



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat for Reveiw and Comments		

APPLICATION INFORMATION		
Applicant/Owner: ABQ Terminal LLC ATTN: LB Walker & Associates Inc		Phone:
Address: 1311 NW Freeway Suite 125		Email:
City: Houston	State: TX	Zip:
Professional/Agent (if any): Tierra West, LLC		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		Email: VCARRICA@TIERRAWESTLLC.COM
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
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	Existing Zoning: NR-LM	Proposed Zoning NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 21.43ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3200 Broadway Blvd SE	Between: Broadway Blvd SE	and: Woodward Rd SE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Z-1396, S-331, DRB 96-481		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 06.03.2022
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all 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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

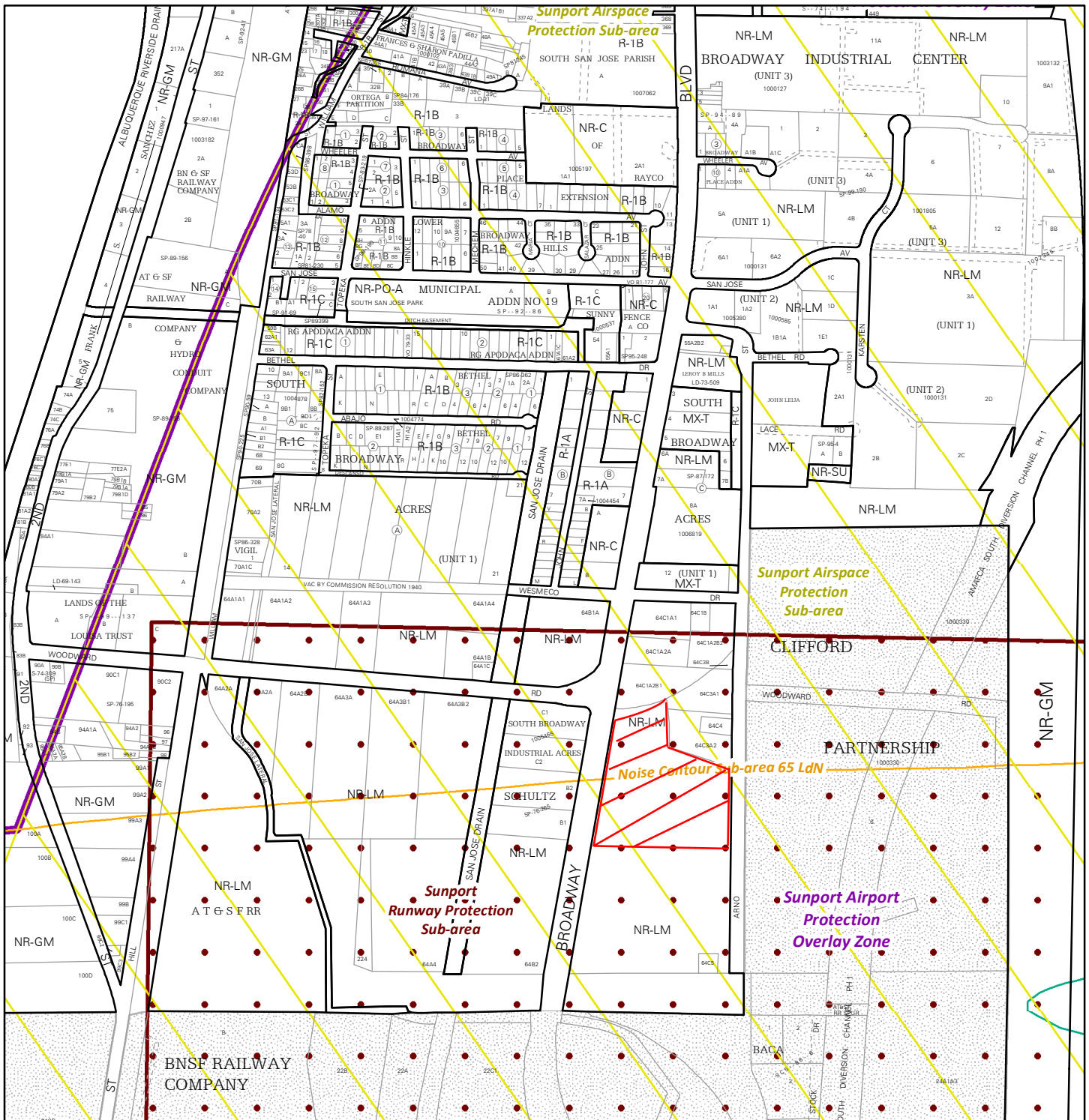
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____


- ___ A *Single* PDF file of the complete application including all 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. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

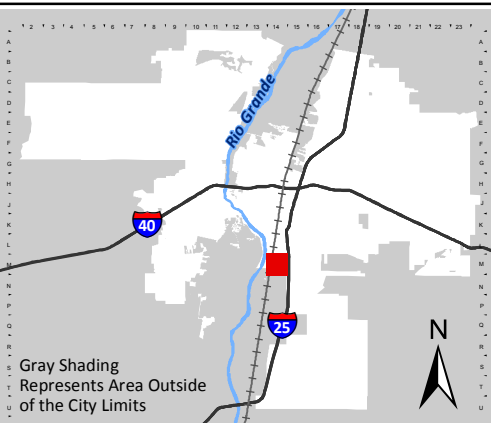


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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).



Zone Atlas Page:
M-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

JKW

TIERRA WEST, LLC

June 3, 2022

Ms. Jolene Wolfley, Chairwoman
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: DRB REQUEST FOR SKETCH PLAT REVIEW AND COMMENT
MAP 44 TR 64C2 EXC 0.30 AC X ALL TR 64C3A2
ZONE ATLAS PAGE: M-14-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of ABQ Terminal LLC Attn: LB Walker & Associates Inc., are submitting for sketch plat and plan review for new Loves Travel Center reference above and zoned NR-LM. Love's Travel Center proposes to develop a travel center on a portion of an existing Lot 64C2 of MRGCD Map 44, 3200 Broadway Blvd SE, within the city. The site is located off Broadway Boulevard and Sunport Boulevard, which is currently under construction to extend from I-25 to west of Broadway. Love's currently owns the overall 21.43-acres lot in conjunction with Musket Development. Musket has a fueling depot collocated on the facility. The proposed travel center will be located on the northern 7 acres of the site. Demolition of several existing buildings and above ground storage tanks within those 7 acres will be required. The existing Musket fueling depot within the remaining 14.43 acres of the site will remain. Access to the travel center will include two entrances off Broadway and two entrances off a proposed extension of Arno Street. There is no access proposed off Sunport Blvd.

The subject property and the adjacent properties to the north, west and south are within City limits and are zoned non-residential light manufacturing, NR-LM. The proposed heavy vehicle fueling is permissive under the NR-LM zoning. The property to the east is in the unincorporated portion of Bernalillo County. Development within the subject site will consist of five truck fueling positions, twelve auto fueling positions, a C-store with a food court and fast-food restaurant, auto and truck parking areas, CAT Scale and a dog park.

Utilities appear to be available to the site from existing mains in Broadway and/or Sunport Blvd. extension. We will be following up with the customary utility requests.

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

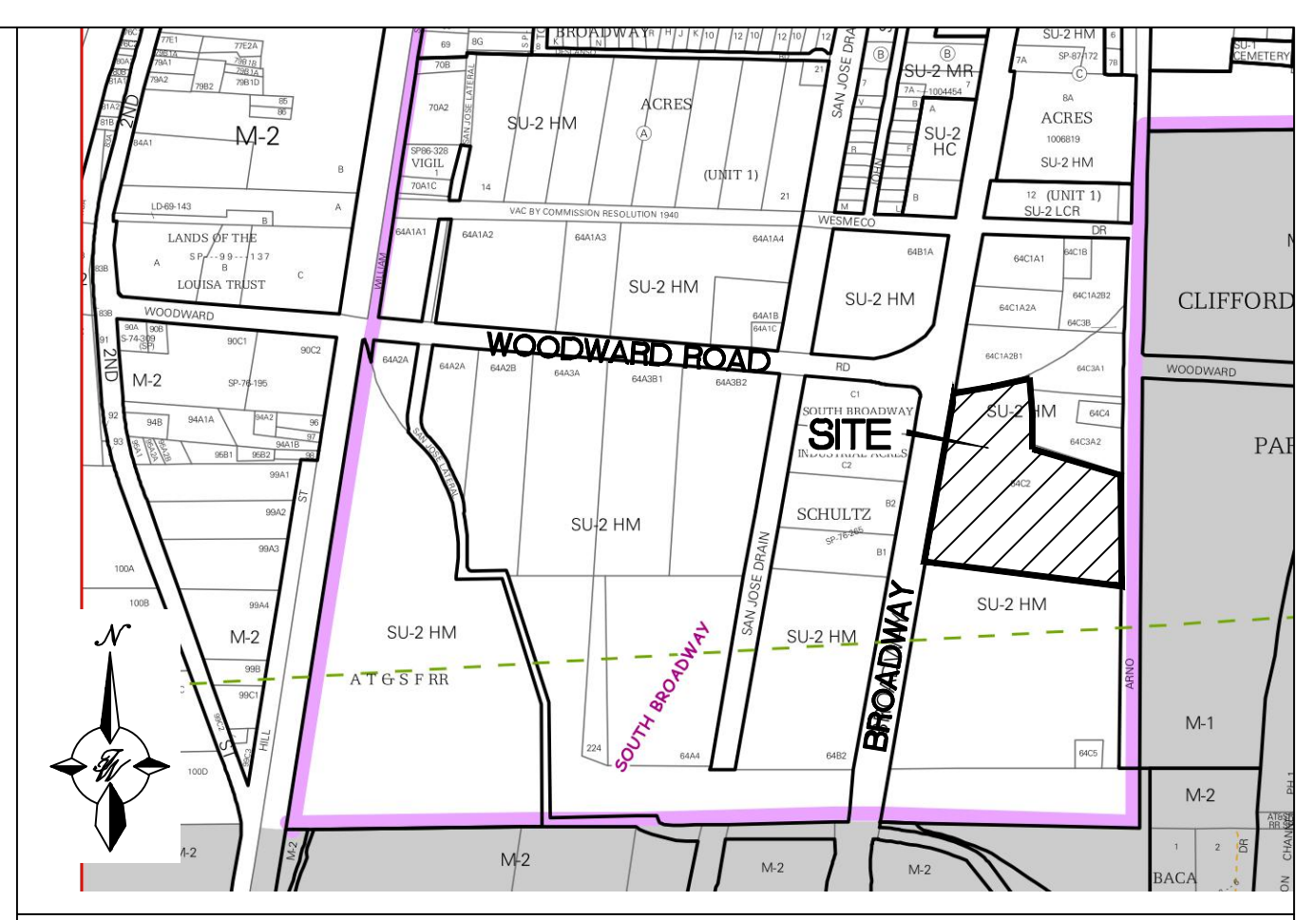
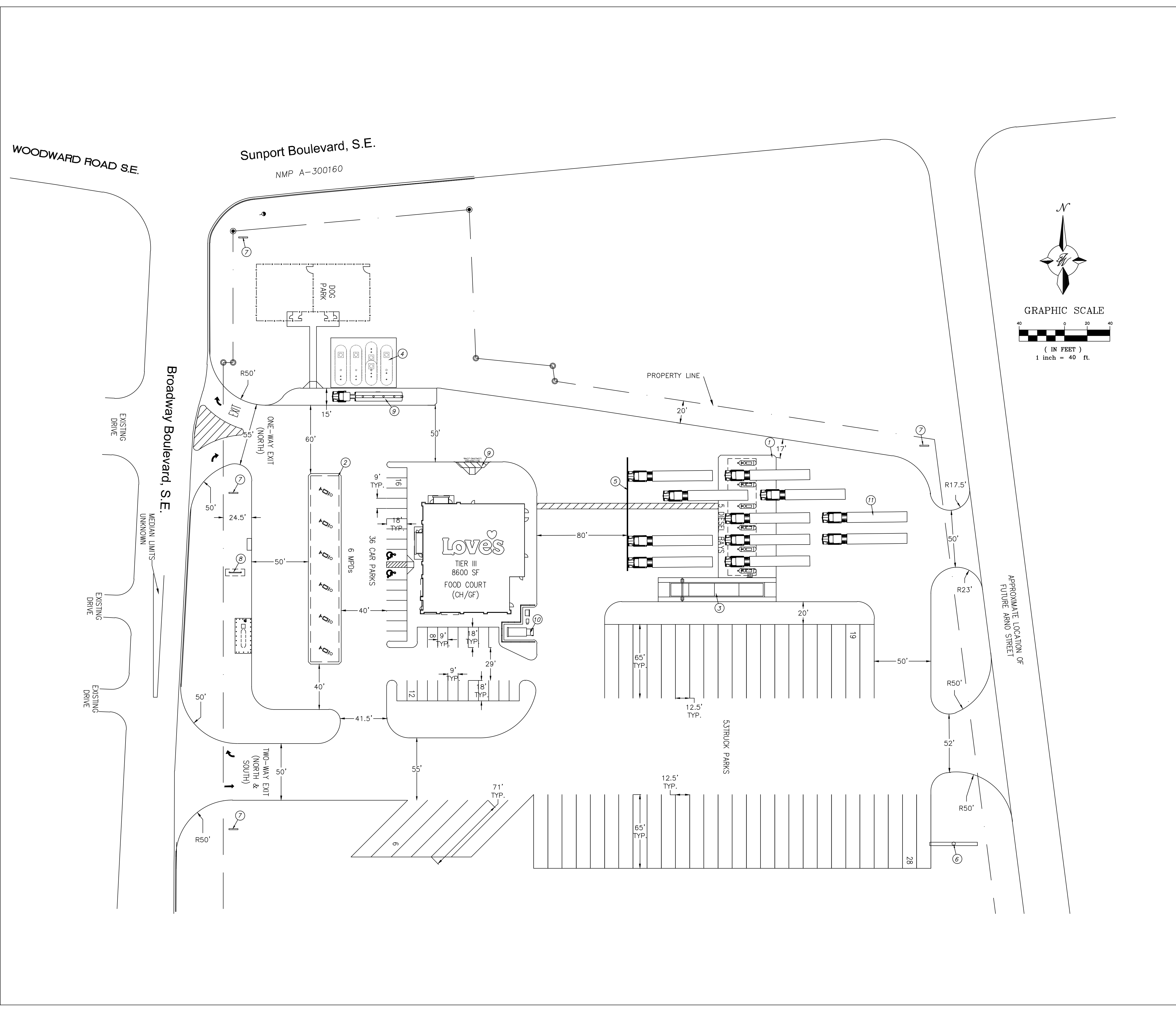
Sincerely,



Ronald R. Bohannon, P.E.
cc: Kym Van Dike
JN 2020031
RRR/vc/jg

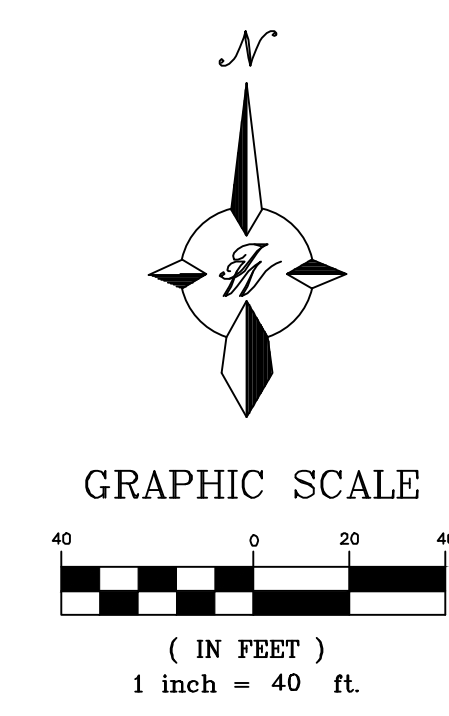
5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Z:\2022\2022031 Loves Sunport Station\dwg\Construction\2022031_Sketch Plan.dwg Jun 02, 2022 - 4:35pm



VICINITY MAP: M-14

LEGAL DESCRIPTION: PORTION OF LOT 64C2 OF MRGCD MAP NO. 44



SITE DATA

PROPOSED USAGE:	COMMERCIAL
ZONE:	NR-LM
LOT AREA:	304,920 S.F. (7.0 ACRES)
ADDRESS:	3200 BROADWAY BLVD. S.E.
BUILDING AREA:	8,600 S.F.
BUILDING COVERAGE:	2.82%
PARKING REQUIRED:	9 SPACES (1 SPACE PER 1,000 SF)
PARKING PROVIDED:	89 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)

SETBACKS

FRONT 5 FT. MIN.
SIDE 0 FT. MIN.
BACK 0 FT. MIN.

KEYED NOTES

- ① TRUCK CANOPY (51' x 108')
- ② AUTO CANOPY (29' x 168')
- ③ CAT SCALE
- ④ UNDER GROUND FUEL TANK FARM
- ⑤ PULL FORWARD LINE
- ⑥ POLE SIGN
- ⑦ MONUMENT SIGN
- ⑧ PRICE SIGN
- ⑨ LOADING ZONE
- ⑩ DUMPSTER
- ⑪ WB-65 (TYP)

ENGINEER'S SEAL	LOVES TRAVEL STOP BROADWAY/SUNPORT BLVD	DRAWN BY RMG
	SKETCH PLAN	DATE 06/02/2022
		2022031_SKETCH PLAN
		SHEET # SK-1
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	
		JOB # 2022031

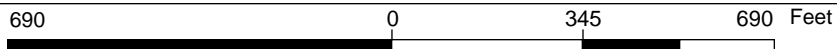
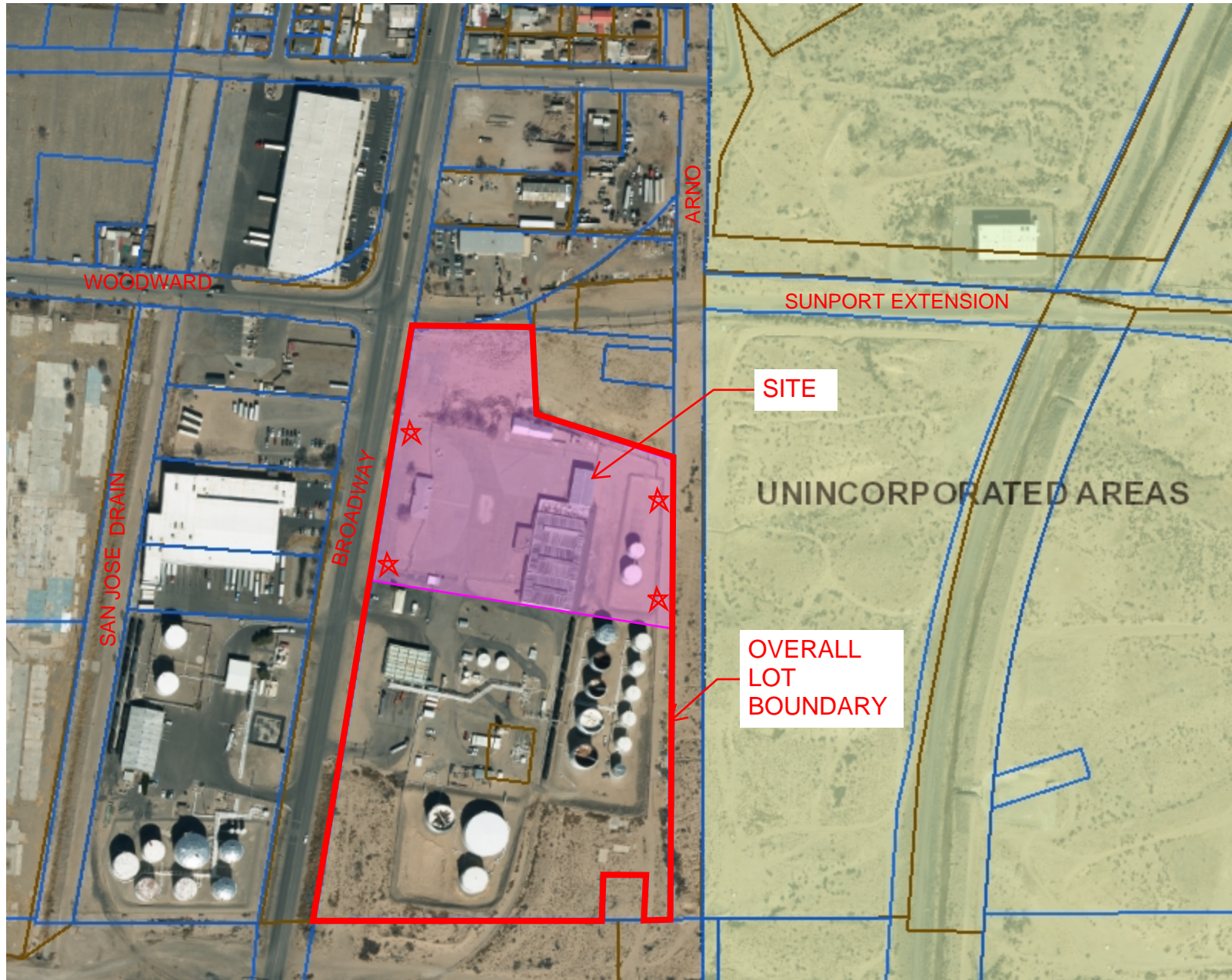


Loves Sunport Extension Travel Center



Legend

- City Parcels
- Bernalillo County Parcels
- ★ ENTRANCE



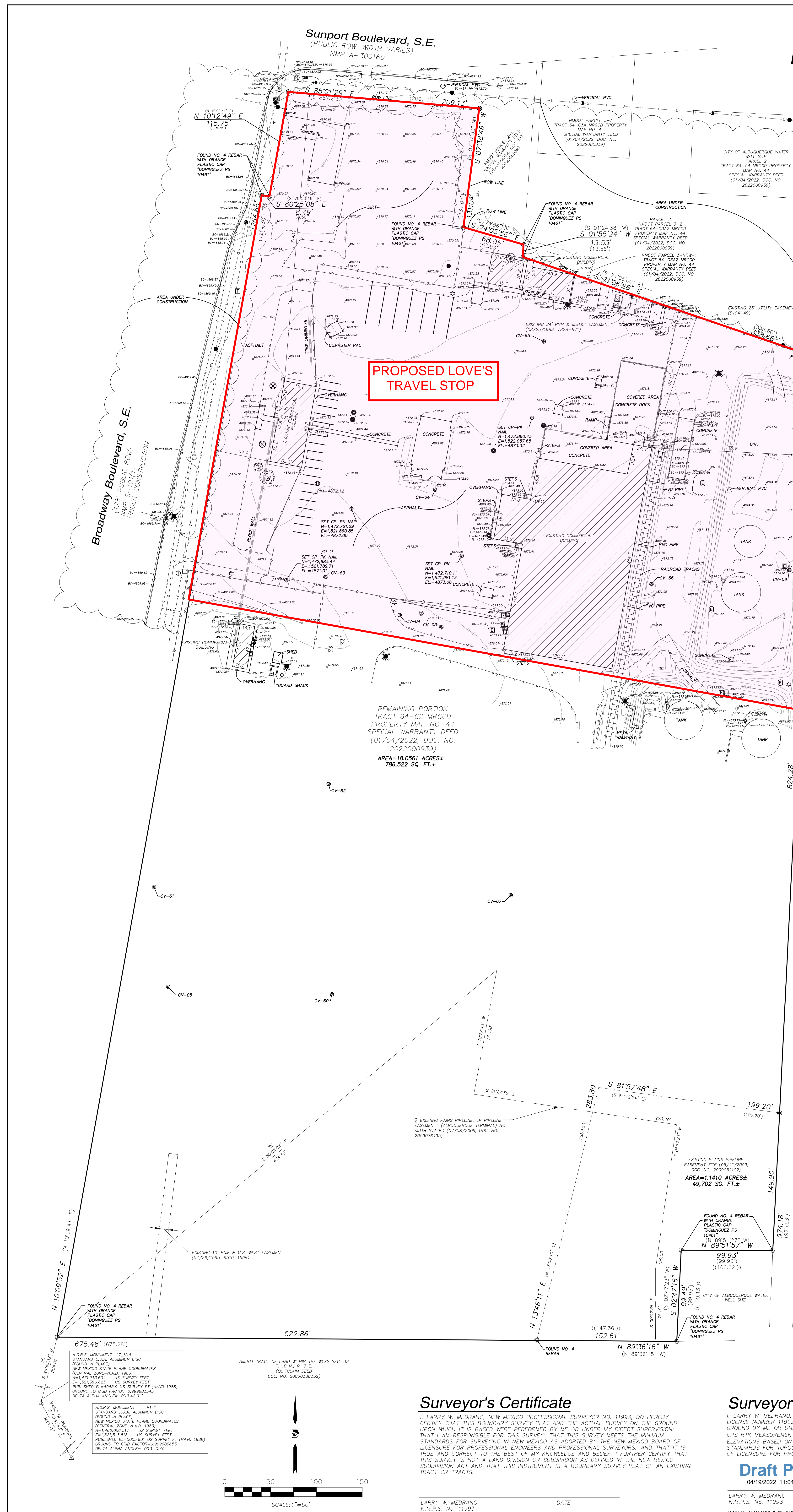
WGS_1984_Web_Mercator_Auxiliary_Sphere
6/2/2022 © City of Albuquerque

1: 4,140

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



PROPOSED LOVE'S TRAVEL STOP

REMAINING PORTION
 TRACT 64-C2 MRCCD
 PROPERTY MAP NO. 44
 SPECIAL WARRANTY DEED
 (01/04/2022, DOC. NO.
 2022000939)
 AREA=18.0561 ACRES±
 786,522 SQ. FT.±

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊕	DENOTES NO. 4 REBAR WITH PINK PLASTIC CAP THIS SURVEY CONTROL POINT SET THIS SURVEY
⊕	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
⊕	UTILITY POLE
⊕	ANCHOR POLE
⊕	GLY WIRE
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	LIGHT POLE
⊕	PULLBOX
⊕	TRANSFORMER
⊕	TELEPHONE PEDESTAL
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	UNKNOWN MANHOLE
⊕	SIGN
⊕	UNKNOWN METAL LID
⊕	GUARD POST
⊕	MONITORING WELL
⊕	FLAG POLE
—	CURB AND OUTER
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	WATER LINE
—	CHAIN LINK FENCE
—	EDGE OF ASPHALT

- Notes**
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "7-M14", PUBLISHED ELEVATION (FEET) = 4945.9
 - LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
 - THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF ONE FOOT.
 - NM ONE CALL TICKET NO. 22AP150457

Surveyor's Certificate

I, LARRY W. MEDRANO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 11993, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. GPS RTK MEASUREMENTS ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS ELEVATIONS BASED ON AGRS MONUMENT "7-M14" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Draft Print
 04/19/2022 11:04:10 AM



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID COORDINATES: STANDARD	LAND GRANT: N/A	PROPERTY OWNER: SOUTH FLORIDA MATERIALS CORP.	ADDRESS: 3200 BROADWAY BOULEVARD, S.E.		CREWTECH: ML/AB	DATE OF SURVEY: 04/05-12/2022
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	SECTION: 32	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPP	DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	ROTATION ANGLE: 0° 00' 00.00" YES	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UIC: 101405533908840121	PSI JOB NO.: 228113T	SHEET NUMBER: 1 OF 1
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318002	BASE POINT FOR SCALING AND/OR ROTATION: E = 0	ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'		DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION			



OFFICE LOCATION:
 3200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX