



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: WEN New Mexico, LLC | | Phone: 505-362-6218 |
| Address: 1515 N Academy Blvd #400 | | Email: d.lujan@wendyscos.com |
| City: Colorado Springs | State: CO | Zip: 80909 |
| Professional/Agent (if any): Raven Studio. LLC | | Phone: 505-701-6867 |
| Address: 10899 Montgomery Blvd. N.E. | | Email: kris@ravenstudiollc.com |
| City: Albuquerque | State: N.M. | Zip: 87111 |
| Proprietary Interest in Site: N/A | List all owners: Kris Schiffer | |

BRIEF DESCRIPTION OF REQUEST

Alterations to existing Wendy's restaurant to meet Wendy's latest design and branding standards and to address demand and restrictions of the ongoing pandemic.

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

| | | |
|--|-----------------------------------|---|
| Lot or Tract No.: C1 | Block: | Unit: |
| Subdivision/Addition: Towne Park Plaza | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): K-21-Z | Existing Zoning: SU-1 FOR C-1 | Proposed Zoning: SU-1 FOR C-1 (NO CHANGE) |
| # of Existing Lots: 1 | # of Proposed Lots: 1 (NO CHANGE) | Total Area of Site (acres): .68 ACRES |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 410 EUBANK BLVD. N.E. Between: CHICO and: COPPER

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

| | |
|-----------------------------|---|
| Signature: | Date: 11-11-2020 |
| Printed Name: Kris Schiffer | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|---------------|--------|------|--------------|--------|------|
| SI-2020-01308 | AA | | | | |
| | | | | | |
| | | | | | |

| | |
|-----------------------|--------------------------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature: | Date: Project # PR-2020-004736 |

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: 11-11-2020</p> |
| <p>Printed Name: Kris Schiffer</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Project Number: PR-2020-004736</p> | <p>Case Numbers: SI-2020-01308</p> |
| <p>Staff Signature:</p> | |
| <p>Date:</p> | |



LETTER OF AUTHORIZATION

November 11, 2020

Raven Studio, LLC
10899 Montgomery Blvd. N.E. Suite A
Albuquerque, NM 87111

Re: City of Albuquerque Planning Services – Building Safety and Permitting

To whom it may concern:

Please be advised that WEN New Mexico, LLC authorizes Kris Schiffer of Raven Studio, LLC to act on our behalf, until otherwise notified, for Permit Applications to the City of Albuquerque Planning Services Department related to our property located at 410 Eubank Blvd N.E, Albuquerque, NM.

Sincerely,

Alfred H Burgess, II
Manager
WEN New Mexico, LLC

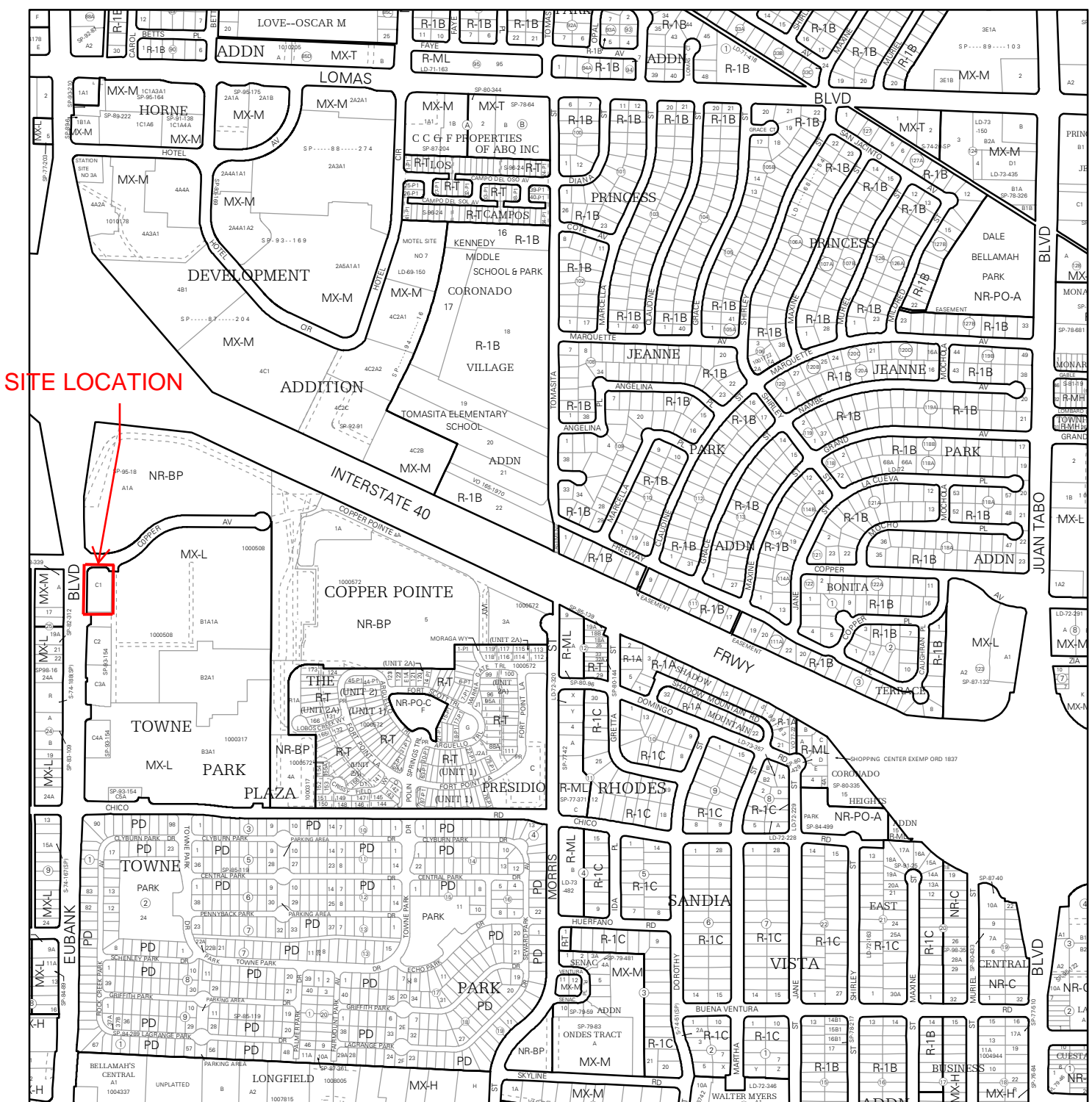
Wendy's of Colorado Springs, Inc • Arizona Restaurant Company, LLC • Triwest Restaurants, LLC

Holland-Buerk Enterprises, Inc • WeNevada, LLC

1515 North Academy Blvd., Suite 400, Colorado Springs, CO 80909

Office: 719-573-8557

Fax: 719-573-8737



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:
K-21-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

0 250 500 1,000 Feet



LETTER OF JUSTIFICATION

Re: Wendy's Restaurant located at 410 Eubank Blvd. N.E.
Building Permit **BP-2020-46002**

November 11, 2020

To whom it may concern:

The justification to the alterations of the existing restaurant as illustrated is to provide more outdoor dining, less indoor dining to cater to the demand and restrictions caused by the ongoing Covid-19 pandemic and to refresh the current finishes and branding to current Wendy's standards.

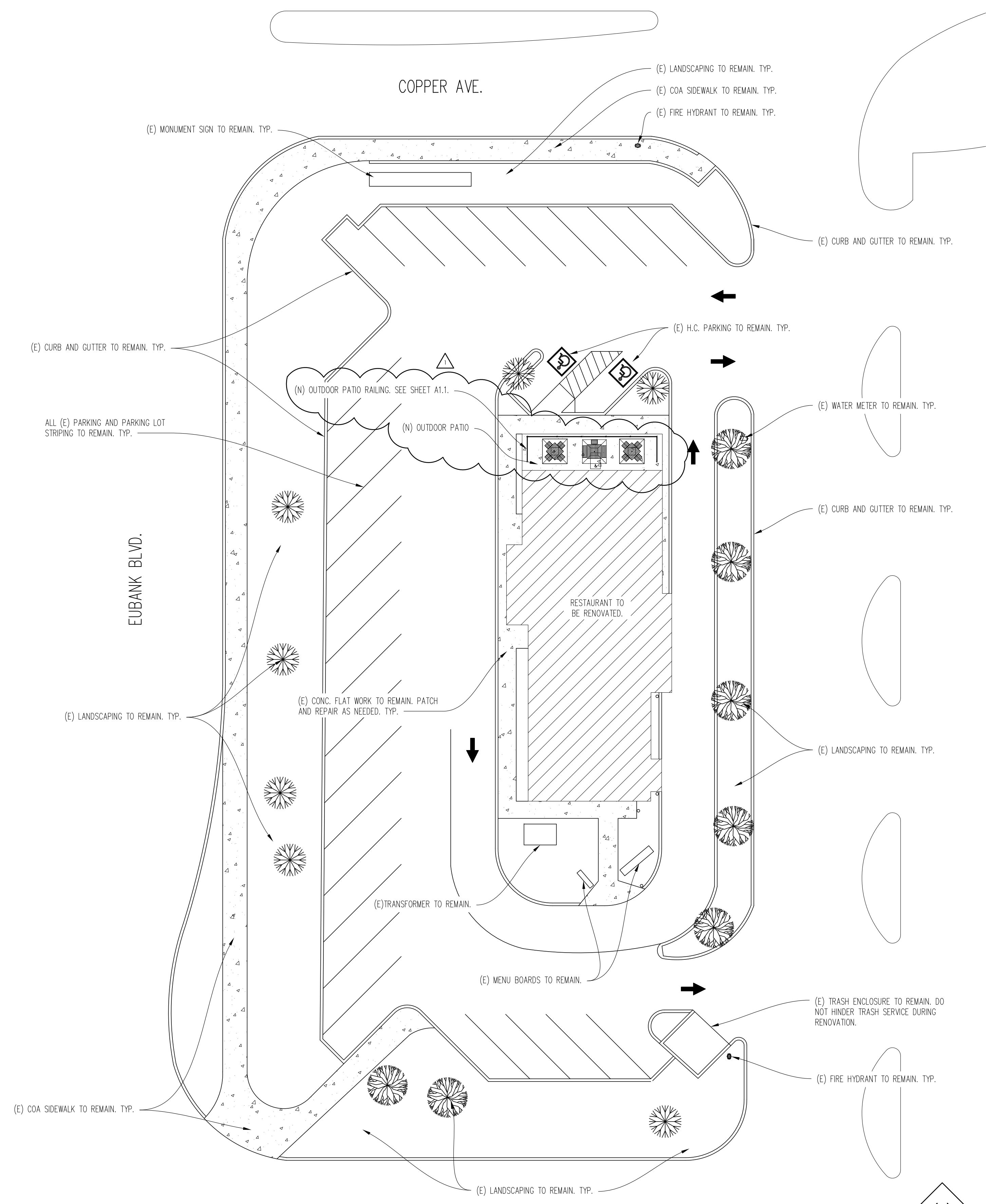
Sincerely,

A handwritten signature in black ink, appearing to be "KS", is written over a horizontal line.

Kris Schiffer
Raven Studio, LLC

GENERAL NOTES

1. RENOVATION AND REMODEL OF EXISTING RESTAURANT.
2. NO CHANGE TO SITE.



01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

| | |
|-------------------------|-----------------|
| SITE NUMBER: | 05017 |
| BUILDING TYPE: | UM BRIGHT |
| ASSET TYPE: | FREE STANDING |
| CLASSIFICATION: | REFRESH LITE |
| OWNER: | WEN NEW MEXICO |
| BASE VERSION: | 2020 SUMMER |
| UPGRADE CLASSIFICATION: | N/A |
| PROJECT YEAR: | 2020 |
| DESIGN TYPE: | (2.0) UM BRIGHT |
| DRAWING RELEASE: | SUMMER 2020 |



PROJECT TYPE: REFRESH LITE



| REV. | DATE | DESCRIPTION |
|------|------------|---------------------|
| △ | 10-30-2020 | COA PERMIT COMMENTS |
| | | |
| | | |

ISSUE DATE: 10/15/2020
PROJECT NUMBER: KS.W.02
DRAWN BY: KS
CHECKED BY: ...

SEAL

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS1.1

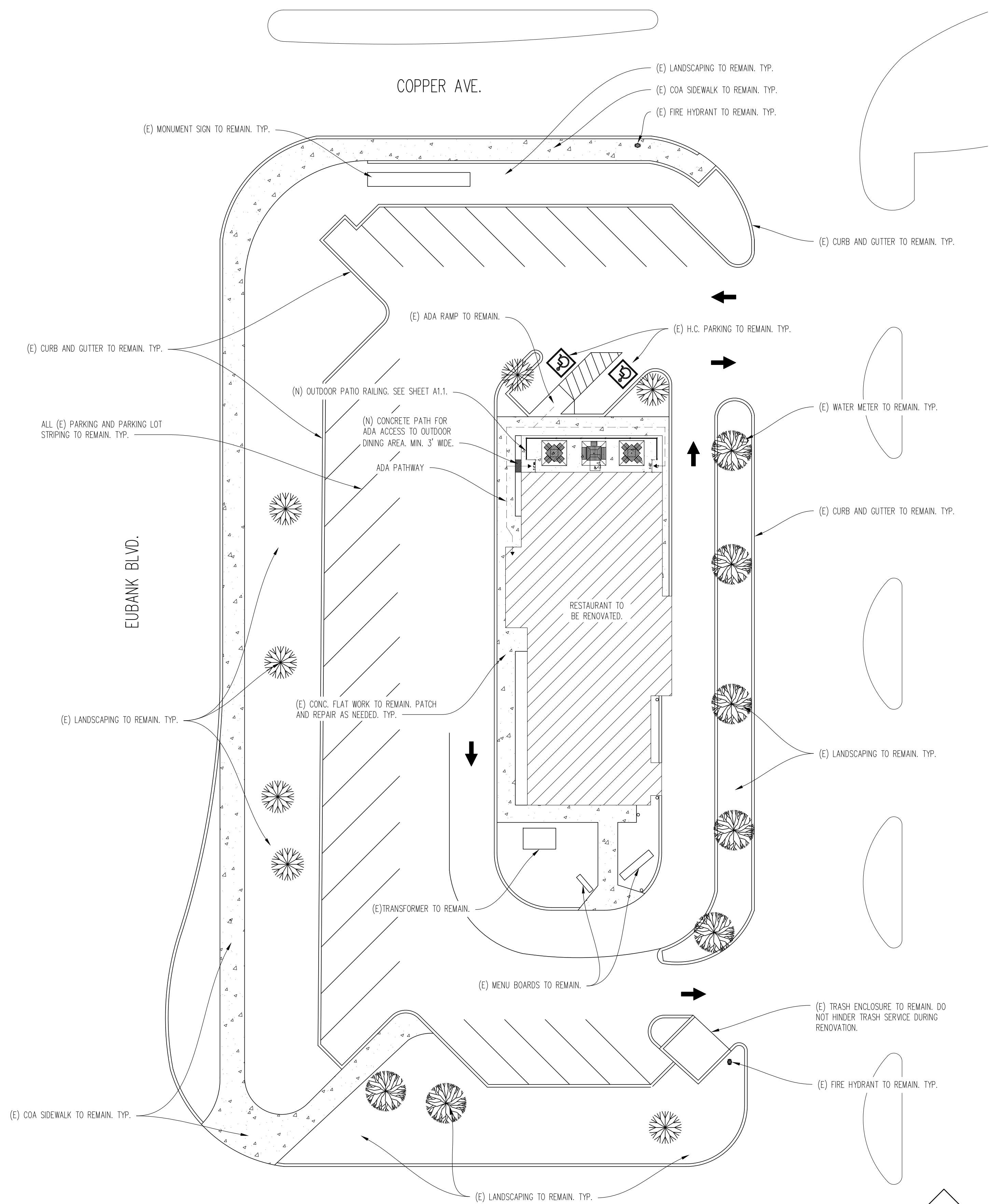
GENERAL NOTES

1. RENOVATION AND REMODEL OF EXISTING RESTAURANT.
2. NO CHANGE TO SITE.

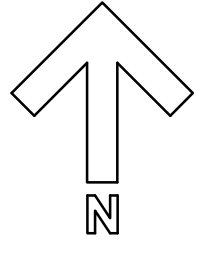
SITE NUMBER: 05017
 BUILDING TYPE: UM BRIGHT
 ASSET TYPE: FREE STANDING
 CLASSIFICATION: REFRESH LITE
 OWNER: WEN NEW MEXICO
 BASE VERSION: 2020 SUMMER
 UPGRADE CLASSIFICATION: N/A
 PROJECT YEAR: 2020
 DESIGN TYPE: (2.0) UM BRIGHT
 DRAWING RELEASE: SUMMER 2020



PROJECT TYPE: REFRESH LITE



01 ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"



Wendy's
 410 EUBANK BLVD. N.E.
 ALBUQUERQUE, NM 87123

| REV. | DATE | DESCRIPTION |
|------|------------|---------------------|
| 1 | 10-30-2020 | COA PERMIT COMMENTS |

ISSUE DATE: 10/15/2020
 PROJECT NUMBER: RS.W.02
 DRAWN BY: KS
 CHECKED BY: ..

SEAL

SHEET NAME
 ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS1.1

From: [Kristopher Schiffer](#)
To: [Gould, Maggie S.](#)
Subject: Re: AA for WEndys at 410 Eubank NE
Date: Sunday, December 6, 2020 4:43:08 PM
Attachments: [image001.jpg](#)
[image.png](#)
[image.png](#)

External

Hi Maggie,

The landscaping is not changing at all as we are removing the solarium addition and dedicating that space to the new outdoor dining area. Please see attached illustrations:

demo:

image.png



new:

image.png



Let me know if you need any further clarification.

Thank you!
Kris

On Fri, Dec 4, 2020 at 4:48 PM Gould, Maggie S. <MGould@cabq.gov> wrote:

Hello,

I am review your administrative amendment This site. Can you please clarify the change in square footage from the original approval to your proposal. It looks like you are adding outdoor seating to the northside of the building and removing landscaping. Please clarify the change in landscaping square footage, the landscaping cannot drop below the minimum requirements on the site plan . All changes need to within 10% of the original approval.

Let me know if you have questions.

cid:image001.jpg@01D4229C.220EB9E0



MAGGIE GOULD

planning manager

land development coordination

o 505-924-3880

c 505-553-0682

e mgould@cabq.gov

cabq.gov/planning

Also, the site zoning MX-L, that should be noted

--

Kris Schiffer
Raven Studio
505.710.6867

=====
This message has been analyzed by Deep Discovery Email Inspector.