



March 25, 2026

Mr. Jay Rodenbeck
Development Facilitation Team
600 2nd ST NW
Albuquerque, NM 87102

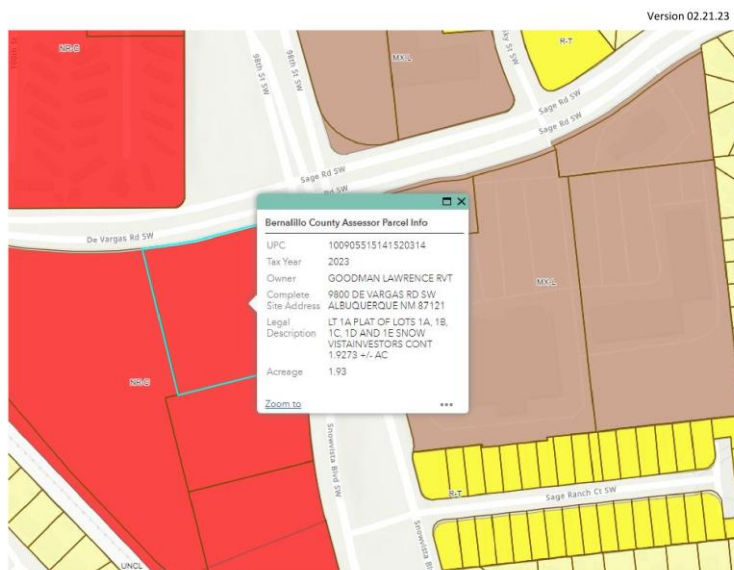
RE: DFT – SITE PLAN ADMINISTRATIVE
Circle K, 9800 De Vargas Rd. SW, Lot 1A, Snow Vista Investors
IDO ZONE ATLAS PAGE M-9

Mr. Rodenbeck,

JM Civil Engineers seeks a DFT – Site Plan Administrative review and approval for the lot legally described as Lot 1A, Snow Vista, an 1.92 acres, located on 9800 De Vargas Road SW. The developer, Circle K, seeks to develop the lot for a 5200 sf convenience store with 7 fuel pumps (14 fuel dispensers).

Planning Context

The subject site is zoned NR-C Commercial (see figure one below). There are parcels that have the same zoning NR-C to the west, north and south of the site, a parcel zoned MX-L to the east across Snow Vista Blvd.



Per the Pre-application Review Notes dated 04/03/2024, PRT24-023, Light Vehicle Fueling Station is permissible in the NR-C Zone District.

Included in this application you will find the following:

- DFT-Application,
- Form P2 Site Plan Administrative – DFT,
- Form SP (Prior approval signature sheet),
- Zone Atlas Page,
- Site Plans (Site Plan – DFT, TCL, G&D, Fire 1, Building Elevations, Landscaping Plans), Signage Plan,
- Approval Responses from TCL, G&D, Solid Waste, and ABCWUA Water and Sewer Availability Statement
- Site Plan Checklist,
- Letter of Authorization,
- Justification Letter,
- Sign Posting Agreement, and
- ONC Coordination.

6-5(G)(3) Review and Decision Criteria

- 6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
Response: The Site Plan is in compliance with all applicable standards outlined in the IDO, DPM, and other City regulations.
- 6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.
Response: The City's existing infrastructure and public improvements have sufficient capacity to support the proposed development.
- 6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.
Response: The site is not part of a Master Development Plan. The Site Plan complies with all applicable IDO standards for the NR-C zone district.
- 6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.
Response: The site is not part of a Framework Plan. The Site Plan complies with all applicable IDO standards for the NR-C zone district.

Approvals

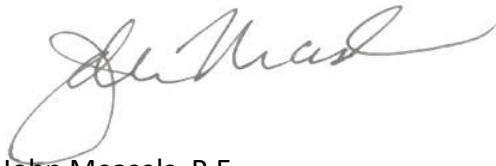
We have received these approvals from each of the departments below:

- Hydrology M09D012A HYDR-2025-00417
- Traffic M09D012A TRANS-2025-00330
- TIS TRANS-2026-00009
- Solid Waste
- Fire 25-100651
- ABCWUA Work Order W2025 0014
- ABCWUA Availability #251106

All the approvals letters and signed plans are uploaded as well as the Form SP: Preapproval/Signatures.

Please let me know if you have any questions by emailing asutiono@jmcivileng.com and we will get back to you as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "John Measels". The signature is fluid and cursive, with a large initial "J" and "M".

John Measels, P.E.