



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 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 checked="" 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 Plan for Review 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 <u>all</u> 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: 11.10.22
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 P2 at the front followed by the remaining documents *in the order provided on this form.*

SKETCH PLAN – DRB

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

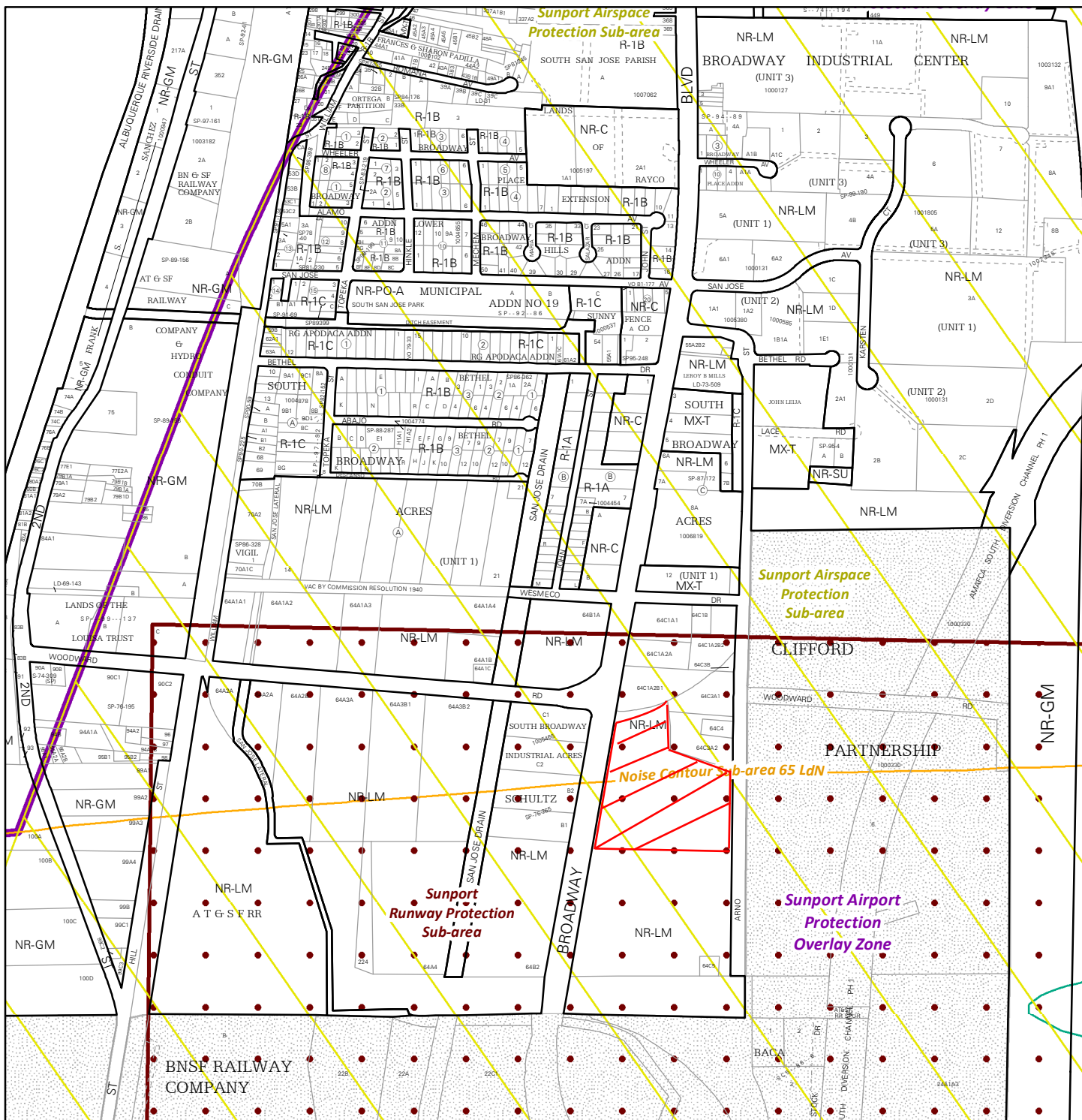
- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- ___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ Sign Posting Agreement
- ___ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ___ Completed Site Plan Checklist
- ___ Site Plan and related drawings
- ___ Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- ___ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- ___ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- ___ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- ___ Infrastructure List, if required

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings
- ___ Infrastructure List, if require



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

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

Gray Shading Represents Area Outside of the City Limits

North Arrow

0 250 500 1,000 Feet

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

November 10, 2022

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

**RE: DRB REQUEST FOR SKETCH PLAN 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 plan review for a proposed Love's Travel Center and for the existing fueling depot that occupies the remainder of the property. The site is zoned NR-LM. Love's Travel Center proposes to develop a travel center on the northern portion (approximately 7 acres) of the 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 Sunport Blvd from I-25 to west of Broadway. This roadway construction is scheduled to be completed by May of 2023.

DRB reviewed and provided comments on a previous sketch plat in June of this year (PR-2022-007103). After a subsequent meeting with COA Planning it was recommended that a second sketch plat be submitted for review of the entire existing parcel, which would include the proposed Love's Travel Center and the remaining, existing Musket fueling depot.

The previous lot size was 21.43 acres. Approximately 3.37 acres was purchased by the City as part of the Sunport Boulevard Extension project, on which they constructed a storm drain detention pond. The entire site is owned by Musket which is a subsidiary of Love's. 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. We are currently working with NMDOT, Bernalillo County and COA Transportation on the access points.

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, 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

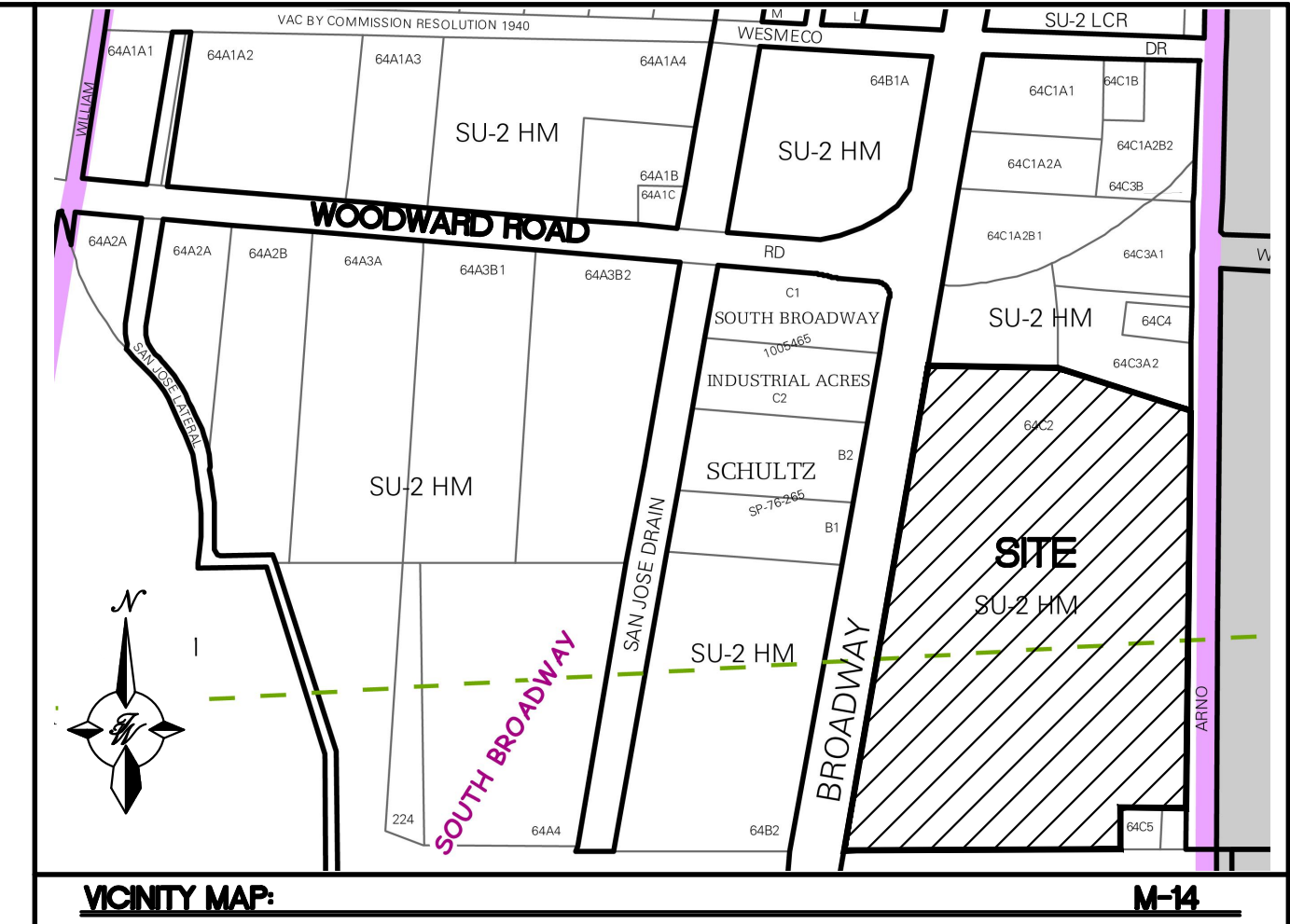
JN 2020031
RRR/vc/ye



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
CV-#	MONITORING WELL (EXISTING)

- 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)
 - 12 EXISTING ELECTRICAL PANELS TO REMAIN
 - 13 EXISTING CAR PORT TO BE REMOVED
 - 14 EXISTING BUILDING TO REMAIN
 - 15 EXISTING GATED ACCESS
 - 16 EXISTING STORAGE TANK TO REMAIN
 - 17 EXISTING ABOVE GROUND PIPING TO REMAIN
 - 18 EXISTING NON-GATED ACCESS
 - 19 EXISTING BUILDING TO BE REMOVED
 - 20 EXISTING ABOVE GROUND STORAGE TANK TO BE REMOVED
 - 21 EXISTING CONCRETE PADS TO REMAIN (TYP)
 - 22 EXISTING CONTAINMENT AREA ACCESS TO REMAIN
 - 23 EXISTING CONTAINMENT AREA ACCESS TO BE REMOVED
 - 24 MUNICIPAL STORM DRAIN POND
 - 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
 - 26 EXISTING TRANSFORMERS TO REMAIN
 - 27 EXISTING UTILITY EASEMENT
 - 28 EXISTING RAIL SPUR TO REMAIN
 - 29 EXISTING PLAINS PIPELINE EASEMENT SITE
 - 30 EXISTING 25' UTILITY EASEMENT



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

SITE DATA - OVERALL

PROPOSED USAGE	COMMERCIAL
ZONING	NR-LM
LOT AREA	786522 SF (18.056 AC)
ADDRESS	3200 BROADWAY BLVD. S.E.

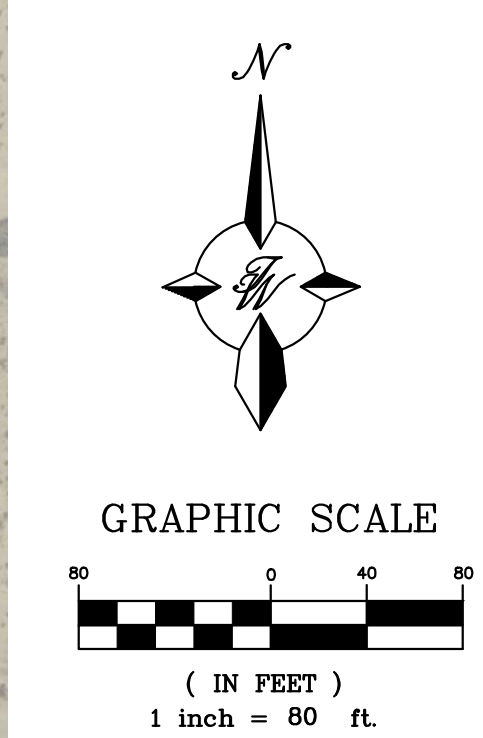
SITE DATA - LOVE'S TRAVEL CENTER

PROPOSED USAGE	COMMERCIAL
ZONING	NR-LM
LOT AREA	304920 SF (7.00 AC)
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' MIN
SIDE	0'
BACK	0'

CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	LOVES TRAVEL STOP BROADWAY/SUNPORT BLVD	DRAWN BY RMG
	SKETCH PLAN	DATE 11-9-22
		2022031_BASE
		SHEET # SK-1
	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022031

Z:\2022\2022031 Loves Sunport Station\dwg\Base\2022031_Base.dwg Nov 09, 2022 8:12am