

**CITY OF ALBUQUERQUE
ADMINISTRATIVE APPROVAL (AA)-
SITE DEVELOPMENT PLAN AMENDMENT TRACKING SHEET**

APPLICATION #: <i>SI-2020-00035</i>	PROJECT #: <i>PR-2019-002914</i>
PROJECT NAME: <i>M Tuccis Tenant Improvement</i>	
ADDRESS: <i>6001 Winter Haven Suite M, ABQ, NM, 87120</i>	
APPLICANT or AGENT: <i>Palio Restaurants, LLC</i>	
PHONE #: <i>(505) 980-0337</i>	EMAIL: <i>haas0711@msn.com</i>
ZONE ATLAS PAGE: <i>F17</i>	
ADMINISTRATIVE APPROVAL (AA) for:	<input type="checkbox"/> EPC CASE <input checked="" type="checkbox"/> DRB CASE

CURRENT PLANNING	DATE RECEIVED: <i>2-7-20</i>
APPLICATION COMPLETE:	DATE:
APPLICATION INCOMPLETE:	DATE:
ROUTING NEEDED TO: <input type="checkbox"/> NONE	<input type="checkbox"/> TRANSPORTATION <input type="checkbox"/> HYDROLOGY <input type="checkbox"/> ABCWUA
DATE COMMENTS ARE DUE FROM AGENCIES:	
COMMENTS:	

PLANNING DIRECTOR RECEIVED APPROVALS FROM ALL AGENCIES ON:	
COMMENTS:	
<i>Free-standing sign.</i>	
PLANS APPROVED BY: <i>TRB</i>	DATE: <i>18 Feb 2020</i>



Please check the appropriate box and refer to supplemental forms for submission 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: Palio Restaurants, LLC		Phone: 505-980-0337
Address: 6001 Winter Haven, Suite M		Email: haas0711@msn.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.: TRACT A-1B-2 PLAT OF TRACTS A-1B-1, A-1B-2 AND A-1B-3 CRYER PROPERTY	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101706111933220102
Zone Alias Page(s): F-17	Existing Zoning: NR-BP	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): N/A

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **4939 PAN AMERICAN HWY NE** Between: **JEFFERSON ST NE** and: **MONATNO RD NE**

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

Z-97-121, DRB# 98-038, AA 1003857, PR-2019-002914

Signature: <i>[Signature]</i>	Date: 2/3/2020
Printed Name: John Haas	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00035	AA	\$50.00			

Meeting/Hearing Date: N/A	Fee Total: \$50.00
Staff Signature: <i>[Signature]</i>	Date: 2-5-2020 Project # PR-2019-002914

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to 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.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- 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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies 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.


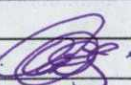

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

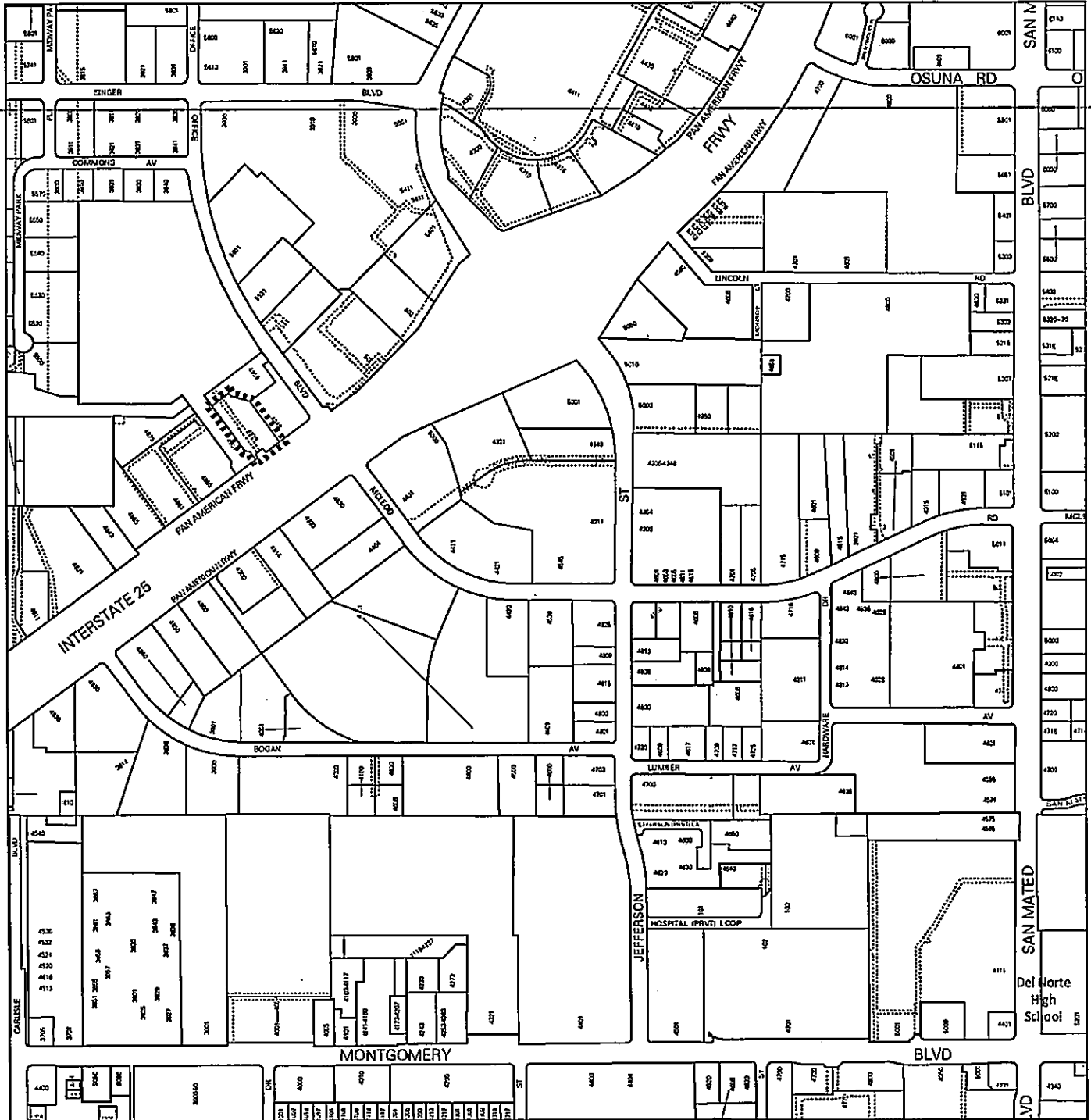
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development 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.

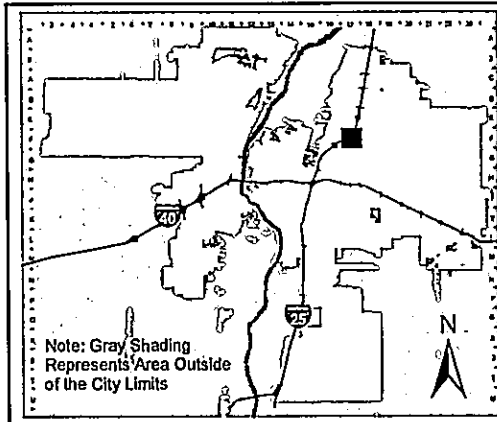
ALTERNATIVE SIGNAGE PLAN

- 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

<p><i>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.</i></p>	
Signature: 	Date: 2/3/2020
Printed Name: John HAAS	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2019-002914	Case Numbers: SI-2000-00035
Staff Signature: 	
Date: 2-5-2020	



For more current information and details visit: www.cabq.gov/gis



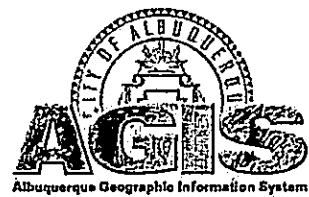
Note: Gray Shading Represents Area Outside of the City Limits

Address Map Page:

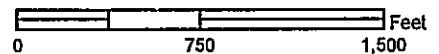
F-17-Z

Map Amended through:

3/17/2017



These addresses are for informational purposes only and are not intended for address verification.





January 31, 2020

RE: MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO, DRB # 98-038

To Whom It May Concern:

As required by form "P3", this letter explains the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a).

The owner of the property located at 4939 Pan American Freeway NE is requesting this Amendment To Site Development Plan Approved Prior To The Effective Date of The IDO because of the addition of a new business sign at the frontage of the property similar to other businesses along the same road.

The original building that was built in 1997 did not have this entry sign, instead there was a neon sign placed on the roof of the building, which will be removed as part of the current renovation. The primary effect of this addition of the sign is that the primary entrance to the business will become more apparent to its patrons as well as aligning with similar establishments along the same road.

Thank you for your attention to this request. If there are any questions, please feel free to contact me via email (jarrod@arcline-arch.com) or phone (505.681.7274).

Sincerely,

A handwritten signature in black ink, appearing to read "R. Jarrod Cline". The signature is written in a cursive, flowing style.

R. Jarrod Cline

Owner / Architect

PO Box 91462
Albuquerque NM 87199
505_681_7274
www.arcline-arch.com