



# TIERRA WEST, LLC

April 29, 2024

Megan Jones  
Senior Planner  
City of Albuquerque  
Albuquerque, New Mexico 87103

**RE: 2022031 LOVES SUNPORT BLVD  
ALBUQUERQUE, NEW MEXICO**

Dear Mrs. Jones:

CONDITIONS OF APPROVAL –SI-2023-00691

1. Once the Site Plan and any associated Variance-EPC requests are approved by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.

**Once you are satisfied that the EPC conditions of approval have been met, we will submit it to DFT for final sign-off for Site Plan.**

2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.

**Please review the Site Plan submittal that has been revised to meet all EPC conditions.**

3. Site Plan Clean up (SP1 & SP2):

- a. The index to drawings shall include SP3 and all sheets associated with the request.

**The index to drawings on SP-1 has been revised to include SP3.**

- b. The 0.30 tract that is excluded in the legal description on the southern portion of the site shall be highlighted and referenced as “not included” on the overall site plan sheet and on the Fueling Depot As-Built site plan sheet 3.

**The 0.30-acre tract is shown and noted as “not included” on the overall site plan sheet (SP-1) and the Fueling Depot as-built plan sheet (SP-3).**

- c. Pursuant to IDO 6-6(N)(2)(f) Any Variances granted that are associated with the Site Plan shall be noted on the approved Site Plan sheet 1 and sign detail sheets.

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

**The variances granted by EPC are noted on the Site Plan sheet (SP-1) and the sign detail sheet (DET-3).**

4. Site Plan Clean up (SP3).

- a. A note stating: "The existing fueling depot on the southern ~15-acre portion of the site is to remain as developed and is included in this request as an As Built Site Plan for clarity and compliance moving forward" shall be added to the sheet.

**Note added to SP-3.**

- b. The 0.30 tract that is excluded in the legal description on the southern portion of the site shall be highlighted and referenced as "not included" on the overall site plan sheet and on the Fueling Depot As Built site plan sheet.

**The 0.30-acre tract is shown and noted as "not included" on the overall site plan sheet SP-1 and the Fueling Depot as-built plan sheet SP-3.**

- c. The title of Site Plan sheet 3 for the Fueling depot shall be changed to "As built Site Plan.

**The sheet 3 Site Plan (SP-3) for the Fueling depot was changed to "As Built Site Plan".**

5. Parking

- a. Parking for the general retail small use shall be included.

**Parking for general retail use is noted in the Site Plan parking calculations as "incidental to light vehicle fueling".**

- b. A note shall be added under parking data stating that it the General Retail Small use is incidental to Light Vehicle Fueling.

**Note added on SP-2.**

6. Landscape Plan:

- a. The Buffalo Juniper species of shrub shall be female only.

**A note was added on sheet LS-101 that this species of shrub will be "female only".**

- b. The note stating that the southern portion of the site is "not a part of project" shall be removed. The 15-acre portion of the site is included with this request.

**This note has been removed and the 15-acre portion of the site has been included with this request.**

- c. The title of the Landscape plan shall be changed to \_\_\_\_\_

**The Landscape Plan title is now Loves Travel Center.**

- d. The lot area shall be updated to reflect the total lot area on the site plan sheet and landscape sheet. Landscape calculations shall be updated based on this total.

**The total lot area is now reflected in the site plan and landscape plan sheets. The landscape calculations were updated based on the total lot area.**

7. Sign Details

- a. Sign details shall include height dimensions.

**Height dimensions included in sign details.**

- b. Sign details shall remain a part of the site plan set for DFT Submittal.

**The sign details will be included in the Site Plan submittal set to DFT.**

8. Detail Sheets:

- a. Parking Lot light poles and light details pursuant 4-3(D)(17)(d) shall be included.

**Parking lot light pole detail was added to the Site Plan set (DET-1).**

- b. The trash compactor enclosure shall be provided on a detail sheet with colors, height and finishes.

**The trash compactor enclosure is provided on a detail Sheet A-5 and does indicate color, height and finishes.**

9. Airport Protection Overlay Zone (APO 3-3)

- a. The Airspace Protection Sub-Area analysis shall be its own detail sheet.

**The Airspace Protection Sub-Area analysis detail was moved to its own detail sheet DET-6.**

- b. Light Reflective Value (LRV) shall be called out for each surface and for each sign pursuant to IDO 3-3(D)(2) Reflectivity.

**The LRV for each surface and for each sign is now included.**

- c. A note shall be added to the Site Plan stating that Structure and sign materials and any features therein comply with the glare and reflectivity standards per IDO 3-3(D)(2) Reflectivity.

**Note #4 added on Sheet SP-1.**

10. Grading and Drainage Plan: The Drainage narrative shall be updated to state that the northern portion of the site is proposed to be redeveloped as a Travel Center, not the southern.

**The drainage narrative on GR-1 was updated to note that the northern portion of the site is proposed for redevelopment.**

11. The Site Plan shall be pursuant to all IDO standards unless a variance is obtained.

**The Site Plan is pursuant to all IDO standards with the exception of the variances approved by EPC and noted in the plan set.**

12. Pursuant to IDO 6-6(N)(2)(f) Any Variances granted that are associated with the Site Plan shall be noted on the approved Site Plan sheet 1 and sign detail sheets.

**The variances granted by EPC are noted on the Site Plan sheet and the sign detail sheets.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Carrica', with a stylized flourish at the end.

Vincent Carrica, P.E.

Enclosure/s

cc:

JN: 2022031  
VPC/ac