

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Room 190
Albuquerque, NM 87102
Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)
C/O Jolene Wolfley

FROM: Megan Jones, Principal Planner

DATE: 5/16/2024

RE: PR-2022-007103_SI 2023-00693 –Site Plan-EPC_3200 Broadway Blvd. SE Travel Stop

The agent (Tierra West) for the Loves Travel Stop Located at 3200 Broadway Blvd. SE, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-10. See EPC Notice of Decision (NOD) dated 6-15-2023.

The applicant provided a letter which shall be included with the DFT submittal describing how each condition has been satisfied or will be met moving forward. Updated Site Plan drawings have been provided incorporating the conditions of approval. Conditions 8 A and 9 B shall be revisited prior to final sign off.

SI-2023-00693 –Site Plan-EPC

1. Conditions 1&2 have been met or are agreed upon by the applicant. DFT Staff is responsible for reviewing that the Site Plan complies with all applicable City development standards and regulations, including the DPM before a building permit is issued.
2. Conditions 3 A-C have been satisfied.
3. Condition 4 A-C have been satisfied.
4. Condition 5 A & B have been satisfied.
5. Condition 6 A, B and D have been satisfied.
6. Condition 6 C was not clear in the Notice of Decision and the applicant changed the title to the plan to Loves Travel Center landscape Plan. This is sufficient.
7. Condition 7 A & B: The sign dimension shave been added and the applicant has stated that the sign details will remain a part of the site plan set for DFT submittal
8. Condition 8 A: The applicant has added light pole details but have not clarified if they are pursuant to IDO 4-3(D)(17)(d).
9. Condition 8 B is satisfied.

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10. Condition 9 A has been satisfied.

11. Condition 9 B: The LRV does not appear to have been added to all surfaces and signs pursuant to IDO 3-3(D)(2) Reflectivity.

12. Condition 9 C has been satisfied.

13. Conditions 10-12 have been satisfied.

Tierra West, Agent for ABQ Terminal LLC, has satisfied most Conditions for NOD dated June 15, 2023. 1.

The applicant shall include all sheets provided to staff in the DFT submission that reflect these changes. The DFT can move forward with reviewing the Site Plan approved by the EPC and shall check all findings and conditions in the NOD for any unauthorized changes in the set they receive.

Megan Jones

Megan Jones, Principal Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department

