



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

We are requesting for the development of a 5,200SF convenience store and fuel station on 1.28AC located immediately south of Central Ave between 65th St and Coors Blvd. The minor subdivision process will allow for 0.23AC of a 1.25AC parcel (UPC 101105700923132213) and to allow for a 0.43AC (UPC 101105700724432214) parcel, a 0.62 AC parcel (UPC , 101105700524632216) and newly created 0.23 AC lot to be replatted to create a 1.28AC lot. Existing parcels are presently vacant commercial and zoned MX-M and MX-L. We are requesting to rezone the 0.23 AC created lot to MX-M.

APPLICATION INFORMATION

Applicant/Owner: MJG CORPORATION, CHRONIS PROPERTIES LLC	Phone:	
Address: 6500 CENTRAL AVE SW ALBUQUERQUE NM 87121, 111 65TH ST SW ALBUQUERQUE NM 87121, 121 65TH ST SW ALBUQUERQUE NM 87121	Email:	
City: ALBUQUERQUE	State: NM	Zip: 87121
Professional/Agent (if any): Matrix Design Group	Phone:	
Address: 2435 Research Parkway Suite 300	Email:	
City: Colorado Springs	State: CO	Zip: 80920
Proprietary Interest in Site:	List all owners: MJG CORPORATION, CHRONIS PROPERTIES LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 38A, 38B, 35A	Block: 0000	Unit:
Subdivision/Addition: HUBBELL HEIGHTS	MRGCD Map No.:	UPC Code: 101105700524632216, 101105700724432214, 101105700923132213
Zone Atlas Page(s): K-10-Z and K-11-Z	Existing Zoning: NR-C	Proposed Zoning: NR-C
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 1.28 AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Coors Blvd & Central Ave, SWC Albuquerque, New Mexico, 87121 Between: Coors Blvd and: Central Ave

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: 10/21/2024
Printed Name: NICOLE SCHAMEL	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- 1) DFT Application form completed, signed, and dated
- 2) Form S3 with all the submittal items checked/marked
- 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

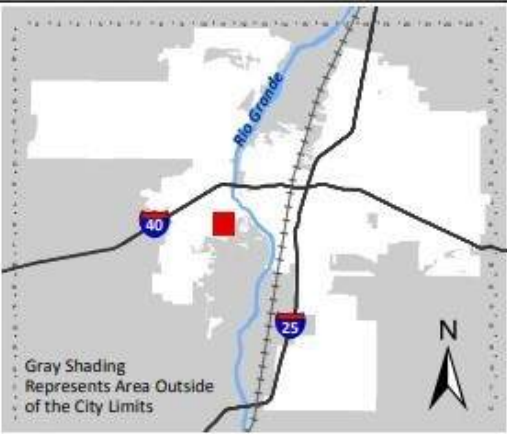


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: K-11-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



Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
O 719.575.0100
F 719.575.0208
matrixdesigngroup.com

October 21, 2024
Alan Varela
Planning Director
600 2nd NW
Albuquerque, NM 87102
(505)924-3860

RE: Sketch Plat Application

Dear Mr. Varela,

We are requesting for the development of a 5,200SF convenience store and fuel station on 1.28AC located immediately south of Central Ave between 65th St and Coors Blvd. The minor subdivision process will allow for 0.23AC of a 1.25AC parcel (UPC 101105700923132213) and to allow for a 0.43AC (UPC 101105700724432214) parcel, a 0.62 AC parcel (UPC , 101105700524632216) and newly created 0.23 AC lot to be replatted to create a 1.28AC lot. Existing parcels are presently vacant commercial and zoned MX-M and MX-L. We are requesting to rezone the 0.23 AC created lot to MX-M. This will allow for the entire proposed site to be zoned MX-M.

Proposed uses of this site support the purpose of the MX-M zone by providing medium-scale commercial and fueling station where additional residential is not appropriate or desired. The proposed commercial uses will support the surrounding R-T, R-1C and MX-M land uses. Furthermore, this development is supportive of Coors Blvd. as a major transit corridor as outlined in the Albuquerque and Bernalillo County Comprehensive Plan. Development of a convenience store and fuel station will contribute to the corridors' transit, auto and pedestrian orientation.

Access into the site is provided by a proposed Right-in/Right-out along Coors Boulevard and a full movement intersection along 65th St. Bike and vehicular parking is provided interior to the site. Pedestrian connectivity is provided by a proposed sidewalk which will connect Coors Blvd to the front of the building.

Please let us know of any questions, thank you.
Sincerely,

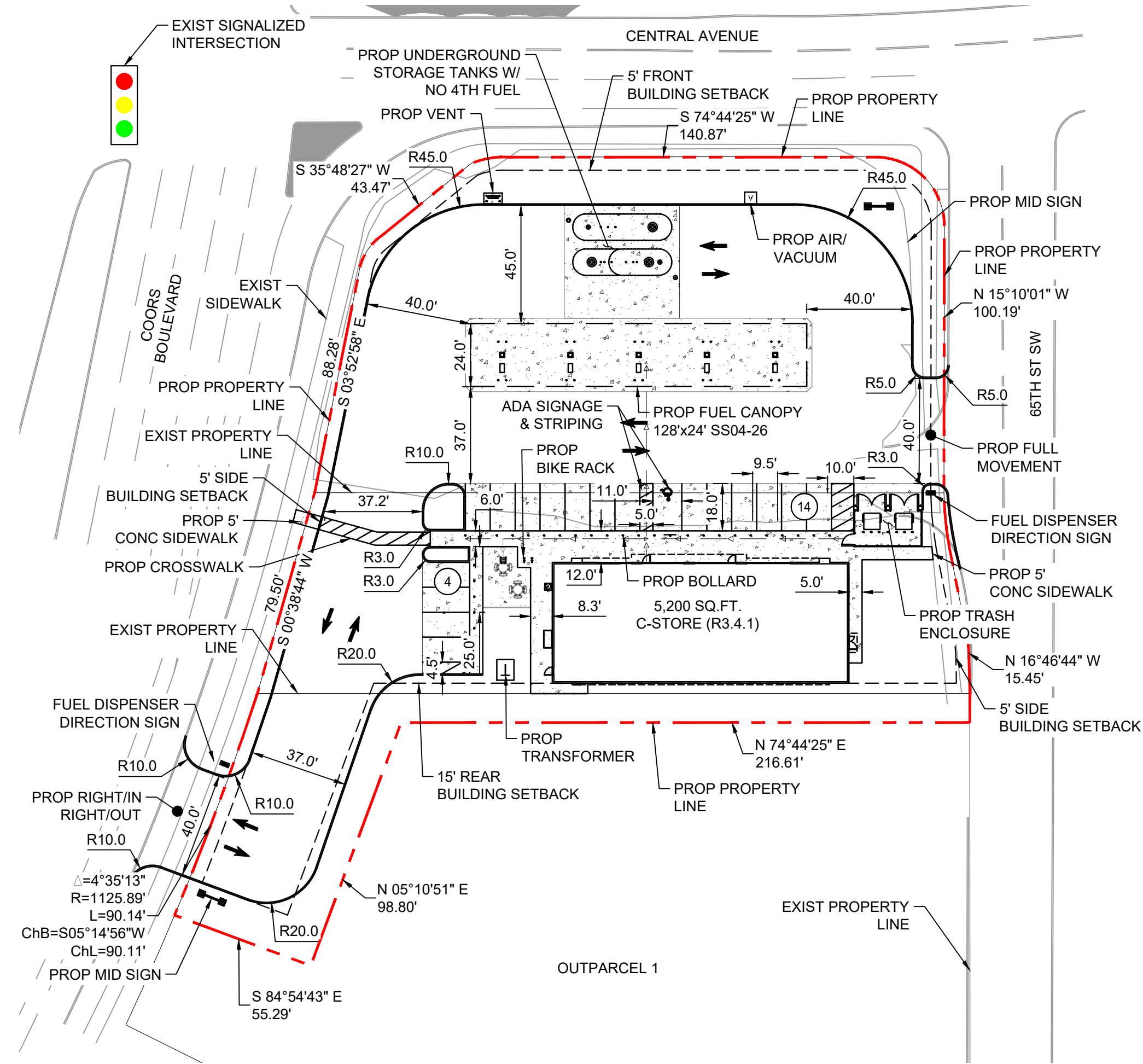
A handwritten signature in blue ink that reads "Nicole M Schanel".

Nicole Schanel, PE
Director of Civil
Matrix Design Group

Excellence by Design

Anniston, AL | Atlanta, GA | Colorado Springs, CO | Denver, CO | Niceville, FL | Parsons, KS | Phoenix, AZ
Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

Drawing Name: S:\Chloe K\Matrix\Coors Blvd & Central Ave (Requirements, ME)\020 CSP\020\041 Plan Set\Concept Plan\CSP.002.dwg Last Modified: Sep 05, 2024 - 10:00am by ckawade



SITE LEGEND:

- BUILDING & GREEN SPACE SETBACK LINE
- PROPERTY LINE
- (#) NUMBER OF PARKING SPACES

SITE DATA:

ZONING: NR-C (COMMERCIAL NON RESIDENTIAL)
CURRENT LAND USE: VACANT

TOTAL LOT AREA: ±1.28 ACRES ±55,615 SQ. FT.
AREA OF OUTPARCEL 1: 1.07 ACRES
AREA OF OUTPARCEL 2: N/A
AREA OF COMMERCIAL PARCEL: N/A
AREA OF OPEN SPACE: ±XX,XXX SQ. FT.
GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.

BUILDING SETBACKS:
5' FRONT (CENTRAL AVE)
5' SIDE (COORS BLVD)
15' REAR (ADJACENT COMMERCIAL)

GREENSPACE SETBACKS:
0' FRONT
0' SIDE - EAST
0' SIDE - WEST
0' REAR

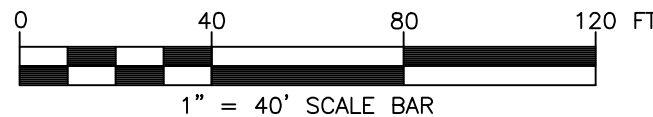
PARKING REQUIRED:
(1) SPACES FOR EVERY 300 SQUARE FEET OF GROSS FLOOR AREA
AREA - 5,200 / 300 = 18 SPACES
ADA PARKING= MIN (1) SPACE FOR EVERY (1-25) PARKING SPACES.
BICYCLE PARKING: (1) BIKES SPACE PER 20 CAR SPACES = 2 BIKE SPACES

PARKING PROVIDED:
17 SPACES +1 ADA = 18 PARKING
& 8 PUMP SPACES
PARKING SPACES DIMENSION = 9.5x18'
0 SEMI-TRUCK PUMP SPACES
BICYCLE PARKING: 2 U-RACKS (4 SPACES)

TRUCK USED:
WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT

GENERAL NOTES:

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSED ONLY.
2. THIS SITE PLAN IS BASED ON AERIAL IMAGERY AND A PDF SITE PLAN OF THE OVERALL DEVELOPMENT



PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
NMS
PROJECT MANAGER
MDF
QUALITY CONTROL
TRS
DRAWN BY
DGW
DATE ISSUED
2024-09-06

PROJECT NAME
COORS BLVD & CENTRAL AVE, SWC ALBUQUERQUE, NEW MEXICO, 87120 BERNALILLO COUNTY



PROJECT NUMBER
24.1323.xxx

SHEET TITLE
CONCEPTUAL PLAN
SHEET NUMBER
CSP.002W

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--- PROPERTY LINE

(#) NUMBER OF PARKING SPACES

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DATE ISSUED

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PROJECT NAME

COORS BLVD & CENTRAL AVE, SWC

ALBUQUERQUE,

NEW MEXICO, 87120

BERNALILLO COUNTY



CIRCLE K STORES INC.

PROJECT NUMBER

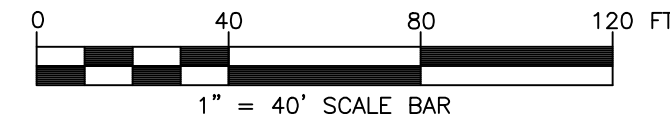
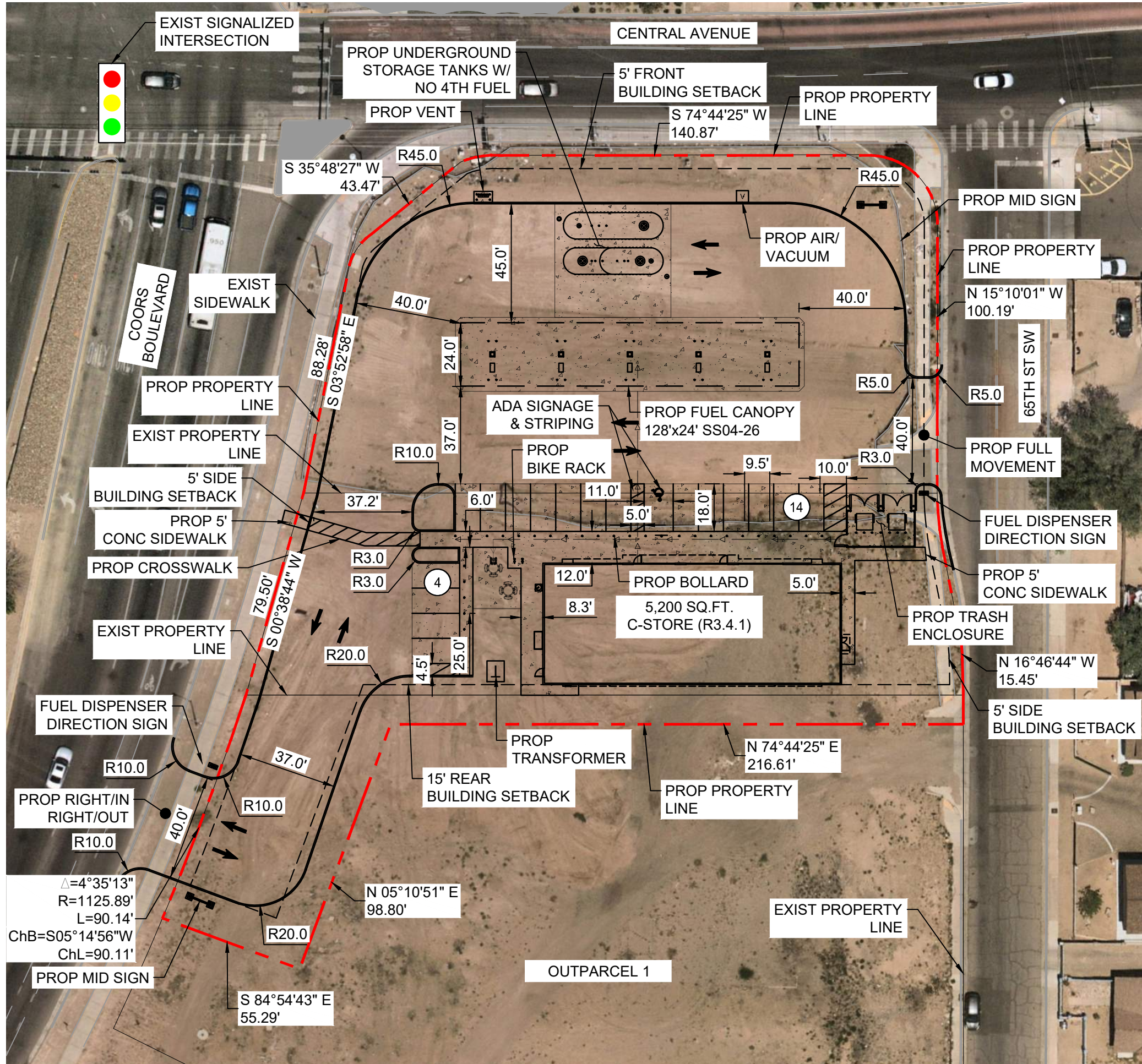
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SHEET TITLE

CONCEPTUAL PLAN

SHEET NUMBER

CSP.002A



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SITE LEGEND:

BUILDING & GREEN SPACE SETBACK LINE

PROPERTY LINE

NUMBER OF PARKING SPACES

SITE DATA:

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15' REAR (ADJACENT COMMERCIAL)

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0' REAR

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PROFESSIONAL IN CHARGE

NMS
PROJECT MANAGER
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QUALITY CONTROL
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PROJECT NAME

COORS BLVD & CENTRAL AVE, SWC ALBUQUERQUE, NEW MEXICO, 87120 BERNALILLO COUNTY



CIRCLE K STORES INC.

PROJECT NUMBER

24.1323.xxx

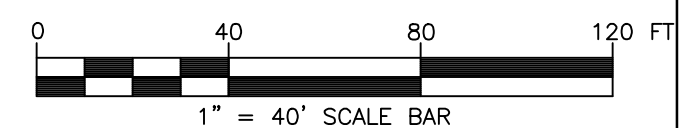
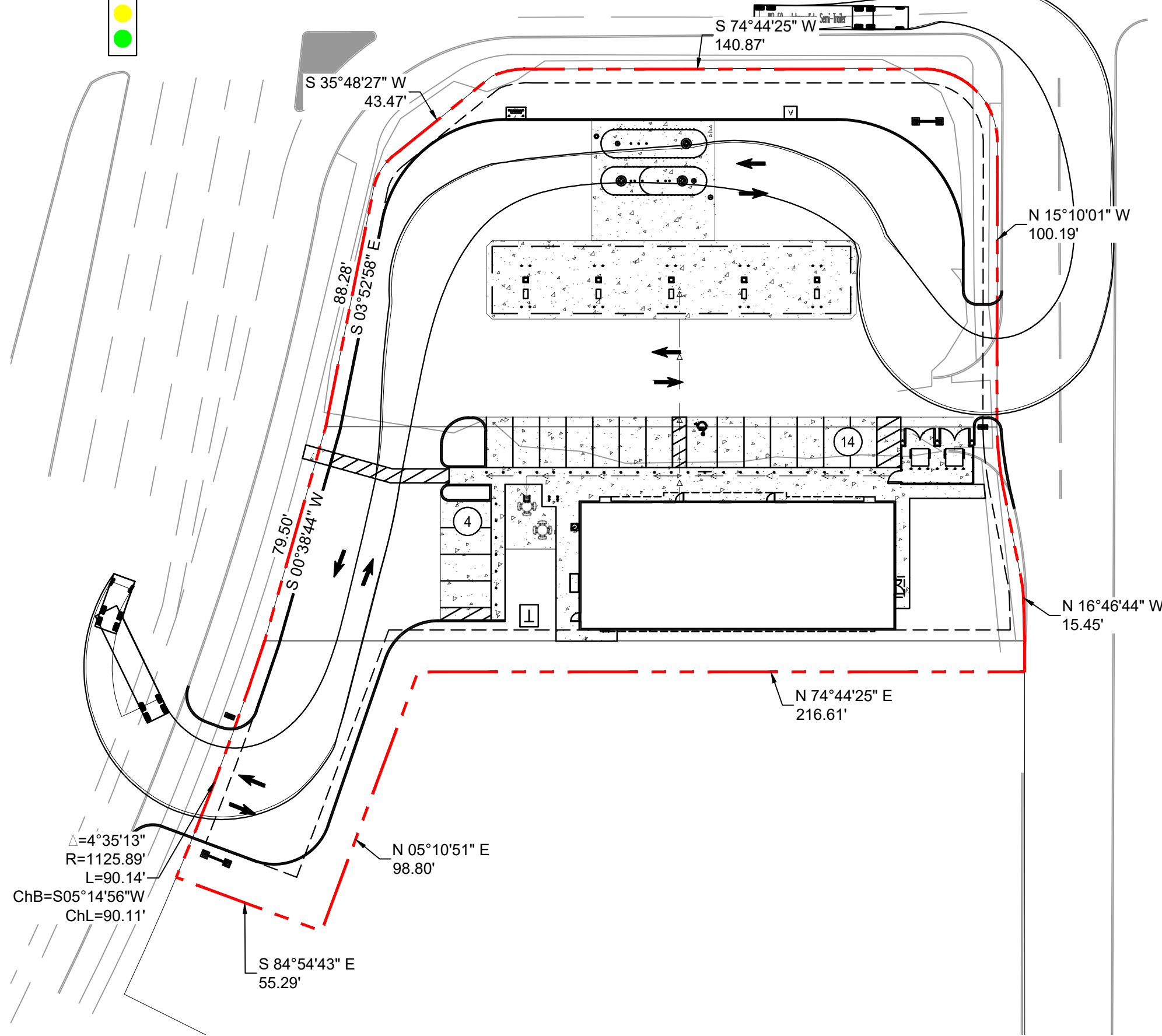
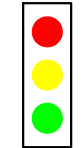
SHEET TITLE

CONCEPTUAL PLAN

SHEET NUMBER

CSP.002T

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SITE LOCATION

CENTRAL AVENUE NW

COORS BOULEVARD SW

65TH STREET SW

SITE LEGEND:

- BUILDING & GREEN SPACE SETBACK LINE
- PROPERTY LINE
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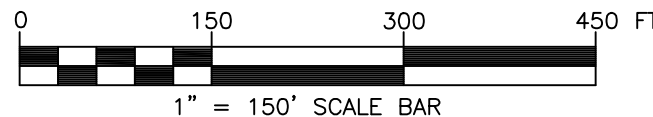
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DATE	DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 NMS
PROJECT MANAGER
 MDF
QUALITY CONTROL
 TRS
DRAWN BY
 DGW
DATE ISSUED
 2024-09-06

PROJECT NAME
COORS BLVD & CENTRAL AVE, SWC ALBUQUERQUE, NEW MEXICO, 87120 BERNALILLO COUNTY



CIRCLE K STORES INC.

PROJECT NUMBER
 24.1323.xxx

SHEET TITLE

CONCEPTUAL PLAN

SHEET NUMBER

CSP.002

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