



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refe	r to supplem	ental forms for sub	mittal requirements. All fee	es must	be paid at the time of	application.	
Administrative Decisions	Decisi	ons Requiring a Pu	blic Meeting or Hearing	Policy	Decisions		
Archaeological Certificate (Form P3)		☐ Site Plan – EPC including any Variances – EPC ☐ Adoption or Amendment of Comprehe Plan or Facility Plan (Form Z)		Comprehensive			
☐ Historic Certificate of Appropriateness – M (Form L)	inor 🗆 Mas	☐ Master Development Plan (Form P1) ☐ Adoption or Amendment of Historic Designation (Form L)			Historic		
☐ Alternative Signage Plan (Form P3)		☐ Historic Certificate of Appropriateness – Major (Form L)			☐ Amendment of IDO Text (Form Z)		
☐ Minor Amendment to Site Plan (Form P3)	□ Der	nolition Outside of HF	PO (Form L)	□ Ann	☐ Annexation of Land (Form Z)		
☐ WTF Approval (Form W1)	☐ Hist	toric Design Standard	ls and Guidelines (Form L)	□ Ame	☐ Amendment to Zoning Map – EPC (Form Z)		
	□ Wire	eless Telecommunica <i>W</i> 2)	ations Facility Waiver	☐ Amendment to Zoning Map – Council (Form Z)			
				Appea	als		
				☐ Decision by EPC, LC, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION							
Applicant: ABQ Terminal LLC ATTN	: LB Walk	er & Associates	s Inc	Ph	one:		
Address: 1311 NW Freeway Suite 1	25		,	Em		ail:	
City: HOUSTON			State: TX		Zip:		
Professional/Agent (if any): TIERRA WES	ST LLC			Phone: (505) 858-3100		00	
Address: 5571 Midway Park Place N	ΝE			Email: VCARRICA@TIERRAWESTLLC.COM			
City: ALBUQUERQUE			State: NM	Zip: 87109			
Proprietary Interest in Site: List all owners:							
BRIEF DESCRIPTION OF REQUEST							
ARCHAEOLOGICAL REQUES	ST.						
SITE INFORMATION (Accuracy of the exist		scription is crucial!	Attach a separate sheet if	necessa	ry.)		
Lot or Tract No.: MAP 44 TR 64C2 Exc 0.30 AC X ALL TR 64C3A2 Cont 21.43 AC			Block:		Unit:		
Subdivision/Addition:		MRGCD Map No.:		UPC Code: 101405533908840121			
Zone Atlas Page(s): M-14-Z	Ex	isting Zoning: NR-L	M	Proposed Zoning: NR-LM		M	
# of Existing Lots: 1	# c	of Proposed Lots: 1		Total Area of Site (acres): 21.43AC		21.43AC	
LOCATION OF PROPERTY BY STREETS	_			_			
Site Address/Street: 3200 Broadway B	lvd SE Be	tween: Broadway	Blvd SE	and: W	oodward Rd SE		
CASE HISTORY (List any current or prior p	project and c	ase number(s) that	may be relevant to your re	quest.)			
Z-1396, S-331, DRB 96-481							
Signature: fn ///				Date: 12.22.2022			
Printed Name: Ronald R. Bohannan							
FOR OFFICIAL USE ONLY							
Case Numbers	Action	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:				Fee	e Total:		
Staff Signature:			Date:	Project #			

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 to City Staff using other on-line resources such as Dropbox or FTP.

×	INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS Letter of authorization from the property owner if application is submitted by an agent
	Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and label
×	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

December 21, 2022

Mr. Tim MacEachen, Chair Environmental Planning Commission City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

RE: MAJOR AMENDMENT TO SITE PLAN

3200 BROADWAY BLVD SE ALBUQUERQUE, NM 87105

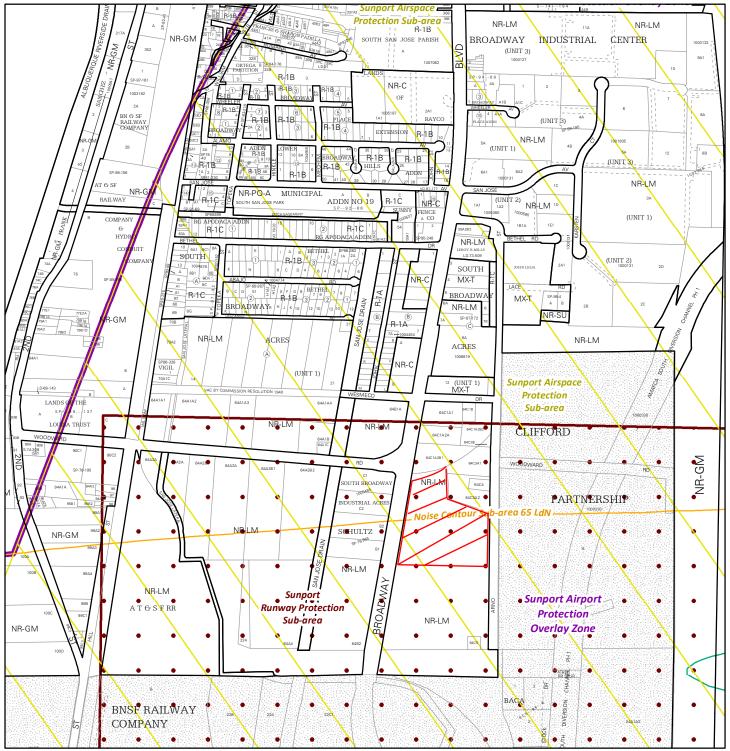
MAP 44TR 64C2 EXC 0.30 AC X ALL TR 64C3A2

ZONE ATLAS PAGE: M-14-Z

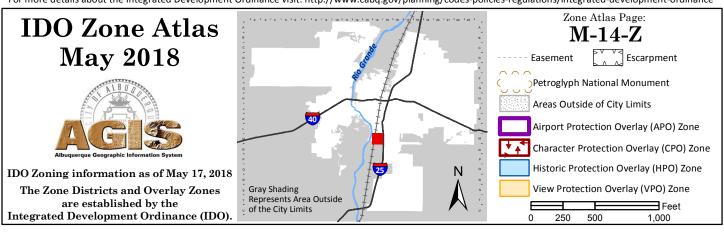
Dear Mr. MacEachen:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of ABQ Terminal LLC C/O LB Walker & Associates Inc. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

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	hen Love	
Signature	e // 00 C	
Co-	CEO	
Title		
	12/21/2022	
Date		



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





Tim Keller, Mayor Sarita Nair, CAO

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103 **Planning Department**

Alan Varela, Interim Director

DATE:				
SUBJECT:				
Case Number(s): Agent: Applicant: Legal Description: Zoning: Acreage: Zone Atlas Page(s):				
CERTIFICATE OF NO EFFECT:	Yes	No		
CERTIFICATE OF APPROVAL:	Yes	No		
SUPPORTING DOCUMENTATION:				
SITE VISIT: RECOMMENDATIONS:				
SUBMITTED BY:	_		SUBMITTED TO:	
Date				