



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: HINKLE INVESTMENT	Phone: 292-6094
Address: PO BOX 14934	Email: BLACKHMMR@AOL.COM
City: ABQ (87191) State: NM	Zip: 87190
Professional/Agent (if any): KENT TRAUERNICHT / ARCHITECT	Phone: 281-9560
Address: 55 CAMINO DEL SENADOR	Email: KTRARCH@GMAIL.COM
City: TIERRAS State: NM	Zip: 87059
Proprietary Interest in Site: OWNER	List all owners: SEE APPLICANT

BRIEF DESCRIPTION OF REQUEST

ADMINISTRATIVE AMENDMENT TO #Z-1065-1 REVISE PARKING AS REQ'D BY OUTDOOR PATIO ADDITION TO EXIST BREW PUB

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

Lot or Tract No.: TRACT B	Block:	Unit: CODA DEVELOPMENT
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): G-21	Existing Zoning: MX-M	Proposed Zoning: N/A
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 3.35

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9800 MONTGOMERY Between: SE CORNER MONTGOMERY & EUBANK

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

PROJECT # Z-1065-1

Signature: [Signature]	Date: 8/30/21
Printed Name: KENT TRAUERNICHT	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-001426	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-005950

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(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval **NONE FOUND**
- The proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

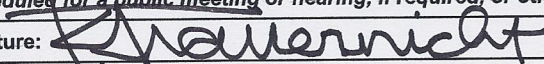

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

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

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

<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: 8/30/21</p>
<p>Printed Name: KENT TRAUERNICHT</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2021-005950</p>	<p>Case Numbers: SI-2021-01426</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

August 25, 2021

City of Albuquerque
Planning Department
Administrative Amendments
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Amendment to Site Plan Approved Prior to IDO Effective Date
Z-1065-1
Paradise Square Shopping Center
9800 Montgomery Blvd. NE
Albuquerque, NM 87120

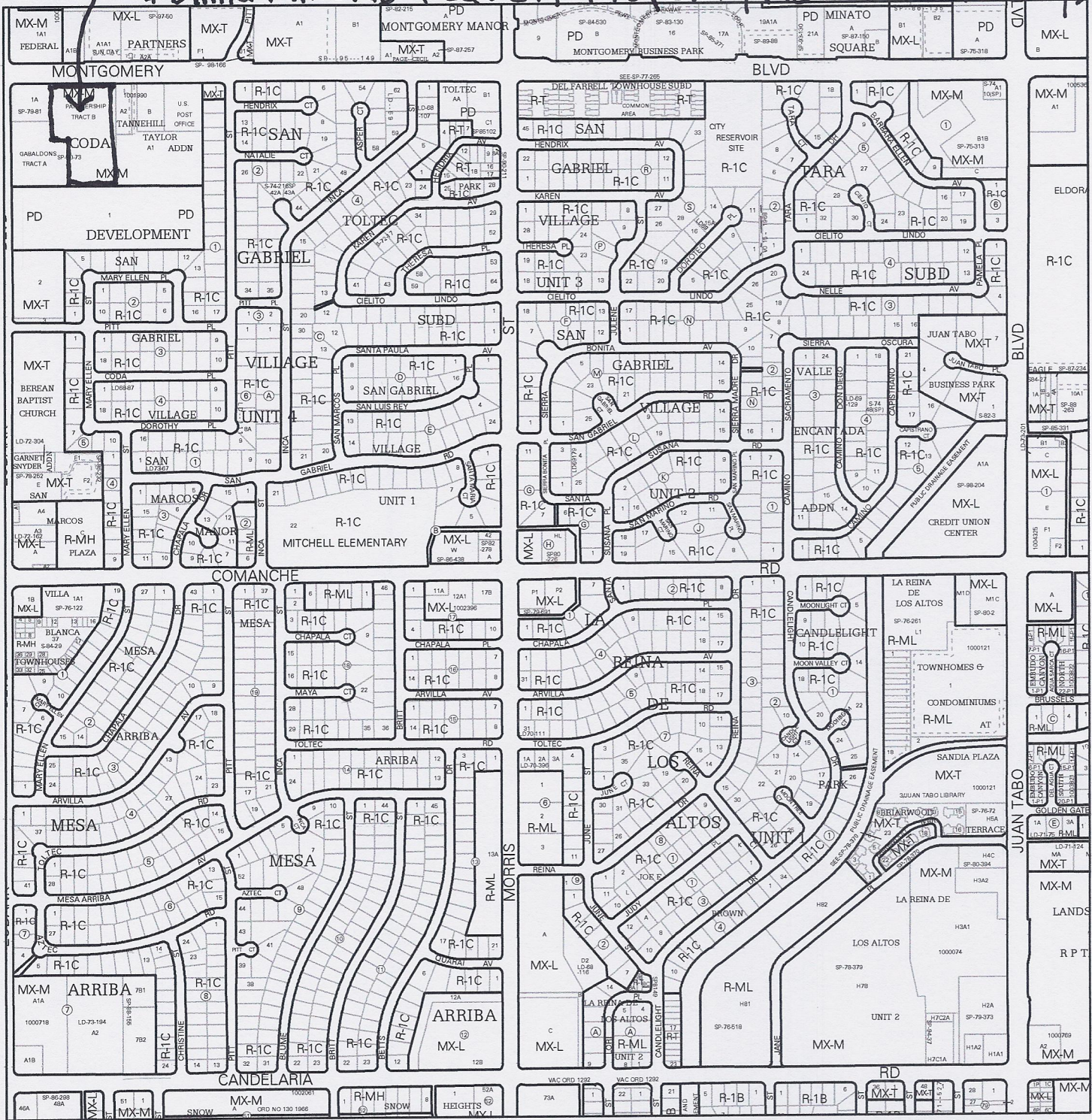
Please be advised that Kent Trauernicht, AKT Architects is authorized to act on our behalf and represent us for the required City review and approval processes concerning this project.

Signature, Property Owner
Hinkle Investments



Bryan Hinkle, Owner.

ADMIN AMEND REQUEST PROPERTY (9800 MONTGOMERY)



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:
G-21-Z

- Easement
- 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



P. O. B O X 3 3 6 6
ALBUQUERQUE, NM 87190
T: (505) 281 - 9560
F: (505) 286 - 1055
C: (505) 259 - 7919
aktarch@earthlink.net

August 26, 2021

City of Albuquerque
Planning Department
Building and Development Services
Jay Rodenbeck, DRB Planner
600 2nd Street NW
Albuquerque, NM 87102

RE: Request for Administrative Amendment

Project # Z-1065-1

BP 2021 27819

Lizard Tail Brewing
Paradise Square
9800 Montgomery Blvd. NE
Albuquerque, NM 87111

The requested Administrative Amendment adds a 240 SF outdoor patio at the front of an existing brew pub, as shown on the revised Site Development Plan. The patio addition is a business enhancement requested by the current tenant. The amendment does not change any code or zoning dimensions, does not decrease the development's open space, and will not adversely affect the building's design standard. The amendment does not decrease the developments landscape areas and does not adversely impact the development's traffic, parking, or pedestrian circulation per approved "TCL". The project is not in an overlay zone, does not change any authorized land use, and does not expand any nonconformities.

This request for "Administrative Amendment" (Minor as outlined) is submitted for a building permit application, number above. All other parts of the building permit application are approved including a "Traffic Circulation Layout". The patio decreases site parking by four spaces and replaces noncompliant accessible parking with compliant accessible parking as approved via the "TCL".

Parking per the "Approved Site Development Plan", attached, requires 340 spaces. This project decreases existing parking, 396 spaces, by four spaces...revised onsite parking: 392 spaces.

Minor AA per following (IDO 14-16-6-4(Z)(1)(a) and Table 6-4-4):

1. Requested change meets original requirements

2. Requested change within thresholds for Minor Amendments established in Table 6-4-4
3. Requested change does not require major public infrastructure, access, or circulation.
4. No deviations, variances, waivers required.

Please note that Geraldine Delgado, File Room, could not find an "Official Notice of Decision", probably due to the date of the initial development, 1989.

Please let me know if you have question, comments, or require additional information.

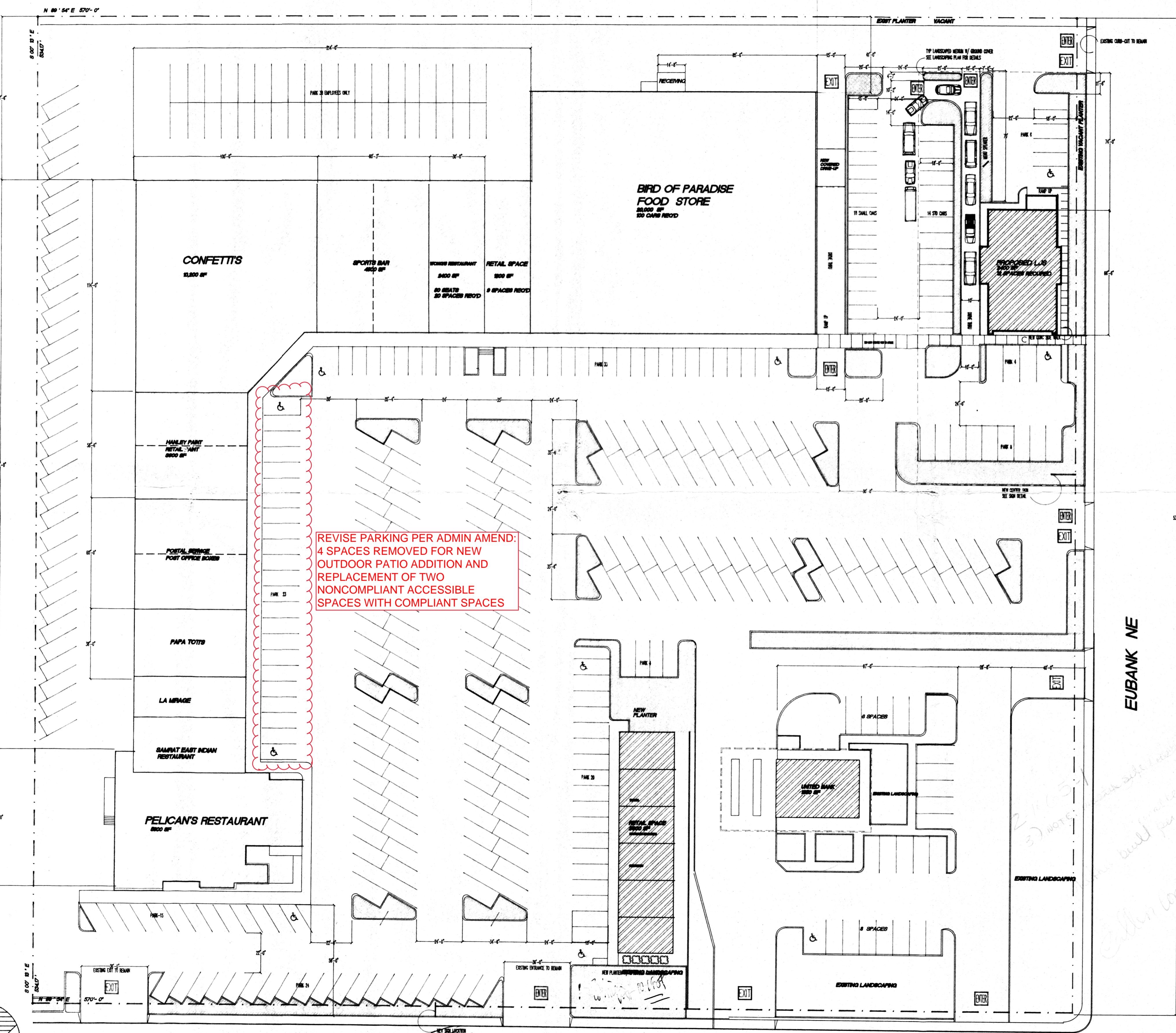
Kent Trauernicht
AKT Architects, LLC
P.O. Box 3366
Albuquerque, NM 87190
aktarch@earthlink.net



August 26, 2021

SHEET NUMBER

SHEET NAME	PROJECT NUMBER	CAD NUMBER	DATE	REVISIONS
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REVISE PARKING PER ADMIN AMEND:
4 SPACES REMOVED FOR NEW
OUTDOOR PATIO ADDITION AND
REPLACEMENT OF TWO
NONCOMPLIANT ACCESSIBLE
SPACES WITH COMPLIANT SPACES

REVISED PARKING ANALYSIS

BIRD OF PARADISE SYSCO FOODS 20,150 SF 101 SPACES REQ'D	101 SPACES REQ'D
RETAIL SPACE 1805 SF 9 SPACES REQ'D	9 SPACES REQ'D
WONGS RESTAURANT 80 SEATS 20 SPACES	20 SPACES
CONFETTI'S SPORTS BAR 4800 SF 24 SPACES REQ'D	24 SPACES REQ'D
CONFETTI'S 293 SEATS 73 SPACES REQ'D	73 SPACES REQ'D
HANLEY PAINT STORE 1800 SF 9 SPACES REQ'D	9 SPACES REQ'D
POSTAL SERVICES 1800 SF 9 SPACES	9 SPACES
PAPA TOT'S 112 SEATS 28 SPACES REQ'D	28 SPACES REQ'D
LA MIRAGE 1408 SF 7 SPACES REQ'D	7 SPACES REQ'D
SAMRAT RESTAURANT 40 SEATS 10 SPACES REQ'D	10 SPACES REQ'D
PELICAN'S RESTAURANT 18 SPACES REQ'D	18 SPACES REQ'D
RETAIL SPACE 3600 SF 18 SPACES	18 SPACES
LONG JOHN SILVER 81 SEATS 21 SPACES REQ'D	21 SPACES REQ'D

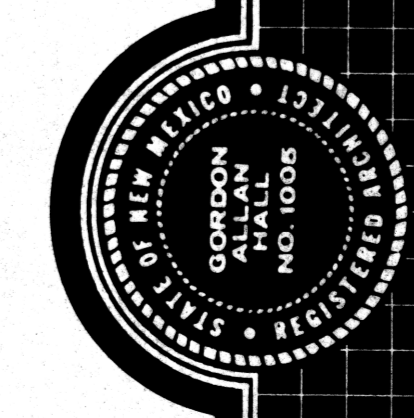
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. 7-1065-1
Spicellite Building
+ Revised Landscaping Plan
By: [Signature] 2-2-89
PLANNING DIRECTOR DATE

392 396 SPACES PROVIDED
PARKING ALLOTMENT
215 STANDARD SPACES
100 SMALL CARS
72 EMPLOYEE ONLY
10 HANDICAPPED
% OF PARKING PROVIDED AT 116%

377 SPACES REQUIRED
10% REDUCTION FOR BUS STOP
340 REVISED REQ'D PARKING

**NEW SITE DEVELOPMENT PLAN
SITE PLAN**
SCALE 1" = 30'

MONTGOMERY



GORDON ALLAN HALL, AIA
ARCHITECT

ARCHITECTURE DESIGN PLANNING
4432 ANAHEIM NE
ALBUQUERQUE, NEW MEXICO 87113
505.823.1448



P.O. BOX 3366
 ALBUQUERQUE, NM 87190
 T: (505) 281-9560
 F: (505) 286-1055
 C: (505) 259-7919
 aktarch@earthlink.net

CONSULTANT



PROJECT

**LIZARD TAIL
 BREWING
 REMODEL**

**PARADISE
 SQUARE**

ADDRESS

9800 MONTGOMERY
 BLVD NE, SUITE 7
 ALBUQUERQUE, NM
 87111

MARK	DATE	DESCRIPTION

PROJECT NO:
 COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

**ADMINISTRATIVE
 AMENDMENT**

AA

PROJECT DESCRIPTION

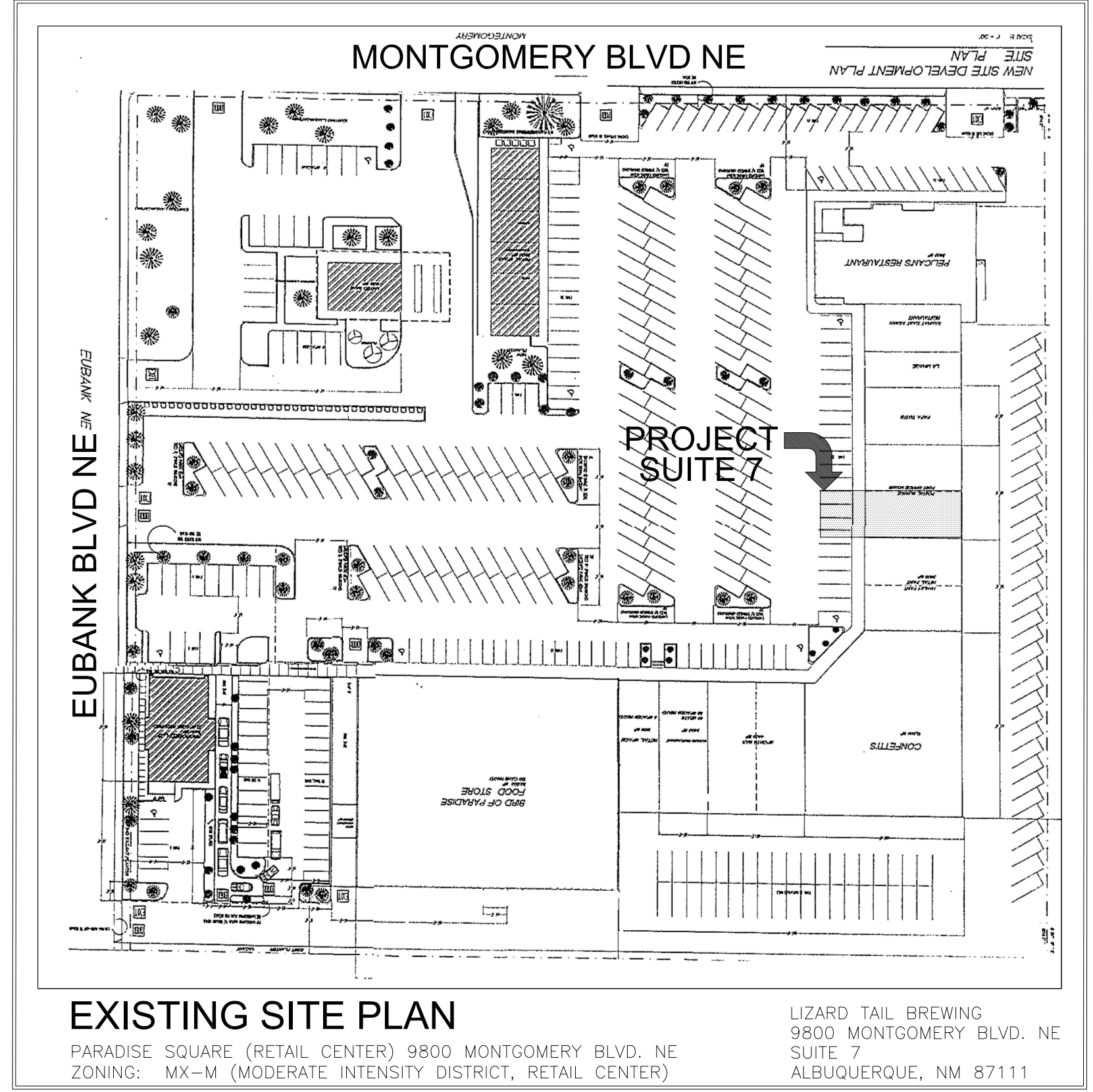
EXISTING TENANT SPACE REMODEL. INSTALL PATIO FOR CUSTOMER USE ACCESSED BY NEW SECTIONAL OVERHEAD DOOR. ELECTRICAL AND MECHANICAL SYSTEMS ARE EXISTING AND SHALL REMAIN WITH NO MODIFICATIONS.

SITE PLANS KEYED NOTES

1. RETRIEVED EXISTING PARKING AS REQUIRED BY PROJECT. MINIMUM PARKING SPACE SHALL BE 8'-6"x20'. RELOCATE PARKING STOPS AS REQUIRED.
2. BOLLARD, SEE DETAIL 1/A-5.0.
3. RAMP, SEE DETAIL 2/A-5.0.
4. ACCESSIBLE PARKING SYMBOL PER COA STANDARD DETAIL 2426. SEE DETAIL 3/A-5.0. PAINTED 6"H LETTERS "VAN" AS SHOWN AT VAN SPACE.
5. ACCESSIBLE PARKING SIGN, DESIGNATE VAN PARKING AS SHOWN. SEE DETAIL 4/A-5.0. CORE EXISTING CONC WALK AS REQUIRED TO INSTALL. PATCH BACK WITH NONDRINKER GROUT.
6. CONCRETE JOINTS, SEE DETAILS 5/A-5.0.
7. ACCESSIBLE PEDESTRIAN PATHWAY (MAX 1:48 SLOPE) FROM ADA PARKING TO BUILDING ENTRANCES. SEE DETAILS SHEET A-5.0.
8. INSTALL CONCRETE WALK PER COA STD DWG. 2430. SEE DETAIL 5/A-5.0.
9. INSTALL PRECAST CONC WHEEL STOPS, INSTALL WITH #6x48" REBAR, TYPICAL AS SHOWN. MAY RELOCATE EXISTING IF IN GOOD CONDITION.
10. TRAFFIC PAINTED "NO PARKING" DESIGNATION. MINIMUM 12"H x 2"W LETTERS. PLACED AS SHOWN.
11. TWO COATS TRAFFIC PAINT, 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP. THROUGHOUT RETIRED PARKING AREA. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS REQUIRED TO VISUALLY ELIMINATE.
12. RAISED CONCRETE PATIO, SEE PLAN.
13. NEW BIKE RACK, SEE DETAIL 7/A-5.0.
14. REMOVE EXISTING ACCESSIBLE PARKING AND NON COMPLIANT CURB RAMP, PATCH BACK TO MATCH EXISTING.
15. REMOVE EXISTING TEMPORARY PATRON OUTDOOR AREA TENTS.
16. RESTRIPE EXISTING AREA AS SHOWN. 4'x8' MOTORCYCLE PARKING (1 SPACE) WITH PAINTED "MC" (MOTORCYCLE) 12"H LETTERS AS SHOWN. MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING". MOUNT ON SIGN STANDARD. BOTTOM OF SIGN NO LESS THAN 60" ABOVE FINISH GRADE. SEE DTL 6/A-5.0.
17. MOTORCYCLE PARKING SIGN, SEE DETAIL 6/A-5.0.
18. NOTE: ALL BROKEN OR CRACKED SIDEWALKS SHALL BE REMOVED AND REPLACED WITH SIDEWALK CURB AND GUTTER. INSTALL PER COA STANDARD DRAWINGS 2415 AND 2430.

SITE DATA

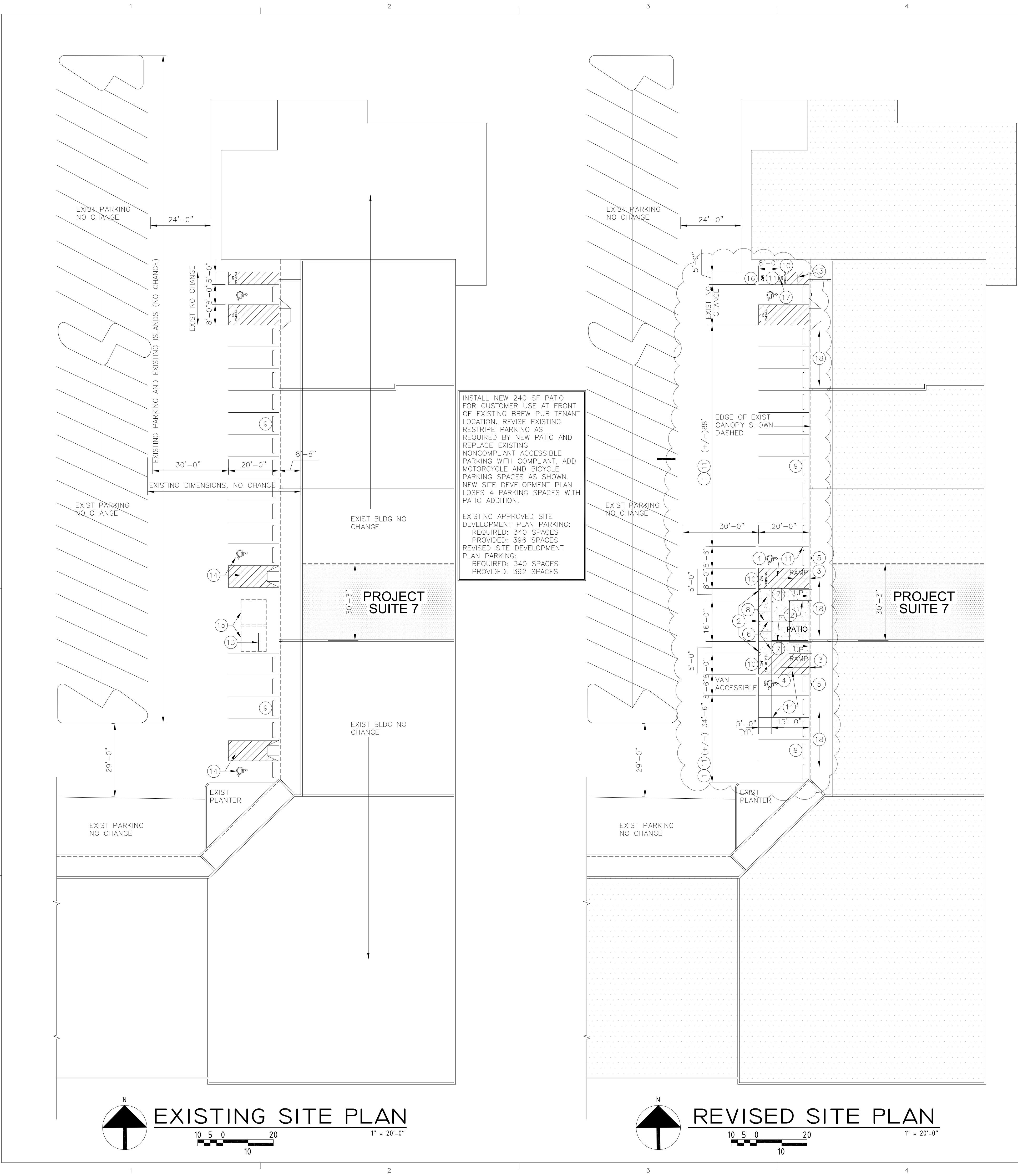
PROPERTY: LOT A-1, FRIEDMAN SUBDIVISION
 ZONING: MX-M
 LAND USE: RETAIL CENTER
 PROJECT TENANT AND ADDRESS:
 LIZARD TAIL BREWING
 9800 MONTGOMERY BLVD. NE
 SUITE 7
 ALBUQUERQUE, NM 87111
 EXISTING TENANT AREA: 1,752 SF
 PATIO ADDITION AREA: 360 SF
 TOTAL TENANT AREA WITH PATIO: 2,112 SF
 TENANT REQUIRED PARKING: (2,112/1000)x8 = 17 SPACES
 ENTIRE RETAIL CENTER PARKING IS RECIPROCAL
 17 SPACES PROVIDED, THIS REVISION (INCLUDES PARKING AT REAR FIRE LANE/ACCESS AISLES).
 EXISTING NONCOMPLIANT ACCESSIBLE PARKING REPLACED WITH COA COMPLIANT SPACES: 2 SPACES (1 VAN).
 TENANT IMPROVEMENT MOTORCYCLE PARKING: 1-SPACE
 REQUIRED PER 25 AUTO PARKING...1-SPACE PROVIDED (ALL OTHER EXISTING).
 TENANT IMPROVEMENT BICYCLE PARKING: 1-SPACE
 REQUIRED PER 20 AUTO PARKING (MINIMUM 2)...2-SPACE PROVIDED.



EXISTING SITE PLAN

PARADISE SQUARE (RETAIL CENTER) 9800 MONTGOMERY BLVD. NE
 ZONING: MX-M (MODERATE INTENSITY DISTRICT, RETAIL CENTER)

LIZARD TAIL BREWING
 9800 MONTGOMERY BLVD. NE
 SUITE 7
 ALBUQUERQUE, NM 87111



REVISIED SITE PLAN

1" = 20'-0"

INSTALL NEW 240 SF PATIO FOR CUSTOMER USE AT FRONT OF EXISTING BREW PUB TENANT LOCATION. REVISE EXISTING RESTRIPE PARKING AS REQUIRED BY NEW PATIO AND REPLACE EXISTING NONCOMPLIANT ACCESSIBLE PARKING WITH COMPLIANT, ADD MOTORCYCLE AND BICYCLE PARKING SPACES AS SHOWN. NEW SITE DEVELOPMENT PLAN LOSES 4 PARKING SPACES WITH PATIO ADDITION.

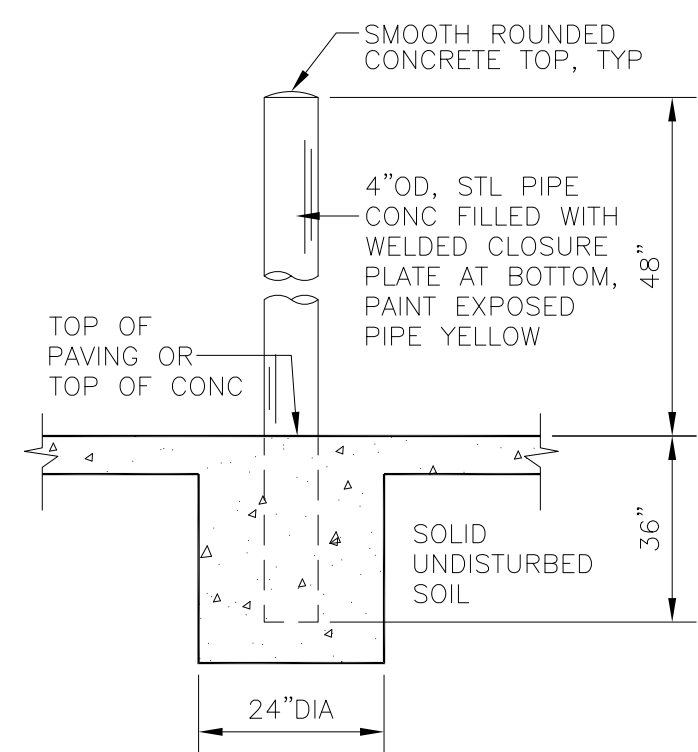
EXISTING APPROVED SITE DEVELOPMENT PLAN PARKING:
 REQUIRED: 340 SPACES
 PROVIDED: 396 SPACES

REVISED SITE DEVELOPMENT PLAN PARKING:
 REQUIRED: 340 SPACES
 PROVIDED: 392 SPACES

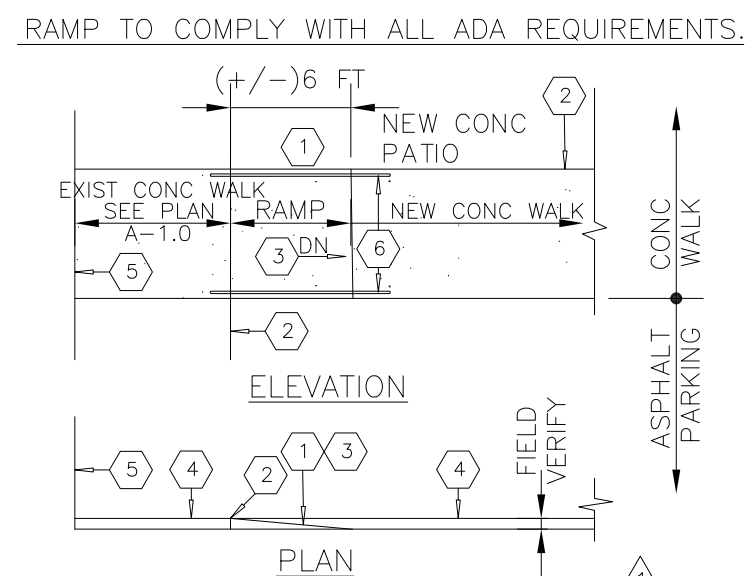


EXISTING SITE PLAN

1" = 20'-0"



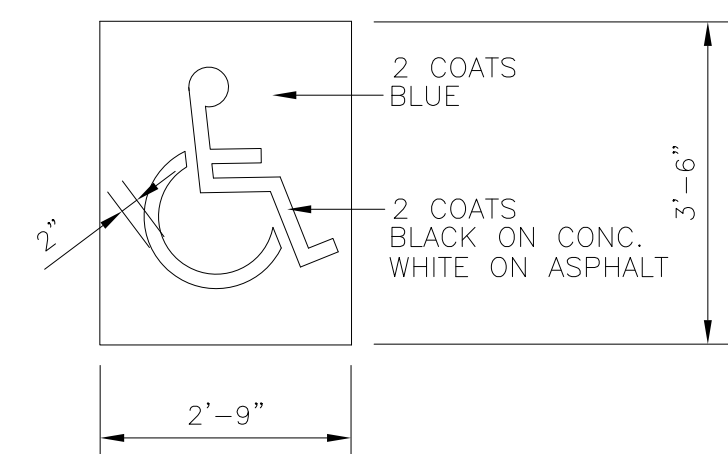
1 TYPICAL PIPE BOLLARD
N.T.S.



KEYED NOTES

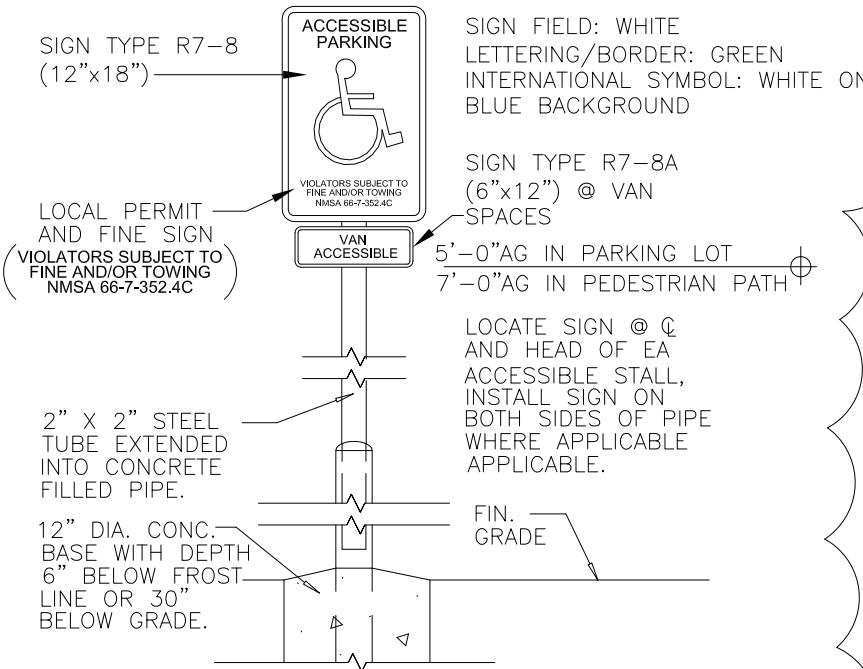
- 1 CONCRETE RAMP, MAX SLOPE 1:12 (8%)
- 2 EDGE OF CONC WALK & PATIO
- 3 SCORE CONC PERPENDICULAR TO WALK, (TACTILE WARNING) SCORES AT 3/4" TO 2" OC.
- 4 TOP OF CONC PATIO & WALK
- 5 FACE OF BUILDING
- 6 HANDRAIL SEE DTL 8/A-5.0

2 ACCESSIBLE RAMP
N.T.S.

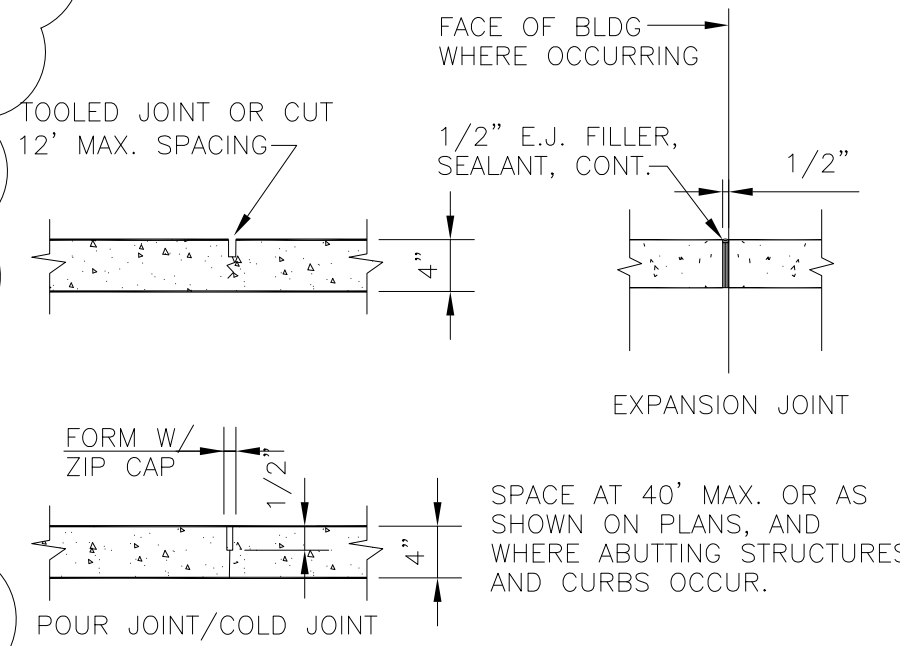


ACCESSIBLE PARKING SYMBOL PER COABO STANDARD DETAIL 2426. 6"H PAINTED "VAN" WHERE SHOWN ON PLAN

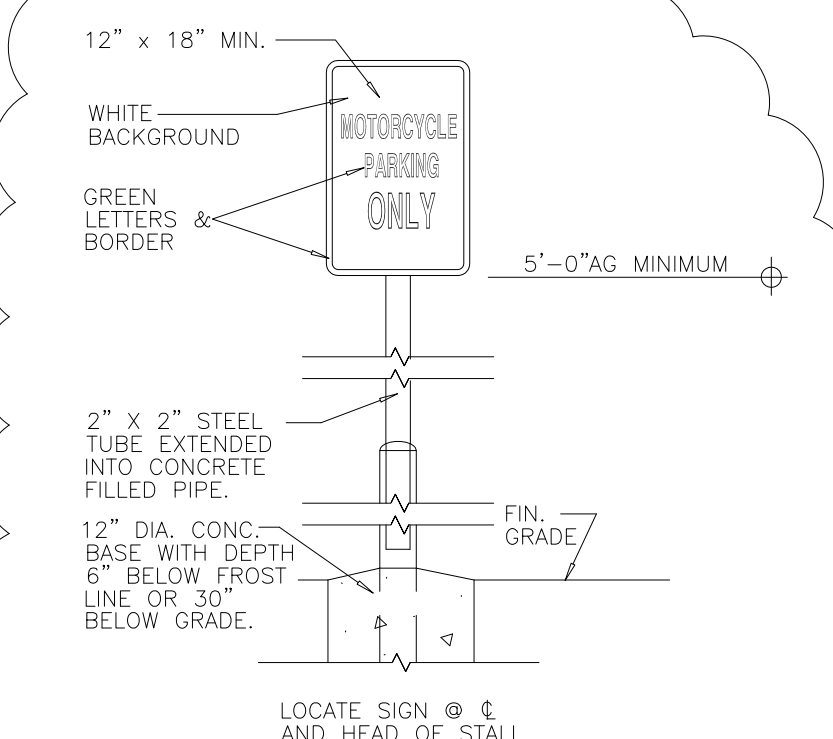
3 ACCESSIBLE PAINT STRIPING
N.T.S.



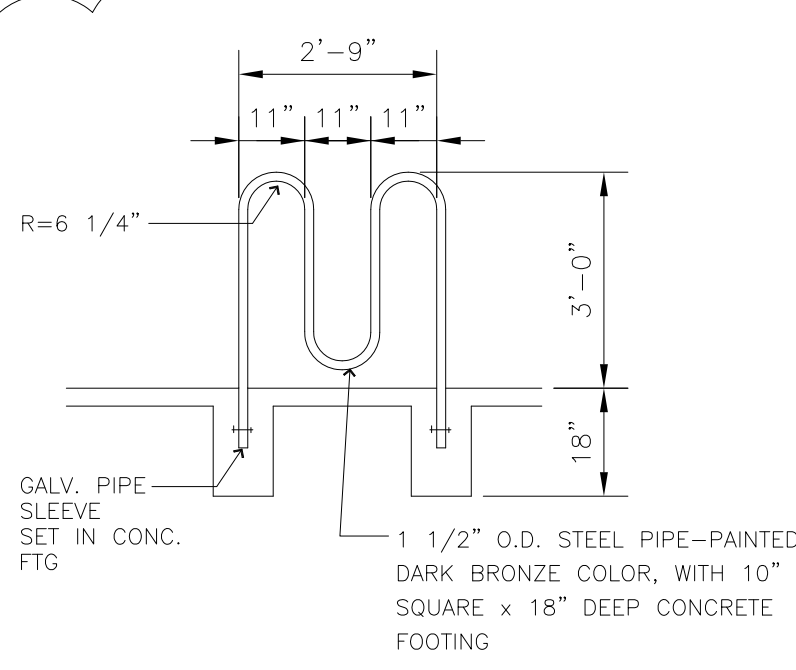
4 ACCESSIBLE PARKING SIGN
N.T.S.



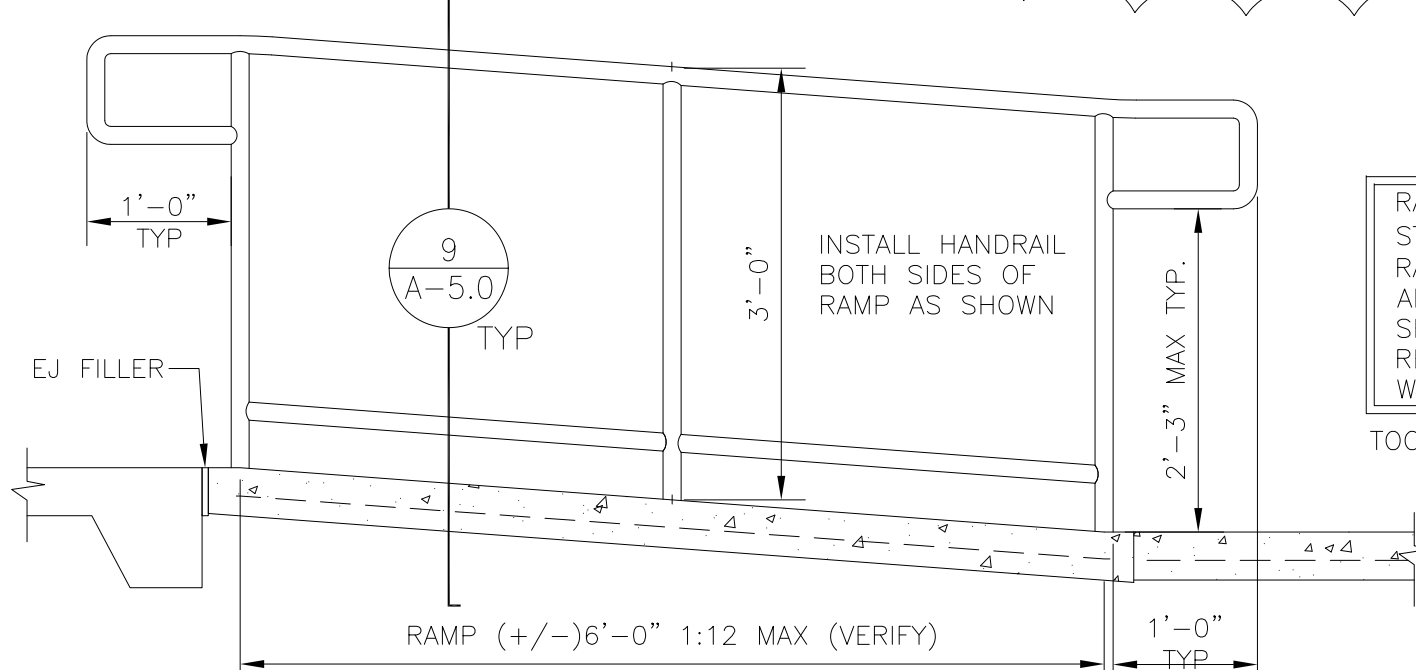
5 CONCRETE JOINT DETAILS
N.T.S.



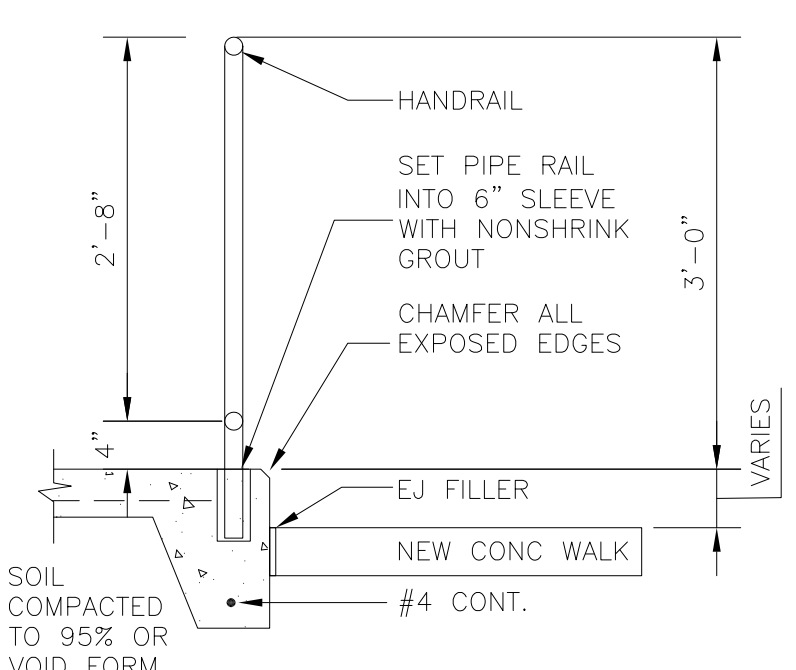
6 MOTORCYCLE PARKING SIGN
N.T.S.



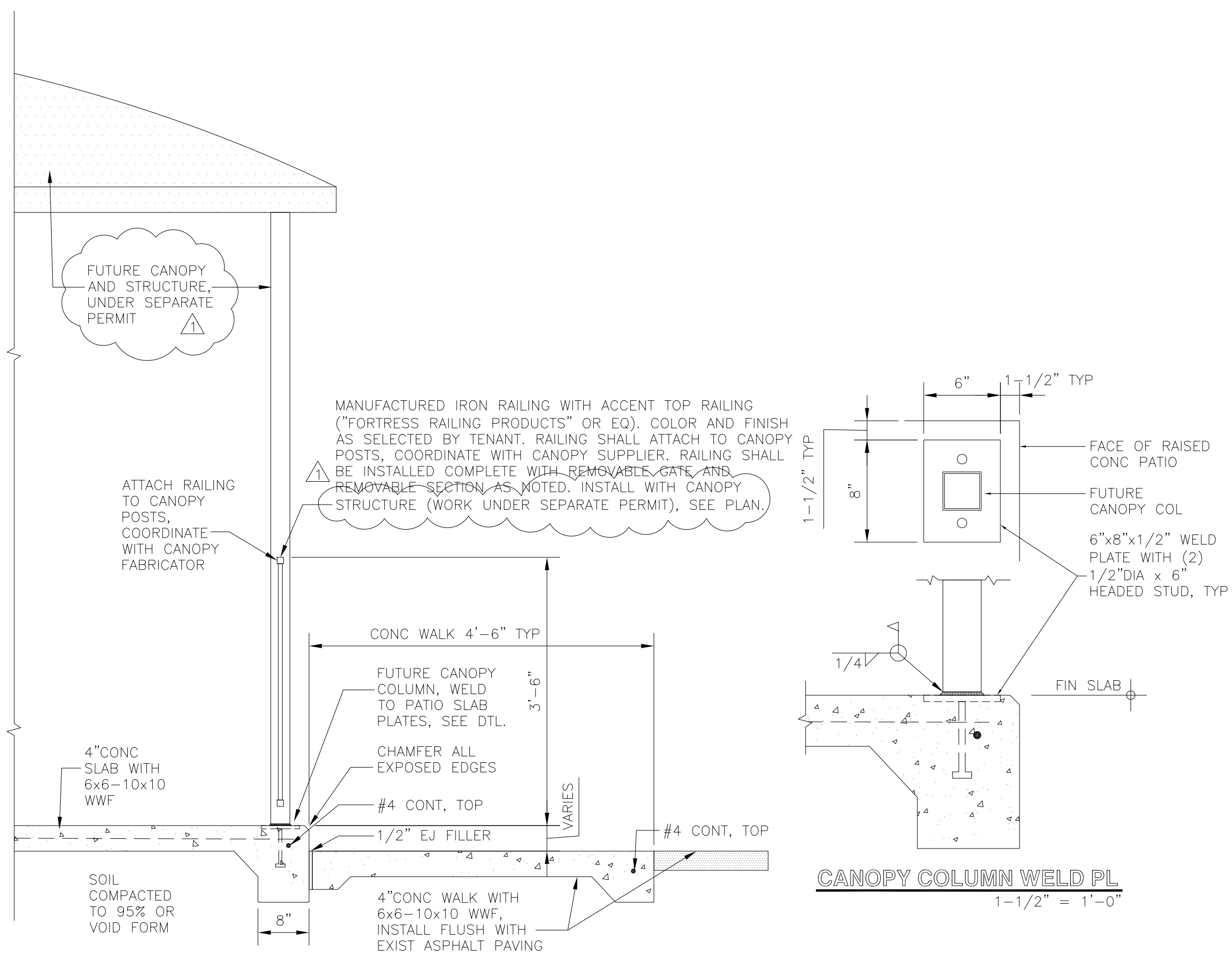
7 BICYCLE RACK DETAIL
N.T.S.



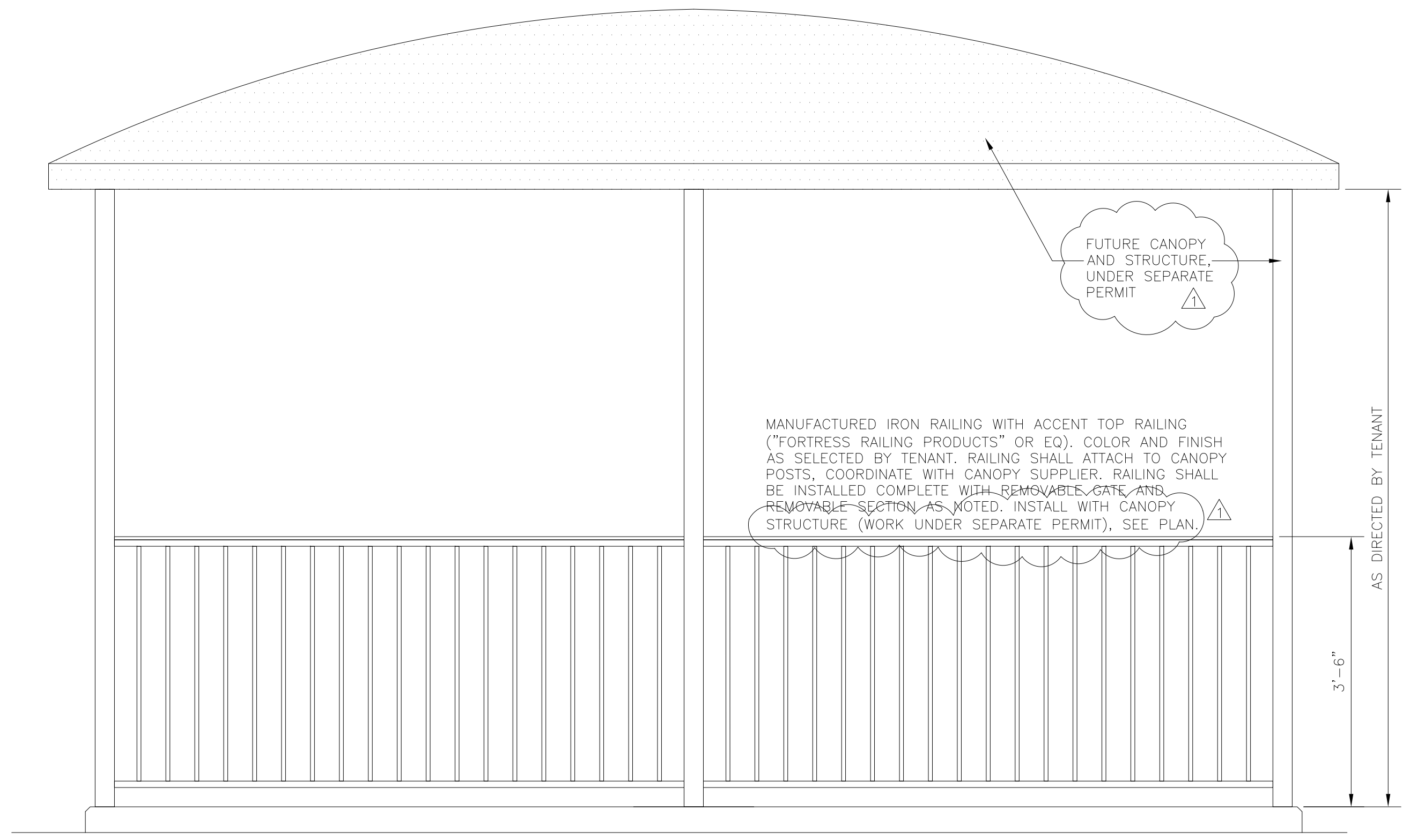
8 RAILING @ RAMP
N.T.S.



9 RAILING DETAIL
N.T.S.



6 PATIO SLAB, CANOPY, WALK DTL.
SCALE: 3/4"=1'-0"



7 PATIO ENCLOSURE RAILING - WEST FACE ELEVATION
SCALE: 3/4"=1'-0"



P.O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281-9560
F: (505) 286-1055
C: (505) 259-7919
aktarch@earthlink.net

CONSULTANT



PROJECT

LIZARD TAIL BREWING REMODEL
PARADISE SQUARE

ADDRESS
9800 MONTGOMERY BLVD NE, SUITE 7
ALBUQUERQUE, NM 87111

MARK	DATE	DESCRIPTION
△	7/29/21	CORRECTIONS PER BUILDING AND TRANSPORTATION

PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

DETAILS AND PATIO SECTIONS

A-5.0