



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 checked="" 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: <u>El Batanero de Guaymas (Edgar Rascon)</u>		Phone: <u>505 610 1779</u>
Address: <u>475 Coors Blvd NW</u>		Email: <u>edgar.rascon60@gmail.com</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87121</u>
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

in need of a minor amendment to site plan approved prior to the effective date of the IDO.

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <u>J-10-7</u>	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street 475 Coors Blvd Between Los Volcanes and Bluewater.

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

Signature: <u>[Signature]</u>	Date: <u>07 30 2021</u>
Printed Name: <u>Edgar Rascon</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-01421	AA				

Meeting/Hearing Date:	Fee Total
Staff Signature:	Date: <u>07 30 2021</u> Project # PR-2021-005948

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

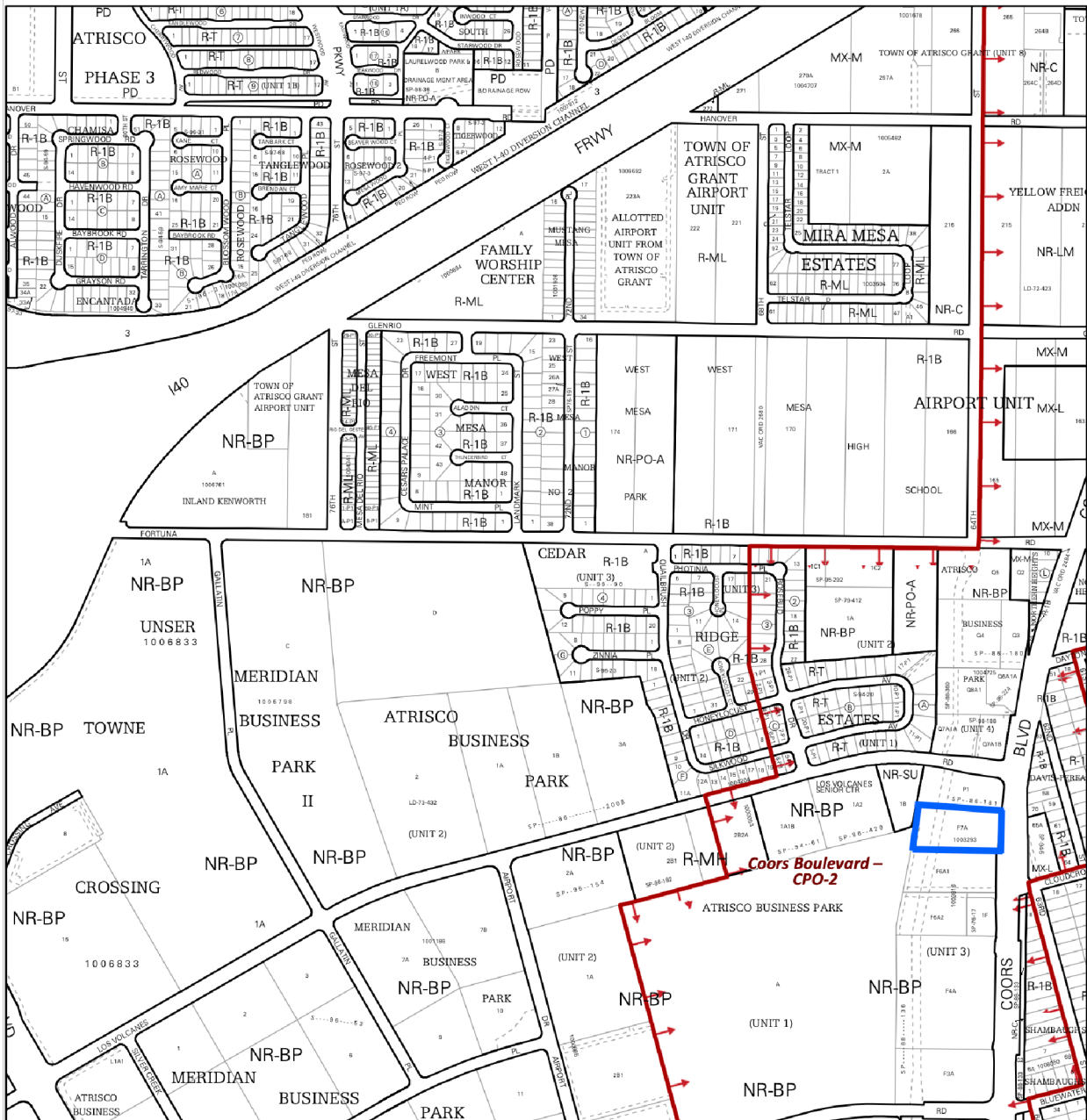
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

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: [Signature] Date: 08 05 - 2021
 Printed Name: Edgar Rascon Applicant or Agent

FOR OFFICIAL USE ONLY


Project Number	Case Numbers
PR-2021-005948	SI-2021-01421
Staff Signature:	
Date	



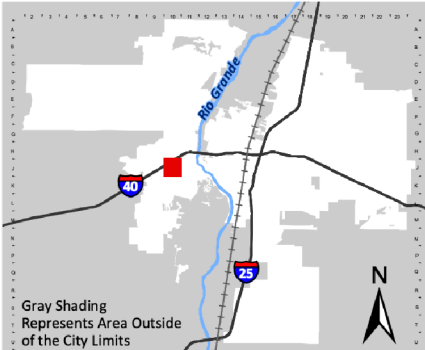
For more details about the Integrated Development Ordinance visit: <http://www.cbq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).




Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-10-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

 Site of proposed patio

Edgar Rascon
El Botanero de Guaymas llc
475 Coors blvd nw Albuquerque Nm 87121

July 30th 2021

Subject: Temporary patio into permanent.

To whom it may concern:

The reason for this letter is to explain why we submitted a request to make our temporary patio into a permanent one. The current situation with covid-19 pandemic took a hit on business and thanks to the temporary patio that was approved we had the opportunity to stay open and survive as a business. The permanent patio will not be changing the building design. The fence and pergola made of wood and metal will be put up on the east side of suite "h" secured to and only to the concrete floor. It does not require major infrastructure or any significant changes to access or circulation patterns on the property.

August 18, 2021

RE: 475 Coors Blvd. NW Albuquerque, NM 87121
Suite H - El Botanero De Guaymas Patio

To Whom It May Concern,

Per the Second Amendment to the Lease dated October 1, 2018, the Landlord has approved the installation of a fenced patio in front of Suite H. The tenant will, at its sole expense and responsibility, keep and maintain patio area in good and sanitary condition and repair and ensure use and patrons do not become a nuisance to neighboring tenants or businesses.

Should you have any questions, please contact Allyson Gallegos at (505) 798-2600 or agallegos@cremmn.com.

Sincerely,
Commercial Real Estate Management
Agent for Akrotos, LLC



Allyson Gallegos
Property Manager



COMMERCIAL REAL ESTATE MANAGEMENT

5951 Jefferson NE, Suite A, Albuquerque, NM 87109 505/798-2600 – Phone 505/798-2601 – Fax
Amy M. Flores, Qualifying Broker New Mexico Real Estate License #17638

SECOND AMENDMENT TO LEASE

This Second Amendment to the Lease Agreement, is made and entered into as of May 19, 2021 by and between AKRATOS, LLC, ("**Landlord**"), and El Botanero de Guaymas, LLC and its guarantors Linda Rascon and Irvin Rascon (jointly the "**Members**"). ("**Tenant**").

WITNESETH

WHEREAS, the Landlord and Tenant entered into a Lease dated October 1, 2018, for certain premises consisting of approximately +/- 4,830 square feet located in Landlord's Mesa West Center, known by street address as 475 Coors Blvd. NW, Suite H, Albuquerque, New Mexico and;

WHEREAS, the Lease Agreement was amended by that First Amendment to Lease dated April 5, 2019 which corrected the tenant and dba statement to read El Botanero de Guaymas, LLC and its guarantors Linda Rascon and Irvin Rascon (jointly the "**Members**") and;

WHEREAS, the Lease Term expires on September 30, 2023; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Landlord will allow Tenant to construct/install a fenced patio area in front of Suite H, as depicted in design example photo provided and in accordance with city zoning and permitting. Patio area shall not exceed 20 feet wide by 30 feet long (600 square feet) and must leave at least three (3) feet between fence and edge of east sidewalk for pedestrian and wheel chair access. In addition, patio area may not impede access to mail cluster boxes, egress to Suite G or access to south sidewalk. See Exhibit B.
2. The rental rate for the additional patio space will be \$250.00 per month. This is in addition to monthly base rent and NNN charges.
3. Tenant will ensure patio use and patrons do not become a nuisance to neighboring tenants or businesses.
4. Tenant will, at its sole expense, keep and maintain patio area in good and sanitary condition and repair. Additionally, at the expiration of the lease term or if terms of this agreement are not met, the Tenant will, at its sole expense remove patio, fencing and all evidence of such to Landlord's satisfaction.

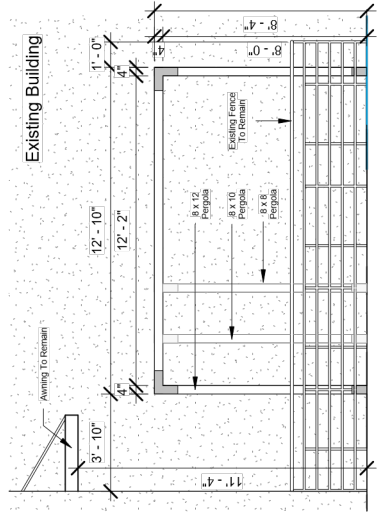
Except as expressly amended, the original Lease Agreement shall remain in full force and effect. This Amendment is binding on the Parties' successors and assigns. This Amendment may be executed in any number of counterparts, all of which are considered one and the same Amendment. Signatures on a copy of this Amendment which are transmitted by facsimile or by email attachment are valid for all purposes. If any provision of the original Agreement, as amended by this Amendment, is held by the final judgment of any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining portions or provisions must not be impaired or affected, and the rights and obligations of the Parties must be construed and enforced as if the Agreement, as amended by this Amendment, did not contain that certain part, term or provision held to be illegal, invalid or unenforceable. The original Agreement as amended by all the Amendments, constitutes the entire Agreement between Landlord and Tenant and may be amended or altered only by written Agreement executed by all the Parties.



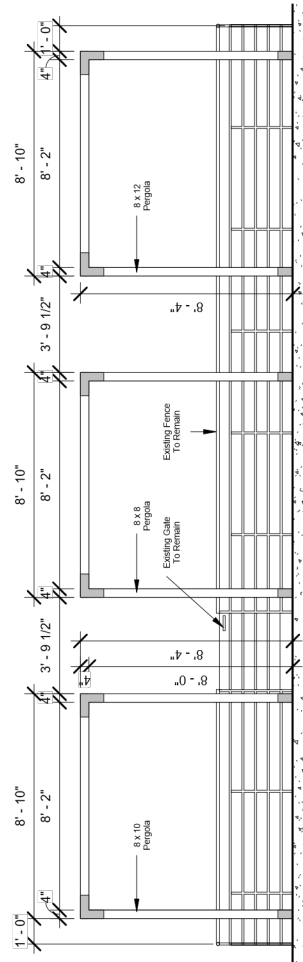
JFB'S & ZUZU, LLC
 ARCHITECT & CONTRACTOR
 MAKING HOUSE CALLS
 1100 MENAUL NE SUITE C
 ALBUQUERQUE, NM 87112
 505.797.1318
 WWW.JFBZ.COM

JFB'S & ZUZU
 JOB NO: 21-028
 DRAWN: IG
 CHECKED: JAZ
 DATE: 06/29/2021

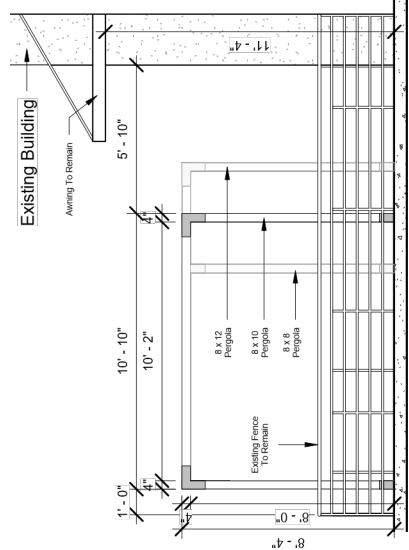
PROJECT: ELEVATIONS
 SHEET NO: A30
 CLIENT: TL BOTANERO DE GUAYMAS
 ADDRESS: 475 CORRAL BLVD NW
 ALBUQUERQUE, NM 87121



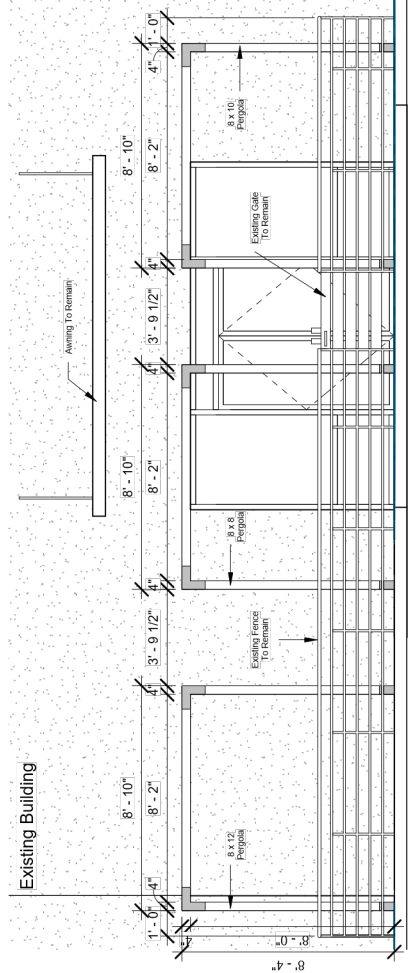
3 South
 1/4" = 1'-0"



4 West
 1/4" = 1'-0"



1 North
 1/4" = 1'-0"



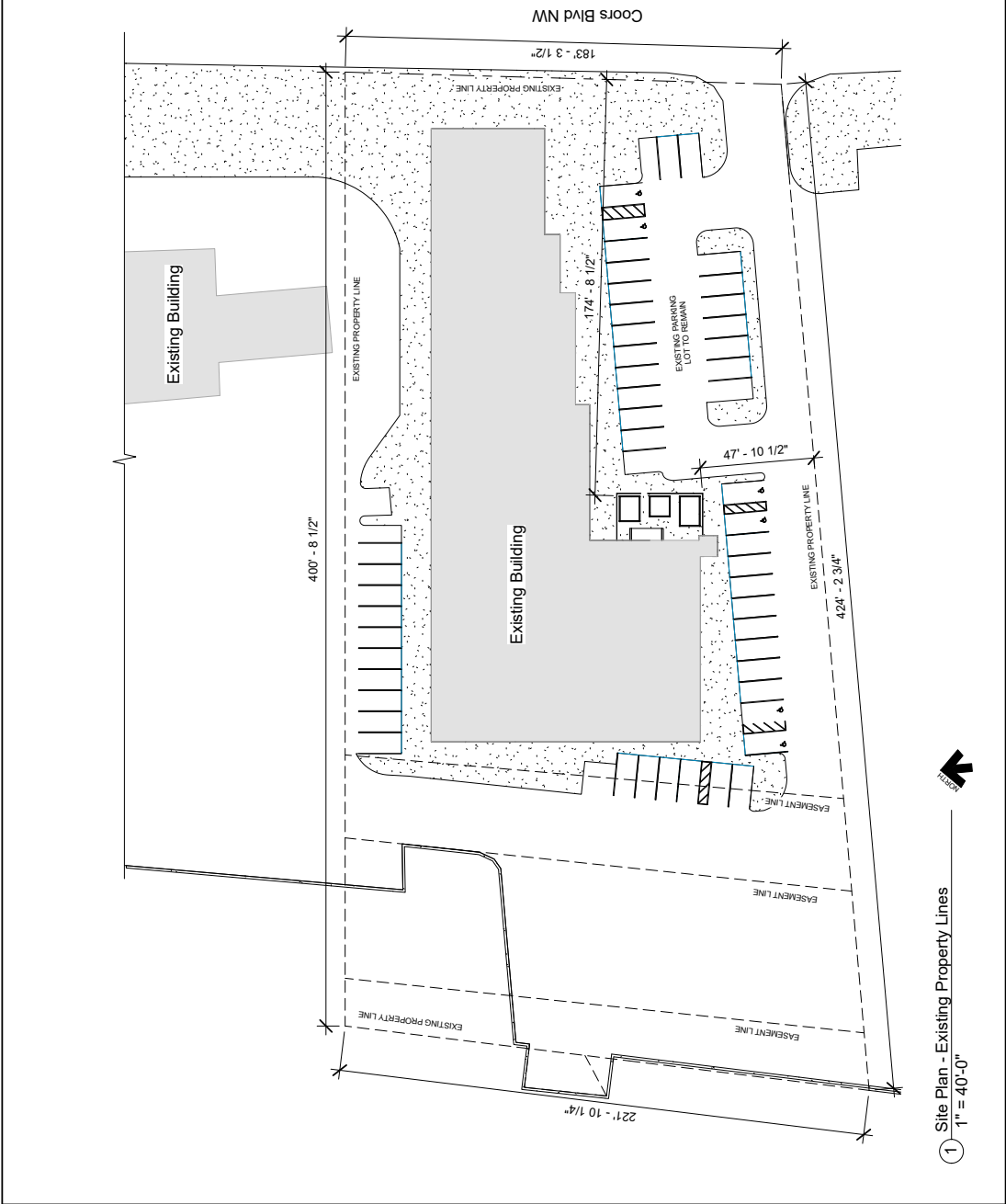
2 East
 1/4" = 1'-0"

EL BOTANERO DE GUAYMAS
175 COORS BLVD NW
ALBUQUERQUE, NM 87121

DATE: 06/26/2021
DRAWN: JZ
PROJECT: IG
JOB NO: 21-028



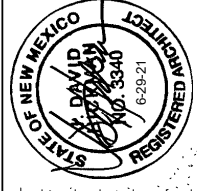
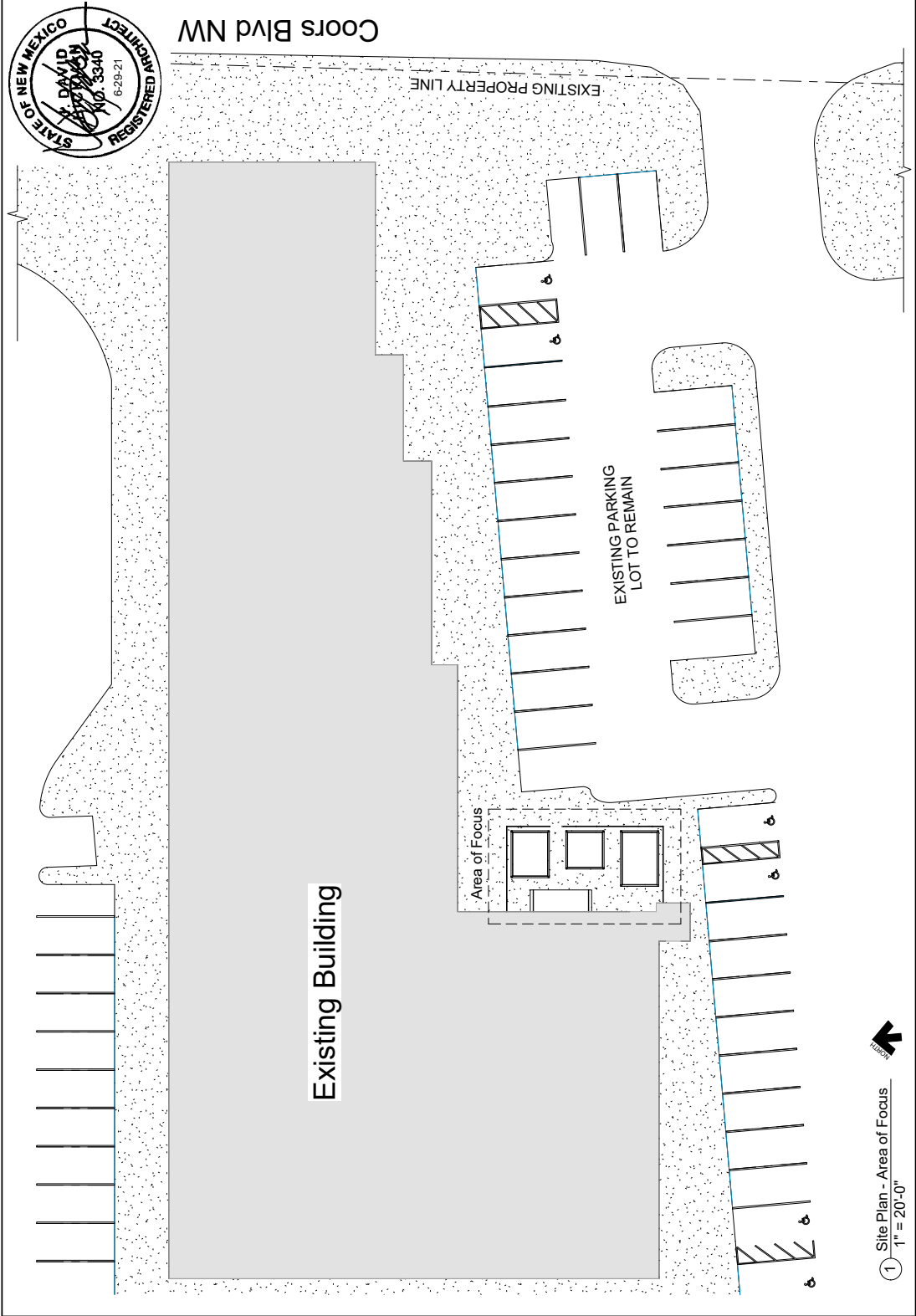
JEBBS & ZUZU, LLC
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11000 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
505.797.5118
www.jebbszuzu.com



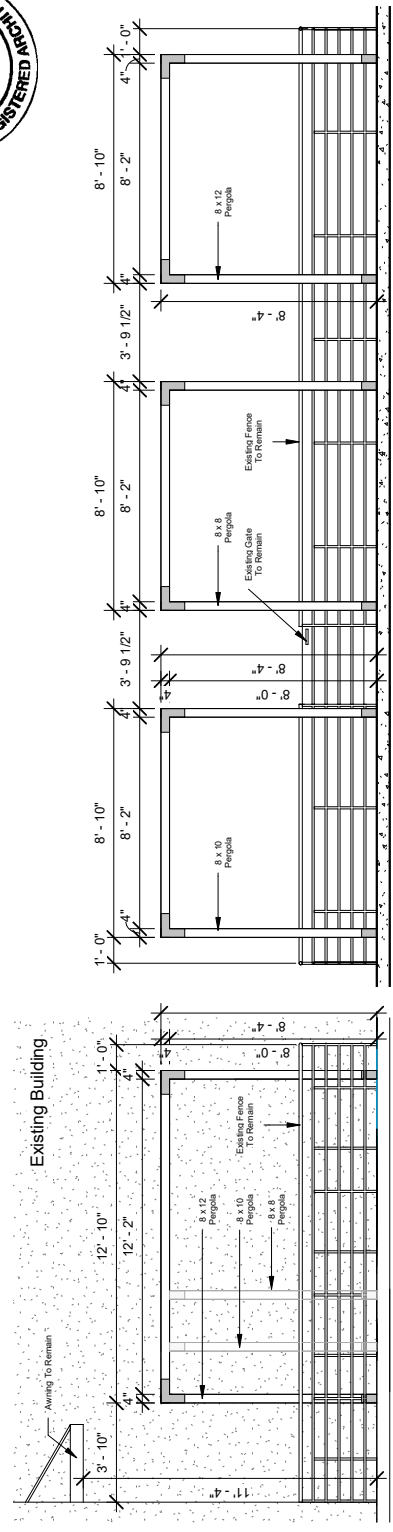
1 Site Plan - Existing Property Lines
1" = 40'-0"



Site Plan - Area of Focus

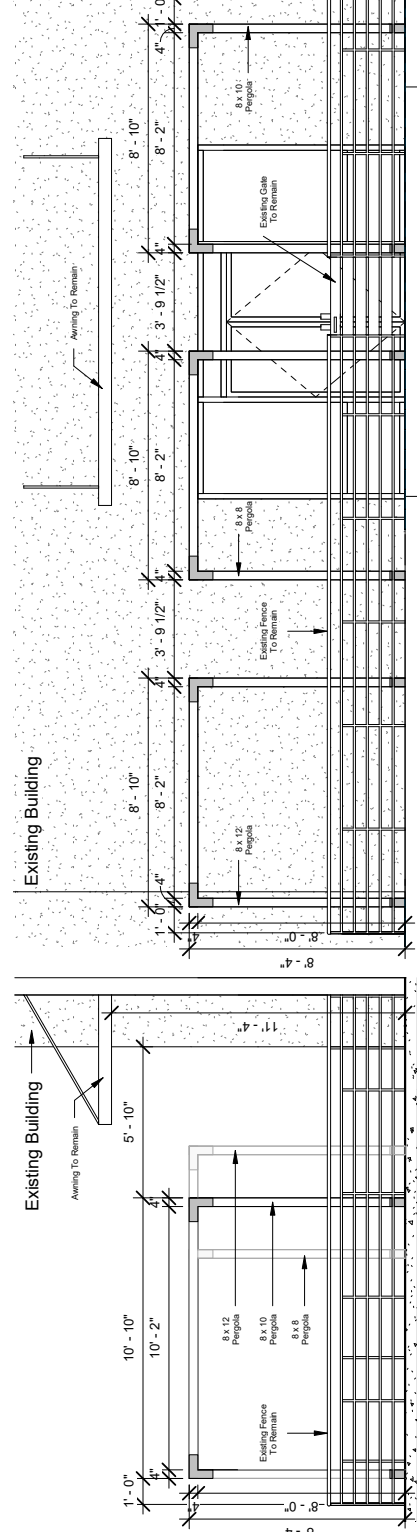


1 Site Plan - Area of Focus
1" = 20'-0"



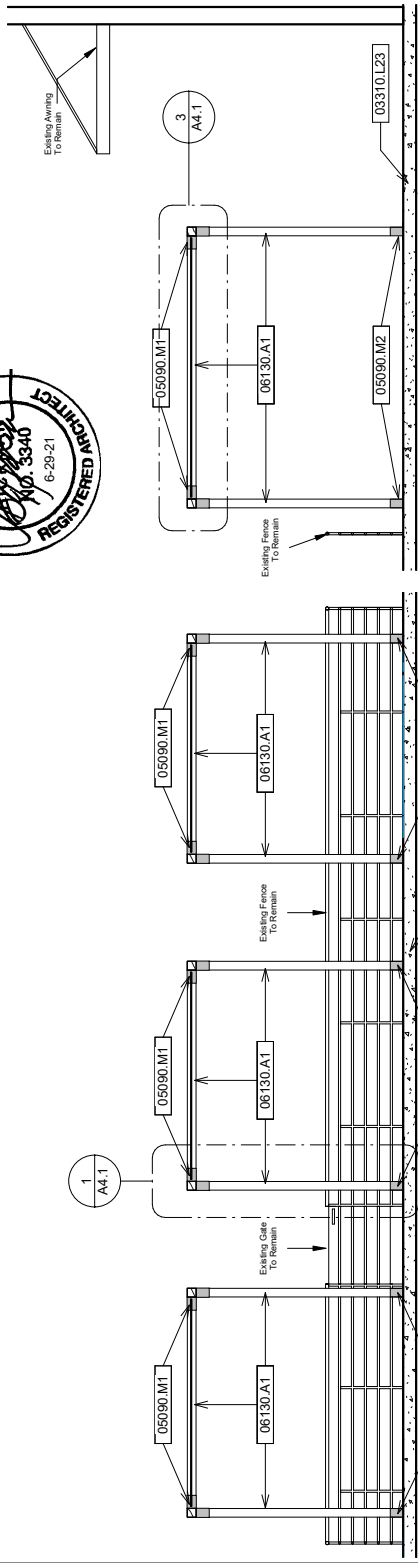
③ South
 1/4" = 1'-0"

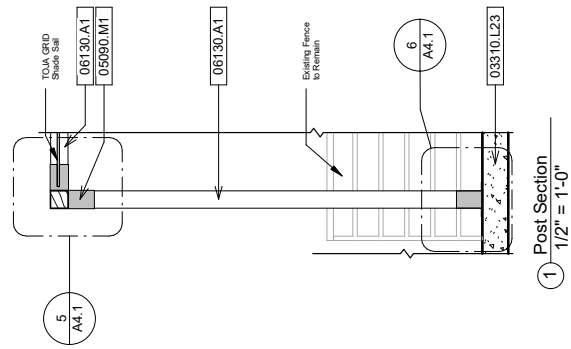
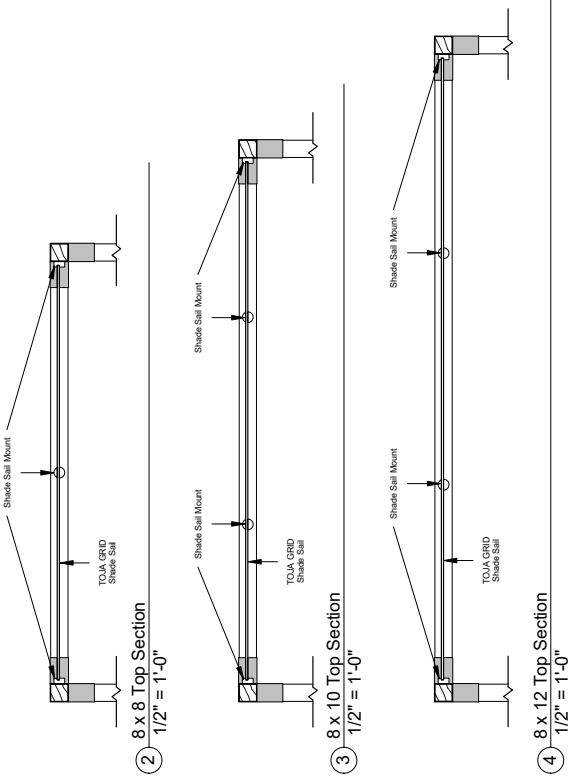
④ West
 1/4" = 1'-0"



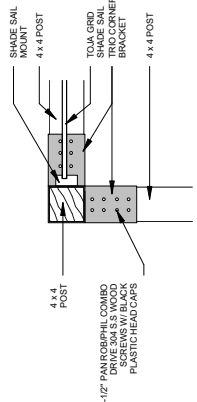
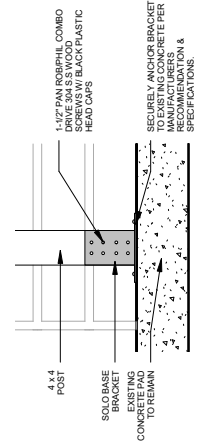
① North
 1/4" = 1'-0"

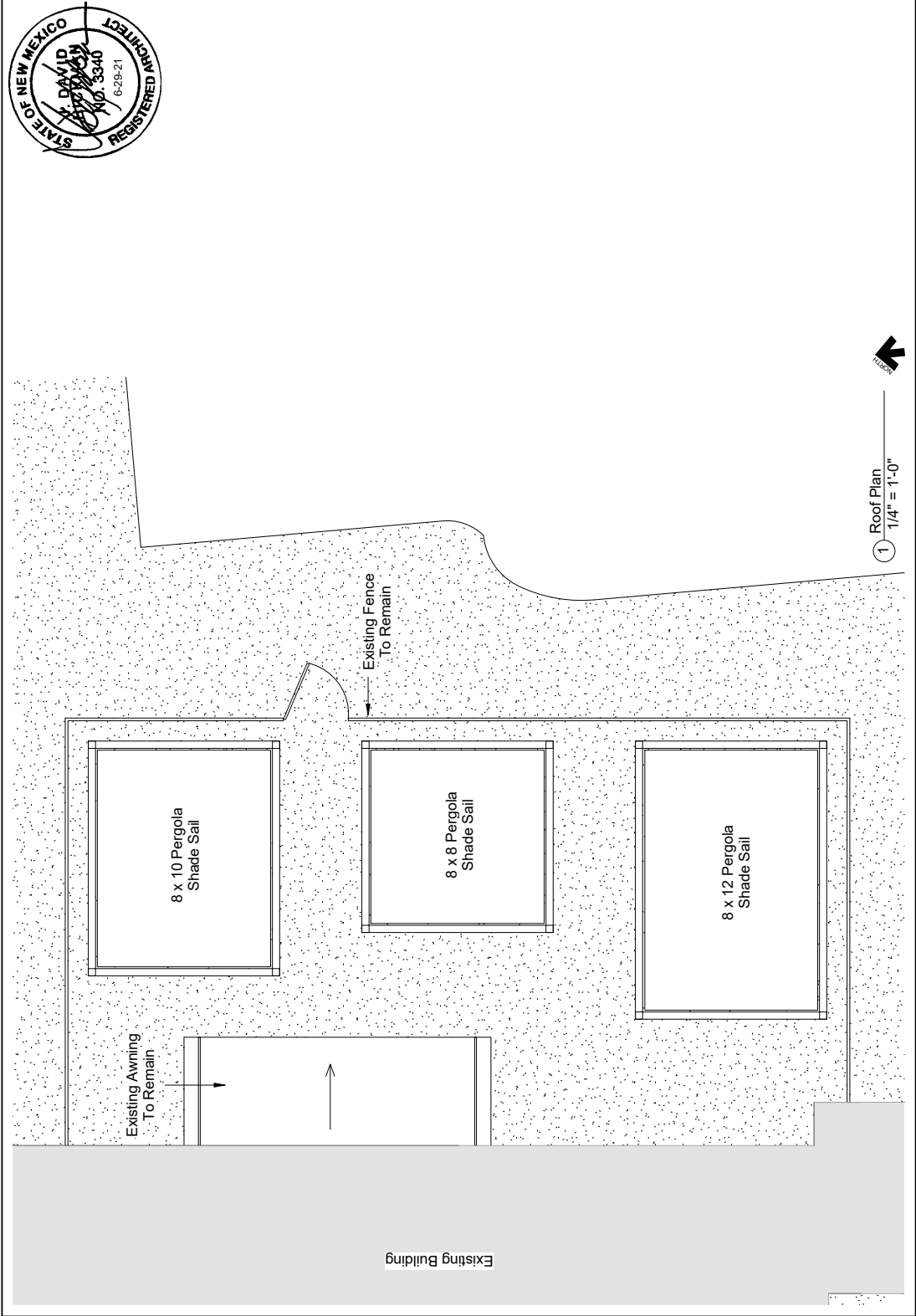
② East
 1/4" = 1'-0"



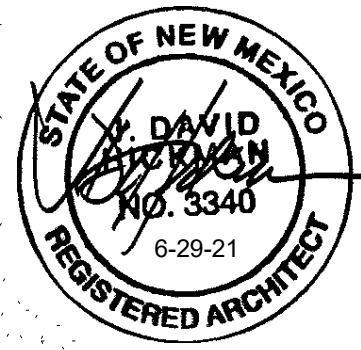
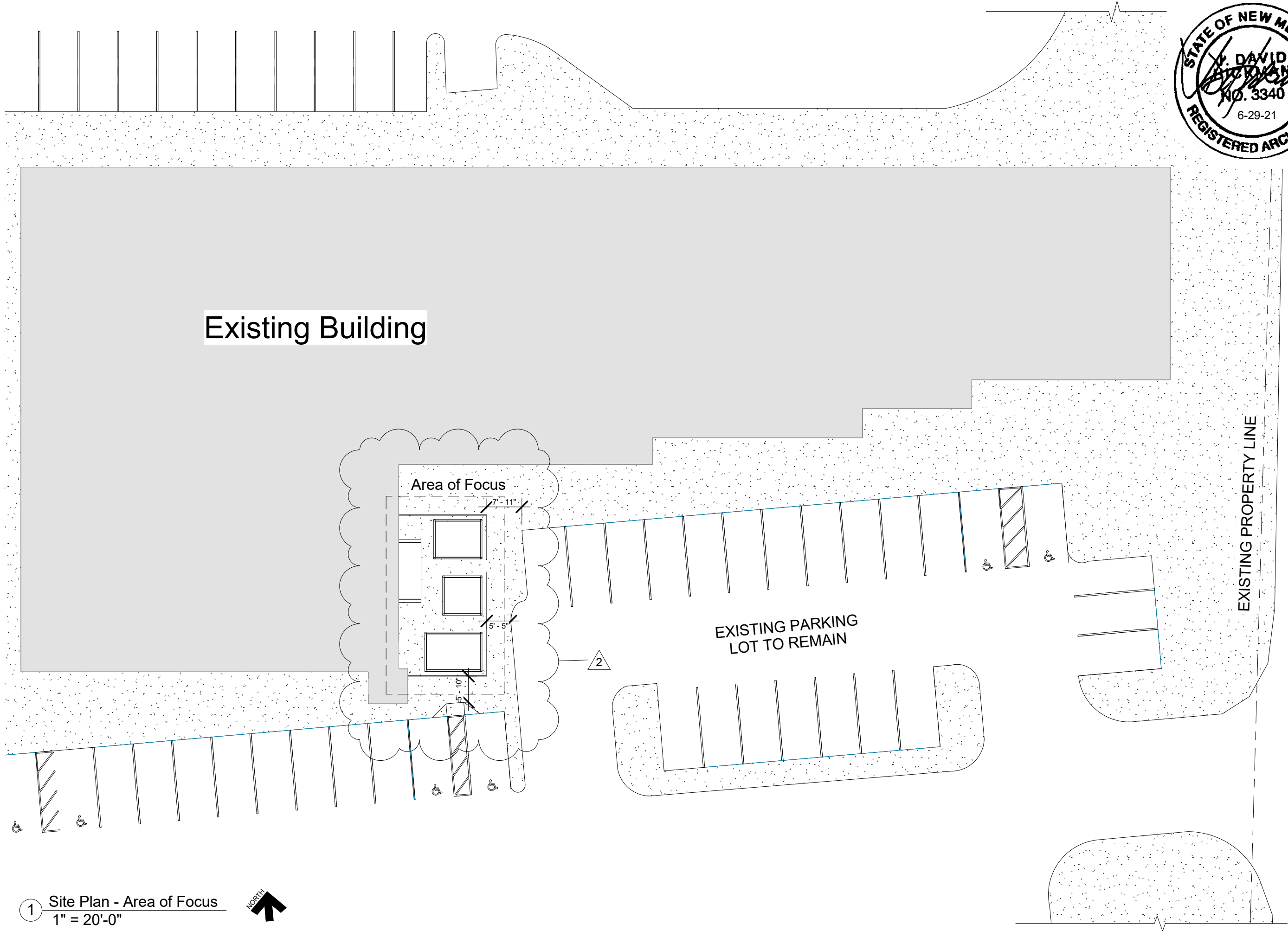


Key Value	Keynote Text
03310.L23	Existing Concrete Sidewalk/ Slab to Remain
05090.M1	TRIO Corner Bracket
05090.M2	SOLO Base Bracket
06130.A1	4x4 Heavy Timber





1 Roof Plan
 1/4" = 1'-0"



JEEBDS & ZUZU, LLC
 ARCHITECTS & CONTRACTORS
 MAKING HOUST CALLS

11030 MENAULINE SUITE C
 ALBUQUERQUE, NM 87112
 505 797-1318
 www.jeebsandzuzu.com

Job No: 21-028
 DRAWN: IG
 CHECKED: J&Z
 DATE: 06/29/2021

IG - 09/02/2021

EL BO TANERO DE GUAYMAS
 475 COORS BLVD NW
 ALBUQUERQUE, NM 87121

Site Plan - Area of Focus

sheet no:

ALL

1 Site Plan - Area of Focus
 1" = 20'-0"

