

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

ABQ Terminal, LLC.
Attn: LB Walker & Associates
13111 NW Freeway Suite 125
Houston, TX 77040

Project# PR-2022-007103
Application#
SI-2024-00922 EPC FINAL SIGN-OFF

LEGAL DESCRIPTION:

For all or a portion of:

Map 44 Tract 64C2 EXC 0.30 AC x All TR
64C3A2 zoned **NR-LM**, located at **3200**
BROADWAY Blvd SE between BROADWAY
BLVD SE and WOODWARD RD SE containing
approximately **21.43** acre(s). **(M-14)**

On May 14, 2025, the Development Facilitation Team (DFT) administratively approved the above referenced application for Final Sign-off, based on the following Findings:

1. This is a request for a new light and heavy vehicle fueling station with incidental convenience store uses, such as retail and restaurant. The existing fueling depot on the southern 15-acre portion of the site will remain as developed and is included in this request as an As-Built Site Plan.
2. On June 15, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007103 SI-2023-00691 - Site Plan- EPC, and SI-2023-00693, a Variance – EPC from four signage standards. The EPC heard and decided the case as required by IDO section 14-16-6-6(l)(1)(c)5, for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included in the EPC submittal. The project was delegated to the DFT for final sign-off. Conditions were cleared and satisfied.

3. A future replat incorporating the access easement must be approved by the Development Hearing Officer (DHO) and recorded prior to the issuance of the C/O for the proposed Love's Travel Center.
4. The subject site is zoned NR-LM (Non-residential Light Manufacturing), with the APO-Airport Overlay zone, and is in an Area of Change, and is not in a designated center. The site is subject to the standards of the IDO and DPM. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
5. Pursuant to 6-6(l)(3) Review and Decision Criteria: An application for a Site Plan – EPC with a Development Facilitation Team Sign-off shall be approved if it meets all of the following criteria:
 - a. *6-6(l)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

DFT staff confirmed that the remaining EPC conditions of approval for the Site Plan – EPC for SI-2024-00691 have been met with the exception of Condition #8. A.; IDO/DPM requirements and Condition #8. A. of the EPC – Site Plan approval will be met with the conditions of approval from DFT staff being met (see conditions of approval below).

- b. 6-6(l)(3)(d) *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, and any burdens on those systems have been mitigated to the extent practicable.*

The City's existing infrastructure and public improvements coupled with the public infrastructure that will be included with the Site Plan will provide adequate capacity to serve the proposed development.

Conditions

Water Authority

1. Separate public and private infrastructure keyed notes and verify the removed hydrant is not necessary to remain for adjacent developments and proper spacing per DPM.

Planning

2. Correct the maximum pole height of light poles on the Site Plan per 2022 IDO requirements.
3. Add the following note to the Site Plan: The contractor should be notified of the potential for landfill gases to be present during the construction of the Arno St. SE road section.
4. Recorded IIA must be submitted.
5. Recorded Access Easement must be submitted.

Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Alan Varela,
Planning Director

RW/jr

Tierra West, LLC., 5571 Midway Park Pl. NE, Albuquerque, NM 87109