



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: CENTRAL AVENUE AND ATRISCO PRO'S RE LLC		Phone: 9512885611
Address: 420 EXCHANGE, SUITE 220		Email: michael@provenzanore.com
City: IRVINE	State: CA	Zip: 92602
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site: Bldg A-4201, Central Ave. NW B1-K		List all owners: Michael, Mike, Steve, Rick, Jeff Provenzanos

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to Site Plan Approved prior to the effective date of the IDO, otherwise known Administrative Amendment (AA).

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRCGD Map No.:	UPC Code:
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: 4201 Central Ave. NW. Space D-3, Albuquerque, NM 87105	Between:	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 05/05/2021
Printed Name: Sam Ramarajan	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00758	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-004972

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.

☐ 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)
- ___ 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

☒ 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(Y)(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.
- ___ 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

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(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.
- ___ 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

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

☐ ACCELERATED EXPIRATION SITE PLAN

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ___ Site Plan to be Expired
- ___ 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

☐ 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(C)(3)(b)
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ___ Sign Posting Agreement
- ___ 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

☐ ALTERNATIVE LANDSCAPE PLAN

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ Landscape Plan
- ___ 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

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: 05/05/2021

Printed Name: Sam Ramarajan

☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

PR-2021-004972

SI-2021-00758

Staff Signature: _____

Date: _____





Integrated Development Ordinance (IDO).

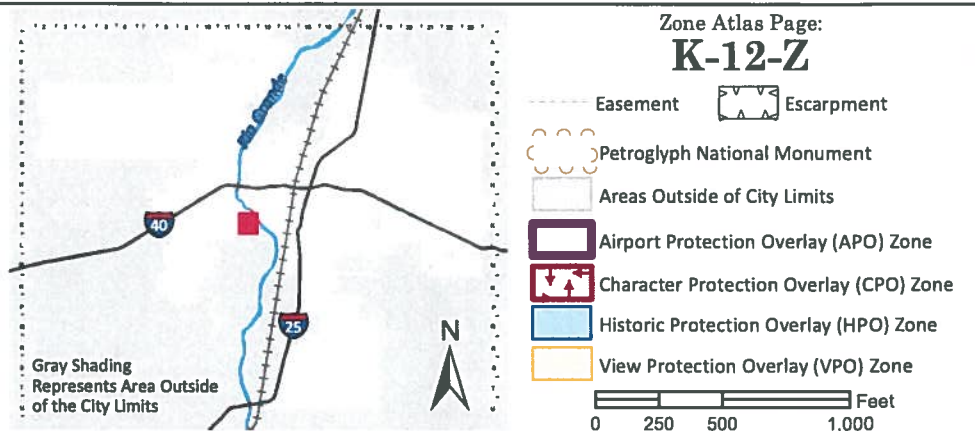


EXHIBIT "A-1"

LEGAL DESCRIPTION OF SHOPPING CENTER

TRACT 1:

Tracts Lettered "A" and "B", a Division of Land of Rancho Village Partners, Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 9, 1979, in Plat Book C15, Folio 44.

TRACT 2:

TOGETHER WITH THE ADJACENT LAND AREA FORMERLY KNOWN AS A PORTION OF THE ISLETA DRAIN, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE: NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT), AS FOLLOWS:

BEGINNING THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF ATRISCO ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "17-J12" BEARS N 45°01'5" W, A DISTANCE OF 1870.78 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 37°37'24" E, A DISTANCE OF 78.13 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF ATRISCO DRIVE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE S 68°26'49" W, A DISTANCE OF 103.08 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO. 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 285.02 FEET, A RADIUS OF 246.48 FEET, A DELTA ANGLE OF 66°15'18", A CHORD BEARING OF S 35°18'44" W, AND A CHORD LENGTH OF 269.40 FEET TO A POINT OF TANGENCY MARKED BY A FOUND PK NAIL WITH WASHER;

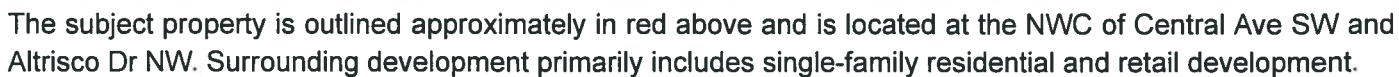
THENCE S 02°12'01" W, A DISTANCE OF 927.37 FEET TO SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE, N.W. MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 75°01'16" W, A DISTANCE OF 78.50 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

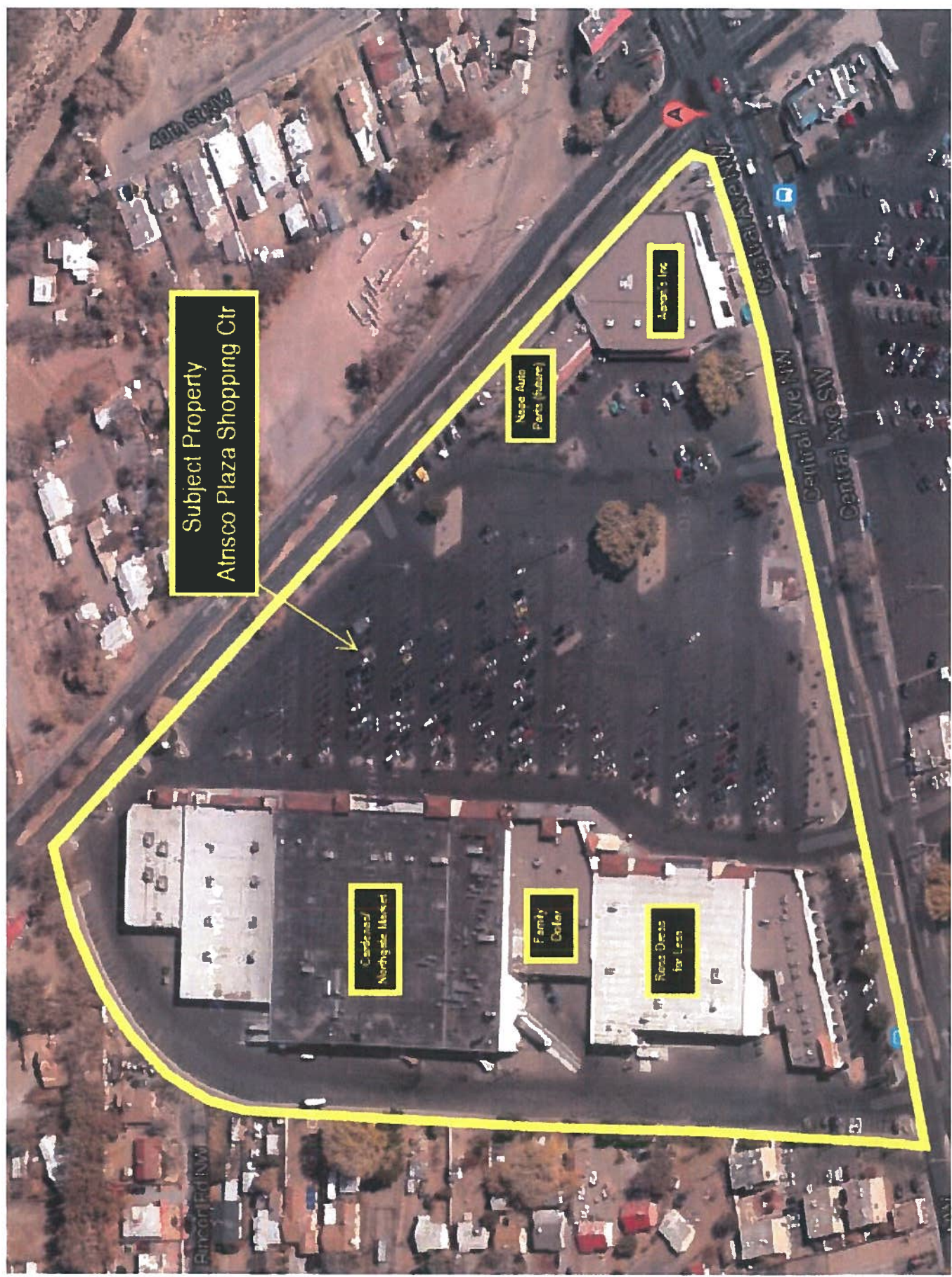
THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 02°12'01" E, A DISTANCE OF 950.66 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 371.34 FEET, A RADIUS OF 323.63 FEET, A DELTA ANGLE OF 65°44'35", A CHORD BEARING OF N 35°18'56" E, AND A CHORD LENGTH OF 351.31 FEET TO A POINT OF TANGENCY MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 68°26'06" E, A DISTANCE OF 81.46 FEET TO THE POINT OF BEGINNING



AERIAL PHOTOGRAPH



Central Avenue and Atrisco Pro's
Real Estate, LLC

420 Exchange Suite#220
Irvine, CA 92602
Phone (714) 577-2400 Fax (714)551-9273

Letter Of Authorization From Property Owner

May 11th, 2021

Five Below
Atrisco Plaza
City of Albuquerque

Dear Sir or Madam:

Sargenti is designated as the agent with authority to act on behalf of PRM Real Estate Holdings in the application for an Administrative Amendment to the current Site Development Plan for Atrisco Plaza, 4201 Central Avenue NW, Albuquerque New Mexico 87105, for all actions required by the City of Albuquerque Planning Process.

Thank you.

A handwritten signature in black ink, appearing to read 'Michael Provenzano', followed by a long horizontal flourish line.

Michael Provenzano

Address: 420 Exchange Suite 220, Irvine, CA 92602
Phone: 951-288-5611
Email: michael@provenzanore.com



Robert J. Sargenti
Sargenti Architects
461 From Road
Paramus, NJ 07652
5/17/2021

Jurisdiction: City of Albuquerque
Department: Planning Department
600 2nd NW Albuquerque, NM 87102

To Whom it may Concern:

This justification letter is regards to the Minor Amendments to the Site Plan for Five Below, located at 4201 Central Ave. NW. Space D-3, Albuquerque, NM 87105. This letter is to describe, explain, and to justify the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a):

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements.
2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.
3. The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site, which would warrant additional review by the original decision-making body.
4. No deviations, Variances, or Waivers shall be granted for minor amendments.

The main project scope for this alternation is increase the frontage of the front façade by extending the parapet to a proposed height of **36'-2"** and the request to remove the existing Tower that obscures the view of the façade and future Tenant Signage. The Tower currently serves no function toward the space or center.

The alterations that we are requesting will not affect the existing footprint of the building nor would require any additional square footage and well within in minor amendments established on the Table 6-4-4. Based on the Table, there as no changes to the Building Gross Floor Area, Front, Side or Rear Setbacks. As for the Proposed tenant Façade Parapet Height, the top of parapet falls a 1'-0" lower than the previously Site Approved Ross Parapet of 37'-2". The Ross approval is included the previous approved changes by the city. Please also not that a sign permit for the Tenant will by completed separately by Five Below's sign vendor.

The proposed amendments toward the site will in no way effect the public infrastructure and no impact on vehicle or pedestrian circulation patterns on the site. Instead, with the removal of the Tower, it would create a better flow of circulation in front of the space and will allow an easier and more direct access to the space. The Projects Alterations will have no request for deviations, variances, or waivers.

In Conclusion, the request changes will help gain exposure to the Tenant, toward the center and provide better access toward the future Five Below space and adjacent tenants. Please note that The official notice of decision was not found by staff at this time. If you have any questions please don't hesitate to ask.

Sincerely,

George Miller
Senior Project Manager
Sargenti
461 From Road, Second Floor, Paramus, NJ 07652
973.253.9393



CITY OF ALBUQUERQUE INVOICE

CENTRAL AVENUE & ATRISCO PRO'S RE LLC

420 EXCHANGE, SUITE 220

Reference NO: SI-2021-00758

Customer NO: CU-135267313

Date	Description	Amount
5/21/21	Application Fee (Manual)	\$50.00

Due Date: **5/21/21**

Total due for this invoice:

\$50.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 5/21/21
Amount Due: \$50.00
Reference NO: SI-2021-00758
Payment Code: 130
Customer NO: CU-135267313

CENTRAL AVENUE & ATRISCO PRO'S RE
LLC
420 EXCHANGE, SUITE 220
IRVINE, CA 92602



130 0000SI20210075800099355113526740800000000000005000CU135267313