



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

<b>Administrative Decisions</b>	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

<b>APPLICATION INFORMATION</b>		
Applicant: ROY SOLOMON GREEN LEAS LLC		Phone: 505.401.1000
Address: 3600 CUTLER AVE.		Email: ROY@ROYSOLOMON.ORG
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87110
Professional/Agent (if any): TREVISTON ELLIOTT ARCHITECT		Phone: 505.259.4617
Address: 811 12TH ST. NW		Email: TREVISTON@TEARLLTCT.COM
City: ALBUQUERQUE	State: NEW MEXICO	Zip: 87102
Proprietary Interest in Site:		List all owners:

<b>BRIEF DESCRIPTION OF REQUEST</b>		
ADDITION OF 216 SQ. FT. FOR ADDITIONAL KITCHEN WORK SPACE.		
AND ADDITION OF TWO EXTERIOR BRIDGES CONNECTING SECOND LEVEL PATIOS		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-17	Existing Zoning: MX-14	Proposed Zoning: -
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 3600 CUTLER	Between: CARRISLE	and: WASHINGTON

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>	
1001178	BP-2020-40456
Signature:	Date: 9.28.20
Printed Name: TREVISTON ELLIOTT	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>		
Case Numbers	Action	Fees
SI-2020-01068	AA	\$50
-		
-		
Meeting/Hearing Date: N/A		Fee Total: \$50
Staff Signature: Vanessa A Segura	Date: 10-1-2020	Project # PR-2020-004522

# FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P3 at the front followed by the remaining documents in the order provided on this form.

## ☐ ARCHEOLOGICAL CERTIFICATE

- ☐ PDF of application as described above
  - ☐ Zone Atlas map with the entire site clearly outlined and labeled
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Archaeological Compliance Documentation Form with property information section completed
- Note: Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

## ☒ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☒ PDF of application as described above
  - ☒ Zone Atlas map with the entire site clearly outlined and labeled
  - ☒ Letter of authorization from the property owner if application is submitted by an agent
  - ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - ☒ One copy of all applicable sheets of the approved Site Plan being amended, folded
  - ☒ Copy of the Official Notice of Decision associated with the prior approval
  - ☒ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ PDF of application as described above
  - ☐ Zone Atlas map with the entire site clearly outlined and labeled
  - ☐ Letter of authorization from the property owner if application is submitted by an agent
  - ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
  - ☐ One copy of all applicable sheets of the approved Site Development Plan being amended, folded
  - ☐ Copy of the Official Notice of Decision associated with the prior approval
  - ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

## ☐ ALTERNATIVE SIGNAGE PLAN

- ☐ PDF of application as described above
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:  Date: 10.1.2020

Printed Name: TREVESTON ELLIOTT ☐ Applicant or ☒ Agent

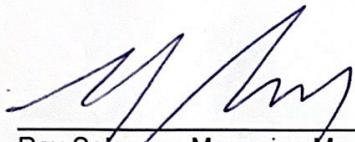
### FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:
SI-2020-01068	PR-2020-004522
Staff Signature: Vanessa A Segura	
Date: 10-1-2020	

Green Jeans, LLC  
DBA, Green Jeans Farmery  
3600 Cutler Ave NE  
Albuquerque, NM 87110  
505-401-1000

### Letter of Authorization

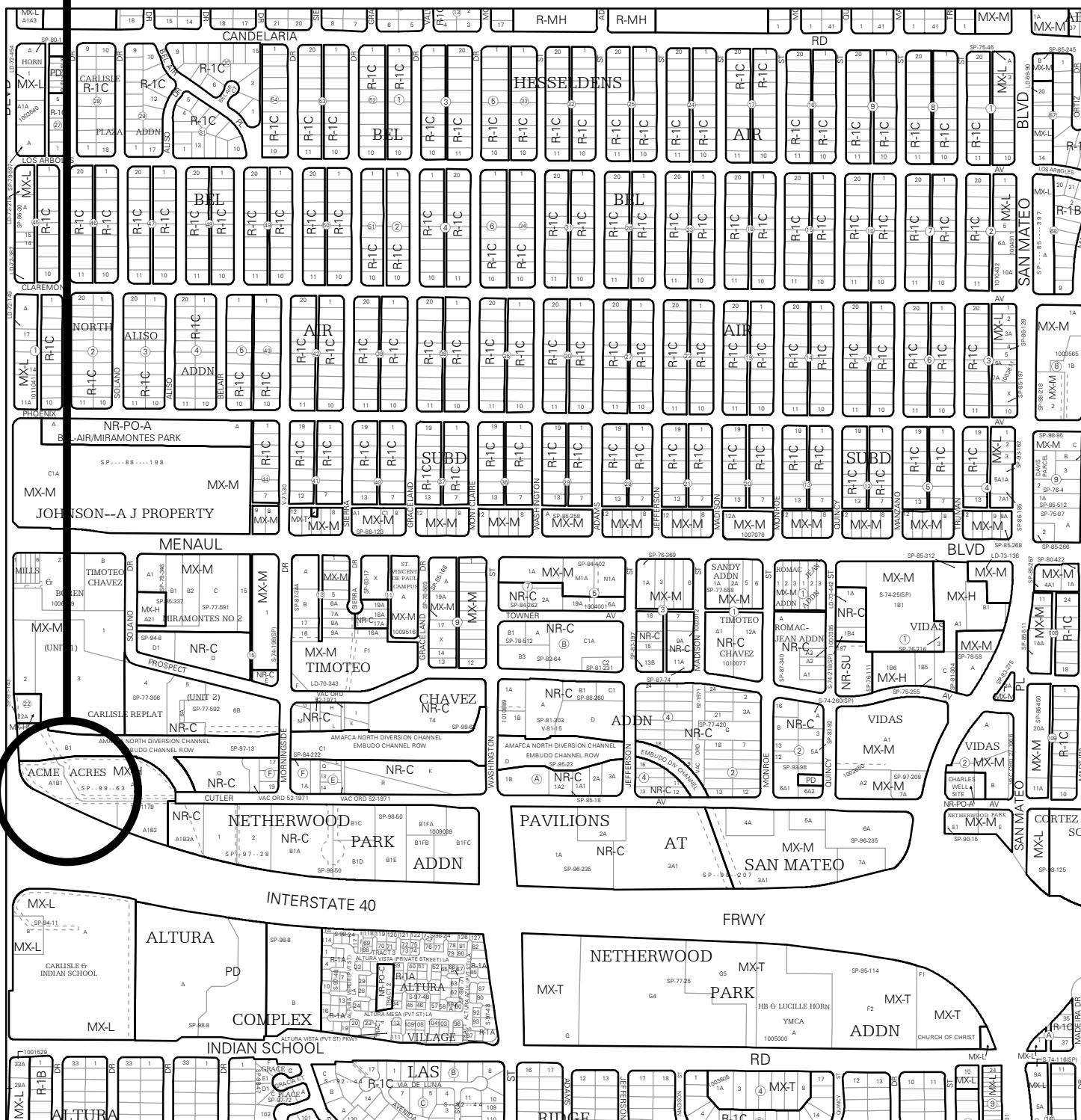
I authorize Trevor Elliot, of Treveston Elliott Architect, to represent my company with the City of Albuquerque for all matters related to our renovation and request for permit at Green Jeans Farmery located at 3600 Cutler Ave, NE in Albuquerque.

  
\_\_\_\_\_  
Roy Solomon, Managing Member  
Green Jeans, LLC  
505-401-1000  
roy@roysolomon.org

Date 9.29.20



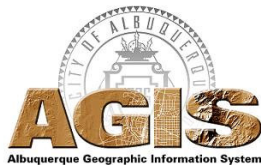
Project Site: 3600 Culter Ave. NE



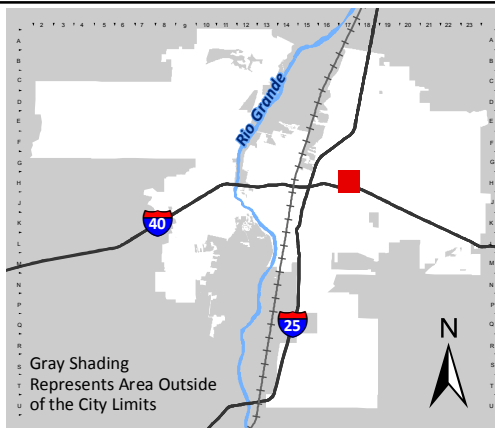
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:

H-17-Z

- 
- Legend:
- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone

## TREVESTON ELLIOTT ARCHITECT

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811 12TH STREET NW  
ALBUQUERQUE NM  
87102

o 505.259.4617

www TEarchitect.com

September 29, 2020

To: City of Albuquerque

My client, the owner of Green Jeans Farmery, is requesting an administrative amendment to site development plan for building permit to construct two new second level bridges connecting existing second level patios.

The need of this request is to allow additional exterior patio space to the current tenant, Santa Fe Brewery tap room.

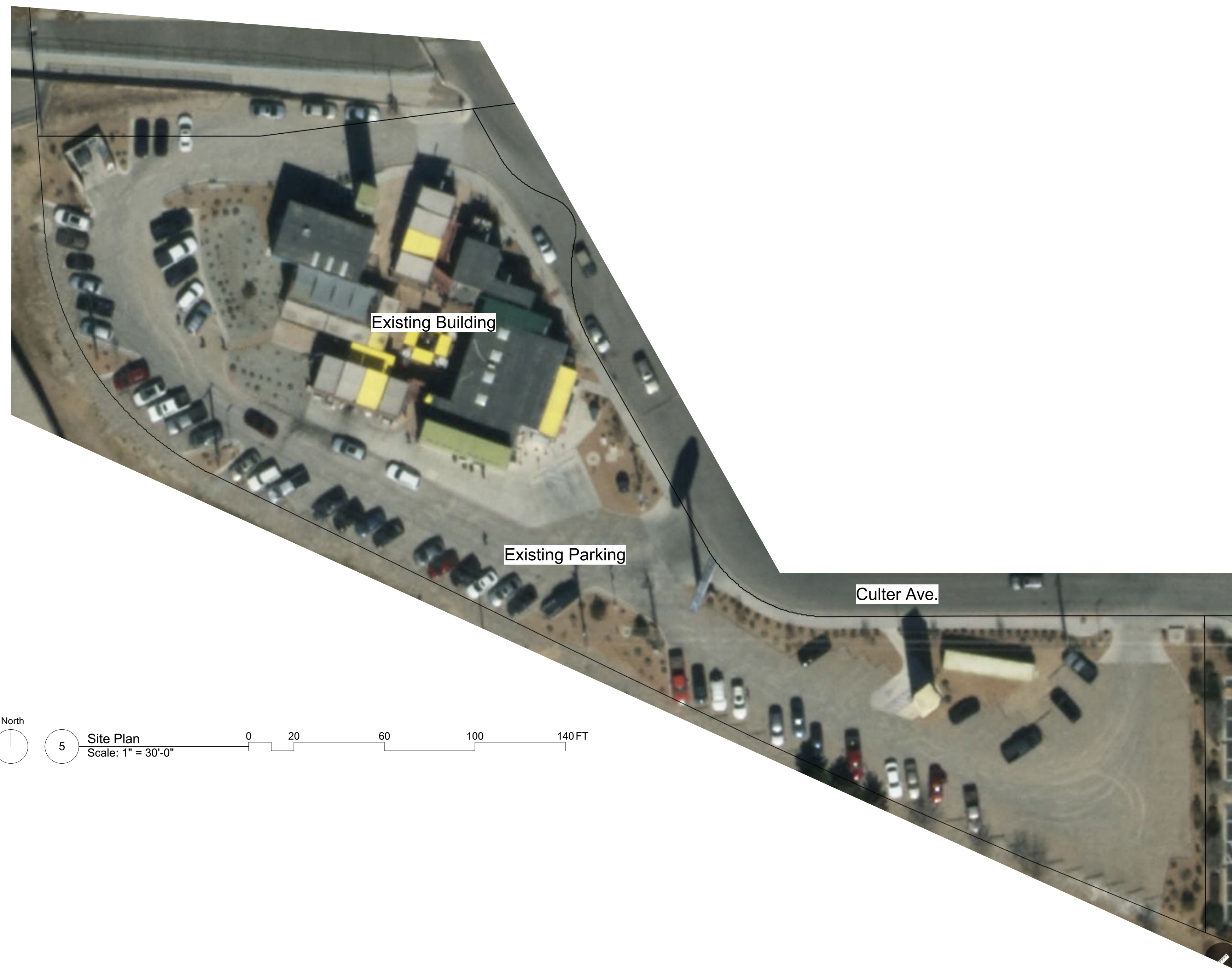
The current center has approximately 74 parking spaces but only requires 47 with the additional square footage added. The new construction will not have any negative impact on the centers current parking count or the traffic flow to the existing layout.

Sincerely:

A handwritten signature in black ink, appearing to be 'TE', written over a horizontal line.

Treveston Elliott RA





**CODE DATA**  
**2015 International Building Code**  
**2015 Uniform Plumbing Code**  
**2018 Uniform Mechanical Code**  
**2017 National Electrical Code**  
**2009 International Energy Conservation Code**  
**2015 International FIRE Code**

City of Albuquerque  
Location: 3600 Cutler Ave. NE  
Albuquerque, New Mexico 87110

Zoning: MX-H

Zoning Atlas Page: H-17

Setbacks: Existing No Change

Height: Existing No Change

Parking:	5/1,000 UC-MS-PT GSF	= 39
	Food Hall @7,656	= 0
	AC-UC-MS-PT 0 Patio	
	<b>Total Spaces required</b>	<b>= 39</b>
	<b>Total Spaces provided</b>	<b>= 74</b>

Bld. Area:	Existing Ground Floor	= 5,031 sq.ft
	Addition Ground Level	= 243 sq.ft.
	Second Floor	= 2,499 sq.ft.

Total = 7,682 sq.ft.

Ground Level Patio = 685 sq.ft.  
Addition Ground Level Patio = 956 sq.ft.  
Second Level Patio = 2,663 sq.ft.

Total = 1,719 sq.ft.

Occupancy:	A-2 (Food Court)@15 / 3,044 sq.ft.	= 202.9
	A-2 (Kitchen)@300/ 2,060 sq.ft.	= 6.8
	M (Mercantile)@60 / 1,832 sq.ft.	= 30.5
	Restrooms / Corridors	= na
	A-2 (Patio)@15 / 5,958	= 397.2

Total Interior	= 240
Total	= 637

Plumbing:	A-2 (most restrictive)	
	Total Occupants 319 (each gender)	
	WC- Male 1:75 @ 319 = 4.2	9 Provided
	WC- Female 1:75 @ 319 = 4.2	9 Provided
	LAV- Male 1:200 @ 319 = 1.6	8 Provided
	LAV- Female 1:200 @ 319 = 1.6	8 Provided

Construction Type: Type Vb

Seismic: C

Sprinkler:                      Exsiting Sprinkler

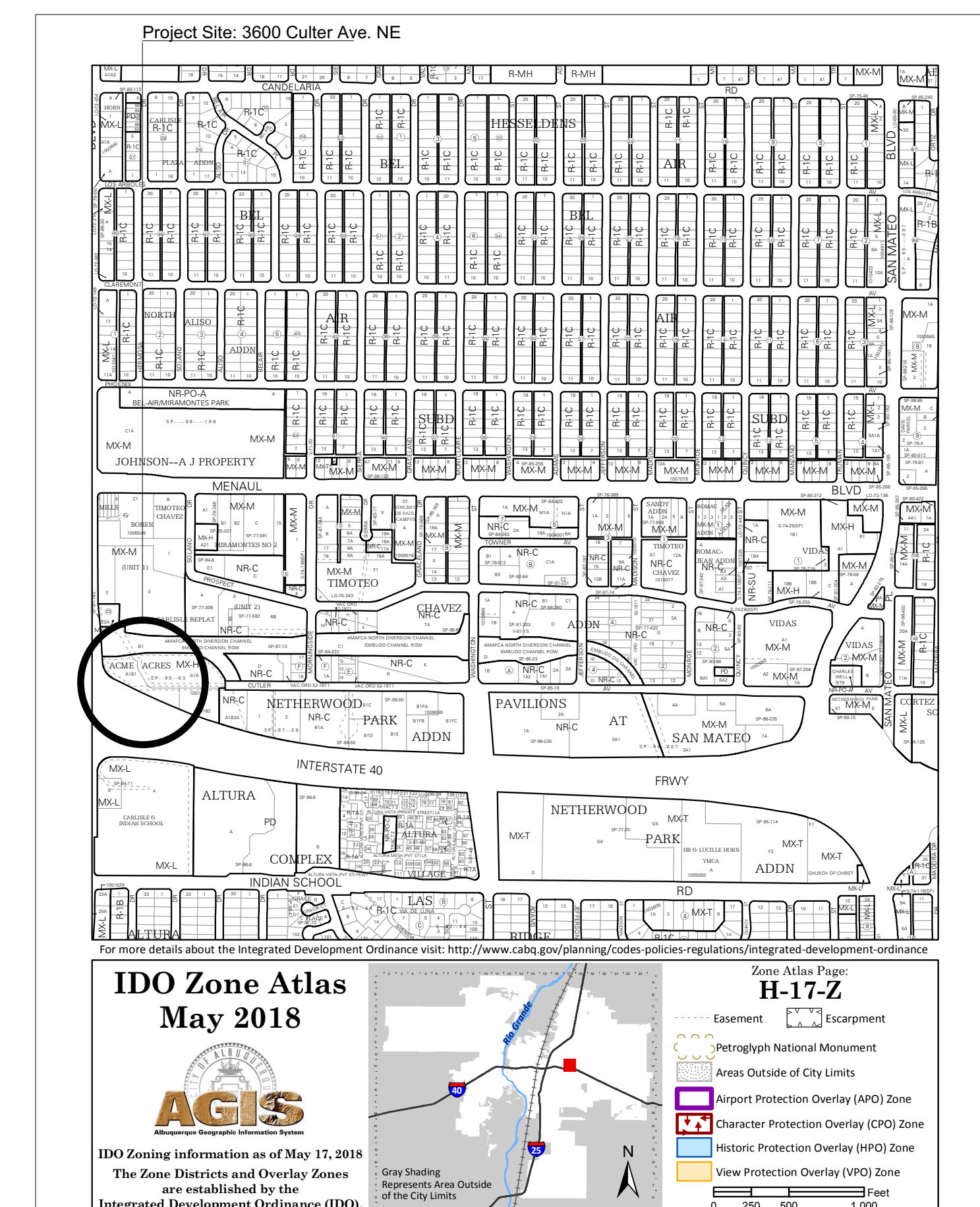
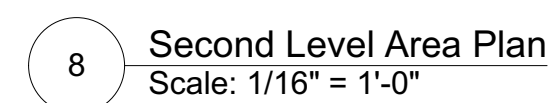
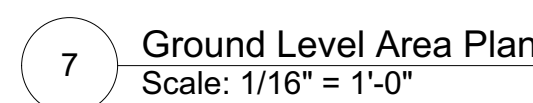
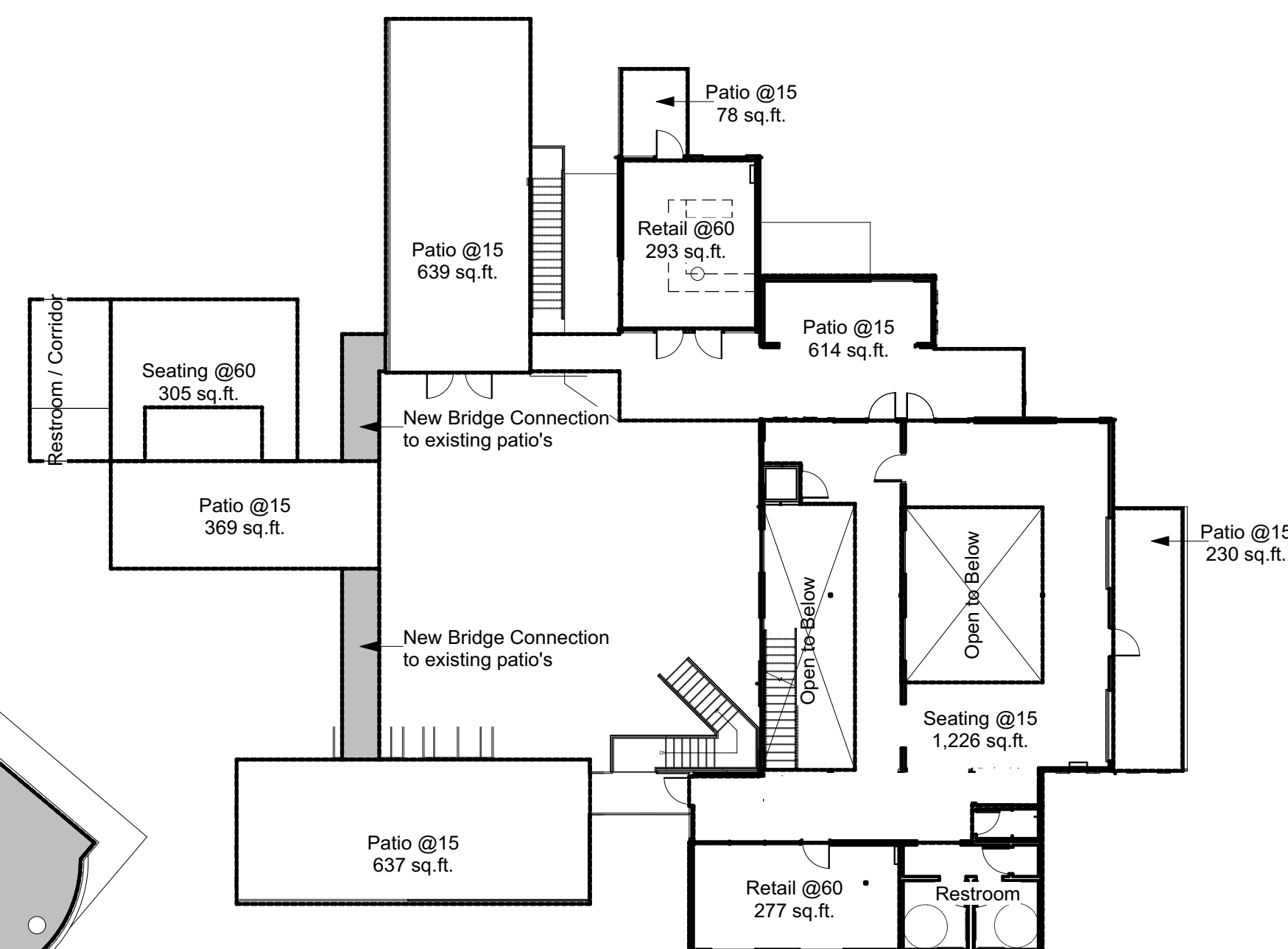
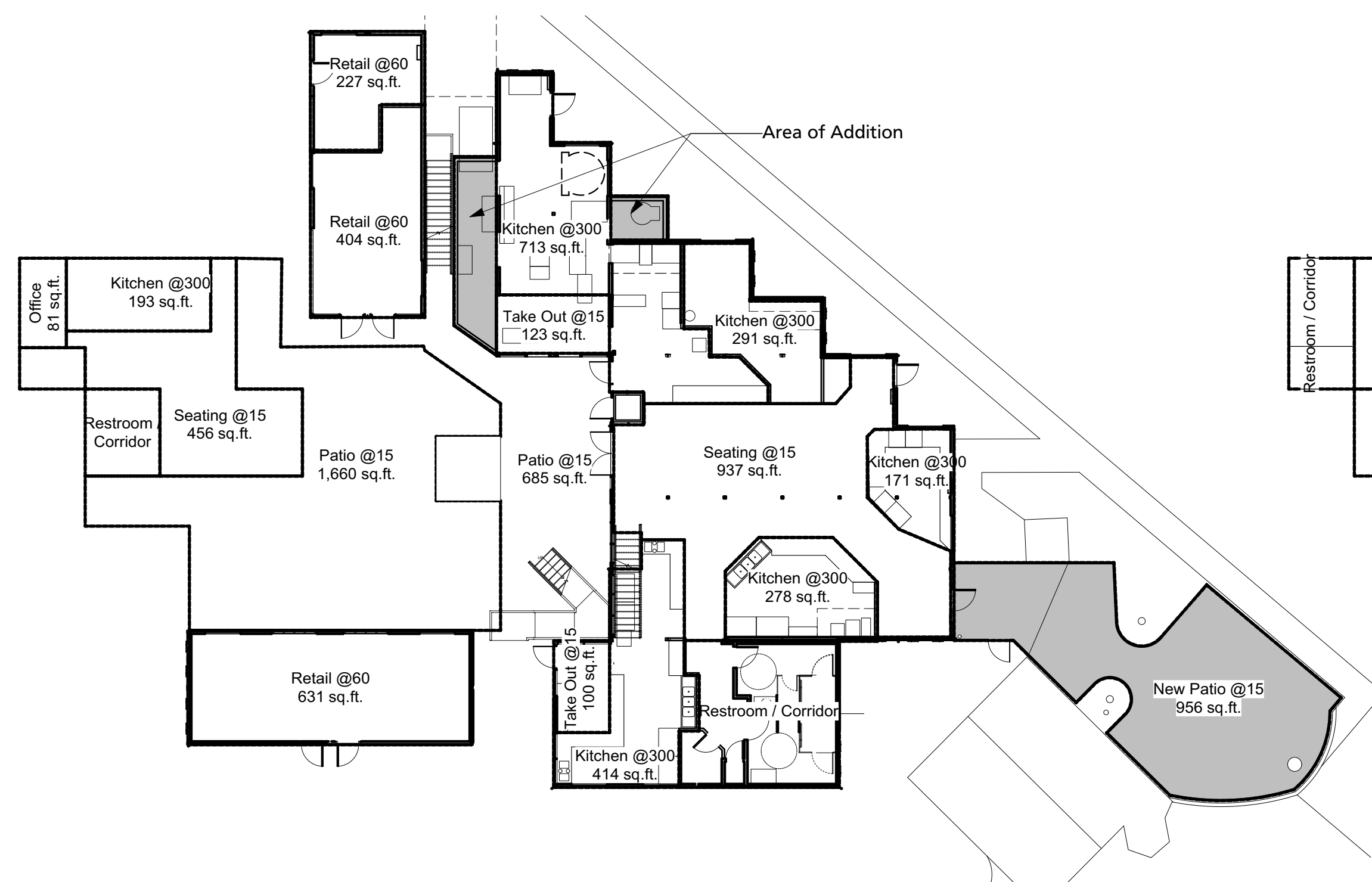
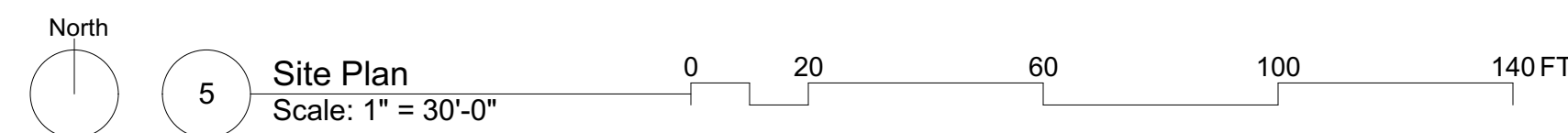
216 Sq.Ft. addition to existing restaurant space, new patio space on the eastern side of the existing building. Two new second level bridges to connect existing second level patios.

**CURRENT SQ.FT. Vs. PROPOSED**  
per Administrative Approval 10% max (696 sq.ft.)

Original facility	6,960 sq.ft.
480 sq.ft. Addition 1/21/15	7,440 sq.ft.
216 sq.ft. Proposed addition	216 sq.ft.

## SHEET INDEX

#	Title	Scale
A-081	Site Plan	1" = 30'-0"
A-101	General Info	1/8" = 1'-0"
	Ground Level Floor Plan	
	Wall Sections	
A-102	Enlarge Plans	1/8" = 1'-0"
	Second Level Floor Plan	

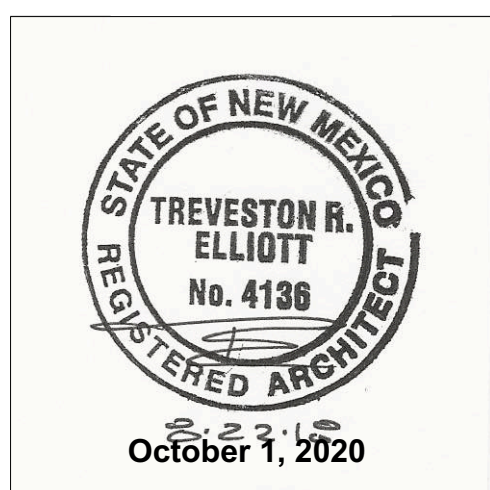


**TREVESTON ELLIOTT  
ARCHITECT**

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ALBUQUERQUE, NEW MEXICO  
87102  
C 505.259.4617  
treveston@tearchitect.com  
www.tearchitect.com

# Green Jeans

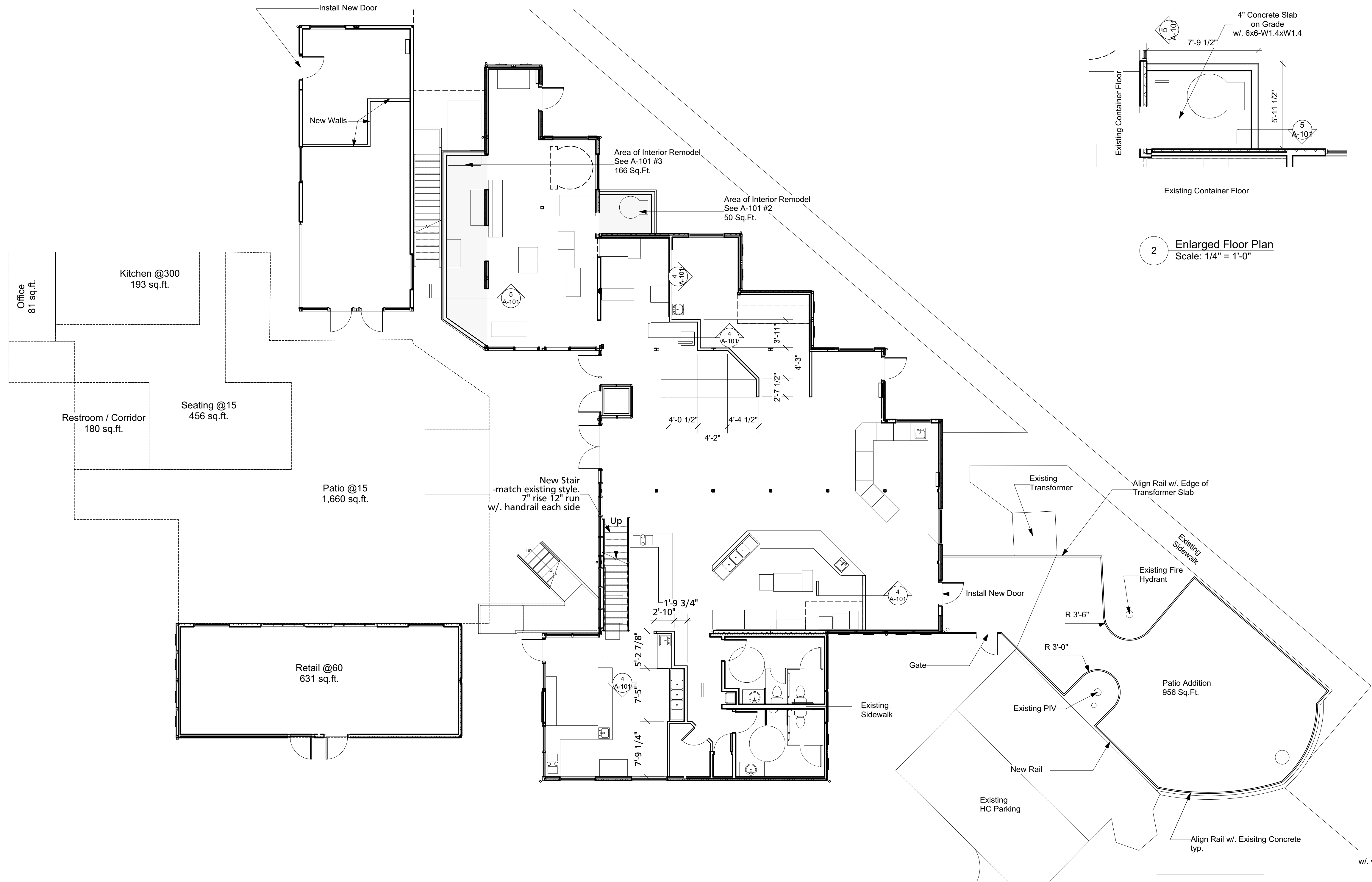
3600 Cutler Ave. NE  
ALBUQUERQUE, NEW MEXICO 87110

Date: **October 1, 2020**

Sheet: Site Plan

A-081





1 Ground Level Plan  
Scale: 1/8" = 1'-0"

GENERAL NOTE:

All equipment is existing and / or relocated only.  
No new cooking equipment per this permit.  
All drains / water supply is existing.  
All electrical is existing and / or relocated only.

DOOR SPECIFICATION

A. EXTERIOR DOORS

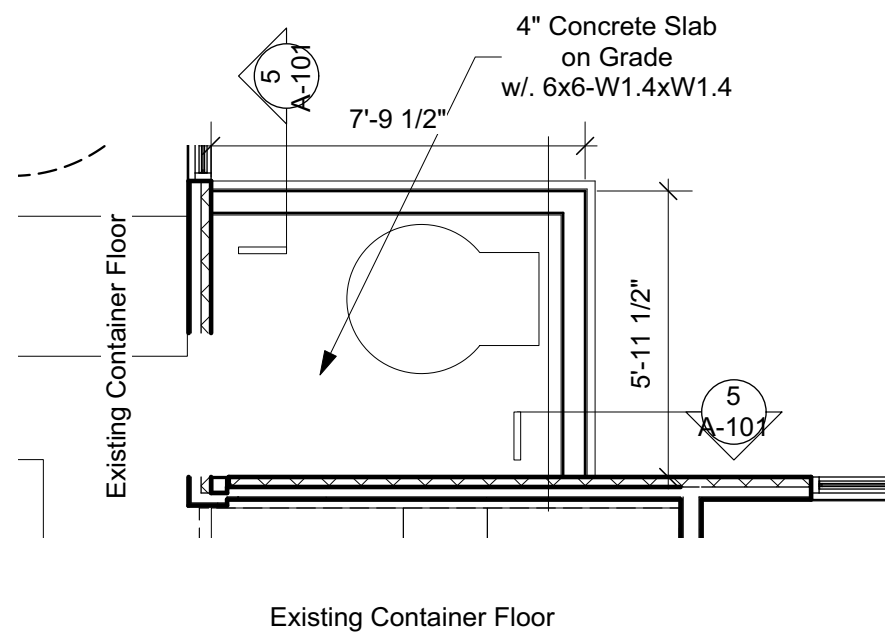
1. General requirements: Except where specified otherwise for specific locations, doors shall be provided and shall be minimum 84" tall by 1-3/4" thick, flush, Metal insulated cores. Other specifications may be submitted to the contracting officer for approval. Unless otherwise specified, single doors shall be 36" wide.

B. TYPICAL DOOR FRAMES

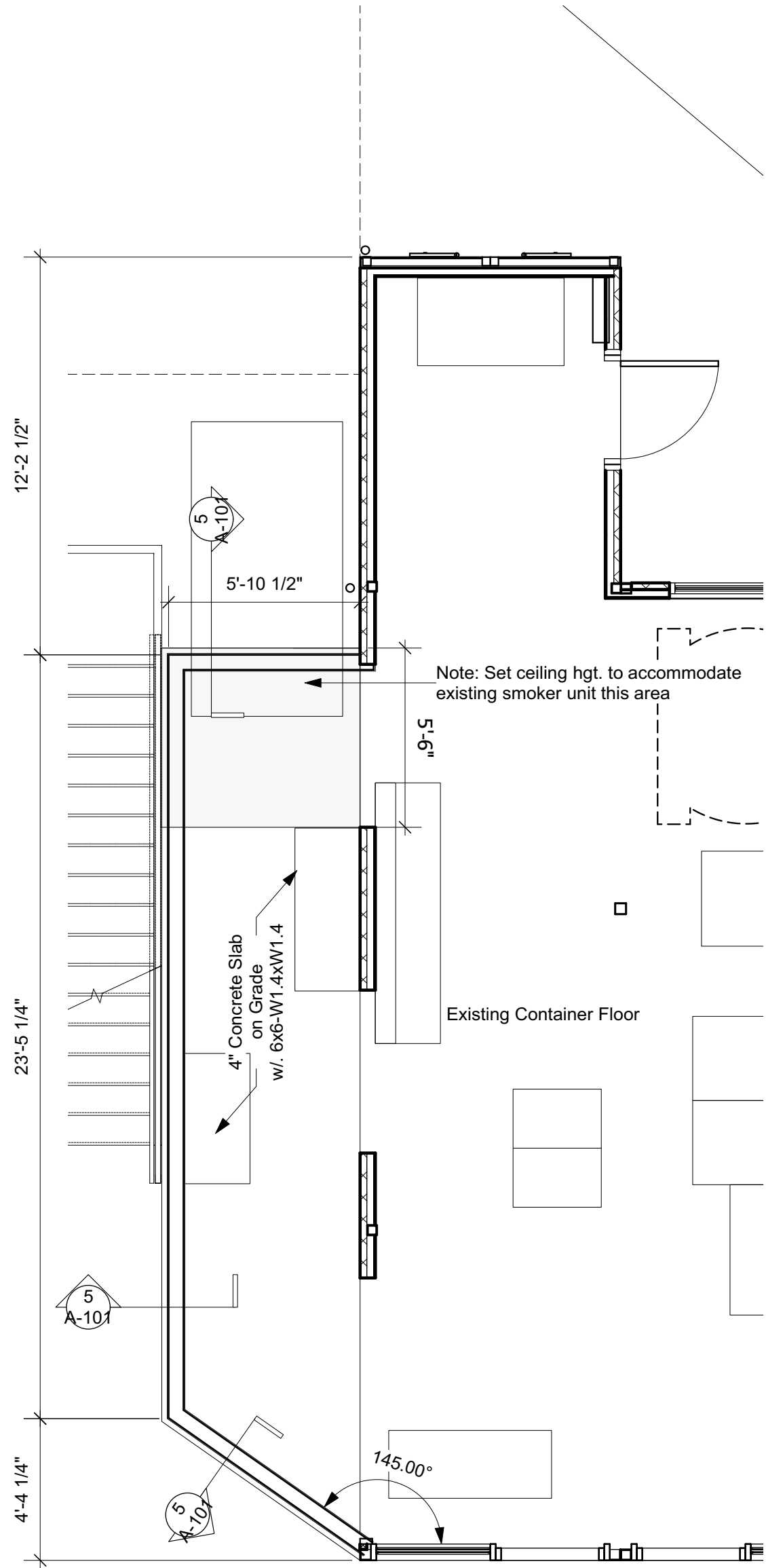
1. Door frames for perimeter doors shall be fully welded 16 gauge hollow metal.

C. ADDITIONAL DOOR HARDWARE REQUIREMENTS

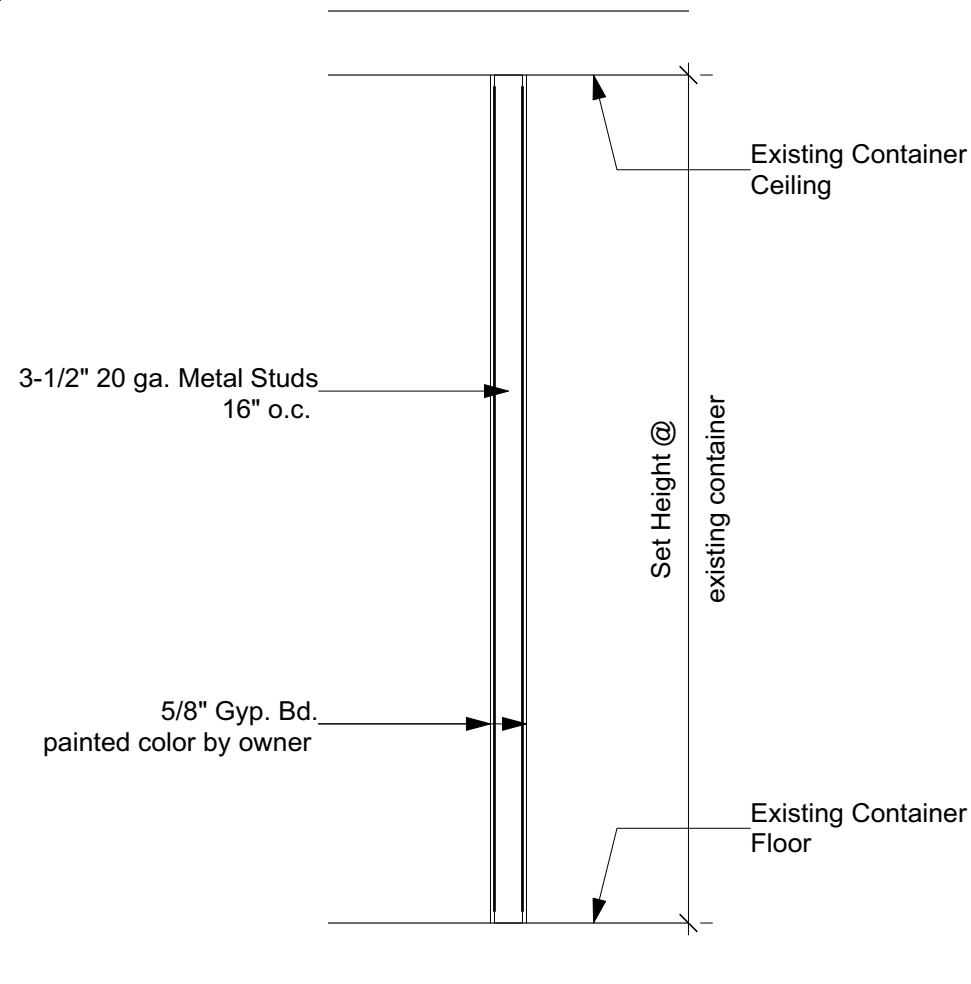
1. Lock compatibility: All locks shall be compatible with existing.
2. Provide automatic closer and panic device where required.



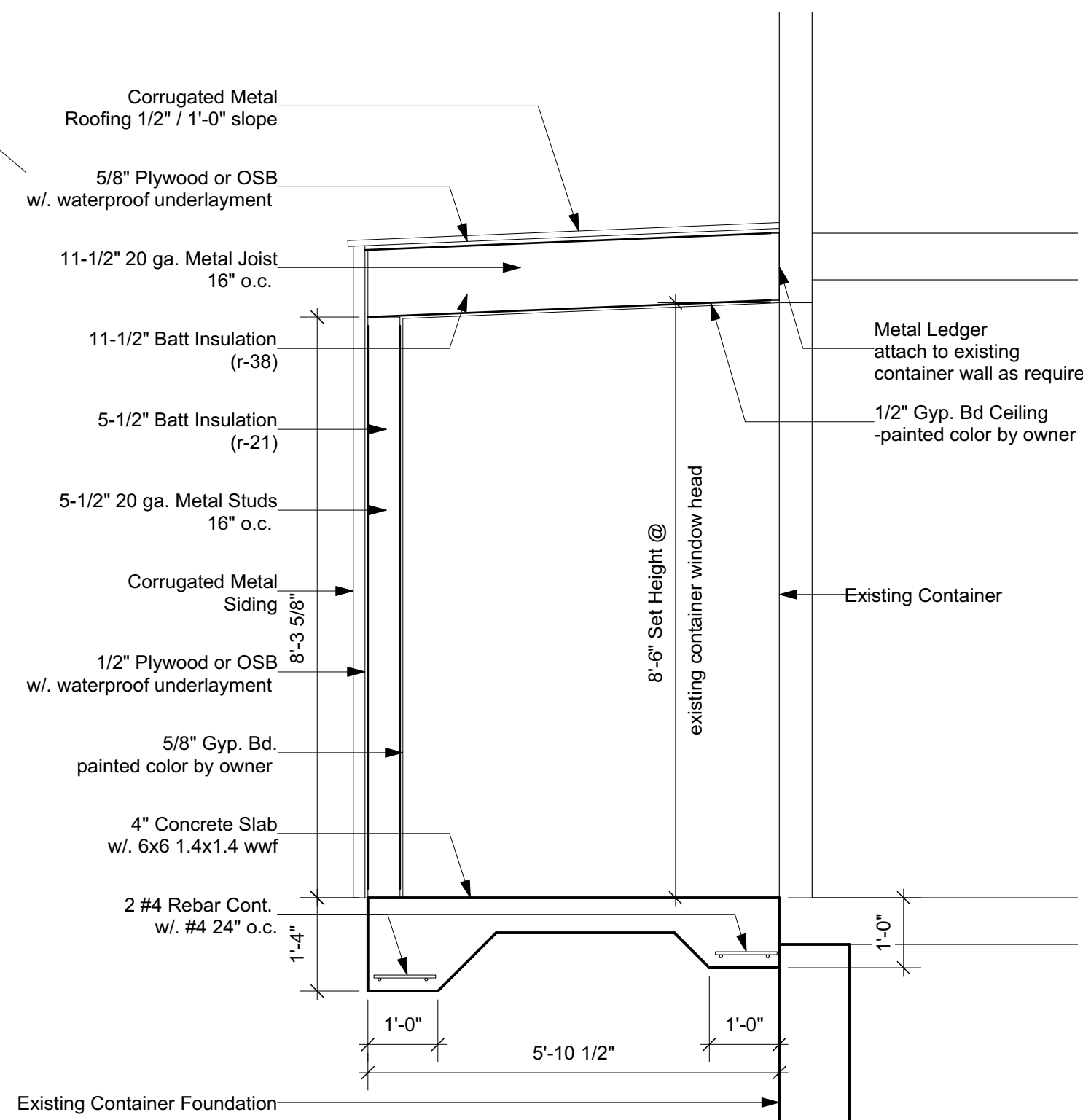
2 Enlarged Floor Plan  
Scale: 1/4" = 1'-0"



3 Enlarged Floor Plan  
Scale: 1/4" = 1'-0"



4 Wall Section  
Scale: 1/2" = 1'-0"



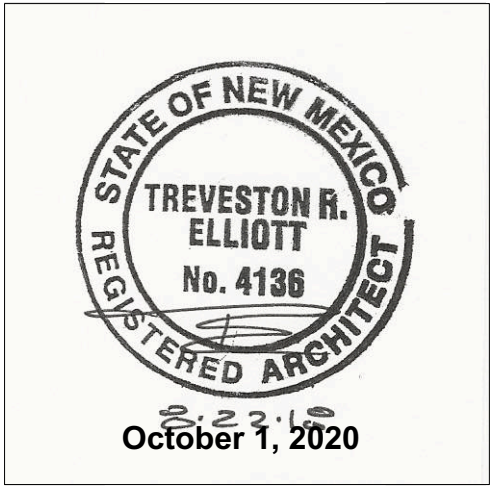
5 Wall Section  
Scale: 1/2" = 1'-0"

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Green Jeans

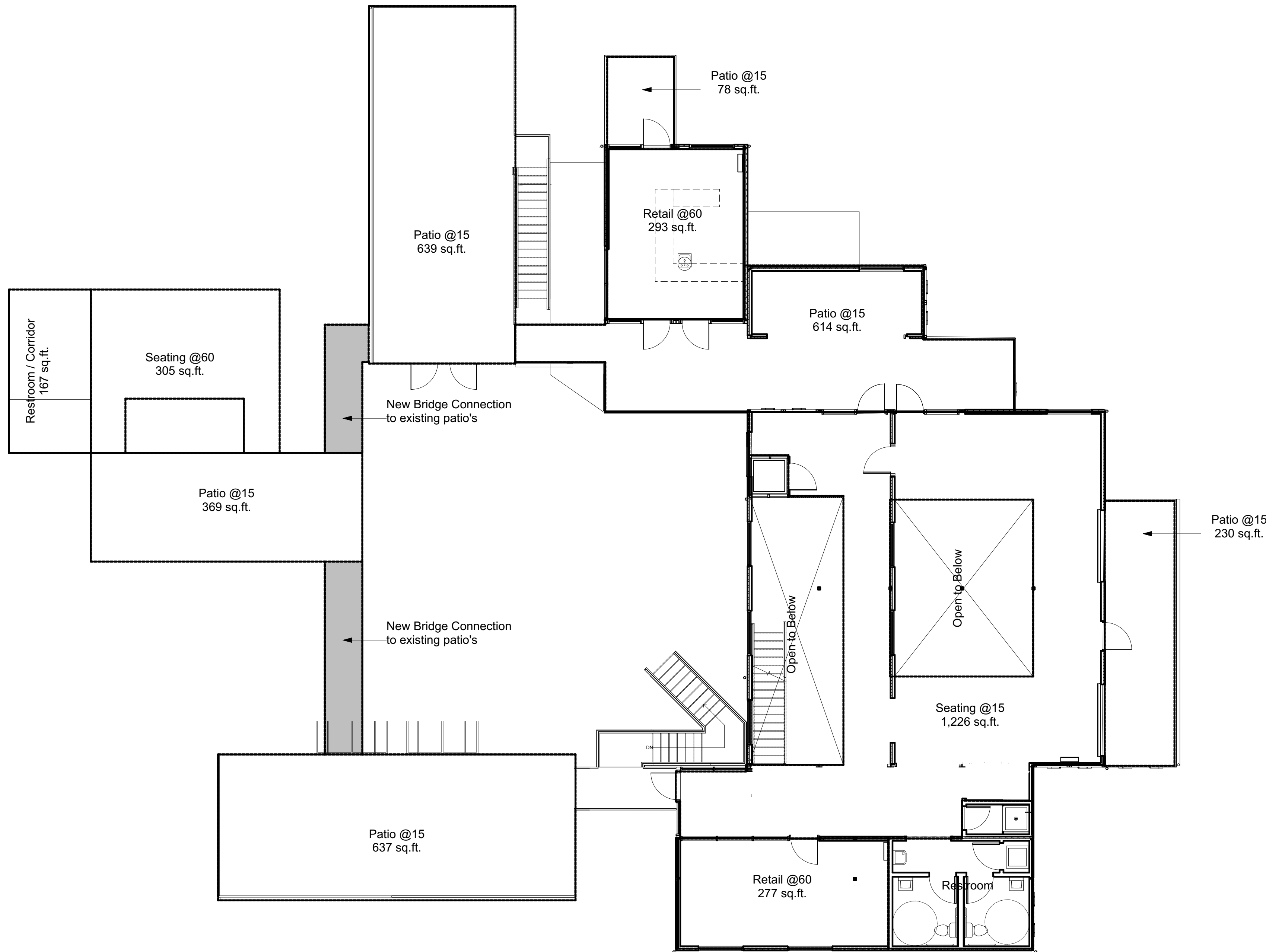
3600 Cutler Ave. NE  
ALBUQUERQUE, NEW MEXICO 87110



Date: October 1, 2020

Sheet: Ground Level Plan  
Wall Section

A-101



1 Second Level Plan  
Scale: 1/8" = 1'-0"

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**Green Jeans**  
3600 Cutler Ave. NE  
ALBUQUERQUE, NEW MEXICO 87110



Date: October 1, 2020

Sheet: Second Level Plan