



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Minor Amendment to Infrastructure List			

APPLICATION INFORMATION			
Applicant: Maverik, Inc		Phone: (801) 335-3851	
Address: 185 S State St. Suite 800		Email:	
City: Salt Lake City	State: UT	Zip: 84111	
Professional/Agent (if any): Tierra West, LLC		Phone: (505) 858-3100	
Address: 5571 MIDWAY PARK PLACE NE,		Email: LNORIEGA@TIERRAWESTLLC.COM	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: A 8 Redivision	Block: 8	Unit:	
Subdivision/Addition: La Cuesta Subdivision	MRGCD Map No.:	UPC Code: 102205701124833611	
Zone Atlas Page(s): K-22-Z	Existing Zoning: MX-M	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.7448	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 650 Juan Taboe NE	Between: Copper	and: Juan Tabo Blvd	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001411 PR-2019-002261			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 03.28.22	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

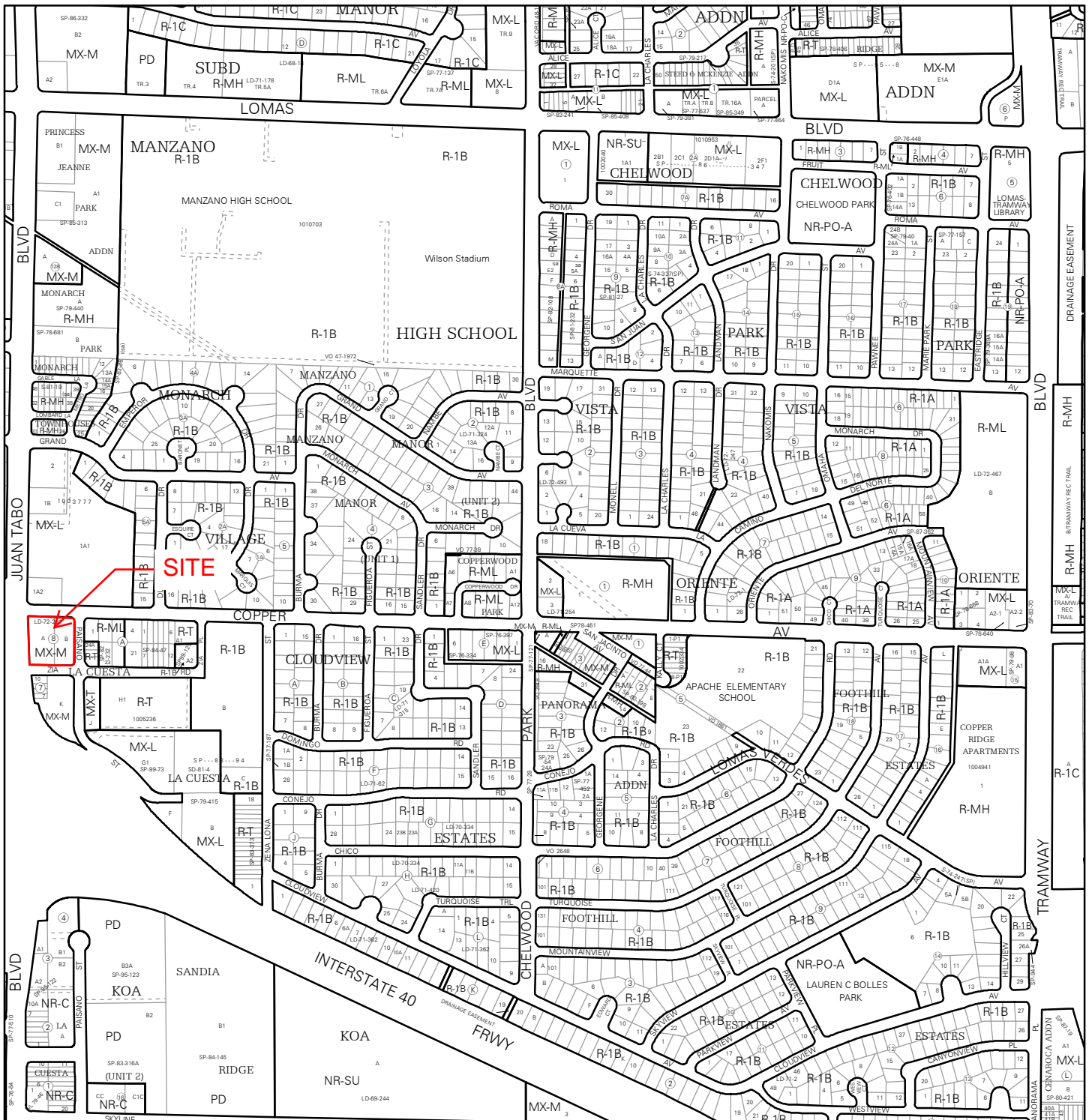
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? NA if yes, indicate language: _____

- A Single PDF file of the complete application including all 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 to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



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-22-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



TIERRA WEST, LLC

March 25, 2022

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: MINOR AMENDMENT TO INFRASTRUCTURE LIST
MAVERIK STORE, 650 JUAN TABO BLVD NE ALBUQUERQUE NM 87123
TRACTS *A AND B REDIVISION BLK 8 LA CUESTA SUBDIVISION
ZONE ATLAS PAGE: H-13-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Maverik INC (The "owner"), requests approval of a Minor Amendment to a Previously Approved Infrastructure List (I.L) as approved on 12/04/2019 under Project PR-2018-001411. The project is a Maverik gas station and is located on the southeast corner of Juan Tabo Blvd and Copper Ave in Albuquerque, NM 87123.

The Maverik gas station store was constructed back in March of 2021. The original approval had a "right in only" driveway off of Juan Tabo Blvd that was approved by the NMDOT. The infrastructure improvements were separated into two phases. Phase 1 was completed with the gas station. Phase 2 contains the proposed driveway off of Juan Tabo Blvd and related infrastructure. The property owners have decided not to construct the right in only and related infrastructure due to the high costs associated with the Phase 2 project. Originally the proposed driveway along Juan Tabo Blvd was intended to provide easier access to the site, bringing in more potential business.

An amendment updating the site development plan and the traffic Impact Study (TIS), which removes the access of off Juan Tabo Blvd and related infrastructure, was approved on 01/26/2022.

Attached is the previous approved I.L as well as the proposed new I.L with the changes clouded. If we are missing anything else please let us know.

If there are any questions concerning the initial application ahead of the DRB hearing please do not hesitate to contact either Luis Noriega or myself.

Sincerely,

Ronald R. Bohannon, P.E.

Cc: Sariah Houshmand

JN: 2018046
RRB/ln/mc

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2018-001411
DRB Application No.: SI-2019-00095

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Maverik inc. Gas & C-Store Development at 650 Juan Tabo Blvd. - SITE PLAN FOR BUILDING PERMIT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lot A & B, Block 8 La Cuesta Subdivision, Albuquerque, Bernalillo County, New Mexico
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		11'-0"	Northbound right turn lane on Juan-Tabo Blvd. at Copper Ave.-	650' on Juan Tabo Blvd	I-40 Off-Ramp	Copper Ave.-	/	/	/
		Right-in-Driveway	46' wide right in only driveway on Juan Tabo Blvd.-	290' south of Juan Tabo Blvd. / Copper Ave. intersection			/	/	/
		4" & 6"	Restripe east leg of Copper Ave.- at Juan Tabo Blvd. for dual west bound left turn lanes plus thru / right turn lane.	260' along Copper Ave.-	Copper/Juan-Tabo	Paisano St.-	/	/	/
		6'-0"	350' of PCC Sidewalk	Juan Tabo Blvd.-	Zia Rd.-	Copper Ave.-	/	/	/
		2'-0"	2x Sidewalk Culvert COA DWG 2236	on Juan Tabo Blvd., 35' south of Copper Ave. intersection			/	/	/
		-	Storm inlet relocations, extension of RCP pipe to new inlet	on Juan Tabo Blvd., 350' and 520' south of Copper Ave. intersection			/	/	/
		6'-0"	Sidewalk, curb and gutter replacement of existing driveway cuts	Along Paisano St. Copper Ave., and Zia Rd.			/	/	/
		4'-0"	Sewer MH lid adjustment (new eccentric lid for existing MH)	on Juan Tabo Blvd., 40' south of Copper Ave. intersection			/	/	/
		6"	Sewer service connection	Zia Rd.			/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		2"	Waterline service connection & meter	Paisano St.			/	/	/
		ADA Ramps	New ADA ramps at corners of	Juan Tabo Blvd / Paisano St. / Copper Ave. / Zia Rd.			/	/	/
		-	Remove existing water meters and shutoff at corp stop, abandoned to the main				/	/	/
		-	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/	/
		8"	Relocate sanitary sewer along Juan Tabo to be under new right turn lane 285', and install two Type 'C' MHI.	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/	/
		-	Striping modification for left turn lane	Copper Ave.	180 ft to 235 ft from Juan Tabo/Copper		/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<i>Ronald R. Bohannon</i> NAME (print) Tierra West LLC FIRM SIGNATURE - date	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date _____ AMAFCA - date _____ CODE ENFORCEMENT - date _____ - date
_____ UTILITY DEVELOPMENT - date	_____ CITY ENGINEER - date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
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DRB Project No.: PR-2018-001411
DRB Application No.: SI-2019-00095

ORIGINAL

Maverik inc. Gas & C-Store Development at 650 Juan Tabo Blvd. - SITE PLAN FOR BUILDING PERMIT
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		11'-0"	Northbound right turn lane on Juan Tabo Blvd. at Copper Ave.	650' on Juan Tabo Blvd	I-40 Off-Ramp	Copper Ave.	/	/	/
		Right-in Driveway	16' wide right-in only driveway on Juan Tabo Blvd.	290' south of Juan Tabo Blvd. / Copper Ave. intersection			/	/	/
		4" & 6"	Restripe east leg of Copper Ave. at Juan Tabo Blvd. for dual west bound left turn lanes plus thru / right turn lane.	260' along Copper Ave. - Copper/Juan Tabo Paisano St.			/	/	/
		6'-0"	350' of PCC Sidewalk	Juan Tabo Blvd	Zia Rd	Copper Ave.	/	/	/
		2'-0"	2x Sidewalk Culvert COA DWG 2236	on Juan Tabo Blvd, 35' south of Copper Ave. intersection			/	/	/
		-	Storm inlet relocations, extension of RCP pipe to new inlet	on Juan Tabo Blvd, 350' and 520' south of Copper Ave. intersection			/	/	/
		6'-0"	Sidewalk, curb and gutter replacement of existing driveway cuts	Along Paisano St, Copper Ave., and Zia Rd			/	/	/
		4'-0"	Sewer MH lid adjustment (new eccentric lid for existing MH)	on Juan Tabo Blvd, 40' south of Copper Ave. intersection			/	/	/
		6"	Sewer service connection	Zia Rd			/	/	/

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		ADA Ramps	New ADA ramps at corners of	Juan Tabo Blvd / Paisano St / Copper Ave / Zia Rd.			/	/	/
		-	Remove existing water meters and shutoff at corp stop, abandoned to the main				/	/	/
		-	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/	/
		8"	Relocate sanitary sewer along Juan Tabo. to be under new right turn lane 285' and install two Type 'C' MIs.	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/	/
		-	Striping modification for left turn lane	Copper Ave.	180-ft to 235-ft from Juan Tabo/Copper		/	/	/

2. ADDITION APPROVED 9/25/19

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Richard Stevenson NAME (print)	<i>Salvador Waffley</i> 12/4/19 DRB CHAIR - date	<i>David Brown</i> 12-4-19 PARKS & RECREATION - date
Tierra West LLC FIRM	<i>[Signature]</i> 12/4/19 TRANSPORTATION DEVELOPMENT - date	<i>[Signature]</i> 12.4.19 AMAFCA - date
<i>Stevenson</i> 12/4/19 SIGNATURE - date	<i>[Signature]</i> 12/4/19 UTILITY DEVELOPMENT - date	<i>[Signature]</i> 12.4.19 CODE ENFORCEMENT - date
	<i>[Signature]</i> 12/4/19 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER