



# PLAN SNAPSHOT REPORT PA-2026-00031 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2021-005678 (PR-2021-005678)	<b>App Date:</b> 01/26/2026
<b>Work Class:</b> Sketch Plan	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 07/25/2026
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** Concept plan information and access review for a gas station and convenience store development.

<b>Parcel:</b> 101405929935410704	Main	<b>Address:</b> 401 Menaul Blvd Nw Albuquerque, NM 87107	Main	<b>Zone:</b>
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Applicant  
Chris Sveum  
6200 S. Syracuse Way Suite  
125 Suite 125  
Greenwood Village, CO 80111  
Home: (303) 462-1100  
Business: (303) 462-1100  
Mobile: (303) 868-5658

**Plan Custom Fields**

Existing Project NumberN/A	Existing Zoning MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres 1.46	Site Address/Street 401 Menaul Blvd. NW
Site Location Located Between Streets 4th St NW and 5th St NW	Case History N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 3517	Lot and/or Tract Number A
Block Number 0000	Subdivision Name and/or Unit Number FOURTH & MENAUL LTD	Legal Description TR A REPL OF LANDS OF FOURTH & MENAUL LTD CONT 1.4906 AC M/L
Existing Zone District MX-M	Zone Atlas Page(s) H-14	Acreage 1.4906
Calculated Acreage 1.45931	Council District 2	Community Planning Area(s) Near North Valley
Character Protection Overlay North 4th Corridor – CPO-9	Development Area(s) Change	Current Land Use(s) 06   Industrial
IDO Use Development Standards Name North 4th Corridor – CPO-9, North 4th Corridor – CPO-9, Railroad and Spur Small Area, Valley Drainage Area	IDO Use Development Standards Subsection Off-premises Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), Cumulative Impacts (5-2), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name North 4th Corridor – CPO-9, Railroad and Spur Small Area, Railroad and Spur Small Area
IDO Use Specific Standards Subsection Liquor Retail (Restrictions) (4-3(D)), Commercial Uses (various) (4-3(D)), Industrial Uses (various) (4-3(E))	Metropolitan Redevelopment Area(s) North Corridor	Corridor Type Major Transit (MT) Area
IDO Administration & Enforcement Name Railroad and Spur Small Area	IDO Administration & Enforcement Subsection Cumulative Impacts Analysis Requirements (6-4), Site Plan – EPC (6-6)	Pre-IDO Zoning District C-3, C-2
Pre-IDO Zoning Description OR SU-2 NFTOD	Major Street Functional Classification 3 - urban minor arterial	FEMA Flood Zone X
Total Number of Dwelling Units 0	Total Gross Square Footage2 0	Total Gross Square Footage4 3517
Total Gross Square 0	Total Gross Square Footage 0	Total Gross Square 0

# PLAN SNAPSHOT REPORT (PA-2026-00031)

Footage3

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Chris_Sveum_1/26/2026.jpg	01/26/2026 13:31	Sveum, Chris		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	02/06/2026 13:12

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00075061	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
<b>Total for Invoice INV-00075061</b>		<b>\$53.50</b>	<b>\$53.50</b>
<b>Grand Total for Plan</b>		<b>\$53.50</b>	<b>\$53.50</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		02/04/2026 13:51	
Associate Project Number v.1	Generic Action		02/04/2026 13:52
DFT Meeting v.1	Hold Meeting	02/06/2026 14:03	02/06/2026 14:04
Screen for Completeness v.1	Generic Action		02/06/2026 12:58
Verify Payment v.1	Generic Action		02/06/2026 14:04
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



CONSULTING. ENGINEERING. CONSTRUCTION.

## **Project Narrative**

### **Allsup's Convenience Store and Gas Station 401 Menaul Blvd. NW Albuquerque, NM**

BW Gas & Retail, LLC is proposing an approximately 3,517 square foot Allsup's Convenience Store which will include 12 multiple product dispensers to be constructed at the northwest corner of Menaul Blvd. NW and 4<sup>th</sup> Street NW, located in the city of Albuquerque, New Mexico. The existing property is approximately 1.46 acres which will be used entirely for the development.

The developer would like to keep the existing driveways on Menaul Blvd. and 5<sup>th</sup> Street in place. There is an existing driveway on 4<sup>th</sup> Street NW towards the north end of the property that will be closed and a new right-in/right-out only driveway to be constructed as noted on the concept plan. The location of this driveway will function with the store location, which is required to be placed within 15-feet of 4<sup>th</sup> Street.



**LEGEND**

---	BOUNDARY LINE
---	BOUNDARY ADJACENT
-X-X-X-	PROPOSED FENCE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
Ⓣ	PARKING SPACE COUNT
R	ADA RAMP
♠	PROPOSED ACCESSIBLE PARKING SPACE SIGN

**SITE DATA**

EXISTING SITE AREA 1.46± ACRES  
 PROPOSED SITE AREA 1.46± ACRES  
 BUILDING AREA 3,517 SF

CURRENT ZONING DISTRICT MIXED USE - MODERATE INTENSITY (MX-M)

\*FUEL USE IS PERMITTED BY RIGHT IN CURRENT ZONING DISTRICT

**BUILDING SETBACK**

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (SOUTH)	15'	158'
SIDE (EAST)	10'-15'	15'
SIDE (WEST)	5'	153'
REAR (NORTH)	15'	44'

\* REQUIREMENT FOR 4TH STREET PER CPO-9

**PARKING DATA**

LIGHT VEHICLE FUELING STATION 4 SPACES / 1,000 SQ. FT. GFA

REQUIRED	14 (NOT INCLUDING 1 MOTORCYCLE, 3 BICYCLE)
PROVIDED BUILDING SPACES	14
PROVIDED PUMP SPACES	24
TOTAL	38

- PAVEMENT DATA**
1. CONCRETE - XX SF
  2. ASPHALT - XX SF
  3. GRAVEL - XX SF

**SIGNAGE DATA**

MAX HEIGHT PER CITY CODE:  
 HEIGHT OF ON-SITE SIGN:

**LANDSCAPE DATA**

MINIMUM 15% OF TOTAL LOT	= 9,540 SF
LANDSCAPE PROVIDED	= 6,505 SF (10%)

BY GAS & CONVENIENCE RETAIL, LLC  
 HAS REVIEWED AND APPROVES  
 THIS SITE PLAN

SIGNATURE \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

NOTICE:  
 BY SIGNING THIS PAGE, YOU ARE  
 AGREEING TO THE GRAPHICAL  
 REPRESENTATION OF THIS SITE PLAN  
 AND SUBSEQUENT PAGES

CONCEPT PLAN  
 FOR CONCEPTUAL REVIEW ONLY.  
 NO JURISDICTIONAL APPROVALS HAVE  
 BEEN OBTAINED AT THIS TIME

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 GREENWICH, CO 80111  
 866.850.4200

SECTION 8  
 TOWNSHIP 10 NORTH/RANGE 3 EAST  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

STORE #000999  
 401 MENAUL BLVD  
 ALBUQUERQUE, NM 87102  
 CONCEPTUAL PLAN 01

DATE JANUARY 14th, 2026

REVISIONS

SCALE	0 10 20
1" = 20 FEET	
DR. KJK	CH. CBS
P.M. C.SVEUM	
BOOK --	
JOB 26000307	
SHEET NO.	CN-01

CAD FILE: 26000307-CN01-ALBUQUERQUE, NM (4TH & MENAUL)-ALLSUP'S #000999 TESTITL\_2026-01-13.DWG NOT FOR CONSTRUCTION (TEST FIT ONLY)



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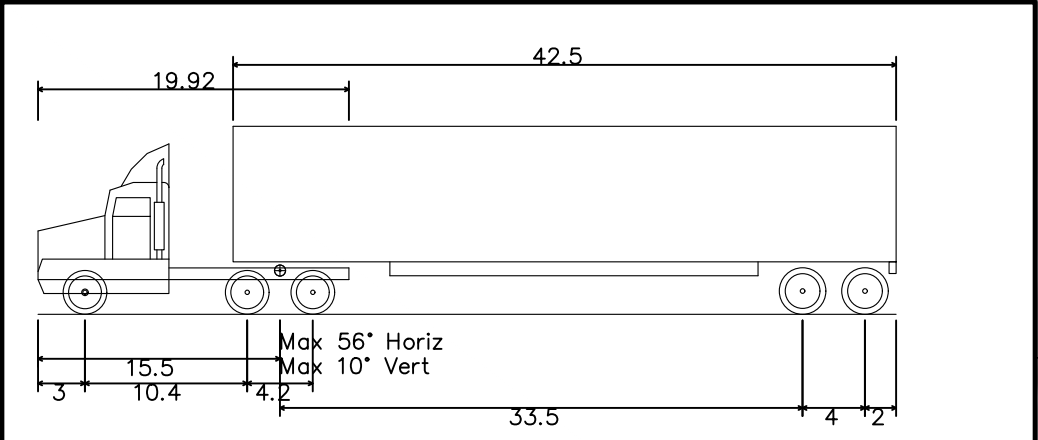
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WB-50 - Intermediate Semi-Trailer

Overall Length	55.00ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 TRUCK TURN EXHIBIT

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 BOOK --  
 JOB 26000307  
 SHEET NO. CN-01

# Existing Site Features

**Legend**  
📍 401 Menaul Blvd NW



5th St NW

Mary & Tito's Cafe

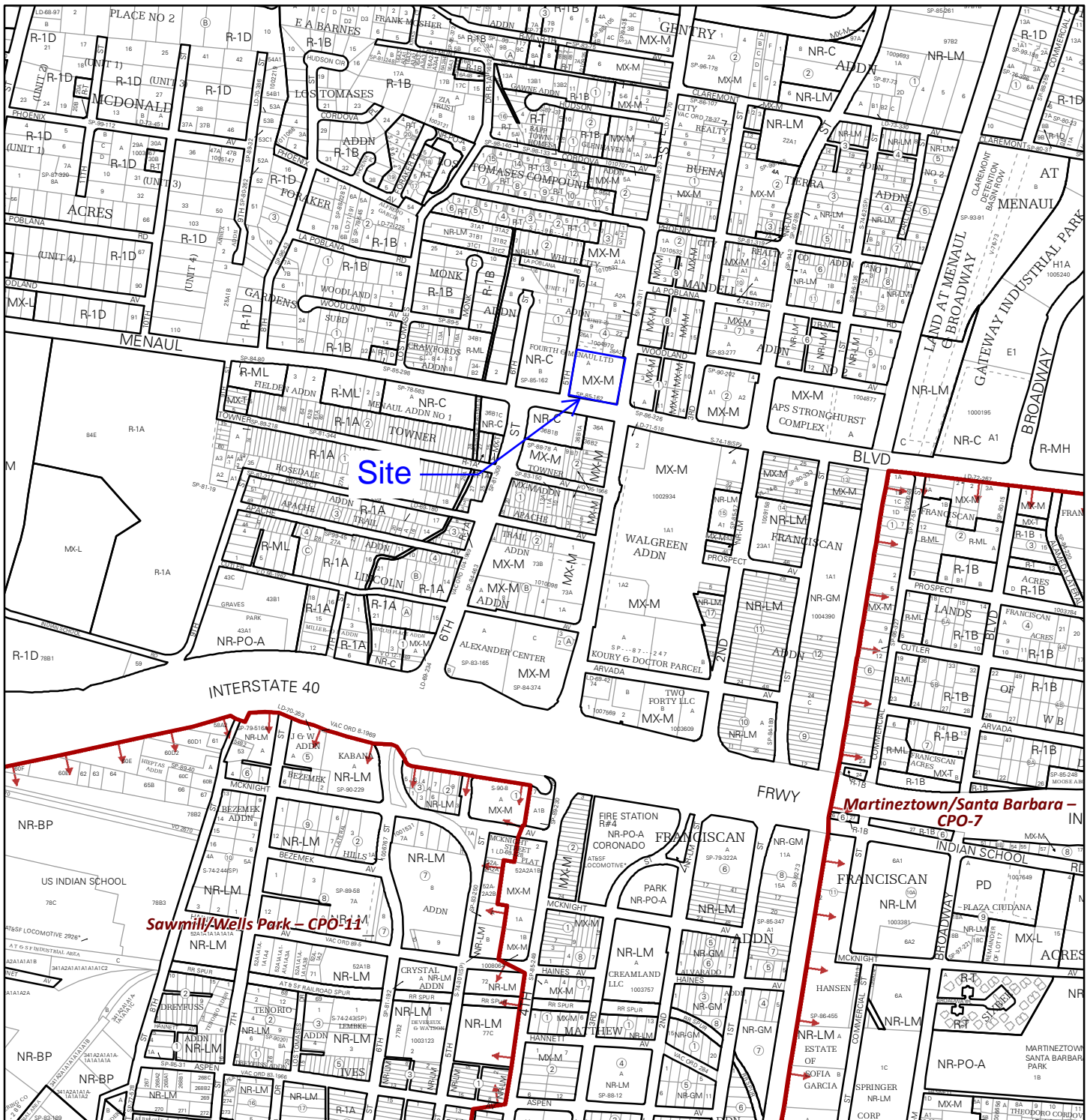
401 Menaul Blvd NW

Boost Mobile

Menaul Blvd NW

Geomechanics Southwest





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).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-14-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