWNS WITH #4 BAR CONTINUOUS.
C. ALL STRIPING TO BE PER MUTCD STANDARDS FOR TRAFFIC PAINT AND SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED WHITE ON BLUE IN EACH ACCESSIBLE PARKING STALL. ALL STRIPING IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
D. ALL HEADER CURBS, MEDIAN AND STANDARD CURB & GUTTERS TO BE CONSTRUCTED PER C.O.A. STANDARD DRAWINGS #2415A AND #2415B.
E. 12"x18" SIGN TO POST

CITY OF ALBUQUERQUE NOTES

- A. "THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN"
B. THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES. ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O. WILL BE SCHEDULED.
C. ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED. CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
D. CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TCL) BEFORE C.O. IS RELEASED.

SITE PLAN KEYED NOTES:

1. REMOVE EXISTING TOWER ELEMENT AND REPAIR PARAPET TO MATCH EXISTING.
2. REMOVE EXISTING DAMAGED CONCRETE SIDEWALK AND CURBING AND REPLACE WITH NEW. ADD RADIUS CURBS AS SHOWN. ALL NEW CURBING SHALL BE PAINTED RED WITH "FIRE LANE" MARKINGS IN WHITE TO MATCH EXISTING.
3. RE-STRIPED PARKING ISLAND AS SHOWN. ALL OTHER AREAS ARE EXISTING TO REMAIN.
4. REMOVE EXISTING 2-BIN REFUSE ENCLOSURE.
5. REMOVE EXISTING DOUBLE SIDED, 2-BIN REFUSE ENCLOSURES.
6. NEW PAINTED TUBULAR STEEL SHADE STRUCTURE. PROVIDE FABRIC MESH SHADE CANOPIES AS SHOWN.
7. NEW 400 S.F. OUTDOOR SEATING AREA WITH DECORATIVE 42" HIGH PAINTED STEEL FENCE AND SELF-CLOSING GATES. 32 SEATS.
8. NEW 6" HIGH RAISED CURB LANDSCAPE ISLAND, 295 S.F. WITH (3) AFGHAN PINE (PINUS ELADARICA) OR SIMILAR EVERGREEN, MEDIUM WATER USE TREES, GRAVEL MULCH AND DRIP IRRIGATION.
9. NEW 24'-0" WIDE BY 12'-0" DEEP REFUSE ENCLOSURE. PROVIDE STUCCO COVERED CMU WALLS (6'-0" TALL) COLOR TO MATCH BUILDING, PAINT INTERIOR OF ENCLOSURE TO MATCH BUILDING. PROVIDE PAINTED SOLID CORRUGATED METAL GATES AND BOLLARDS. ALL DETAILS SHALL BE APPROVED BY SOLID WASTE PRIOR TO INSTALLATION.
10. NEW STUCCO FINISHED TAPERED DECORATIVE PARAPET. FURROUT EXISTING COLUMNS AS SHOWN. ALL COLORS TO MATCH EXISTING USED THROUGHOUT THE CENTER. PROVIDE EMPTY CONDUITS AND ACCESS PANELS FOR FUTURE TENANT SIGNAGE (UNDER SEPARATE PERMIT).
11. REMOVE EXISTING PARKING LOT STRIPING AS SHOWN.
12. EXISTING MOTORCYCLE PARKING SPACES, 4' x 8' WITH SIGNAGE.

PARKING CALCULATIONS:

PARKING CALCULATIONS BELOW ARE BASED ON THE PARKING REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT. IDO REQUIREMENTS WOULD BE 4:1000 FOR RETAIL AND 8:1000 FOR RESTAURANT SPACE. THIS WOULD EQUATE TO 414.5 FOR 103,642 S.F. RETAIL AND 150.4 FOR 18,834 S.F. RESTAURANT FOR A TOTAL OF 565 LESS 10% PER 5-(C)(5)(a) = 509.

GROSS BUILDING AREA	122,476 S.F.
BUILDING 1 AREA	41,109 S.F.
BUILDING 2 AREA	9,980 S.F.
BUILDING 3 AREA	14,156 S.F.
BUILDING 4 AREA	3,588 S.F.
BUILDING 5 AREA	30,802 S.F.
BUILDING 6 AREA	11,980 S.F.
BUILDING 7 AREA	4,800 S.F.
BUILDING 8 AREA	6,061 S.F.

RESTAURANT SEATING:	
R1 WHISPERING BEAN	14 INSIDE, 12 OUTSIDE (1,858 S.F.)
R2 ICHIBAN	104 INSIDE, 32 OUTSIDE (3,588 S.F.)
R3 ANATOLIA	80 INSIDE (2,562 S.F.)
R4 THAI KITCHEN	80 INSIDE, 20 OUTSIDE (2,651 S.F.)
R5 IL VICINO	100 INSIDE, 80 OUTSIDE (4,800 S.F.)
R6 FREDDY'S	100 INSIDE (3,375 S.F.)
TOTAL	622 SEATS (18,834 S.F.)

RETAIL PARKING REQUIRED:	
103,642 S.F. TOTAL RETAIL	
15,000 / 200 =	75
45,000 / 250 =	180
43,642 / 300 =	145
RETAIL TOTAL =	400

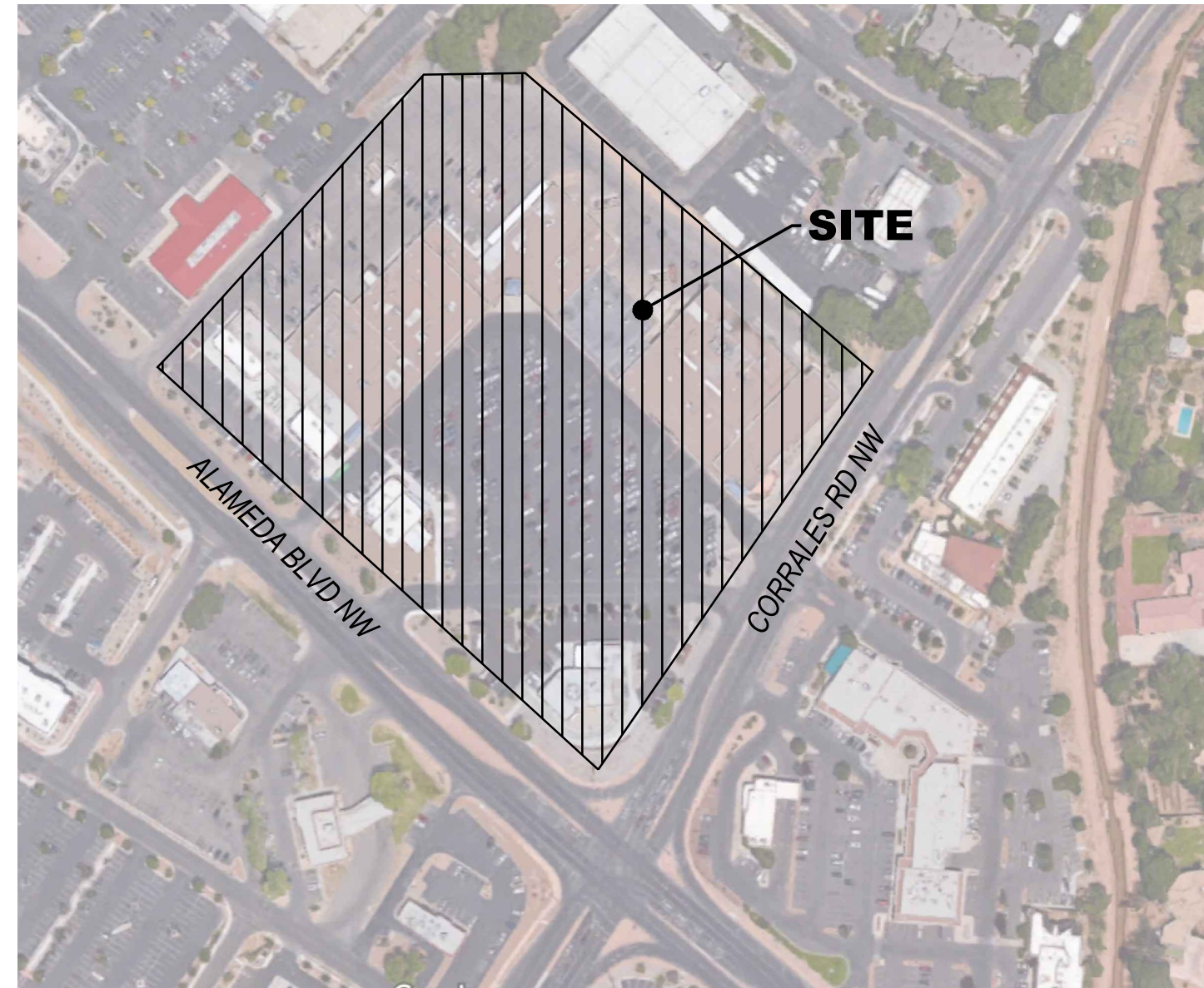
RESTAURANT PARKING REQUIRED:	
622 SEATS	
622 / 4 =	156

TOTAL PARKING REQUIRED:	556 LESS 10% FOR BUS ROUTE = 500
TOTAL PARKING PROVIDED:	513 TOTAL SPACES PROVIDED
	489 STANDARD SPACES
	24 ACCESSIBLE SPACES (6 VAN SPACES)
	8 MOTORCYCLE SPACES PROVIDED (7 REQUIRED 7:501-750)

PROJECT INFORMATION:

Site Address: 10701 CORRALES RD NW ALBUQUERQUE NM 87114
UPC: 101406627105840102
Owner: REPOSADO LLC C/O LEE S BLAUGRUND
Owner Address: PO BOX 7817 ALBUQUERQUE NM 87194-7817
Legal Description: TRACT A-1-1-A REVISED SUMMARY PLAT THE BLACK RANCH (AKA-TR E SUMMARY PLAT OF SEVEN-BAR RANCH) CONT 11.5227 AC
Acres: 11.52
Zone Atlas Page: A-14
Tax Year: 2019
IDO Zone District: NR-C (Old SU-1 for C2 uses)
Case History: Project #1000857, AA-97-131, DRB-96-208, Z-96-14, Z-79-146

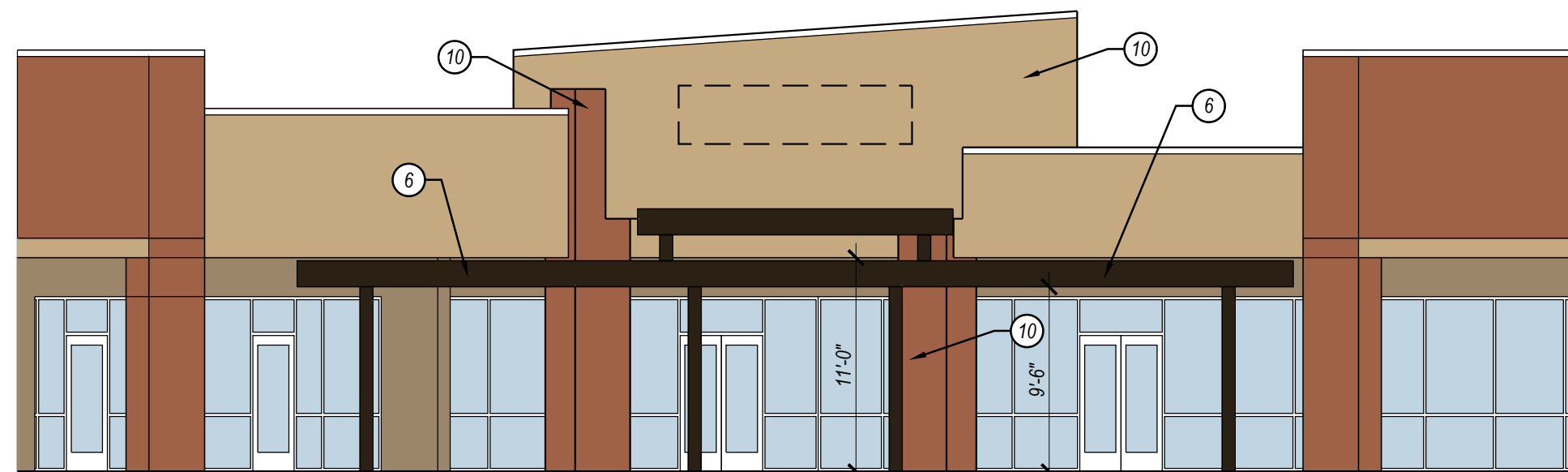
Existing construction: type III-B and III-B sprinklered
Existing Occupancies: A2, B, M
Existing Gross Building Area: 122,476 S.F. (No increase in area proposed)
Existing net lot area: 383,552 S.F.



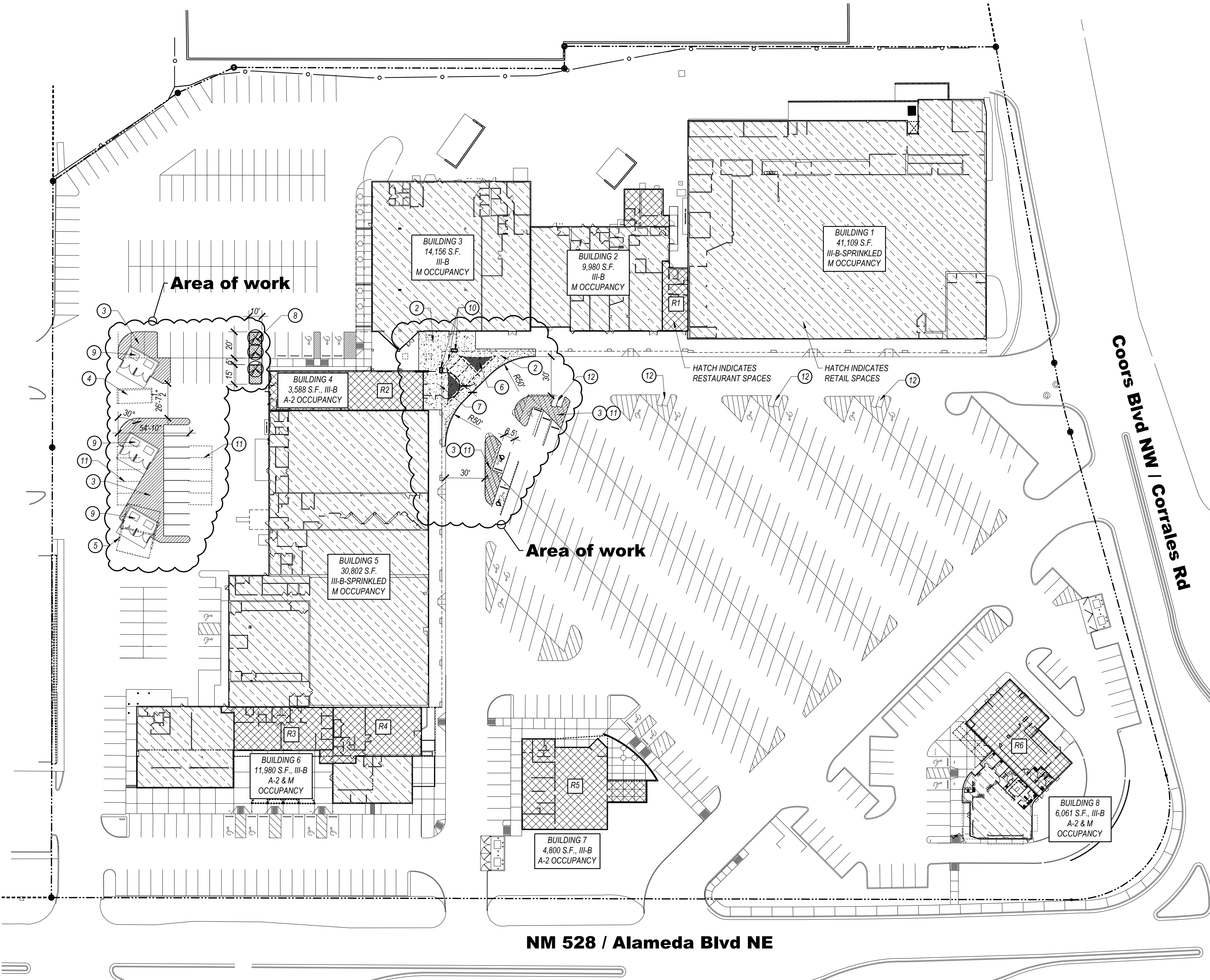
VICINITY MAP
SCALE: 1"=200'-0"



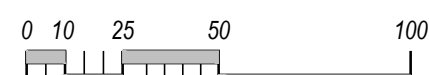
EXISTING S.E. ELEVATION
SCALE: NONE



S.E. ELEVATION
SCALE: 1/8"=1'-0"



SITE PLAN
SCALE: 1"=50'-0"



ICHIBAN REMODEL
10701 CORRALES ROAD NW, SUITE #18
ALBUQUERQUE, NM 87114

THIS DOCUMENT IS THE PROPERTY OF DESIGN 2 FUNCTION, LLC AND SHALL NOT BE USED OR COPIED WITHOUT EXPRESS WRITTEN CONSENT.
DUE TO VARIATIONS IN PRINTING AND COPYING TECHNIQUES, THERE MAY BE SLIGHT VARIATIONS IN THE SCALE OF THE DRAWINGS. ONLY PRINTED DIMENSIONS SHALL BE USED. CONTRACTOR TO VERIFY ALL LAYOUTS, DIMENSIONS AND OTHER RELATED INFORMATION PRIOR TO BEGINNING OF CONSTRUCTION.
ERRORS MAY OCCUR IN THE TRANSMISSION OF ELECTRONIC FILES. DESIGN 2 FUNCTION, LLC IS NOT RESPONSIBLE FOR ANY CLASH, DAMAGES OR EXPENSES ARISING OUT OF THE UNAUTHORIZED USE OF THE INFORMATION CONTAINED IN ELECTRONIC FILES.

DRAWING ISSUE DATES:
4/2/20
4/22/20 Permit Revision / AA

PROJECT MANAGER:
NICK PIKRL

DRAWN BY:
NAP

SHEET TITLE:
Site Development Plan
Administrative
Amendment

AA.1

SHEET: 1 OF 10