

PLAN SNAPSHOT REPORT PA-2025-00343 FOR CITY OF ALBUQUERQUE

Pre-Application Review PR-2025-020131 (PR-2025-020131) 10/22/2025 Plan Type: Project: App Date:

Work Class: Sketch Plan District: City of Albuquerque 04/20/2026 Exp Date:

Fees Due 0.00 NOT COMPLETED Status: Square Feet: Completed:

\$0.00 Valuation: Approval Assigned To:

Expire Date: Description: Proposal for a renovation of an existing Circle K convenience store with liquor sales and fuel

> pumps. Overall site layout will remain the same - updating the building, expanding parking and adding EV charging stalls.

101406613814330126 Parcel: Main Address: 3622 Nm 528 Nw Zone:

Albuquerque, NM 87114

3622 Nm 528 Nw Albuquerque, NM 87114

Main

Engineer Applicant Amanda DeMarco Trevor Stevens

Home: (719) 575-0100 2435 Research Parkway 300

300 Business: (719) 575-0100

Colorado Springs, CO 80920 Mobile: (231) 499-3904

Home: (719) 502-0348 Business: (719) 575-0100 Mobile: (719) 502-0348

Plan	Custom	Fields

Existing Project NumberN/A		Existing Zoning	NR-BP - Non-Residential - Business Park	Number of Existing Lots1	
Number of Proposed Lots	1	Total Area of Site in Acres	1.12	Site Address/Street	3622 NM State Hwy 528
Site Location Located Between Streets	Alameda Blvd & Ellison Dr	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	3234	Square Footage of Proposed Buildings	4700	Lot and/or Tract Number	G2B
Block Number	0000	Subdivision Name and/or Unit Number	SEVEN BAR RANCH	Legal Description	TR G-2B PLAT OF TRS G-2A, G-2B, G-2C, G-2D & G-2E SEVEN-BARRANCH (REPL OF TR G-2 SEVEN-BAR RANCH) CONT 1.1232 AC M/L OR 48,927 SQ FT M/L
Existing Zone District	NR-BP	Zone Atlas Page(s)	A-14	Acreage	1.1232
Calculated Acreage	1.12432	Council District	5	Community Planning Area(s)	Northwest Mesa
Development Area(s)	Change	Current Land Use(s)	03 Commercial Retail	Center Type	Employment
Pre-IDO Zoning District SU-1		Pre-IDO Zoning Description	IP USES	Major Street Functional 2 - urban principal arter Classification	
FEMA Flood Zone	X, AO	Total Number of Dwelling Units	0	Total Gross Square Footage2	0
Total Gross Square Footage4	0	Total Gross Square Footage	0	Total Gross Square Footage3	0

Notes **Attachment File Name** Added On Added By **Attachment Group**

Signature_Amanda_DeMarco_10/23/20 10/22/2025 18:57 DeMarco, Amanda Uploaded via CSS

25.jpg

PLAN SNAPSHOT REPORT (PA-2025-00343)

Invoice No. Fee				Fee Amount	Amount Paid
	Technology Fee			\$3.50 \$50.00 \$53.50	\$0.00 \$0.00 \$0.00
	Sketch Plat/Plan Fee				
		Total for Invoice INV-00057000			
		Grand To	tal for Plan	\$53.50	\$0.00
Meeting Type	Location	Scheduled Date	Subject		
DFT Meeting v.1	Zoom	11/05/2025	Sketch Plat		
Workflow Step / Action Name		Action Type		Start Date	End Date
Application Screen	ing v.1			10/28/2025 13:37	10/29/2025 15:
Associate Project Number v.1		Generic Action			10/28/2025 13:
DFT Meeting v.1		Hold Meeting		10/29/2025 15:35	10/29/2025 15:
Screen for Completeness v.1		Generic Action			10/29/2025 15:
Verify Payment v.1		Generic Action			10/29/2025 15:
Application Review	/ v.1				
Sketch Plat/Plan Review v.1		Receive Submittal			
DFT Comments Submittal v.1		Generic Action			



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

October 22, 2025 Alan Varela Planning Director 600 2nd NW Albuquerque, NM 87102 (505)924-3860

RE: Sketch Plan Application

Dear Mr. Varela,

We respectfully submit this Letter of Justification in support of the proposed renovation of the existing Circle K convenience store located at the southwest corner of Alameda Blvd & Ellison Dr. (3622 NM State Hwy 528) The property is currently zoned NR-BP (Non-Residential Business Park), which permits the continued operation of a convenience store and associated uses.

The intent of this project is to modernize the existing facility while maintaining the overall site layout and access patterns that have served the location successfully for many years. The renovation will include updated building architecture consistent with current Circle K design standards, improved parking layout, and the addition of electric vehicle (EV) charging stations to support evolving community transportation needs.

No substantial changes are proposed to circulation, access, or primary site function. Instead, this project focuses on enhancing the site's appearance, efficiency, and long-term viability. The proposed improvements will:

- Align with the purpose of the NR-BP zone, which encourages a mix of employment, service, and limited retail uses that provide daily conveniences to surrounding neighborhoods and business areas:
- Support sustainability and innovation goals by introducing EV charging infrastructure; and
- Contribute to neighborhood reinvestment and economic vitality through modernization of an existing commercial site.

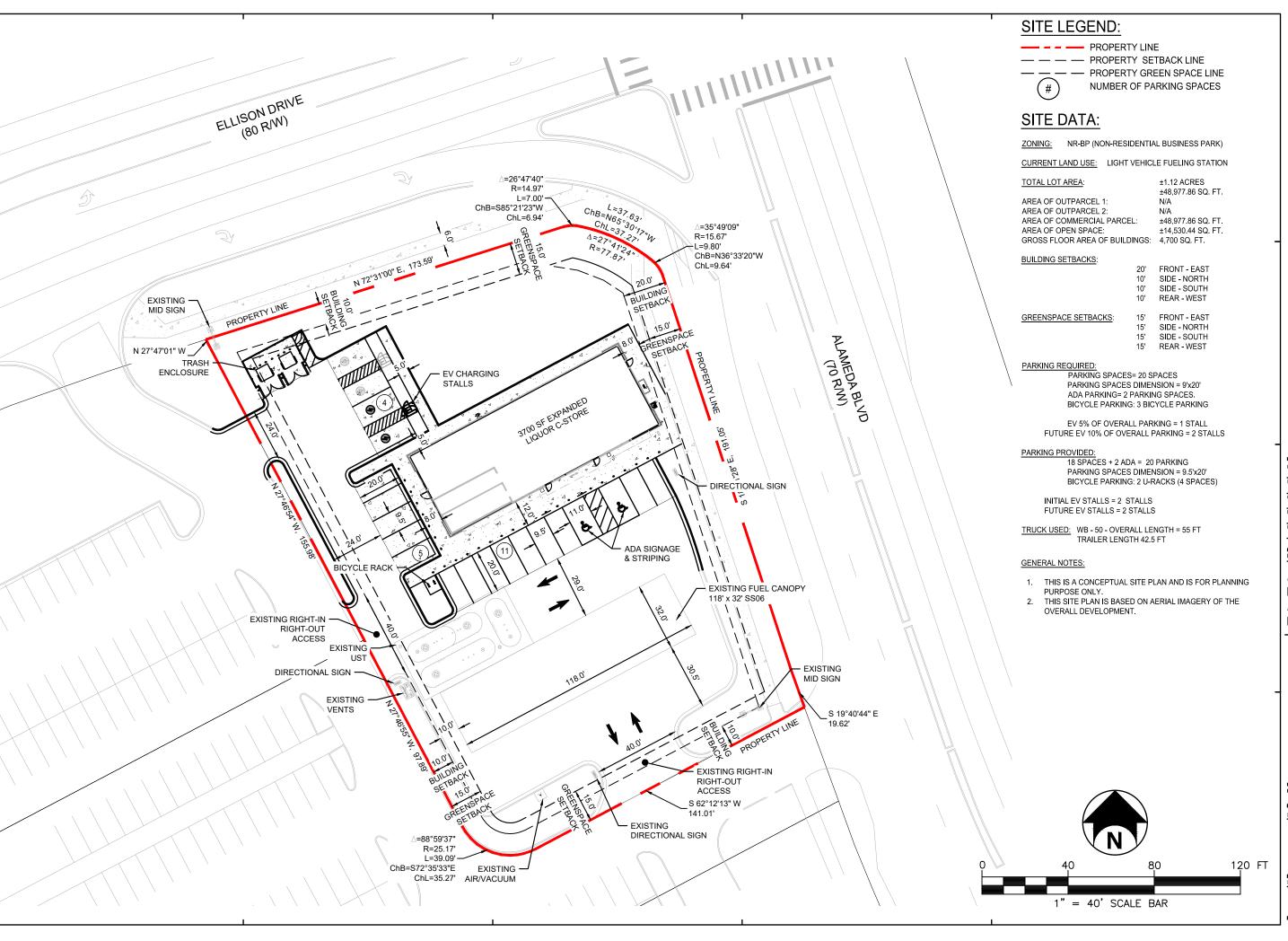
We believe this proposal is consistent with the City's Integrated Development Ordinance (IDO) and broader planning objectives by reinvesting in existing infrastructure, maintaining compatible land use, and improving public-facing site quality.

We appreciate your consideration and look forward to discussing the project in more detail during the upcoming DFT meeting.

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

Nicole Schanel, PE Director of Civil Matrix Design Group

Mob M Sul



Matrix Excellence by Design

2435 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80920

PROFESSIONAL SEAL

PROJECT N

DRAWN BY M2 GROUP DATE ISSUED 2025-10-21

PROJECT NAME

ALAMEDA BLVD. AND **ELLISON DR. ALBUQUERQUE, NEW MEXICO 87114**



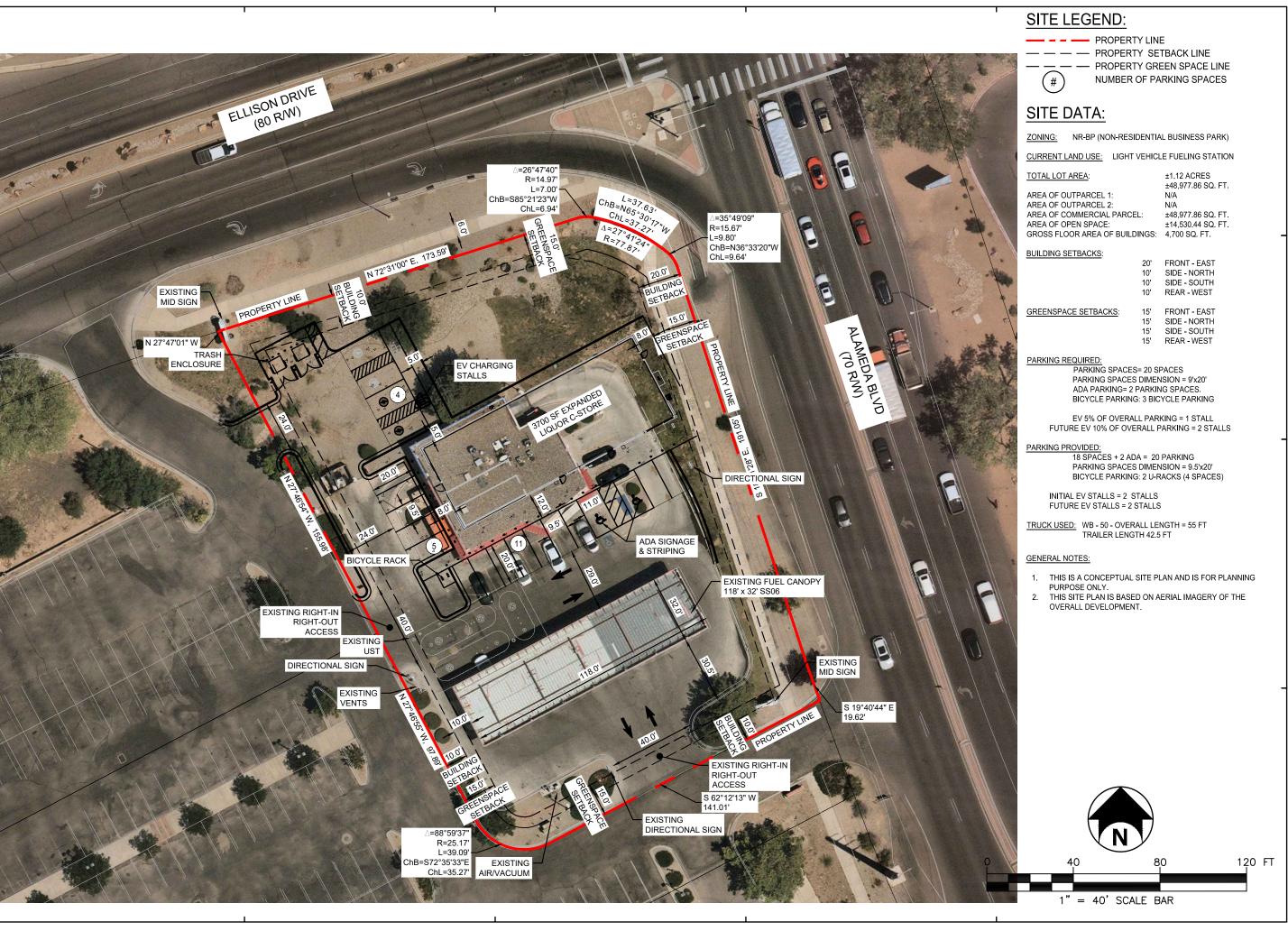
CIRCLE K STORES INC.

24.1323.xxx

SHEET TITLE

CONCEPTUAL SITE PLAN

CSP.005W



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2435 RESEARCH PARKWAY SUITE 300 COLORADO SPRINGS, CO 80920

PROFESSIONAL SEAL

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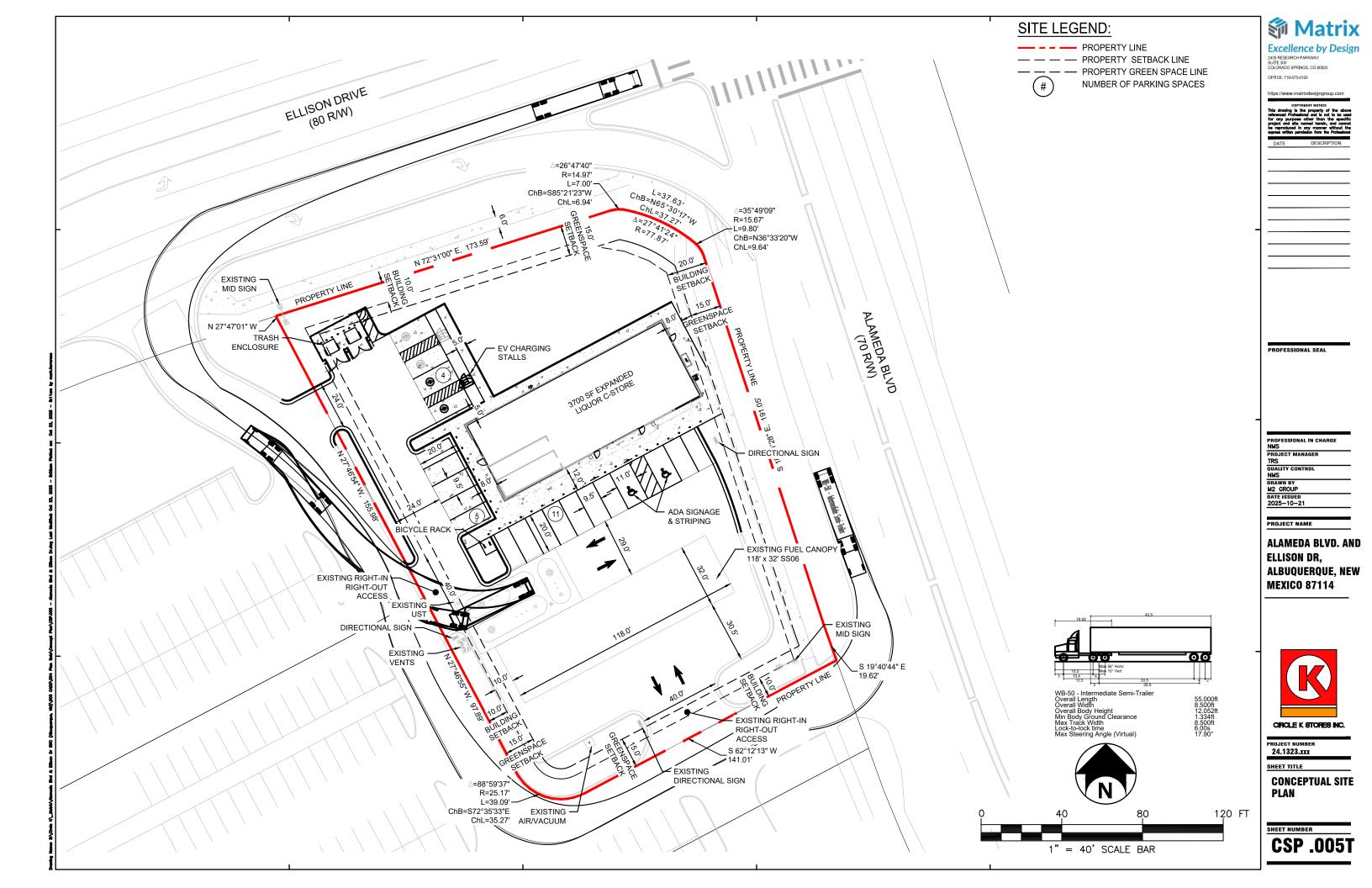
CIRCLE K STORES INC.

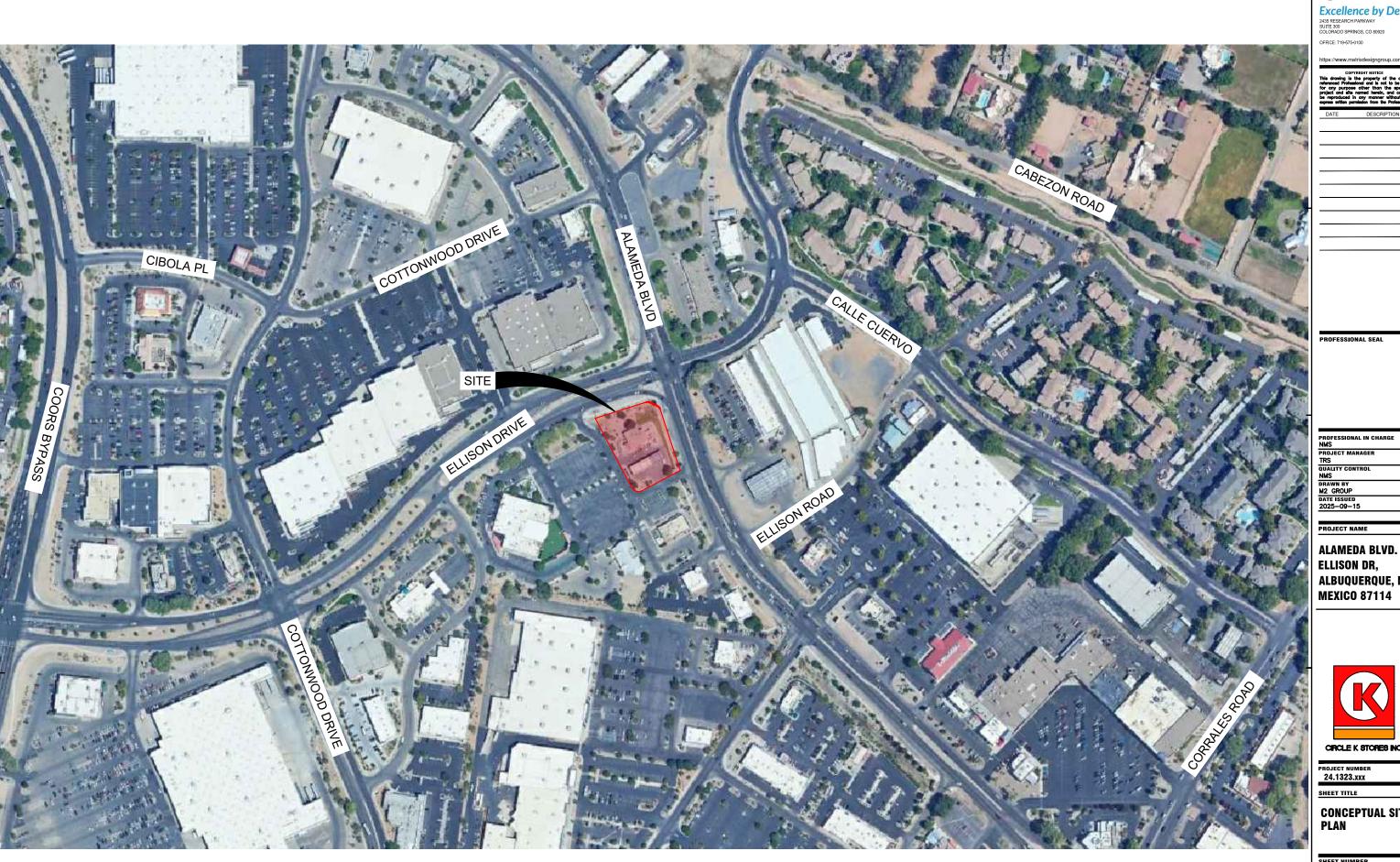
24.1323.xxx SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .005A







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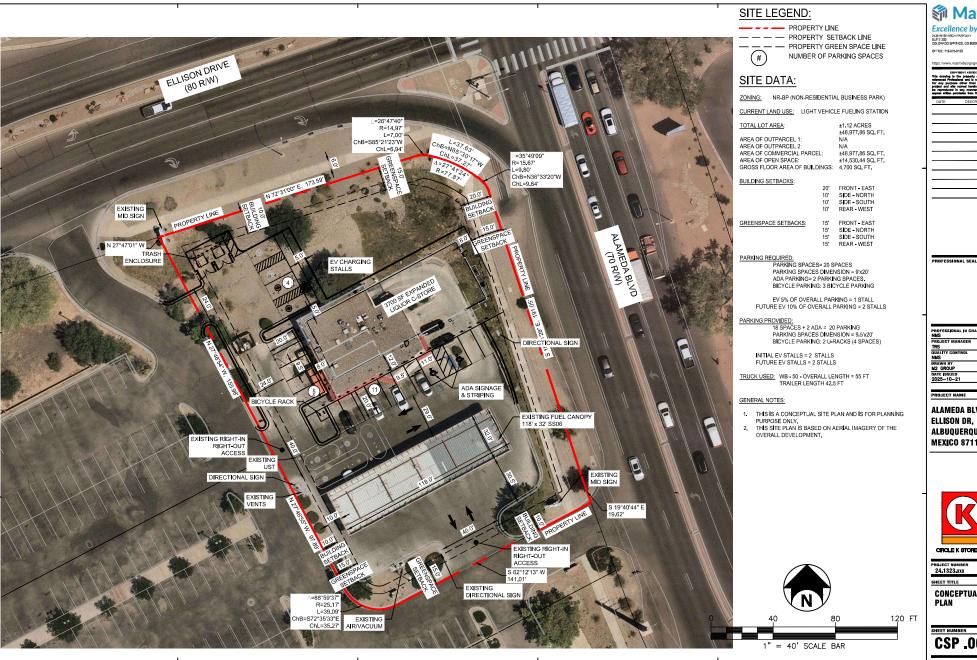


PROJECT NUMBER 24.1323.XXX

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP.005



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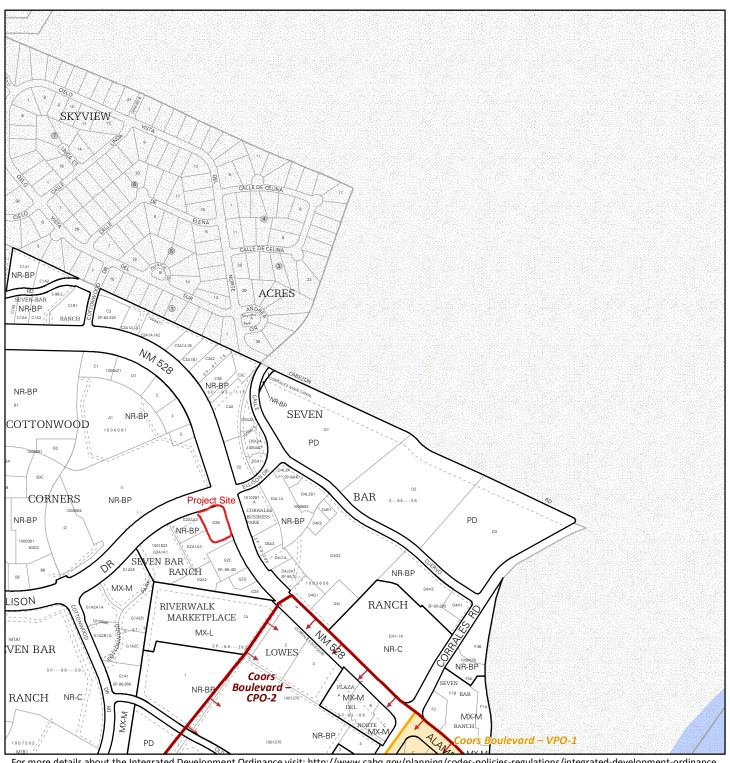


PROJECT NUMBER 24.1323 XXX SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .005A



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

