



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	<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)	Policy Decisions
<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)
Decisions Requiring a Public Meeting or Hearing	<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)	Appeals
<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)

APPLICATION INFORMATION			
Applicant: Fogo de Chão Churrascaria		Phone: (972) 361-6220	
Address: 5908 Headquarters Dr., Ste. K200		Email: jmoulton@fogo.com	
City: Plano	State: TX	Zip: 75024	
Professional/Agent (if any): Brian Nebel		Phone: 214-461-9654	
Address: 14901 Quorum Drive, Suite 310		Email: bnebel@cdsdevelopment.com	
City: Dallas	State: TX	Zip: 75254	
Proprietary Interest in Site: Tenant/Lessee		List <u>all</u> owners: CORONADO CENTER LLC C/O GENERAL GROWTH PROPERTIES INC	

BRIEF DESCRIPTION OF REQUEST
Adjustment to approved Administrative Amendment PR-2020-00637 to include building mounted signage as well as site improvements associated with valet parking use.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 3A1	Block: 0000	Unit: 6
Subdivision/Addition: Jeannedale Unit 6	MRGCD Map No.: N/A	UPC Code: 101805946016840206
Zone Atlas Page(s): H-18-Z	Existing Zoning: MX-H	Proposed Zoning: No proposed change
# of Existing Lots: 1	# of Proposed Lots: No new lots proposed	Total Area of Site (acres): 20.20

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6600 Menaul Blvd NE, Space M006	Between: San Pedro Dr NE	and: Louisiana Blvd NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
17AA-10122, SPR-84-6/CD-78-3-1/Z-84-129, PR-2020-00637		

Signature:	Date: 7/2/20
Printed Name: Brian Nebel	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

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

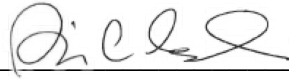
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 7/2/20</p>
<p>Printed Name: Brian Nebel</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 7/2/20

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- X 1. Date of drawing and/or last revision
- X 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ___ 2. Location and dimension of drive aisle crossings, including paving treatment
- ___ 3. Location and description of amenities, including patios, benches, tables, etc.

N/A E. Off-Street Loading

- ___ 1. Location and dimensions of all off-street loading areas

N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities

- ___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- ___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- ___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

N/A A. Locate and identify adjacent public and private streets and alleys.

- ___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- ___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- ___ 3. Location of traffic signs and signals related to the functioning of the proposal
- ___ 4. Identify existing and proposed medians and median cuts
- ___ 5. Sidewalk widths and locations, existing and proposed
- ___ 6. Location of street lights
- ___ 7. Show and dimension clear sight triangle at each site access point
- ___ 8. Show location of all existing driveways fronting and near the subject site.

N/A B. Identify Alternate transportation facilities within site or adjacent to site

- ___ 1. Bikeways and bike-related facilities
- ___ 2. Pedestrian trails and linkages
- ___ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- N/A 1. Scale - must be same as scale on sheet #1 - Site plan
- N/A 2. Bar Scale
- N/A 3. North Arrow
- N/A 4. Property Lines
- N/A 5. Existing and proposed easements
- N/A 6. Identify nature of ground cover materials
 - ___ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ___ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ___ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- N/A 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- N/A 8. Describe irrigation system – Phase I & II . . .
- N/A 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- N/A 11. Responsibility for Maintenance (statement)
- N/A 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- N/A 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- N/A 14. Planting or tree well detail
- N/A 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- N/A 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- N/A 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- N/A 1. Scale - must be same as Sheet #1 - Site Plan
- N/A 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- N/A 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- N/A 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- N/A 3. Identify ponding areas, erosion and sediment control facilities.
- N/A 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- N/A A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- N/A B. Distribution lines
- N/A C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- N/A D. Existing water, sewer, storm drainage facilities (public and/or private).
- N/A E. Proposed water, sewer, storm drainage facilities (public and/or private)

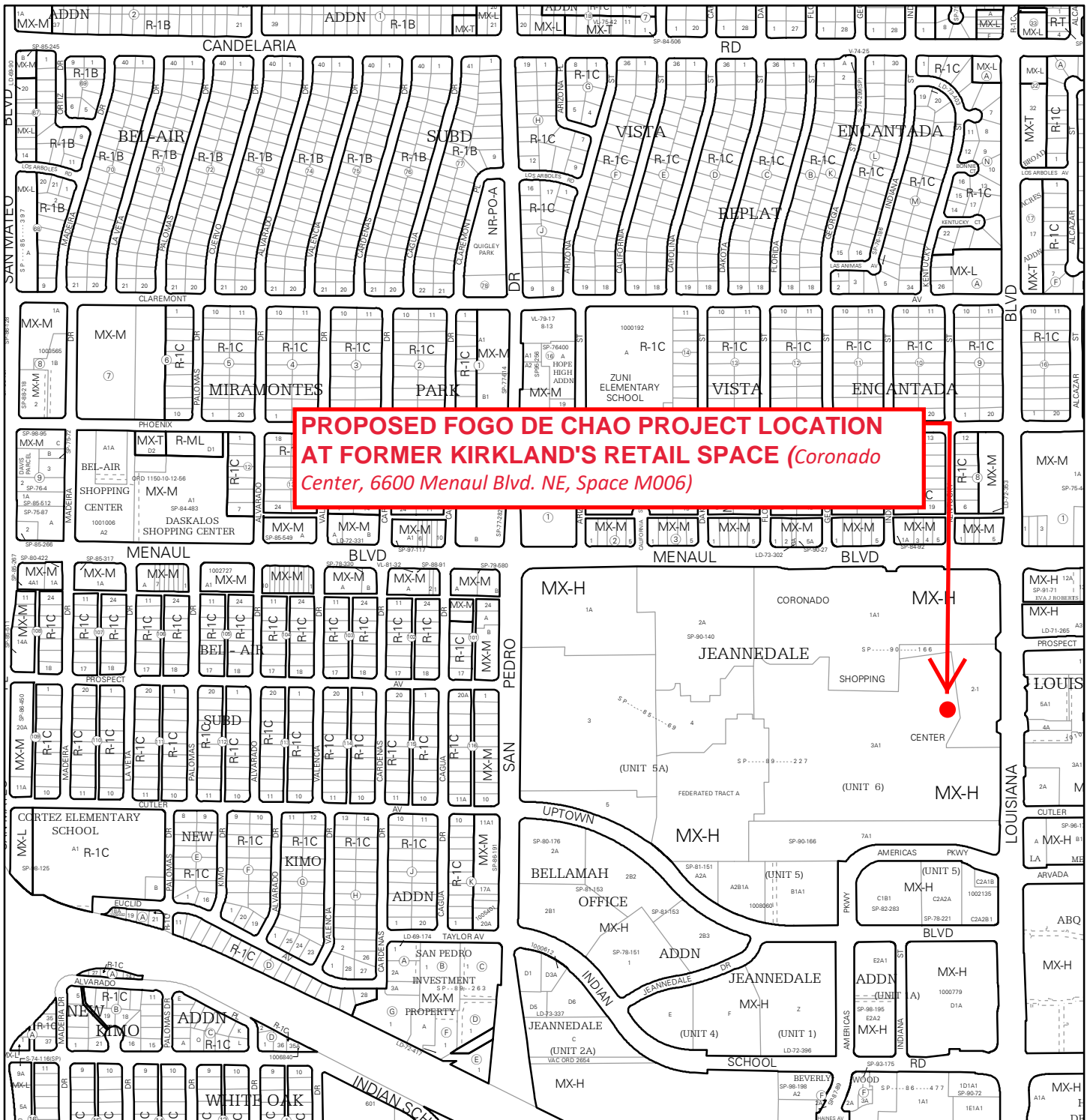
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- X A. Scale
- B. Bar Scale
- X C. Detailed Building Elevations for each facade
 - X 1. Identify facade orientation
 - X 2. Dimensions of facade elements, including overall height and width
 - X 3. Location, material and colors of windows, doors and framing
 - X 4. Materials and colors of all building elements and structures
 - X 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage


- X 1. Site location(s)
- X 2. Sign elevations to scale
- X 3. Dimensions, including height and width
- X 4. Sign face area - dimensions and square footage clearly indicated
- X 5. Lighting
- X 6. Materials and colors for sign face and structural elements.
- X 7. List the sign restrictions per the IDO



**PROPOSED FOGO DE CHAO PROJECT LOCATION
AT FORMER KIRKLAND'S RETAIL SPACE (Coronado
Center, 6600 Menaul Blvd. NE, Space M006)**

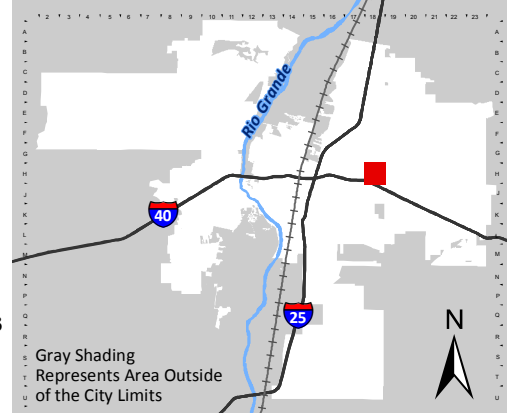
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-18-Z



- 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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

July 2, 2020

Mr. Russell Brito
Urban Design & Development Division Manager
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Dear Mr. Brito:

Subject: Justification Letter for Adjustment to Administrative Amendment (SI-2020-00154)

This letter is to accompany the Development Review Application being submitted on behalf of Fogo de Chão Churrascaria (Applicant) for approval of an adjustment to the previously approved Coronado Center Administrative Amendment (File #SI-2020-00154; Project #PR-2020-00637).

The Applicant respectfully requests Zoning Enforcement Officer approval of façade modifications, outdoor dining, valet parking as well as building-mounted signs & awnings as part of a separately permitted tenant improvement of a former retail space (Space #M006) within the Coronado Center. Per prior discussions, Applicant's understanding is that the Coronado Center Site Plan does not have specific design standards for awnings, patios, or other architectural elements, so staff has reviewed each proposed re-use of an existing space on a case-by-case basis. Applicant also understands that there are no Official Notices of Decision for Minor Changes (AA - Administrative Amendments) related to this Site Plan.

The requested amendment meets the criteria in Integrated Development Ordinance Section 14-16-6-4(X)(2).

Please feel free to contact me directly with any questions or concerns.

Sincerely,



Brian Nebel,
Property Development Manager
Mobile: (214) 500-9393

CORONADO CENTER

February 18, 2020

City of Albuquerque
Planning Department
Plaza Del Sol Building
600 Second Street NW
Albuquerque, NM 87102

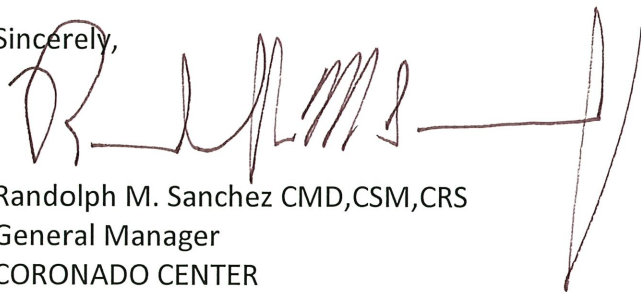
Re: Fogo de Chao Coronado Center - 6600 Menaul Albuquerque, NM 87110

To Whom It May Concern:

Coronado Center L.L.C. hereby authorize Consolidated Development Services to act as our agent regarding the new Fogo de Chao Brazilian Steakhouse construction located at Coronado Center in Albuquerque, New Mexico.

Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'RMS', followed by a horizontal line and a vertical flourish.

Randolph M. Sanchez CMD,CSM,CRS
General Manager
CORONADO CENTER