



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)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: TTDV DEVELOPMENT	Phone: 505 998 0163	
Address: 6300 RIVERSIDE PLAZA LANE, SUITE 200	Email:	
City: ALBUQUERQUE	State: NM	Zip: 87120
Professional/Agent (if any): RBA ARCHITECTURE	Phone: 505 242 1859	
Address: 1104 PARK AVENUE SW.	Email: ALEXANDER@RBA31.COM	
City: ALBUQUERQUE	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST
ADD PATIO SHADE SAILS OVER OUTDOOR AREA

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: D3-D AND A3-B	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): D17, D18	Existing Zoning: 1P	Proposed Zoning: -
# of Existing Lots: 2	# of Proposed Lots:	Total Area of Site (acres): 1.2AC.

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5101 LONE AVE	Between: LONE AVE	and: JOURNAL CENTER BLVD

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

Signature:	Date: 10/22/21
Printed Name: RICH BENNETT	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-01906	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project # PR-2021-006236

# 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](mailto: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
- 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

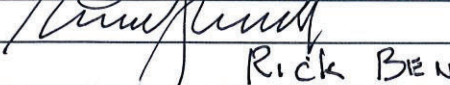
**ALTERNATIVE SIGNAGE PLAN**

- 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

**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: 10/22/21  
 Printed Name: RICK BENNETT  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers
PR-2021-006236	SI-2021-01906
	-
	-
Staff Signature:	
Date:	



October 18, 2021

To whom it may concern:

Rick Bennett with RBA Architecture PC, is acting on behalf of Titan Journal Center, South Lang Shops, located at 5161 Lang, Albuquerque, NM 87109. (Restoration Pizza and Marigold Café) To complete the minor amendment to site plan for installation of shade sails.

If you have any questions please feel free to contact me at 505-238-4014.

X 

Megan Trujillo  
Director of Property Management



October 25, 2021

City of Albuquerque

**Re: MARIGOLD CAFÉ ADMINISTRATIVE AMENDMENT REQUEST**  
5161 LANG NE | Albuquerque, NM 87109  
PROJECT #2172

RBA Architects, agent for Titan Development requests an Administrative Amendment to a property located at 5161 Lang NE.

Restoration Pizza Restaurant is located on the east side and Marigold Café is located on the west side of the existing building. We are requesting adding a Fabric Sunscreen covers to the existing outdoor areas of both Restaurants. The sunshade structure will greatly enhance the outdoor area particularly on the west side of the building.

The Dining Areas are existing and the only new construction will be the columns required to hold up the Shade Structure. This addition will create a more comfortable outdoor patio area and will have no effect on the surrounding properties. The design of the structures will complement the Architecture of the existing facility.

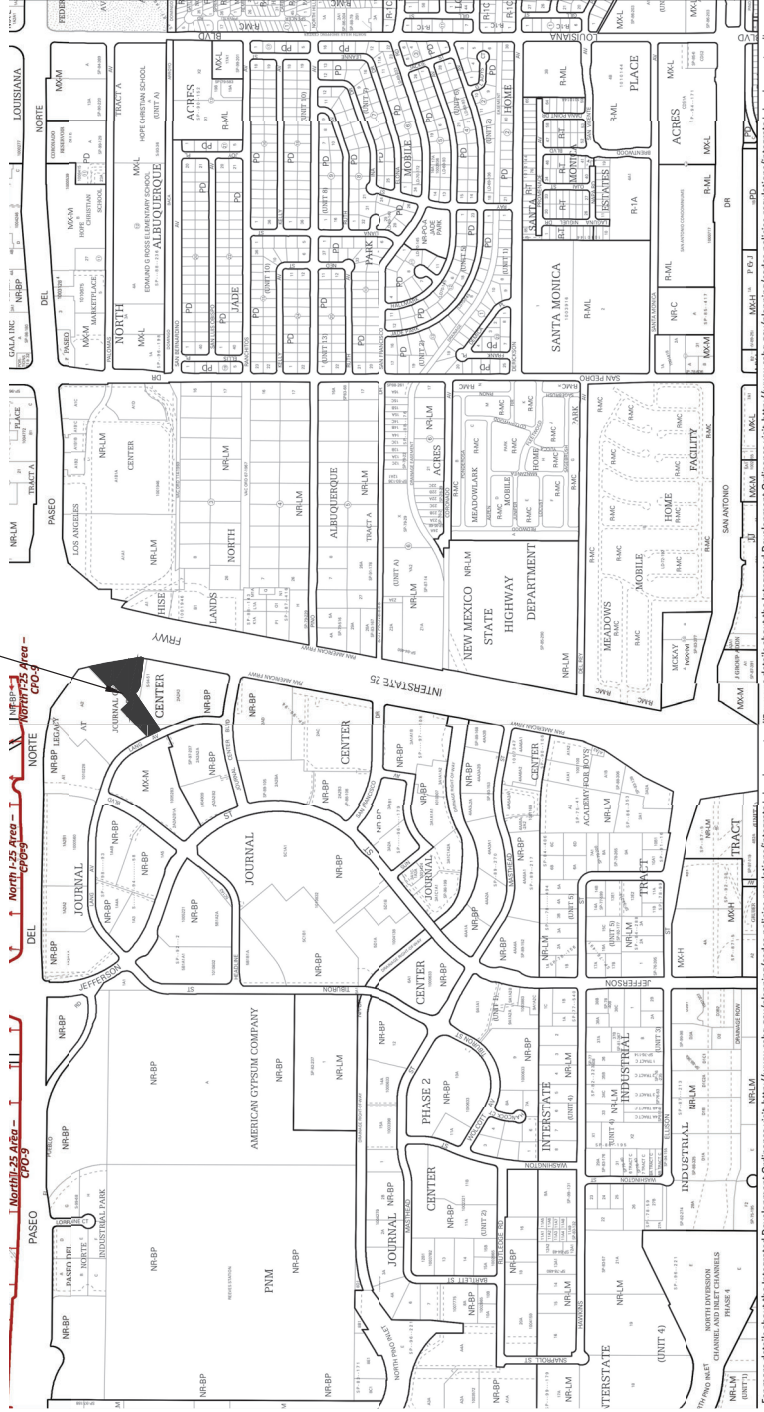
If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rick Bennett  
Architect

**SITE PLAN**  
**TRACT A3-A & A3-B LEGACY AT**  
**JOURNAL CENTER**



**IDO Zone Atlas**  
May 2018

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

IDO Zoning information as of May 17, 2018  
 The Zone Districts established by the Integrated Development Ordinance (IDO).

**Zone Atlas Page: D-17-Z**

Escarpment  
 Periphery 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

Grey Shading Represents Area Outside of the City Limits

0 250 500 1,000

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**IDO Zone Atlas**  
May 2018

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

IDO Zoning information as of May 17, 2018  
 The Zone Districts established by the Integrated Development Ordinance (IDO).

**Zone Atlas Page: D-18-Z**

Escarpment  
 Periphery 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

Grey Shading Represents Area Outside of the City Limits

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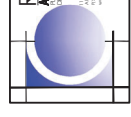


**ZONE ATLAS PAGE D-17**



**ZONE ATLAS PAGE D-18**

**PATIO SHADE**  
**SAILS**



10/25/21  
**A-1**  
 #2172

ARCHITECTURE / FURNITURE / INTERIOR

**DEKKER PERICH SABATINI**

7601 AFFECTION HE SUITE 100  
ALBUQUERQUE, NM 87109  
505.741.9789 / JP@DEKPERICH.ORG  
ARCHITECT

ENGINEER

PROJECT

**LEGACY @ JOURNAL CENTER**  
5161 Lang Avenue NE  
Albuquerque, New Mexico 87109

REVISIONS  
DATE DESCRIPTION  
1. 11-21-16 SITE PLAN REVISIONS

DRAWN BY  
REVIEWED BY  
DATE November 21, 2016  
PROJECT NO. 16-0068.001  
DRAWING NAME

**SITE PLAN FOR BUILDING PERMIT**

SHEET NO. **SPBP-1**  
OF

**GENERAL SHEET NOTES**

1. SEE ALL OTHER SHEETS OF THIS PROJECT FOR THE COMPLETE SET OF DRAWINGS.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CITY OF ALBUQUERQUE PERMITS AND FEES.
3. ALL CONSTRUCTION SHALL BE COMPLETED ACCORDING TO THE CITY OF ALBUQUERQUE PERMITS AND FEES.
4. ALL UTILITIES SHALL BE EXPOSED AND DELETED PRIOR TO THE START OF CONSTRUCTION.
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**SHEET KEVED NOTES**

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**SITE INFORMATION**

**SITE INFORMATION**

**PROPERTY ADDRESS: TRACT A3A & A3B - SF 112 AC**

**GENERAL CONTRACTOR: [Name]**

**OWNER: [Name]**

**DATE: 11/21/16**

**SHEET INFORMATION**

**NO. OF SHEETS: 12**

**CURRENT SHEET NO: 1**

**DATE: 11/21/16**

**BY: [Name]**

**CHECKED BY: [Name]**

**DATE: 11/21/16**

**PROJECT NO: 16-0068.001**

**TRACT NO: A3A & A3B**

**ACRES: 112**

**TOTAL AREA: 112 ACRES**

**PARKING INFORMATION**

**TOTAL PARKING SPACES: 100**

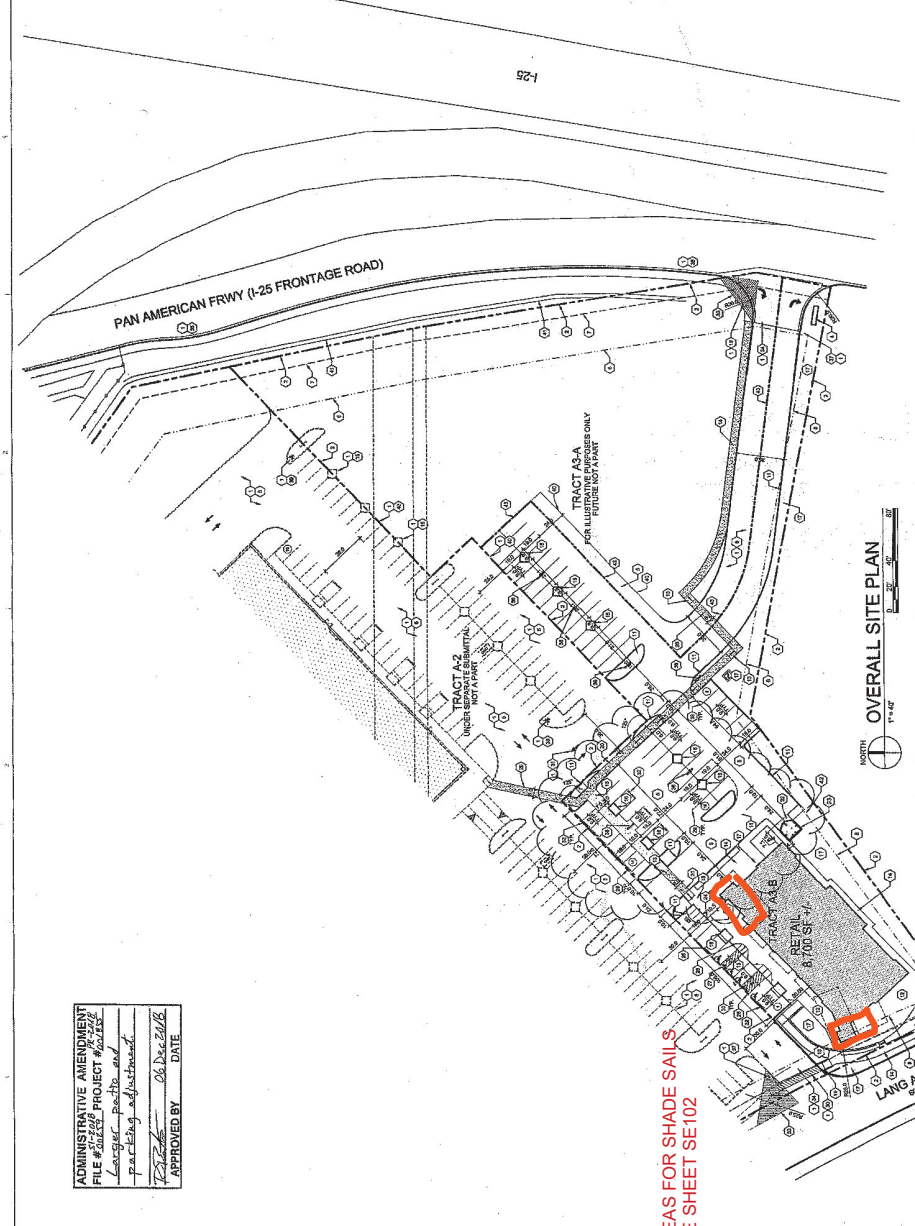
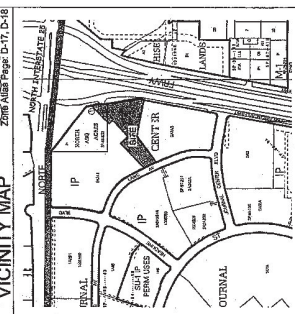
**PERMITTED PARKING SPACES: 100**

**RESERVED PARKING SPACES: 100**

**VEHICLE INFORMATION**

**VEHICLE INFORMATION**

**VEHICLE INFORMATION**



**ADMINISTRATIVE AMENDMENT**  
FILE # 16-0068.001  
PROJECT # 16-0068.001  
TRACT # A3A & A3B  
DATE: 11/21/16  
APPROVED BY: [Signature]  
DATE: 11/21/16

**PROJECT NUMBER: 16-0068.001**  
**APPLICATION NUMBER: 16-0068.001**  
The information on this plan is for informational purposes only. It is not to be used for any other purpose without the express written consent of the City of Albuquerque. A complete set of plans is available at the City of Albuquerque, Planning Department, 200 Central Avenue, NE, Albuquerque, NM 87109.

**SITE DEVELOPMENT PLAN APPROVALS**

DATE	3/13/17
SUBMITTED TO	PLANNING DEPARTMENT
DATE	06/15/17
APPROVED BY	[Signature]
DATE	11/18/17
APPROVED BY	[Signature]
DATE	11/21/17
APPROVED BY	[Signature]

**CITY ENGINEER**  
[Signature]

**BUILDING DEPARTMENT**  
[Signature]

**CITY ENGINEER**  
[Signature]

AREAS FOR SHADE SAILS  
SEE SHEET SE102



PERMIT SET

PROJECT NO.	10000
DATE	2-11-17
DESIGNED BY	JK
CHECKED BY	MS
PROJECT NO.	10000
DRAWING NAME	ROOF FRAMING PLAN

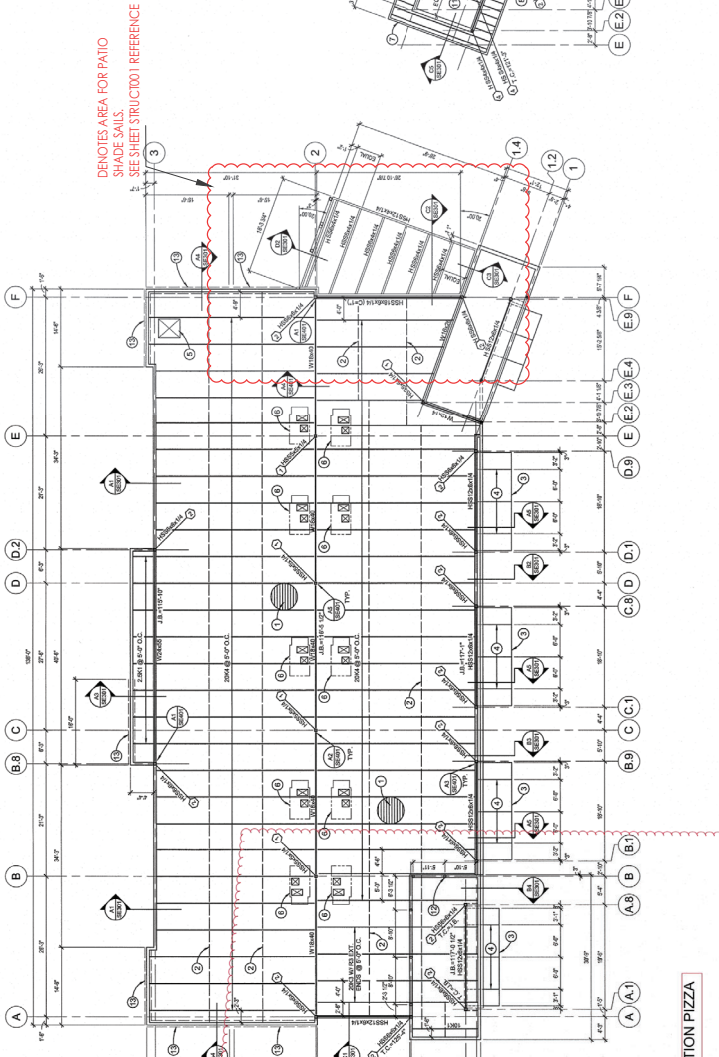
**GENERAL NOTES**

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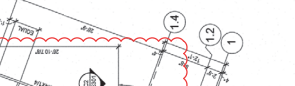
- SHEET KEYNOTES**
1. LUT TYPE 20 GA. WANTED METAL SHEETING WITH INSULATION. SLOPE 1/4" PER FOOT. PROVIDE BRASS PIPES TO SUPPORT SHEETING AND TO SUPPORT PARALLEL TO THE EXPOSURE AT 2' O.C.
  2. TOP AND BOTTOM CHORDS OF JOISTS
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**ROOF STRUCTURE FRAMING PLAN**  
1/8" = 1'-0"



**ROOF FRAMING PLAN**  
1/8" = 1'-0"



**UPPER ROOF FRAMING PLAN**  
1/8" = 1'-0"

RESTORATION PIZZA

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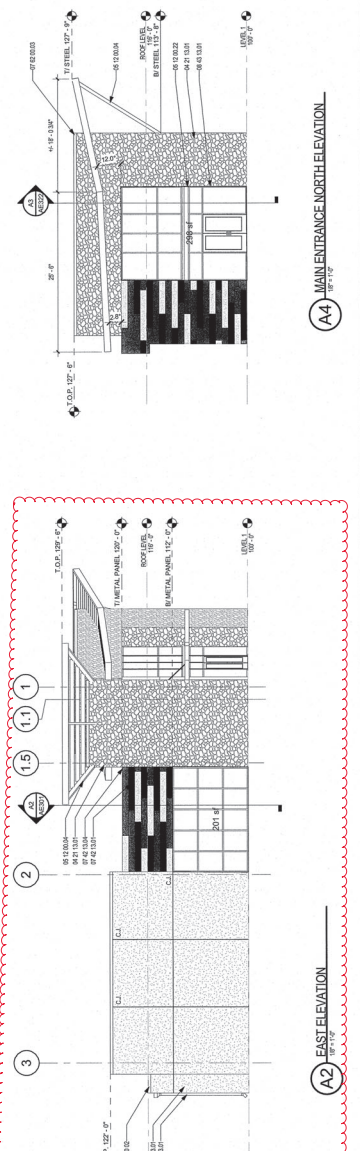
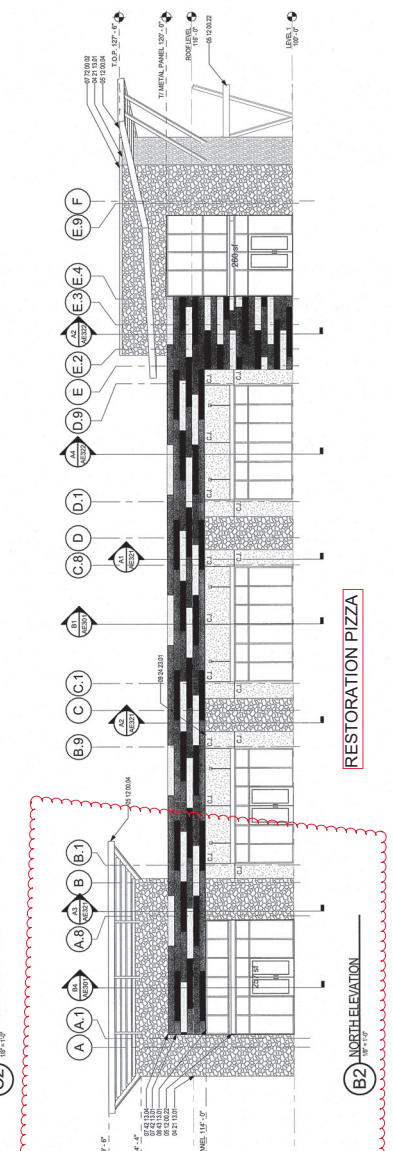
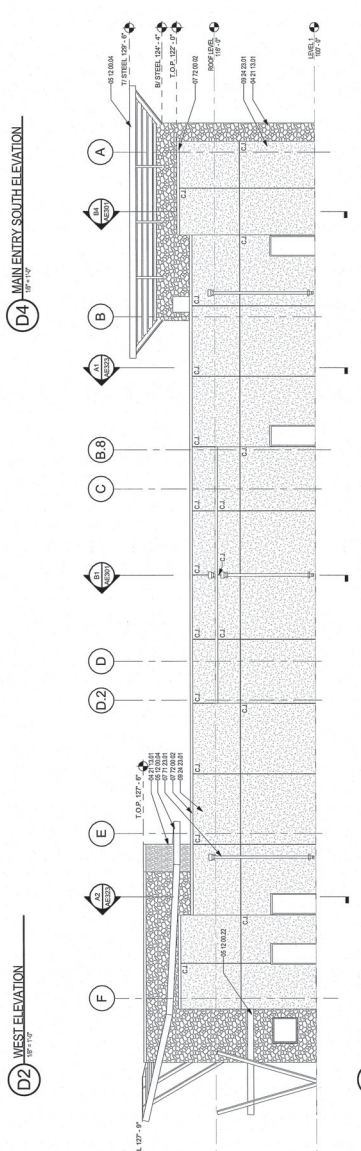
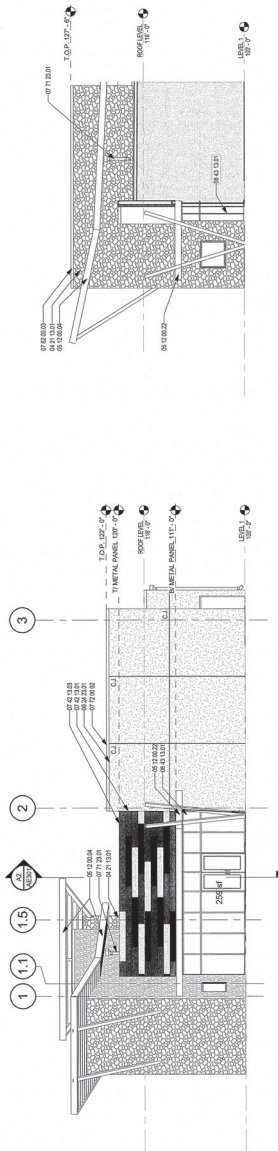
REFERENCE KEYNOTES

06-11-1301	FORM NUMBER
06-11-1302	FORM NUMBER TO STRUCTURAL
06-11-1303	STEEL COMPANY REFER TO STRUCTURAL
06-11-1304	STEEL PANEL REFER TO STRUCTURAL
06-11-1305	ROOF PANEL REFER TO STRUCTURAL
06-11-1306	ROOF PANEL REFER TO STRUCTURAL
06-11-1307	PREPARED METAL CONNECTIONS TO MATCH ADJACENT MATERIAL
06-11-1308	DOWNPOUT
06-11-1309	ALUMINUM EXTERIOR FINISH SYSTEM
06-11-1310	SEE EXTERIOR FINISH SYSTEM

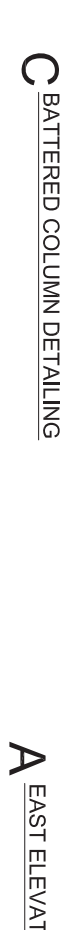
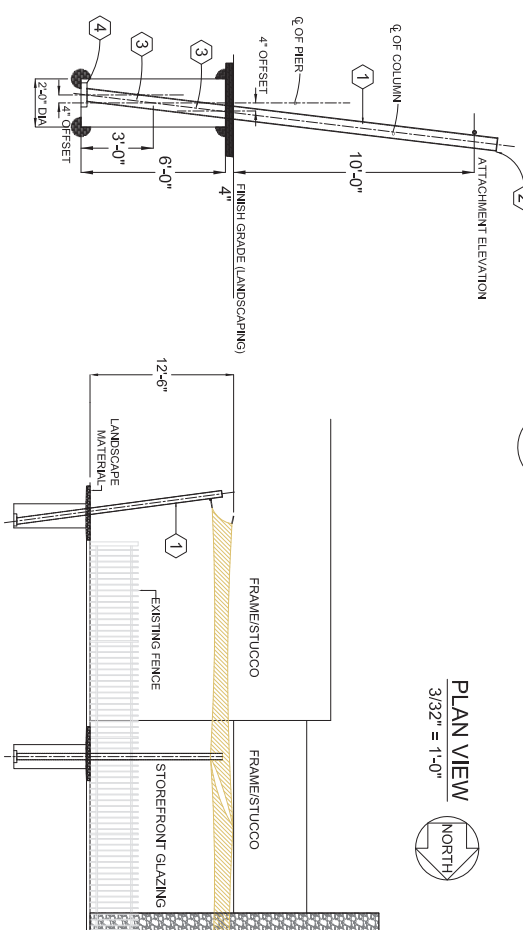
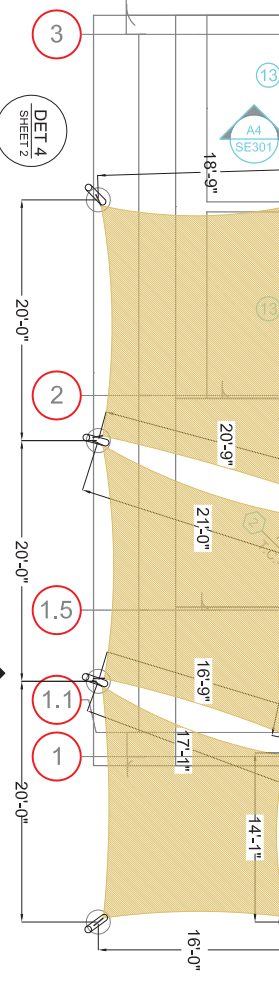
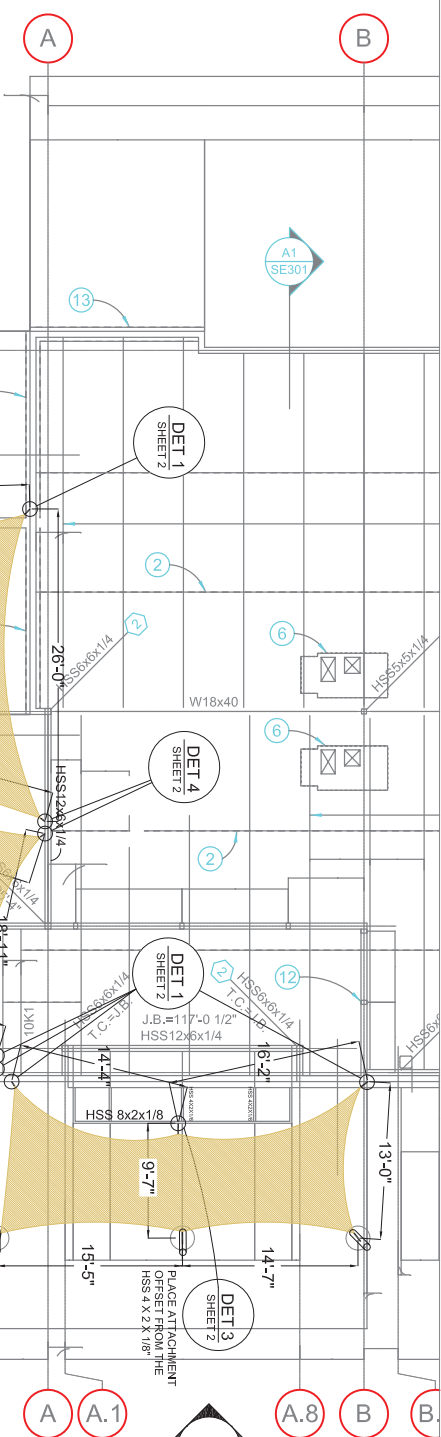
LEGEND

STUCCO  
 STONE FINISH  
 ASPHALT PANEL (W/ 1" TYPICAL)  
 ASPHALT PANEL (W/ 1" TYPICAL)  
 ASPHALT PANEL (W/ 1" TYPICAL)

KEY PLAN



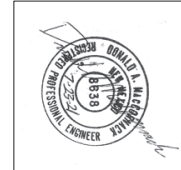




- ① 6" SCHEDULE 40 PIPE
- ② 1/4" THICK CAP PLATE
- ③ #5 X 17"
- ④ CONCRETE PAVER

**GENERAL STRUCTURAL NOTES**

INTERNATIONAL BUILDING CODE, 2015 EDITION  
 AISC STEEL MANUAL OF STEEL CONSTRUCTION PART EDITION  
 2. DESIGN LOADS  
 A. Vertical  
 B. Horizontal (see note # 1 per floor system) 25%IBC CONVENTIONAL  
 1. Structure  
 2. Importance Factor = 1.00  
 3. Importance Factor = 1.10  
 4. WIND SPEED = 115 mph  
 5. WIND EXPOSURE CATEGORY = 2  
 6. Wind directionality factor = 0.85  
 7. Importance Factor = 1.00  
 8. Importance Factor = 1.10  
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**RADER**  
 A W N I N G  
 SINCE 1947  
 PATIO SHADE SAILS  
 RESTORATION PIZZA  
 5161 LANG AVENUE, NE - SUITE A  
 ALBUQUERQUE, NM 87109

WO 57521  
 SHEET 1 OF 2  
 JULY 26, 2021

**GENERAL STRUCTURAL NOTES**

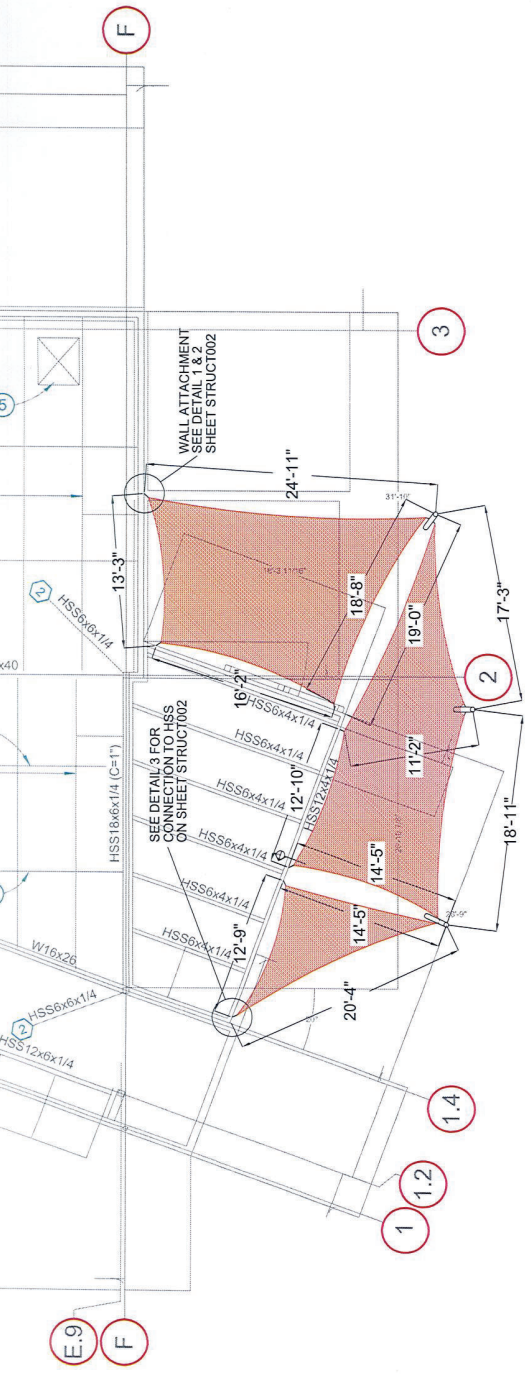
INTERNATIONAL BUILDING CODE, 2015 EDITION  
 2. AISC MANU. OF STEEL CONSTRUCTION 13TH EDITION

**DESIGN LOADS:**  
 A. Vertical  
 1. Roof Live Load = 5 psf (non-resceal) FABRIC CONSTRUCTION  
 1. Seismic  
 1. Importance Factor = 1.00  
 2. WIND  
 1. Wind Speed (ASCE 7-16) = 115 mph  
 1. Importance Factor = 1.00  
 - Allowable 1/3 stress increase for combined gravity and lateral loading

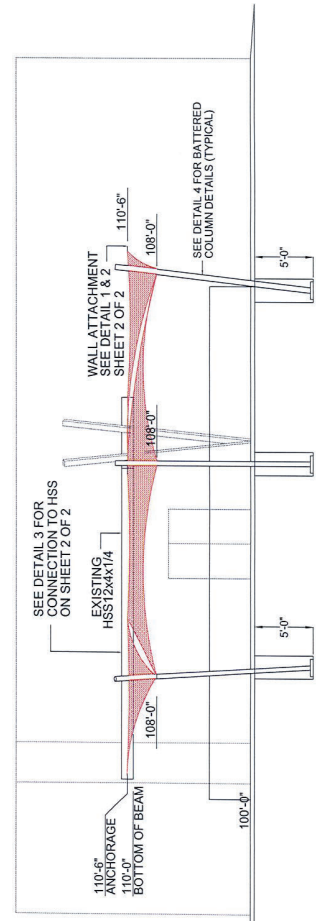
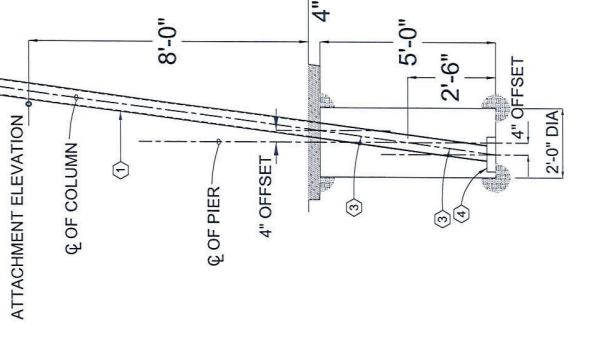
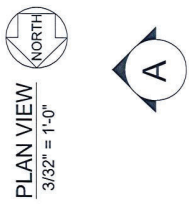
C. Assumed maximum allowable soil bearing pressure: 1,500 psf. All foundations shall be designed to support the full weight of the underlying soils are neither expansive or subject to consolidation and will provide suitable support for the foundation. The contractor shall verify the soil conditions and the soil conditions are the responsibility of the owner.

**3. GENERAL:**  
 A. The Contractor shall verify all dimensions in the field.  
 B. The Contractor shall be responsible for providing safe and sound working conditions for all parts of the structure during construction.

**4. MATERIALS:**  
 A. Cast-in-place Concrete:  
 1. 2,500 psi (at 28 days) (air entrained) - All exterior concrete.  
 B. Steel:  
 1. All cold formed structural steel tubing shall conform to ASTM A500 Grade E, Fy = 46 ksi.  
 2. All miscellaneous steel members and connections shall conform to ASTM A36.  
 3. All welding shall be done by certified welders and shall be in accordance with the latest standards of the AWS and AISC.  
 C. Ligature Structural Steel:  
 1. All ligatures shall meet the minimum requirements of ASTM A570 Grade 50 ksi for 1/2 gage, ASTM A570 Grade 50 ksi or Grade 33 ksi for 1/4 and 1/8 gage and Grade 33 ksi for 1/8 gage. All ligatures shall be galvanized steel products meet be thoroughly coated with a rust inhibitive paint.  
 2. All structural members shall be designed in accordance with the Design of Cold-Formed Steel Structural Member, 1998 edition, with 1999 amendments.  
 3. All ligatures shall be designed in accordance with manufacturer's recommendations.  
 4. Erect ligature steel framing as per manufacturer's recommendations.

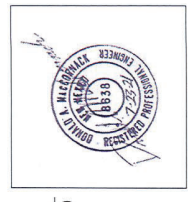


- ① 5" SCHEDULE 40 PIPE
- ② 1/4" THICK CAP PLATE
- ③ #5 X 17"
- ④ CONCRETE PAVER



④ BATTERED COLUMN DETAIL

A WEST ELEVATION



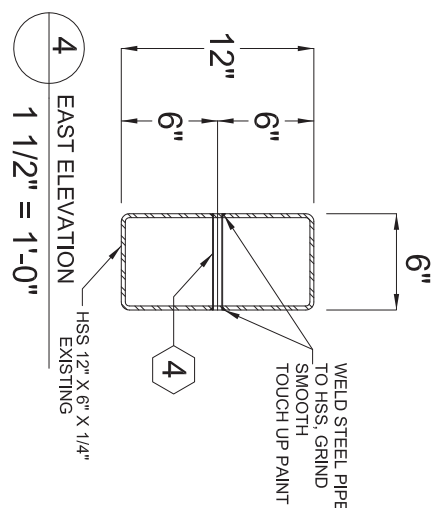
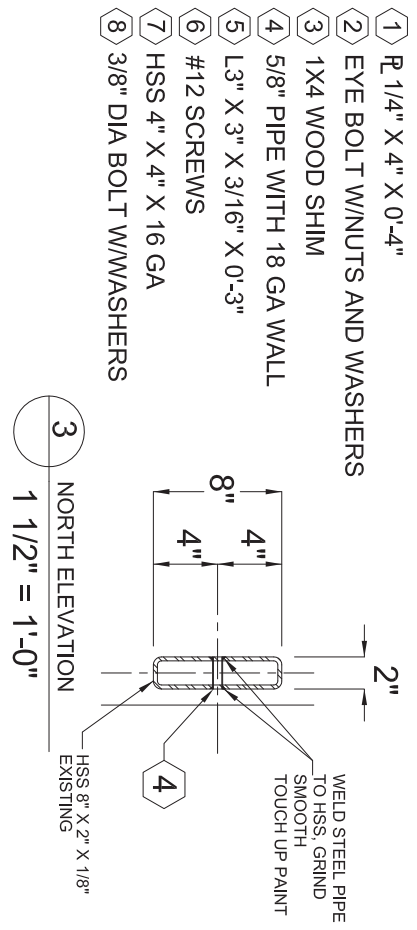
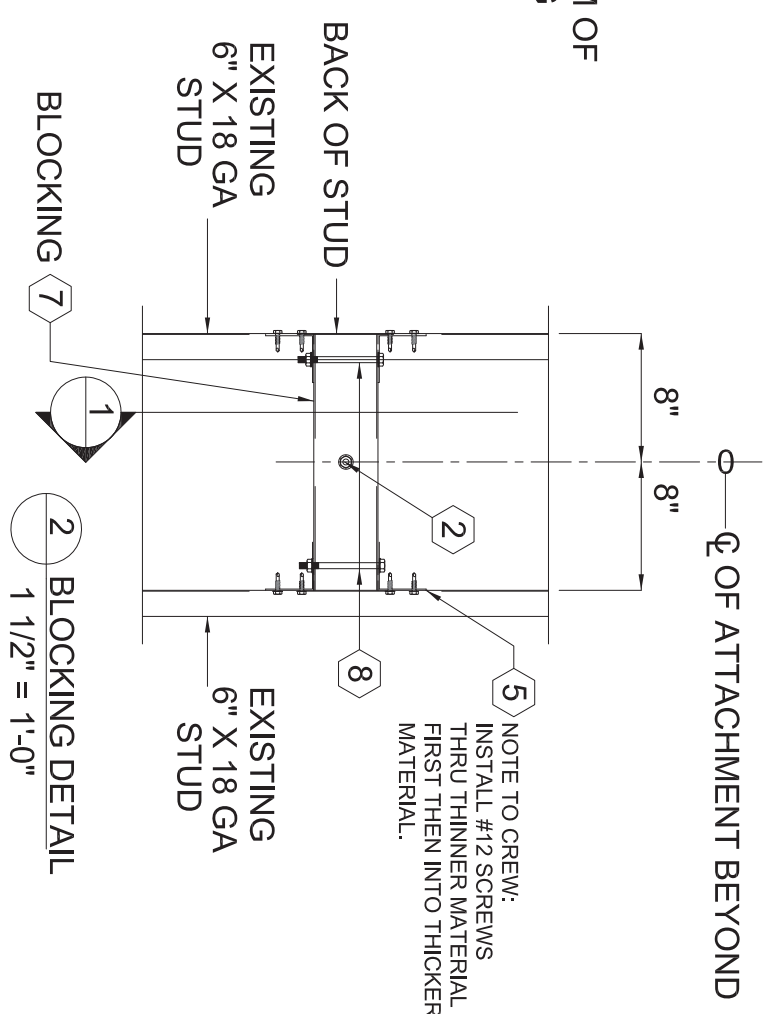
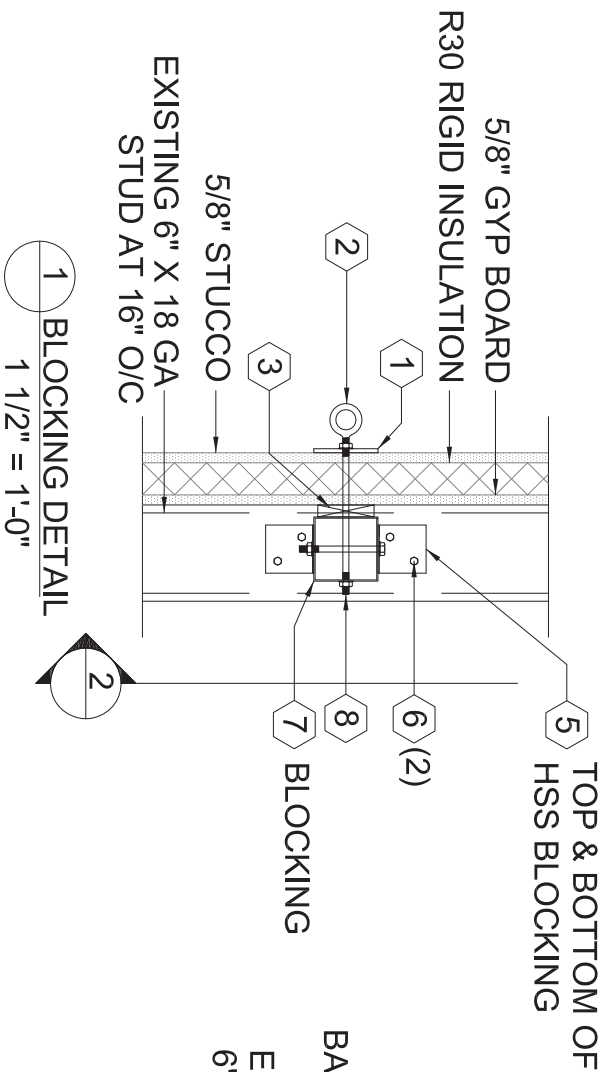
**RADER AWNING**  
 Since 1947

PATIO SHADE SAILS  
 MARGOLD CAFE  
 5161 LANG AVENUE, NE - SUITE C  
 ALBUQUERQUE, NM 87109

STRUCT001 JULY 26, 2021

WO 57516

NOTE: AT VENEER STONE LOCATIONS REMOVE A STONE TO ALLOW PLACEMENT OF THE 1/4" STEEL PLATE AGAINST THE SCRATCH COAT.



- 1 R 1/4" X 4" X 0'-4"
- 2 EYE BOLT W/NUTS AND WASHERS
- 3 1X4 WOOD SHIM
- 4 5/8" PIPE WITH 18 GA WALL
- 5 L3" X 3" X 3/16" X 0'-3"
- 6 #12 SCREWS
- 7 HSS 4" X 4" X 16 GA
- 8 3/8" DIA BOLT W/WASHERS

NOTE TO CREW:  
INSTALL #12 SCREWS THRU THINNER MATERIAL FIRST THEN INTO THICKER MATERIAL.



Since 1947  
**RADER**  
A W N I N G  
PATIO SHADE SALLS  
RESTORATION PIZZA  
5161 LANG AVENUE, NE., SUITE A  
ALBUQUERQUE, NM 87109



# CITY OF ALBUQUERQUE INVOICE

**RBA ARCHITECTURE, PC**

**1104 PARK AVE SW**

Reference NO: SI-2021-01906

Customer NO: CU-23085976

<b>Date</b>	<b>Description</b>	<b>Amount</b>
11/15/21	2% Technology Fee	\$1.00
11/15/21	Application Fee	\$50.00

Due Date: **11/15/21**

Total due for this invoice:

**\$51.00**

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:** 11/15/21  
**Amount Due:** **\$51.00**  
**Reference NO:** SI-2021-01906  
**Payment Code:** 130  
**Customer NO:** CU-23085976

RBA ARCHITECTURE, PC  
1104 PARK AVE SW  
ALBUQUERQUE , NM 87102



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