



**Environmental
Planning
Commission**

Staff Report

Agenda Number: 4
Project #: PR-2022-007103
Case #s: SI-2023-0691, SI-2023-00693
Hearing Date: June 15, 2023

Agent	Tierra West, LLC
Applicant	ABQ Terminal LLC, Attn: LB Walker & Associates, Inc.
Request	Site Plan-EPC & Variance-EPC
Legal Description	All or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2
Location	3200 Broadway Blvd. SE, west of Arno St. SE and south of Wesmeco Dr. SE
Size	Approximately 22 acres
Existing Zoning	NR-LM

Staff Recommendation

APPROVAL of SI-2023-00691 Site Plan-EPC based on the Findings beginning on p.26 and subject to conditions beginning on p.31

DENIAL of SI-2023-00693 Variance-EPC based on the Findings beginning on p.33.

STAFF PLANNERS
Megan Jones, Senior Planner
Robert Messenger, Planner

Summary of Analysis

This two-part request is for 1) a new Site Plan-EPC which would facilitate development of a Light and Heavy Vehicle Fueling Station with a Convenience store (the “Travel Center”), and 2) a Variance-EPC to four IDO Sign Standards on approximately 7 acres of the northern portion of the 22-acre site. The remaining 15 acres of the site is included as an as-built of the existing fueling depot, which has existed since 1954. The request was deferred at the May 18, 2023 hearing.

The EPC is hearing this request because the subject site is within the Railroad and Spur Small Area and meets the criteria for a Cumulative Impacts Analysis pursuant to IDO 6-2(E). The EPC is required to review and decide on the request for a Site Plan -EPC prior deciding on the associated request for a Variance-EPC. The subject site is in an Area of Change and not in an Activity Center or along a Corridor. The affected neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not held. As of this writing, Staff has received no comments or letters expressing concerns.

The applicant has adequately justified the request pursuant to IDO 14-16-6-6(I)(3) for a Site Plan EPC and has not adequately justified the request for a Variance EPC pursuant to and IDO 14-16-6-6(N)(3).



Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....10

 Albuquerque / Bernalillo County Comprehensive Plan (Rank 1).....12

 IDO 14-16-6-G(I)(3) Site Plan Review and Decision Criteria.....15

 IDO 14-16-6-(N)(3) - Variance Review and Decision Criteria.....17

III. Site Plan - Major Amendment & Site Plan-EPC.....19

IV. Variance-EPC.....22

V. Airport Protection Overlay Zone (APO 3-3) Standards.....23

VI. 5-3 Cumulative Impacts Analysis.....24

VII. Agency and Neighborhood Concerns.....25

VIII. Conclusion.....25

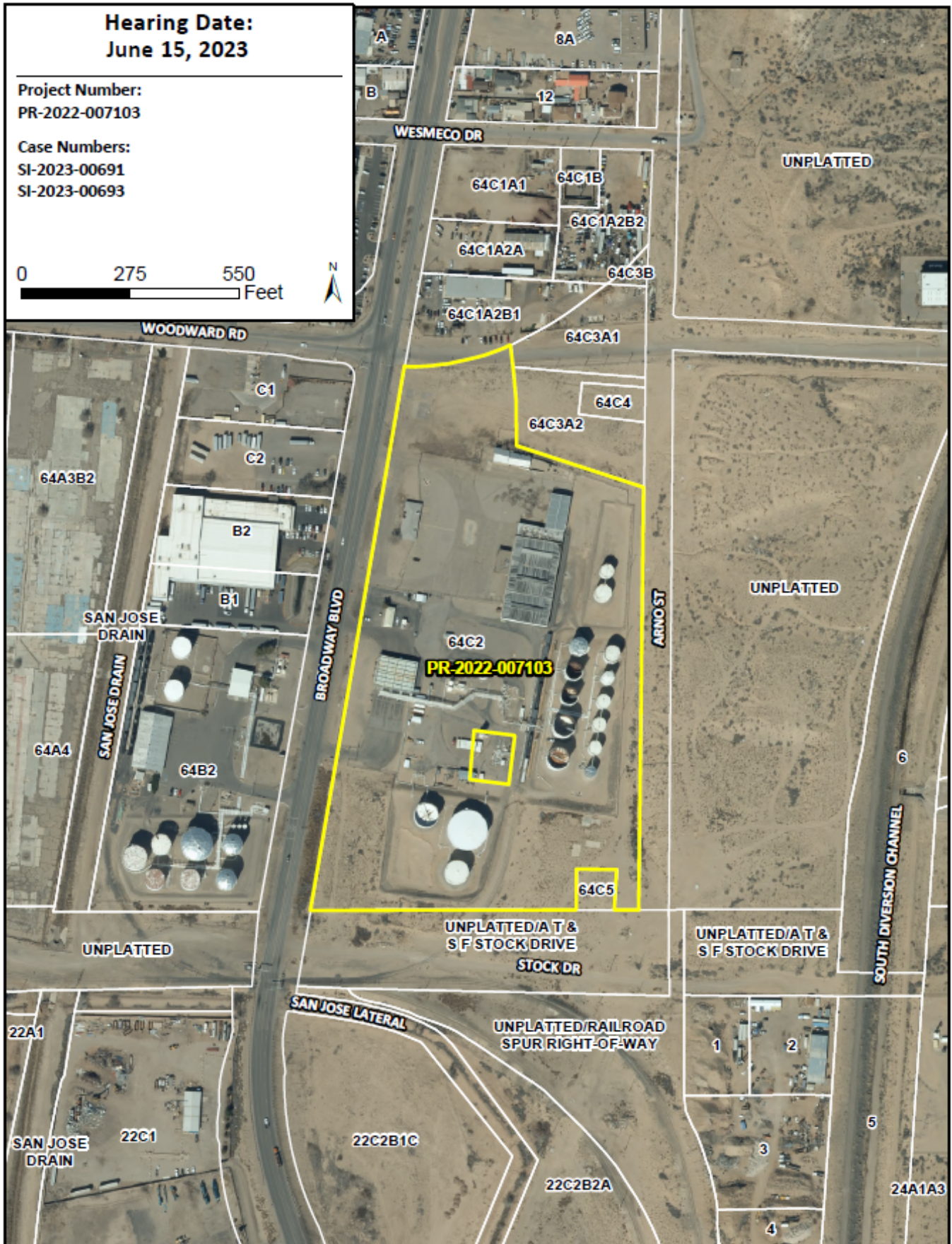
SI-2023-00691 Findings and Recommendation.....26

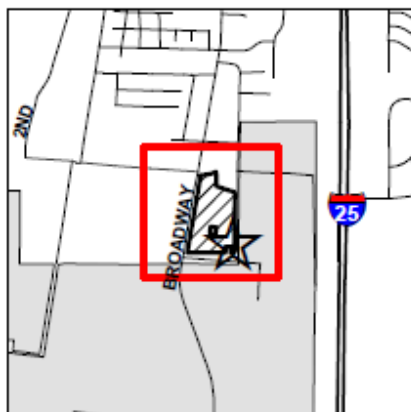
 SI-2023-00691 Conditions.....31

SI-2023-00693 Findings & Recommendation.....33

Agency Comments.....37

<u>Attachments</u>	<u>Page</u>
1-Photographs	39
2-Zoning Information	42
3-History	43
4-Applicant Information	45-67
5-Cumulative Impact Analysis	68-75
6-Sensistive lands Analysis	76-79
7-Staff Information	80-91
8-Notification Requirements	92-124
8-Proposed Site Plan -EPC	125-142
9-Proposed Signs & Variance-EPC	143-147





IDO ZONING MAP

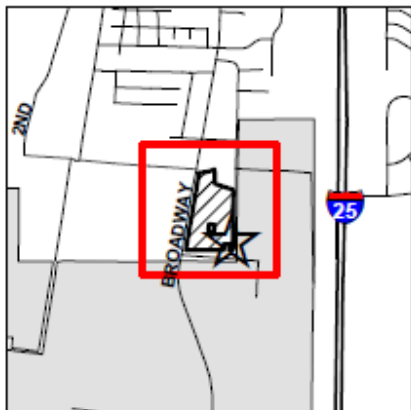
Note: Gray shading
Indicates County.



1 inch = 300 feet

Hearing Date:
5/18/2023
Project Number:
PR-2022-007103
Case Numbers:
SI-2023-00691 SI-2023-00693

Zone Atlas Page:
M-14



LAND USE MAP

Note: Gray shading
 indicates County.

Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY Community
ED Educational	KAFB Kirtland Air Force Base



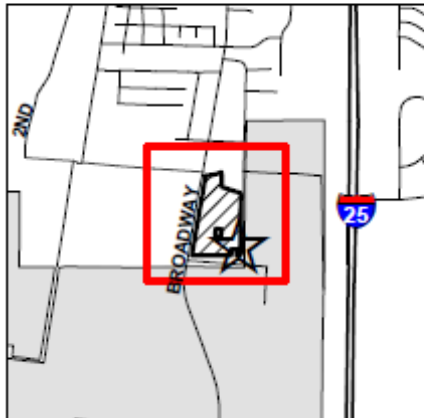
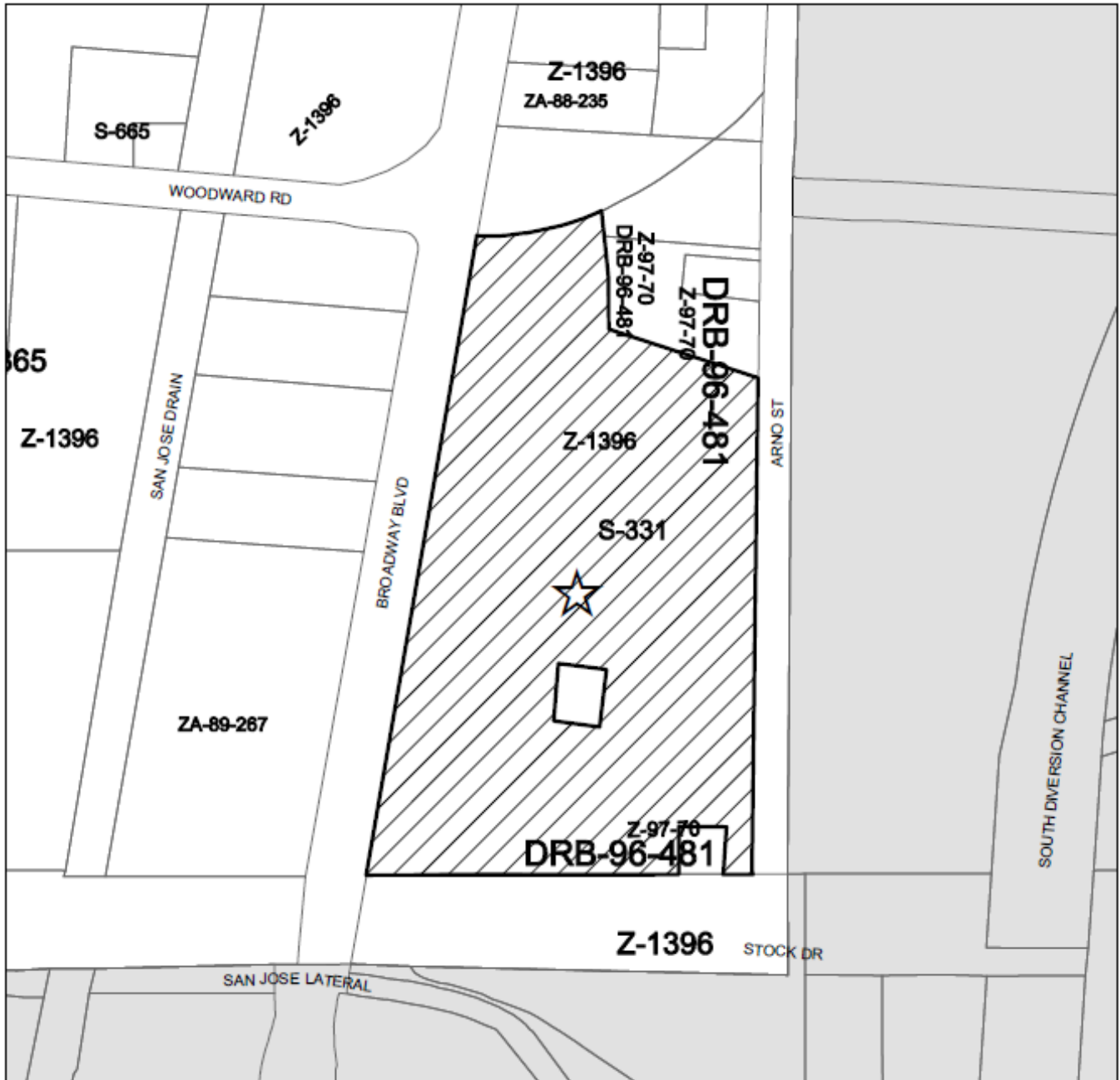
1 inch = 300 feet

Hearing Date:
 5/18/2023

Project Number:
 PR-2022-007103

Case Numbers:
 SI-2023-00691 SI-2023-00693

Zone Atlas Page:
 M-14



HISTORY MAP

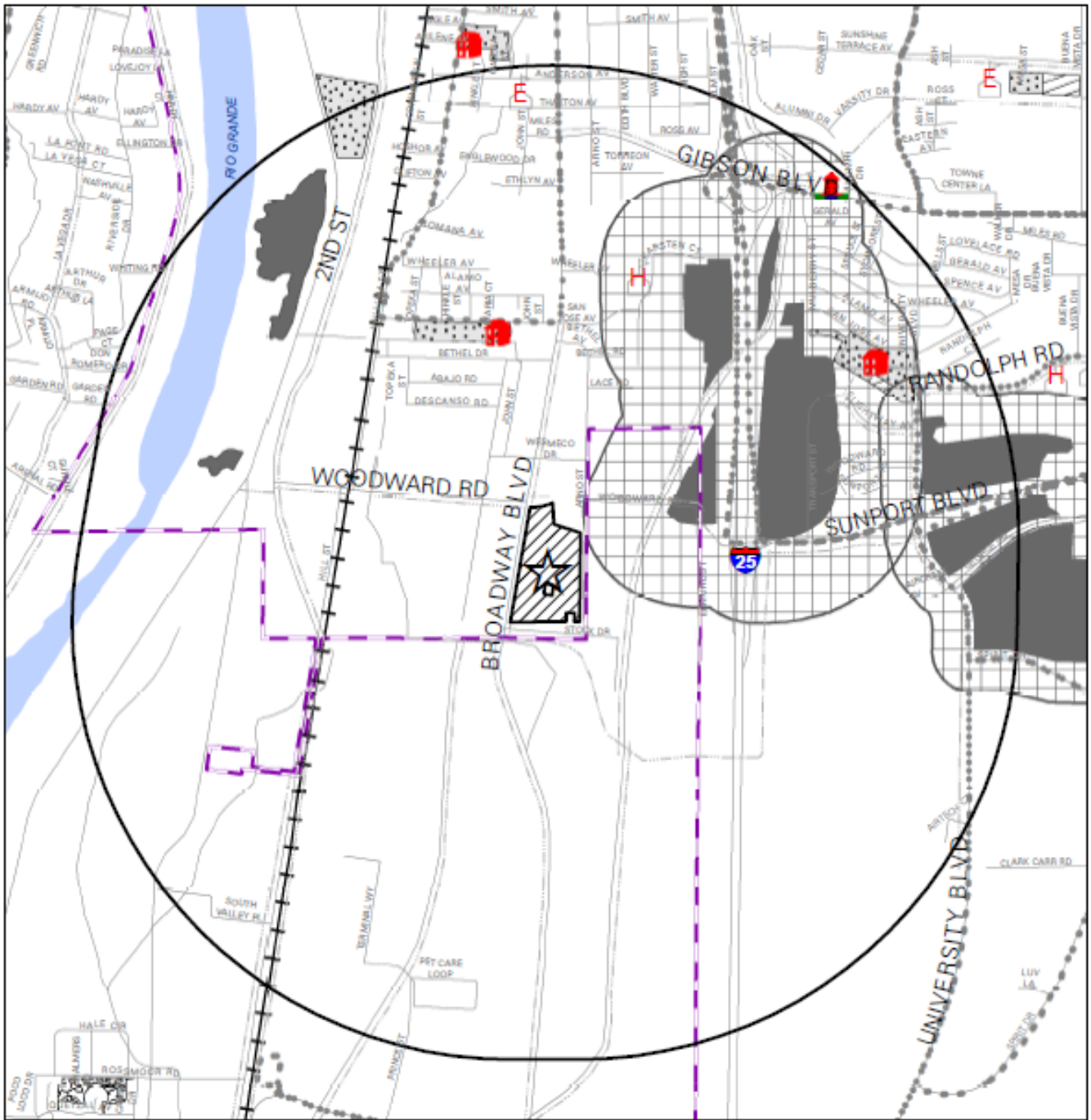
Note: Gray shading indicates County.



1 inch = 300 feet

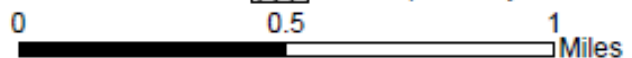
Hearing Date:
5/18/2023
Project Number:
PR-2022-007103
Case Numbers:
SI-2023-00691 SI-2023-00693

Zone Atlas Page:
M-14



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-LM	Area of Change	Industrial, Fuel Depot
<i>North</i>	NR-LM	Area of Change	Industrial, Warehouse
<i>South</i>	N/A	N/A	Vacant, unincorporated
<i>East</i>	N/A	N/A	Vacant, unincorporated
<i>West</i>	NR-LM	Area of Change	Industrial: Fuel Depot, Warehouse/ Distribution

Request

This is a two-part request for a Site Plan- EPC and Variance-EPC for an approximately 22-acre site legally described as Map 44, Tract 64C2, excluding 0.30 Acres and all of Tract 64C3A2, located at 3200 Broadway Blvd SE, south of Wesmeco Dr. SE and west of Arno St. SE, approximately 22 acres (the “subject site”).

The applicant is requesting 1) a new Site Plan-EPC on approximately 7 acres of the northern portion of the subject site to develop a light and heavy vehicle fueling station with an incidental convenience store (the “Travel Center”), and 2) a Variance-EPC to four sign requirements/standards. Please see section III of this report for more details.

The southern 15-acre portion of the subject site is developed with a fueling depot, which is included with the request as an As Built Site Plan.

EPC Role

The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).

The EPC is required to review and decide on the request for a Site Plan-EPC prior to deciding on the proposed Variance-EPC as required by IDO section 14-16-6-6(N).

The EPC decision may be appealed and reviewed by the Land Use Hearing Officer (LUHO) who will then, make a recommendation to the City Council. City Council will make the final decision. The request is a quasi-judicial matter.

Context

The approximately 22-acre subject site is located at the SE corner of Broadway Blvd SE and Woodward Rd SE, where the future Sunport Blvd. extension and Broadway Blvd. Intersection will be located. The subject site is bounded by Wesmeco Rd. to the north, vacant unincorporated

(Bernalillo County) land to the east, vacant unincorporated land to the south and Broadway Blvd. SE to the west. The site is surrounded by various light manufacturing land uses including: fuel depots, warehousing, and distribution.

The extension of Sunport Blvd from I-25 to Broadway Blvd. SE, which is currently under construction, is expected to be completed in the summer of 2023, at which time it will become the northern boundary of the subject site. The applicant is working with the NMDOT, City of Albuquerque, and other stakeholders to possibly extend Arno Street south of Sunport Blvd, which would provide two additional access locations to the east side of the subject site.

History

The subject site has historically been zoned for Heavy Manufacturing uses and was developed as a fueling depot in 1954. In September, 1966 the property was annexed into the City of Albuquerque.

Although the South Broadway Sector Development Plan was repealed upon adoption of the IDO, the South Broadway Metropolitan Redevelopment Plan, which became a Rank 3 Plan, is still in effect. It was amended in 2002 to include the subject site area, south of Woodward Road and east of Broadway Blvd. SE.

PR-2022-007103

Applicant submitted PS-2022-00117 Sketch Plat on June 3, 2022 for travel stop with auto and truck fueling islands, convenience store w/ food court, highway truck scales, and other site amenities. The DRB board provided numerous comments from reviewing agencies including ABCWUA, Code Enforcement, Transportation Development, Hydrology, Planning, and the Parks and Recreation Department. These comments are attached for reference and will be included with any Conditions for Approval for the Site Plan-EPC and Variance-EPC requests currently being reviewed to ensure consistency.

DRB-96-481

A sketch plat is on record for the subject site and was submitted in October 1996. In May 1997 a sketch plat and vacation request were submitted to the DRB. An approval or notice of decision is not on file.

No other case history is known for the site. There is no existing site development plan because it was developed prior to the adoption of the first City Zoning Ordinance.

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classification of roadways.

The LRRS map classifies Broadway Blvd. SE as a regional principal arterial and Woodward Rd SE as a major collector. Both Arno St. SE and Wesmeco Dr. SE are classified as local urban streets.

Comprehensive Plan Designations

The subject site is located in an Area of Change as designated by the Comprehensive Plan. It is within the Central ABQ Community Planning Area (CPA) and in the South Broadway Metropolitan Redevelopment Area (MRA).

The subject site is not in an Activity Center or along a designated Corridor. However, within a half-mile of the site lies the I-25 Commuter Corridor.

Overlay Zones

The subject site is within the Airport Protection Overlay Zone (APO 3-3). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around the Albuquerque International Sunport in this case comply with the regulations of the Federal Aviation Administration (FAA). These regulations protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.

The subject site is within the Air Space Protection Sub-area, the Runway Protection Sub-area, and the Noise Contour Sub-area 65 LdN. Use regulations and Development Standards for properties within these sub-areas can be found in IDO 14-16-3-3.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails. Currently, Broadway Blvd. SE contains bicycle lanes north of San Jose Ave., and bike lanes are proposed south of San Jose Ave. continuing to the southern City limits.

There are proposed protected and regular bicycle lanes on the Sunport Blvd. extension between I-25 and Broadway Blvd. SE, expected to be completed in the summer of 2023. Bike lanes are proposed on Woodward Rd. SE west of Broadway Blvd. SE and continuing to 2nd St. SE.

South of the subject site, the proposed San Jose Lateral Trail, a paved multimodal trail, would run within the unpaved Stock Drive R-O-W. It would begin at a proposed unpaved trail along the San Jose Drain west of Broadway Blvd. SE, continue east under I-25, and then continue north to a proposed trail along Sunport Blvd. SE.

Transit

Currently no transit routes serve the subject site. However, close to the subject site within a ½ mile north, ABQ Ride Route 16 Broadway-University-Gibson (the “BUG”) runs south along Broadway Blvd. SE to San Jose Ave, where it continues west to Williams St. SE. It operates Monday through Saturday with a peak frequency of 45 minutes and on Sunday with a peak frequency of 65 minutes.

East of the subject site, ABQ Ride Routes 96, the Crosstown Commuter and Route 250, the Downtown-Airport Express, travel along I-25 and continue along Sunport Blvd. to the Albuquerque International Sunport. Each route operates on weekdays with a peak frequency of 40 minutes.

Public Facilities/Community Services

Please refer to the Public Facilities Map, which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are

encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.

Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair: A facility that is engaged in the sales, fueling, rental, and/or vehicle repair of heavy vehicles and equipment typically used in agricultural, transit, commercial, or industrial operations. This use does not include any vehicle that meets a definition for a distinct vehicle in this IDO, including but not limited to Recreational Vehicle. Sales of parts, whether new or used, for heavy vehicles and equipment, and incidental storage of heavy vehicles related to sales, rental, fueling, repair, service, and maintenance are included in this use. See also Vehicle Definitions for Heavy Vehicle.

Light Vehicle Fueling Station: An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail. See also Liquor Retail, Outdoor Vehicle Storage, and Vehicle Definitions for Light Vehicle Repair, Light Vehicle Sales and Rental, Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

Metropolitan Redevelopment Areas: An area that has been designated for targeted initiatives, incentives, or public and/or private investment in order to promote the repurposing or expansion of existing structures to accommodate new economic uses, or to promote the demolition, remediation, and/or redevelopment of sites to accommodate new economic uses.

Restaurant: An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

Variance: Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO or the DPM. Variances from IDO standards are reviewed and decided by the ZHE or EPC, while Variances from technical standards in the DPM or related to projects in public rights-of-way are decided by the DFT. The allowable use of premises may never be changed via a Variance. See also Waiver and Use Definitions for Allowable Use.

Zoning

The subject site is zoned NR-LM (Non-Residential Light Manufacturing), IDO 14-16-2-5(C). Before the adoption of the Integrated Development Ordinance (IDO), as amended in December 2022, the subject site was zoned SU-2 for Heavy Manufacturing (industrial, wholesale, and manufacturing).

The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential

and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. In Areas of Change, growth and redevelopment are encouraged, including in MRAs. The subject site is located within the southeast corner of the South Broadway MRA.

In this case, the Goals and policies below were included by the applicant in the justification letter as a response to the Site Plan-EPC request. Applicable Goals and policies are listed below. Staff analysis follows in plain text. Staff added one Policy denoted with an asterisk.

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the distinct community of the surrounding South Broadway light industrial areas. The proposed Site Plan-EPC would allow the subject site to be developed pursuant to IDO development standards for NR-LM uses and would place stringent standards on the subject site that would protect the character of the surrounding Central Albuquerque community, and comply with standards for the Airport Protection Overlay Zone APO-3 pursuant to IDO 14-16-3-3.

The subject site is in an Area of Change as designated by the Comp Plan, where new development is desired. By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that would negatively impact their character. The proposed Site Plan would enhance the surrounding area by facilitating similar light industrial and commercial development. It would protect residential neighborhoods north and west of the subject site by absorbing new commercial development that is most appropriate in the industrial portion of South Broadway. The request is consistent with Goal 4.1 Character.

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request would ensure quality development that is consistent with the character of the surrounding light and industrial uses of the South Broadway corridor at the southern edge of the City limits. It would be sited at the southeast corner of Broadway Blvd. SE and the soon-to-be completed Sunport Blvd. extension from the I-25 interstate exit west to the intersection of Woodward Rd. SE and Broadway Blvd. SE.

The request is to redevelop the northern portion of the subject site, approximately 6 acres, into a travel stop. The subject site would be controlled by IDO development standards. The IDO standards will ensure that character of building, landscape, and parking design on the NR-LM zoned site will be generally consistent with the scale of the light industrial land uses in the area. The proposed commercial land use will be an appropriate location of development in an Area of Change as well as within the South Broadway MRA. The request is generally consistent with Policy 4.1.1 Distinct Communities.

Chapter 5: Land Use

Policy 5.1.1 Sub-policy c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The requests would encourage redevelopment on an infill site within an Area of Change and near a Commuter Corridor. Locating a new travel stop in an established light industrial area with easy access to I-25 and Broadway Blvd. SE is the most appropriate area to serve highway travelers, surrounding light and heavy industrial customers, and residents. Since the request would add more commercial uses to an established light industrial area, the request is consistent with Sub-Policy 5.1.1 C.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The requested Site Plan-EPC would generally foster a community where residents can live, work, learn, shop, and play together. It would facilitate development of a travel center, which includes a convenience store. This new development would be located in an established light industrial area with easy access to I-25 and Broadway Blvd. SE. Since the request would add more commercial uses to an established light industrial area, the request is generally consistent with Goal 5.2 Complete Communities.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would create a healthy, sustainable, and distinct community with a mix of uses that are conveniently accessible by vehicle, bus, or bike from surrounding neighborhoods. If approved, the request would allow uses that are similar to the surrounding light industrial uses. The proposed Site Plan for a travel center would be conveniently accessible to surrounding uses such as manufacturing, storage, warehousing, retail, and other light industrial uses. Although it will be accessible to a variety of uses, the site plan itself will only consist of a single use-commercial, and not create a mix of uses. The request is partially consistent with Policy 5.2.1 Land Uses.

Sub-policy 5.2.1 (a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. The subject site is within easy, 1/8 mile walking and biking distance of single-family zoned residential neighborhoods. Future City and MRMPO transportation plans include more multi-modal trails throughout the area to provide more options for walking and biking travel. This development will promote good access for all residents by its location near a major arterial (Broadway Blvd. SE) and soon-to-be completed access to an I-25 exit onto Sunport Blvd. SE. The request is consistent with sub-policy(c) 5.2.1 Land Uses.

Sub-policy 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request would encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. A highway travel stop that serves local residential and industrial customers as well as highway travelers complements existing light industrial and auto-related uses in the south Broadway Blvd. industrial corridor. The form of buildings, landscaping, driveway accesses, and parking/circulation is compatible with existing light industrial uses in the area. The request is consistent with sub-policy(h) 5.2.1 Land Uses.

Sub-policy 5.2.1 (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request would encourage more productive use of vacant lots and under-utilized lots, including surface lots. The request would allow redevelopment of the under-utilized northern portion of the subject site, and would be a more productive use of existing parking surfaces than their current use, which has sat vacant for years in an established light industrial area. The request is consistent with sub-policy(n) 5.2.1 Land Uses.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site would support additional growth in areas with existing infrastructure and public facilities. It would utilize existing infrastructure along Broadway Blvd. SE, as well as new infrastructure being developed with the Sunport Blvd. extension from I-25 to the intersection of Broadway Blvd. SE and Woodward Rd. SE., including water, sewer, and fiber optic cables for communication. The request is consistent with Policy 5.3.1 Infill Development.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to Areas of Change where it is expected and desired, and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area. By locating an intense auto-oriented commercial use in an Area of Change near an interstate exit, the request would locate uses that would be potentially harmful in a residential area to an established industrial area where such uses are most appropriate. At the same time, the request would reinforce the character and intensity of the nearby residential areas (e.g., San Jose neighborhood) by not allowing growth that is inconsistent with the character and intensity of those existing residential land uses. The request is consistent with Goal 5.6 City Development Areas.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense auto-oriented development near a Commuter Corridor within both an Area of Change and the South Broadway Metropolitan Redevelopment Area, where change is encouraged. The request is consistent with Policy 5.6.2 Areas of Change.

Policy 5.6.2 Sub-policy (b): Ensure development that expands employment opportunities.

The proposed development would expand employment opportunities by providing temporary construction employment and permanent employment, as well as support existing and potential employment opportunities nearby. It would support direct and entrepreneurial employment opportunities by providing convenient fueling services for nearby employees. The request is generally consistent with sub-policy (b) 5.6.3 Areas of Change.

Chapter 8: Economic Development

*Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request would facilitate development of a light and heavy vehicle fueling station with an incidental convenience store that could contribute to economic development of the surrounding community near the South Broadway corridor. The Travel Center would help to improve quality of life of nearby residents and new customers by offering a commercial use (gas, a dog park for travelers, and convenience items) in an industrial area of the City near Interstate-25. The request is generally consistent with Policy 8.1.2 Resilient Economy.

Integrated Development Ordinance (IDO) 14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the proposed major amendments to controlling site development plans (see above), the request is generally consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned NR-LM; therefore, the above criterion does not apply.

- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The request is for a Site Plan-EPC. The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, other adopted City regulations. All conditions must be met prior to building permit approval.

The applicant has stated that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, and parking. At the time of building permit, Grading and Drainage plans must be approved by City Hydrology as part of the DFT process.

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity

to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The subject site is already served by existing infrastructure and public facilities, and new infrastructure associated with the extension of Sunport Blvd. will have adequate capacity to serve the proposed development at full build-out. The applicant has stated that any additional infrastructure improvements necessary to serve the project – such as extending Arno Street and providing additional driveway accesses off it – will be provided by the Applicant as required by the Development Procedures Manual (DPM).

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The subject site is within ¼ mile of the Railroad and Spur Small area and a Cumulative Impact Analysis was provided with the request. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. Safety systems and features such as earthen spill containment berms around fuel storage tanks will be maintained and expanded as necessary to mitigate any impacts of such uses from natural or man-made disasters. The applicant was required to provide a Cumulative Impacts analysis due to the subject site's location within the Railroad and Small Spur area, and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is within the Railroad and Spur Area and a cumulative impacts analysis is required. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances. Existing and proposed design features such as containment berms for fuel tanks, safety features, sufficient queuing and driving aisles, parking spaces, lighting and signage design, and other features will comply with all standards in the IDO, DPM, and other applicable City

standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas including compliance with Airport Protection Overlay (IDO 14-16-3-3) standards.

Integrated Development Ordinance (IDO) 14-16-6-(N)(3) - Variance-EPC Review and Decision Criteria

The applicant is requesting a variance to four sign requirements for 1) height of a Freestanding sign, 2) the allowed area of a Freestanding sign, 3) the number of Free-Standing Signs, and 4) the type and max number of electronic signs. Please see section IV of this report for more details.

6-6(N)(3)(a) General: An application for a Variance – EPC shall be approved if it meets all of the following criteria:

- 6-6(N)(3)(a)1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

No Special Circumstances apply to the subject site that are not self-imposed by the applicant. Surrounding properties in the same zone district and vicinity are of similar size, shape, topography and location. The applicant claims that surrounding buildings would block the views of signage for the Travel Stop if developed with applicable sign requirements in the non-residential zone district, but this is not a circumstance that is special or unique to this site. Furthermore, there are no differences in physical characteristics nor are there natural forces that that deem this property special from surrounding properties.

The applicant claims that the preexisting buildings would create an extraordinary hardship for the Travel Centers economic return because travelers along Interstate-25 would not be able to see the sign, which would allow customers enough time to exit the interstate safely. This is not a special circumstance because there are no surrounding buildings that would block the view of a sign from Interstate-25. The existing structures are on the subject site, which is a self-imposed circumstance.

Additionally, the subject site is within the Airport Protection Overlay Zone for the Albuquerque International Sunport, which has specific standards pursuant to IDO 14-16-3-3(D) which limit the height of structures in the Air Space Protection Sub-area to 5,504.9 feet in elevation. This standard cannot be exceeded.

The applicant has failed to meet criterion (3)(a)(1).

- 6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The Variance for a higher maximum height to the freestanding sign, square footage of sign areas, or the number of signs on the property would not be materially contrary (incompatible/opposite) to the public safety, health, or

welfare. The variance to the height, area, and number of signs would allow the applicant to market the proposed development for potential customers driving in the vicinity and along Interstate 25, although this could be accomplished without a variance to Sign Standards in the Non-residential zone district through other means of marketing. A variance to the Sign Standards would not be incompatible with public safety, health, or welfare.

The request partially meets criterion (3)(a)(2).

- 6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The variance to the IDO development standards for signs would not cause significant material adverse impacts on infrastructure improvements in the vicinity, but the subject site is within the Airport Protection Overlay zone for the Albuquerque International Sunport. The proposed Site plan shall comply with standards pursuant to IDO 3-3(D) for allowable Height and Reflectivity for all structures and buildings. The applicant has provided an analysis of the air space protection horizontal surface pursuant to IDO (3-3(B)(1)). The proposed structures and 100-foot sign would be lower in elevation than 5,504.9 feet, which is the Albuquerque International Sunport's surface elevation and the proposed materials of the sign are in compliance with Reflectivity standards. The variance to allow a 100-foot and approximately 1100 SF sign may negatively impact surrounding industrial properties in unincorporated Bernalillo County to the east of the subject site.

The request generally meets criterion (3)(a)(3).

- 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The request would change four IDO Development Standards for Signs in non-residential zone districts pursuant to IDO 5-12. The purpose of the development standards in IDO TABLE 5-12-2: On-premises Signs for maximum allowable height, maximum allowable area square footage of signs, and the amount of signs per site are in place to promote and protect the public health, welfare, and safety by regulating all types of existing and proposed signs and to protect property values, enhance and protect the physical appearance of the community, minimize sign clutter, and reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, etc. The variance undermines the intention of the development standards in place by the IDO.

Therefore, the request does not meet criterion (3)(a)(4).

- 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The allowable maximum sign height is 26-feet in non-residential zone districts. The variance of 74 feet to the allowable 100-foot freestanding sign height is a 184% increase to the maximum threshold. The applicant claims that the request is the minimum necessary to avoid extraordinary hardship of visibility and avoid practical difficulties resulting from the safety of traffic being able to see the signs along Interstate-25, but the subject site is located on Broadway Blvd. S,

more than a quarter mile from I-25. Proposing to construct a 100-foot sign because travelers and potential customers would not be able to see the marketing sign is a self-imposed circumstance. The applicant has failed to provide evidence as to how the proposed variance requests are the minimum necessary to avoid an extraordinary hardship or practical difficulties for the subject site or Travel Center.

The request does not meet criterion (3)(a)(5).

III. SITE PLAN - EPC

This is a two-part request for a Site Plan-EPC and an associated request for a Variance-EPC to sign requirements pursuant to IDO 14-16-5-12 (see section IV below). The EPC is required to review and decide on the Site Plan-EPC prior to deciding on the proposed Variance-EPC.

The proposed site plan would allow an approximately 7-acre portion, on the northern portion of the larger subject site, to be developed into a travel center. Several buildings and unused fuel storage tanks would be removed. The Travel Center will be utilized for fueling of light and heavy vehicles, including gasoline and diesel fueling islands, and a convenience store, which is an incidental activity to the Light Vehicle Fueling use.

The southern 15-acre portion of the 22-acre site is included as an existing “As Built” Site Plan because the fueling depot was developed in the 1950s and does not have an existing Site Plan. The subject site is not subdivided; therefore, the entire site must be included with this Site Plan request to create clarity and consistency to help ensure that any future amendments to the site are pursuant to IDO standards.

The applicant is following IDO Development Standards. The subject site would then be controlled by the approved site plan upon review and approval.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. The site plan and related drawings were revised based on Staff and Agency Comments. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Site Plan Layout/Configuration

The 22-acre site is currently developed with several storage tanks and buildings associated with the existing fueling depot located on approximately 15 acres on the southern portion of the subject site. The proposed Travel Center would be developed on approximately 7-acres on the northern portion of the subject site. The site plan includes a convenience store with associated parking, lighting, and pedestrian access on the northern portion of the tract, central to the fueling station, car canopies, parking for light and heavy vehicles, and fuel tanks for light and heavy vehicle fueling uses. The convenience store includes two restaurant uses. Existing buildings and some fueling tanks will be demolished.

The remaining southern portion of the site (approximately 12 acres) will continue to house the existing fueling depot. All site work on this portion of the tract is to remain unchanged aside from the existing containment area access, which is to be removed. The applicant has provided an As Built Site Plan depicting this.

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access. There is a proposed 5-foot sidewalk along the western boundary of the site along Broadway Blvd. SE that connects to the future extension of Sunport Blvd. Pedestrians can use the proposed sidewalk to access the site.

A new pedestrian crosswalk is proposed to connect existing and improved sidewalks along Broadway Blvd. SE to the Travel Center pursuant to IDO 5-3(D)(3)(c) Materials to Alert Motorists.

Vehicular Access, Circulation and Parking

The Travel Center can be accessed from two existing entrances off of Broadway Blvd. SE. Improvements are being made to the access points, creating one new right-in/right-out only access immediately south of the intersection of Broadway Blvd. SE and Woodward Rd. SE.

There are two proposed driveway access points off the extension of Arno St. SE; the northern access to serve light vehicles and the southern access to serve heavy vehicles.

There are two existing drive access points to the southern portion of the site located off of Broadway Blvd. where the fueling depot is to remain. These will be improved as an entrance and exit only, but not relocated.

Parking

Parking complies with the IDO Parking standards 14-16-5-11(C) for Light vehicle and heavy vehicle fueling stations.

The proposed site plan shall provide 9 spaces for heavy vehicle fueling, 32 spaces for light vehicle fueling, which the applicant has provided. The sale of convenience items is an incidental activity to Fueling stations and do not require additional parking. The provided 89 spaces meet parking requirements.

The proposed 9,499 SF convenience store is an incidental use to the Light-vehicle fueling use. The proposed restaurant uses within the convenience store require 8 spaces / 1,000 sq. ft. GFA. The proposed restaurants are approximately 2,711 SF (see attached exhibit). 24 spaces are required for the restaurant uses, which the applicant is providing. Ample parking space is provided for the proposed Travel Center.

Landscaping, Buffering and Screening

Proposed Travel Center Landscaping

Landscaping complies with IDO Section 14-16-5-6(D) Landscaping, Buffering, and Screening. A full landscaping plan has been provided for the site which requires 42,591 SF of Total Landscaping with 71,782 SF proposed based on the 293,194 SF site. The lot area shall be updated to reflect the actual total lot area on the site plan sheet and landscape sheet. Landscape calculations may need to be updated based on this total.

Total Ground Coverage required is 21,534 SF and 33,608 SF has been proposed. Total Plant coverage required is 53,837 SF and 64,930 is proposed.

Street Frontage Landscaping along Broadway Blvd. SE and the (new) Sunport Blvd. extension is pursuant to IDO 5-6(D). Street trees are required every 25' on center along Broadway Blvd. SE on the west side of the subject site, along the proposed Sunport Blvd. SE. NE, and on the east side of the site on Arno St.

A fully automated Irrigation system is proposed and the landscaping plan provides a note stating that property maintenance is the responsibility of the owner and that street trees will be maintained in a living, healthy, and attractive condition.

The Buffalo Juniper species of shrub shall be female only.

Walls/Fences and Lighting

Walls and fences comply with IDO Section 14-16-5-7.

There are no existing walls on the subject site.

No walls are being proposed for this site plan except for a trash compactor enclosure.

The trash compactor enclosure shall be provided on a detail sheet with colors, height and finishes.

Signage

Wall signage and Free-standing monument signage is proposed for the Travel Center and existing signage for the fueling depot has been included.

Signage proposed as part of the Site Plan request for the Travel Center, shall be pursuant to IDO 5-12 for Signs and the Airport Protection Overlay zone (APO 3-3) development standards.

The applicant has requested a Variance-EPC to four sign standards, which are discussed in the following section. If the associated request is not approved by the EPC the signs shall meet all requirements for Hi-Rise Signs, the allowable amount of square footage per sign, the allowable number of Freestanding signs, and the Type and Maximum Number of Electronic Signs; On-Premise Signs pursuant to IDO Table 5-12-2 and 5-12(H)(3)(a).

Pursuant to IDO 3-3(B)(1) and 3-3(D)(1)(b), the applicant has provided vertical elevations at proposed sign locations with an analysis that depicts the final elevation at the location of each sign will not be taller than the horizontal Albuquerque International Airport surface at 5,504.9 feet.

Pursuant to IDO 3-3(D)(2), the applicant shall provide evidence that the sign materials and any features therein comply with the glare and reflectivity standards for the APO requirements, which has been provided on the sign detail sheets as part of the site plan set.

Building Design

The proposed structures follow Development Standards 14-16-5-11(C) for building design; heights, setbacks, colors, materials, etc.

Building and canopy heights shall be pursuant to the NR-LM zone district, which is not to exceed 65', but APO 3-3 height development standards are more stringent. In no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land at the location of the proposed structure or vegetation.”

Additionally, the façade of the convenience store, signs, and canopies are pursuant to IDO 3-3(D)(2) Reflectivity: “The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations.”

Grading & Drainage Plan

The Site Plan includes a conceptual grading and drainage plan for the site which includes:

- Storm drain runoff from the site draining to Broadway Blvd. ROW.
- A new Municipal storm drain pond will be constructed to retain onsite developed flows from the Travel Center adjacent to the subject site of the North East, which is not a part of this request.
- The runoff from the existing southern portion of the site is to remain in place and will continue to drain to Broadway Blvd.

The Drainage narrative shall be updated to state that the northern portion of the site is proposed to be redeveloped as a Travel Center, not the southern.

Utility Plan

The utility plan states that all onsite water, sanitary sewer, and dire lines will be deemed private and that the actual location of utilities and other improvements will be determined prior to building permit with an engineer approval.

IV. Variance – EPC

The applicant is requesting a Variance to four sign standards pursuant to IDO 14-16-5-12 Signs, to exceed the allowable number of signs, sign area maximums, and maximum allowable heights permitted in Non-residential Zone Districts as follows:

Variance request to IDO Table 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts for wall and free standing.

1. *Height*: The maximum allowable height for Freestanding Signs in the NR-LM zone district is 26-feet. The applicant is requesting a 100-foot sign, which is a variance of 74-feet.
2. *Area*: The maximum area allowed for Freestanding Signs abutting a local street is 100 square feet (SF). The applicant is requesting a 1103 SF sign, which is a variance of 1003 SF.
3. *Number of Freestanding Signs*: Three Freestanding signs are allowed in the non-residential zone district and the applicant is requesting 5 signs, a variance to increase allowable signs by 2.

Variance request to IDO 5-12(H)(3)(a): Type and Maximum Number of Electronic Signs

4. *Number of Electronic Signs:* 1 electronic sign is allowed in non-residential zone districts and the applicant is requesting a total of 2 electronic signs: 1 fuel price on the proposed 10' freestanding sign and 1 on the Street Sign, which is a variance to increase allowable electronic signs by 1.

The EPC shall review and decide on the application for a Variance-EPC after the associated Site Plan – EPC review and decision.

Upon approval of this request Signs on the subject site would be controlled by the IDO development standards for signs in 14-16-5-12 and any approved variances to these sign standards shall be noted on the Site Plan-EPC.

Discussion

The proposed requests would allow a 100-foot Freestanding sign, an increase in allowable area of signs, 5 total freestanding signs as opposed to 3, and 2 electronic signs as opposed to one. Based on the applicant's responses to review and decision criteria pursuant to IDO 14-16-6-6(N), they have not adequately justified this request. There are not special circumstances on the property that are not self-imposed, therefore there is not justifiable cause for the proposed variance requests.

Staff would like to add that an existing Travel Center is owned by the applicant in Albuquerque approximately 4 miles from the subject site on 6th Street NW, which is adjacent to Interstate-40 (I-40) The Freestanding and electronic sign is not 100' at this location, and can be viewed from I-40. The applicant currently owns the subject site. It is not a special circumstance that the applicant is choosing to develop the requested Travel Center at this location, where the sign is not visible from Interstate-25. This is a self-imposed circumstance. Furthermore, the applicant claims that pre-existing buildings block the views of signage from the subject site, but upon analysis of the site, there are not any adjacent or surrounding buildings that would block the view of signage developed with allowable IDO standards.

The requested variance of 74 feet to the allowable 26-foot freestanding sign height, is a 184% increase to the maximum height and the variance of 1003 square-feet to the allowable 100 square foot area is an increase of 90% to the maximum allowable area of a sign. The applicant has failed to provide any justifiable special circumstances on the property that would deem a 100-foot sign with a 1000-SF area the minimum necessary variances to avoid extraordinary hardship or practical difficulties. Furthermore, it is an intent of the IDO 14-16-5-12 Signs to minimize sign clutter, which the applicant is undermining by requesting 5 freestanding signs instead of 3 in addition to the numerous directional, cat scale signs, and building mounted signs.

V. Airport Protection Overlay Zone (APO 3-3) Standards

The subject site is within the Air Space Protection Sub-area for the Albuquerque International Sunport. All signs and structures shall not be taller than the horizontal surface of the Albuquerque International Sunport, per IDO 3-3(D)(1) Height Standards in the Airport Protection Overlay Zone, specifically 3-3(D)(1)(b). An exhibit depicting that the proposed structures and buildings are under the Horizontal Surface of the Airport Surface at 5,504.9 was provided with the Site Plan set. This requirement is met.

In addition, structure and sign materials and any features therein comply with the glare and reflectivity standards per IDO 3-3(D)(2) Reflectivity.

VI. IDO 5-2(E) CUMULATIVE IMPACTS

The subject site is within the Railroad and Small Spur Area, and meets all the applicability criteria conditions per IDO 14-16-5-2(E)(1) and is therefore subject to all of the requirements in IDO Section 14-16-5-2(E)(2) for development or redevelopment on lots within the Cumulative Impacts Analysis area.

5-2(E) Cumulative Impacts Analysis

Pursuant to IDO Section 5-2(E)(2) both the subdivision and site design process shall begin with an analysis of site constraints related to the cumulative impacts of past, present, and proposed industrial developments. The Cumulative Impacts analysis was included in the application for the Site Plan.

To the maximum extent practicable, development or redevelopment meeting all the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures.

The applicant has demonstrated that measures have been taken to mitigate negative impacts on surrounding residential uses in the Cumulative Impacts Analysis provided and through the design of the proposed Site Plan (see attachments).

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

The applicant provided a memorandum in response to the Cumulative Impacts Analysis Criteria (see attachments).

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, notwithstanding the thresholds or mitigation requirements in the DPM, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The applicant provided a traffic impact study in response to the Cumulative Impacts Analysis Criteria (see attachments).

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The Site Plan request is being reviewed and decided by the EPC.

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

Upon approval of the Site Plan-EPC, the applicant shall meet all conditions of approval deemed necessary by the EPC to minimize impact on the surrounding uses prior to submitting to building permit.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application based on the April 6, 2023 submittal. Few, but notable agency comments were received.

AMAFCA, ABCWUA, Bernalillo County Solid Waste, and the City Transportation Engineer, all offered standard comments. See attached comments.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the San Jose Neighborhood Associations, which was notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

VIII. CONCLUSION

This two-part request is for a Site Plan – EPC and Variance – EPC for an approximately 22-acre site located between Broadway Blvd. SE and Woodward Rd. SE. The subject site is in an Area of Change.

The applicant is requesting 1) a Site Plan-EPC on approximately 7 acres of the northern portion of the subject site to develop a light and heavy vehicle fueling station with an incidental convenience store (the “Travel Center”), and 2) a Variance-EPC to four sign requirements. The southern 15-acre portion of the site is an existing fueling depot, which has been included as an as built request with the Site Plan.

The subject site is zoned NR-LM (Non-Residential Light Manufacturing Zone District)-is in an Area of Change and is not in a designated Activity Center or Corridor as designated by the Comprehensive Plan. He subject site is also within the Airport Protection Overlay zone which has standards pursuant to IDO 3-3 that the proposed Site Plan is required to comply with.

The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).

In addition, the EPC is hearing this case as required by IDO section 14-16-6-6(N) for Variances to four sign requirements in the IDO.

The applicant has adequately justified the request pursuant to IDO 14-16-6-6(I) for a Site Plan- EPC, but has not adequately justified the request pursuant to IDO 14-16-6(N) for a Variance-EPC.

The affected neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were notified as required.

As of this writing, Staff has received no comments and is not aware of any opposition.

Staff recommends APPROVAL subject to conditions to ensure compliance and provide clarity as the process moves forward for the proposed Site Plan-EPC and recommends DENIAL of the proposed Variance-EPC.

FINDINGS – SI-2023-00691, June 15, 2023– Site Plan-EPC

1. The request is for a new Site Plan for a property legally described as all or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2, at the SE corner of Broadway Blvd. SE and Woodward Rd. SE, approximately 22-acres (the “subject site”).
2. The subject site is zoned NR-LM (Non-residential Light Manufacturing) is in an Area of Change and is not in a designated center.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).
4. The applicant is requesting 1) a new Site Plan-EPC on approximately 7 acres of the northern portion of the subject site to develop a light and heavy vehicle fueling station with an incidental convenience store (the “Travel Center”), and 2) a concurrent Variance-EPC to four sign requirements/standards (SI-2023-00693) which is pursuant to EPC review and decision following the proposed Site Plan-EPC decision.
5. The proposed Site Plan would facilitate development of a light and heavy vehicle fueling station with a convenience store and restaurant uses. Convenience stores are an incidental use to a light vehicle fueling station.
6. The southern 15-acre portion of the 22-acre site is included with this request as an existing “As Built” Site Plan because the fueling depot was developed in the 1950s and is not governed by an existing Site Development Plan.
7. The subject site is not subdivided; therefore, the entire site shall be included on this Site Plan request to create clarity and consistency which would ensure that any future amendments to the site are pursuant to IDO standards.
8. The subject site is in the Airport Protection Overlay zone for the Albuquerque International Sunport (IDO APO 14-16-3-3). The proposed Site Plan is required to comply with the APO and associated Federal Aviation Administration (FAA) sub-zones.
9. The subject site is within the Air Space Protection Sub-area for the Albuquerque International Sunport. All signs and structures shall not be taller than the horizontal surface of the Albuquerque International Sunport, per IDO 3-3(D)(1) Height Standards in the Airport Protection Overlay Zone, specifically 3-3(D)(1)(b). An exhibit depicting that the proposed structures and buildings are under the Horizontal Surface of the Airport Surface at 5,504.9 was provided with the Site Plan set. This requirement is met.
10. The proposed structure and sign materials and any features therein comply with the glare and reflectivity standards per IDO APO 3-3(D)(2) Reflectivity standards.

11. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
12. The request is consistent with the following Comprehensive Plan Goal and Policy from Chapter 4: Community Identity

A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the distinct community of the surrounding South Broadway light industrial areas. The proposed Site Plan-EPC would allow the subject site to be developed pursuant to IDO development standards for NR-LM uses and would place stringent standards on the subject site that would protect the character of the surrounding Central Albuquerque community, and comply with standards for the Airport Protection Overlay Zone APO-3 pursuant to IDO 14-16-3-3.

The subject site is in an Area of Change as designated by the Comp Plan, where new development is desired. By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that would negatively impact their character. The proposed Site Plan would enhance the surrounding area by facilitating similar light industrial and commercial development. It would protect residential neighborhoods north and west of the subject site by absorbing new commercial development that is most appropriate in the industrial portion of South Broadway.

B. Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities

The request would ensure quality development that is consistent with the character of the surrounding light and industrial uses of the South Broadway corridor at the southern edge of the City limits. It would be sited at the southeast corner of Broadway Blvd. SE and the soon-to-be completed Sunport Blvd. extension from the I-25 interstate exit west to the intersection of Woodward Rd. SE and Broadway Blvd. SE.

The request is to redevelop the northern portion of the subject site, approximately 6 acres, into a travel stop. The subject site would be controlled by IDO development standards. The IDO standards will ensure that character of building, landscape, and parking design on the NR-LM zoned site will be generally consistent with the scale of the light industrial land uses in the area. The proposed commercial land use will be an appropriate location of development in an Area of Change as well as within the South Broadway MRA.

13. The request is consistent with the following Goals and Policies regarding Desired Growth and Complete Communities from Comprehensive Plan Chapter 5: Land Use.

A. Policy 5.1.1 Sub-policy(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The requests would encourage redevelopment on an infill site within an Area of Change and near a Commuter Corridor. Locating a new travel stop in an established light industrial area with easy access to I-25 and Broadway Blvd. SE is the most appropriate area to serve highway travelers, surrounding light and heavy industrial customers, and residents. The request would add more commercial uses to an established light industrial area.

- B. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The requested Site Plan-EPC would generally foster a community where residents can live, work, learn, shop, and play together. It would facilitate development of a travel center, which includes a convenience store. This new development would be located in an established light industrial area with easy access to I-25 and Broadway Blvd. SE. The request would add more commercial uses to an established light industrial area.

- C. Policy 5.2.1 Sub-policy (a)– Land Uses: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request would encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents. The subject site is within easy, 1/8-mile walking and biking distance of single-family zoned residential neighborhoods. Future City and MRMPO transportation plans include more multi-modal trails throughout the area to provide more options for walking and biking travel. This development will promote good access for all residents by its location near a major arterial (Broadway Blvd. SE) and soon-to-be completed access to an I-25 exit onto Sunport Blvd. SE.

- D. Policy 5.2.1 Sub-policy (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development

The request would encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. A highway travel stop that serves local residential and industrial customers as well as highway travelers complements existing light industrial and auto-related uses in the south Broadway Blvd. industrial corridor. The form of buildings, landscaping, driveway accesses, and parking/circulation is compatible with existing light industrial uses in the area.

- E. Policy 5.2.1 – Sub-policy (n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request would encourage more productive use of vacant lots and under-utilized lots, including surface lots. The request would allow redevelopment of the under-utilized northern portion of the subject site, and would be a more productive use of existing parking surfaces than their current use, which has sat vacant for years in an established light industrial community.

14. The request is consistent with the following goal and policies regarding infill and city development areas from Comprehensive Plan Chapter 5: Land Use.

- A. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site would support additional growth in areas with existing infrastructure and public facilities. It would utilize existing infrastructure along Broadway Blvd. SE, as well as new infrastructure being developed with the Sunport Blvd. extension from I-25 to the

intersection of Broadway Blvd. SE and Woodward Rd. SE., including water, sewer, and fiber optic cables for communication.

- B. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to Areas of Change where it is expected and desired, and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area. By locating an intense auto-oriented commercial use in an Area of Change near an interstate exit, the request would locate uses that would be potentially harmful in a residential area to an established industrial area where such uses are most appropriate. At the same time, the request would reinforce the character and intensity of the nearby residential areas (e.g., San Jose neighborhood) by not allowing growth that is inconsistent with the character and intensity of those existing residential land uses.

- C. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense auto-oriented development near a Commuter Corridor within both an Area of Change and the South Broadway Metropolitan Redevelopment Area, where change is encouraged.

- D. Policy 5.6.2 Sub-policy (b): Ensure development that expands employment opportunities.

The proposed development would expand employment opportunities by providing temporary construction employment and permanent employment, as well as support existing and potential employment opportunities nearby. It would support direct and entrepreneurial employment opportunities by providing convenient fueling services for nearby employees.

15. The request is consistent with policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy, from Comprehensive Plan Chapter 8: Economic Development.

The request would facilitate development of a light and heavy vehicle fueling station with an incidental convenience store that could contribute to economic development of the surrounding community near the South Broadway corridor. The Travel Center would help to improve quality of life of nearby residents and new customers by offering a commercial use (gas, a dog park for travelers, and convenience items) in an industrial area of the City near Interstate-25.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response demonstrates that the request is generally consistent with applicable Comprehensive Plan Goals and Policies (and other applicable City Plans), therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: The subject site is zoned NR-LM; therefore, criterion B does not apply.
- C. Criterion C: The request is for a Site Plan-EPC. The proposed Site Plan is required to comply with all applicable provisions of the IDO, DPM, other adopted City regulations. All conditions must be met prior to building permit approval.

The applicant has stated that the development will comply with all applicable provisions pursuant to the NR-LM zone district including landscaping, lot sizes, setbacks, and parking. At the time of building permit, Grading and Drainage plans must be approved by City Hydrology as part of the DFT process.

- D. Criterion D: The subject site is already served by existing infrastructure and public facilities, and new infrastructure associated with the extension of Sunport Blvd. will have adequate capacity to serve the proposed development at full build-out. The applicant has stated that any additional infrastructure improvements necessary to serve the project – such as extending Arno Street and providing additional driveway accesses off it – will be provided by the Applicant as required by the Development Procedures Manual (DPM).
- E. Criterion E: The subject site is within ¼ mile of the Railroad and Spur Small area and a Cumulative Impact Analysis was provided with the request. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. Safety systems and features such as earthen spill containment berms around fuel storage tanks will be maintained and expanded as necessary to mitigate any impacts of such uses from natural or man-made disasters. The applicant was required to provide a Cumulative Impacts analysis due to the subject site's location within the Railroad and Small Spur area, and because the subject site and adjacent properties met all the applicability criteria in IDO 14-16-5-2(E)(1). The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow.
- F. Criterion F: The subject property is not within an approved Master Development Plan; therefore, criterion F does not apply.
- G. Criterion G: The subject property is within the Railroad and Spur Area and a cumulative impacts analysis is required. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances. Existing and proposed design features such as containment berms for fuel tanks, safety features, sufficient queuing and driving aisles, parking spaces, lighting and signage design, and other features will comply with all standards in the IDO, DPM, and other applicable City standards. These designs and features will ensure that the development sufficiently mitigates any adverse impacts on surrounding areas including compliance with Airport Protection Overlay (IDO 14-16-3-3) standards.
17. The affected, registered neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

18. A Facilitated meted was nor held nor requested and staff has not received any comments of opposition or support as of this writing.
19. The proposed site plan would go to the DFT upon approval of this request. Any future platting action would go to the DHO.
20. Staff has crafted conditions of approval needed to improve compliance and provide clarity moving forward.

RECOMMENDATION – PR-2022-007103, SI-2023-00691 - June 15, 2023

APPROVAL of Project # 2022-007103, Case# SI-2023-00691, a Site Plan-EPC for a property legally described as all or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2, located at 3200 Broadway Blvd. SE, west of Arno St. SE and south of Wesmecco Dr. SE, approximately 22-acres based on the preceding findings and subject to the following conditions of approval.

CONDITIONS of APPROVAL – PR-2022-007103, SI-2023-00691

1. Once the Site Plan and any associated Variance-EPC requests are approved by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.
3. Site Plan Clean up (SP1 & SP2):
 - a. The index to drawings shall include SP3 and all sheets associated with the request.
 - b. The 0.30 tract that is excluded in the legal description on the southern portion of the site shall be highlighted and referenced as “not included” on the overall site plan sheet and on the Fueling Depot As Built site plan sheet 3.
 - c. Pursuant to IDO 6-6(N)(2)(f) Any Variances granted that are associated with the Site Plan shall be noted on the approved Site Plan sheet 1 and sign detail sheets.
4. Site Plan Clean up (SP3).
 - a. A note stating: “The existing fueling depot on the southern ~15-acre portion of the site is to remain as developed and is included in this request as an As Built Site Plan for clarity and compliance moving forward” shall be added to the sheet.
 - b. The 0.30 tract that is excluded in the legal description on the southern portion of the site shall be highlighted and referenced as “not included” on the overall site plan sheet and on the Fueling Depot As Built site plan sheet.
 - c. The title of Site Plan sheet 3 for the Fueling depot shall be changed to “As built Site Plan.

5. Parking

- a. Parking for the general retail small use shall be included.
- b. A note shall be added under parking data stating that it the General Retail Small use is incidental to Light Vehicle Fueling.

6. Landscape Plan:

- a. The Buffalo Juniper species of shrub shall be female only.
- b. The note stating that the southern portion of the site is “not a part of project” shall be removed. The 15-acre portion of the site is included with this request.
- c. The title of the Landscape plan shall be changed to _____
- d. The lot area shall be updated to reflect the total lot area on the site plan sheet and landscape sheet. Landscape calculations shall be updated based on this total.

7. Sign Details

- a. Sign details shall include height dimensions.
- b. Sign details shall remain a part of the site plan set for DFT Submittal.

8. Detail Sheets:

- a. Parking Lot light poles and light details pursuant 4-3(D)(17)(d) shall be included.
- b. The trash compactor enclosure shall be provided on a detail sheet with colors, height and finishes.

9. Airport Protection Overlay Zone (APO 3-3)

- a. The Airspace Protection Sub-Area analysis shall be its own detail sheet.
- b. Light Reflective Value (LRV) shall be called out for each surface and for each sign pursuant to IDO 3-3(D)(2) Reflectivity.
- c. A note shall be added to the Site Plan stating that Structure and sign materials and any features therein comply with the glare and reflectivity standards per IDO 3-3(D)(2) Reflectivity.

10. Grading and Drainage Plan: The Drainage narrative shall be updated to state that the northern portion of the site is proposed to be redeveloped as a Travel Center, not the southern.

FINDINGS – SI-2023-00693, June 15, 2023– Variance- EPC

1. The request is for a Variance-EPC for a property legally described as all or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2, at the SE corner of Broadway Blvd. SE and Woodward Rd. SE, approximately 22-acres (the “subject site”).
2. The subject site is zoned NR-LM (Non-residential Light Manufacturing) is in an Area of Change and is not in a designated center.
3. The EPC is required to review and decide on the request for a Site Plan-EPC prior to deciding on the proposed Variance-EPC as required by IDO section 14-16-6-6(N). The EPC is hearing this case as required by IDO section 14-16-6-6(I)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis.
4. With the approval of the concurrent Site Plan – EPC Request (SI-2023-00693), the applicant requests a Variance to four sign standards pursuant to IDO Table 14-16-5-12-2 and IDO 5-12(H)(3)(a)4) that 1) raises the allowable maximum height of a Freestanding sign, 2) expands the allowable area (SF) of a Freestanding sign, 3) increases the number of Free-Standing Signs by 2, and 4) increases the maximum number of electronic signs by 1.
5. The Variance request affects the northern 7-acre portion of the site. The southern 15-acre portion of the 22-acre site is included with this request as an existing “As Built” Site Plan.
6. The subject site is in the Airport Protection Overlay zone for the Albuquerque International Sunport (IDO APO 14-16-3-3). All proposed structures are required to comply with the APO and associated Federal Aviation Administration (FAA) sub-zones.
7. The subject site is within the Air Space Protection Sub-area for the Albuquerque International Sunport. All signs shall not be taller than the horizontal surface of the Albuquerque International Sunport, per IDO 3-3(D)(1) Height Standards in the Airport Protection Overlay Zone, specifically 3-3(D)(1)(b). An exhibit depicting that the proposed structures and buildings are under the Horizontal Surface of the Airport Surface at 5,504.9 was provided with the Site Plan set. This requirement is met.
8. The proposed sign materials and any features therein comply with the glare and reflectivity standards per IDO APO 3-3(D)(2) Reflectivity standards.
9. The applicant has not adequately justified the request pursuant to Integrated Development Ordinance (IDO) 14-16-6-(N)(3) - Variance-EPC Review and Decision Criteria. An application for a Variance – EPC shall be approved if it meets all of the criteria:
 - A. 6-6(N)(3)(a)1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.

No Special Circumstances apply to the subject site that are not self-imposed by the applicant. Surrounding properties in the same zone district and vicinity are of similar size, shape, topography and location. The applicant claims that surrounding buildings would block the views of signage for the Travel Stop if developed with applicable sign requirements in the non-residential zone district, but this is not a circumstance that is special or unique to this site. Furthermore, there are no differences in physical characteristics nor are there natural forces that deem this property special from surrounding properties.

The applicant claims that the preexisting buildings would create an extraordinary hardship for the Travel Centers economic return because travelers along Interstate-25 would not be able to see the sign, which would allow customers enough time to exit the interstate safely. This is not a special circumstance because there are no surrounding buildings that would block the view of a sign from Interstate-25. The existing structures are on the subject site, which is a self-imposed circumstance.

Additionally, the subject site is within the Airport Protection Overlay Zone for the Albuquerque International Sunport, which has specific standards pursuant to IDO 14-16-3-3(D) which limit the height of structures in the Air Space Protection Sub-area to 5,504.9 feet in elevation. This standard cannot be exceeded.

The applicant has failed to meet criterion (3)(a)(1).

- B. 6-6(N)(3)(a)2. The Variance will not be materially contrary to the public safety, health, or welfare.

The Variance for a higher maximum height to the freestanding sign, square footage of sign areas, or the number of signs on the property would not be materially contrary (incompatible/opposite) to the public safety, health, or welfare. The variance to the height, area, and number of signs would allow the applicant to market the proposed development for potential customers driving in the vicinity and along Interstate 25, although this could be accomplished without a variance to Sign Standards in the Non-residential zone district through other means of marketing. A variance to the Sign Standards would not be incompatible with public safety, health, or welfare.

The request partially meets criterion (3)(a)(2).

- C. 6-6(N)(3)(a)3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

The variance to the IDO development standards for signs would not cause significant material adverse impacts on infrastructure improvements in the vicinity, but the subject site is within the Airport Protection Overlay zone for the Albuquerque International Sunport. The proposed Site plan shall comply with standards pursuant to IDO 3-3(D) for allowable Height and Reflectivity for all structures and buildings. The applicant has provided an analysis of the air space protection horizontal surface pursuant to IDO (3-3(B)(1)). The proposed structures and 100-foot sign would be lower in elevation than 5,504.9 feet, which is the Albuquerque international Support's surface elevation and the proposed materials of the sign are in compliance with Reflectivity standards. The variance

to allow a 100-foot and approximately 1100 SF sign may negatively impact surrounding industrial properties in unincorporated Bernalillo County to the east of the subject site.

The request generally meets criterion (3)(a)(3).

- D. 6-6(N)(3)(a)4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

The request would change four IDO Development Standards for Signs in non-residential zone districts pursuant to IDO 5-12. The purpose of the development standards in IDO TABLE 5-12-2: On-premises Signs for maximum allowable height, maximum allowable area square footage of signs, and the amount of signs per site are in place to promote and protect the public health, welfare, and safety by regulating all types of existing and proposed signs and to protect property values, enhance and protect the physical appearance of the community, minimize sign clutter, and reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, etc. The variance undermines the intention of the development standards in place by the IDO.

Therefore, the request does not meet criterion (3)(a)(4).

- E. 6-6(N)(3)(a)5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

The allowable maximum sign height is 26-feet in non-residential zone districts. The variance of 74 feet to the allowable 100-foot freestanding sign height is a 184% increase to the maximum threshold. The applicant claims that the request is the minimum necessary to avoid extraordinary hardship of visibility and avoid practical difficulties resulting from the safety of traffic being able to see the signs along Interstate-25, but the subject site is located on Broadway Blvd. S, more than a quarter mile from I-25. Proposing to construct a 100-foot sign because travelers and potential customers would not be able to see the marketing sign is a self-imposed circumstance. The applicant has failed to provide evidence as to how the proposed variance requests are the minimum necessary to avoid an extraordinary hardship or practical difficulties for the subject site or Travel Center.

The request does not meet criterion (3)(a)(5).

21. The affected, registered neighborhood organization is the San Jose Neighborhood Association, which was notified as required. Property owners within 100 feet of the subject site were also notified as required.
22. A Facilitated meted was nor held nor requested and staff has not received any comments of opposition or support as of this writing.
23. The proposed site plan would go to the DFT upon approval of this request. Any future platting action would go to the DHO.
24. Pursuant to IDO 6-6(N)(2)(f) Any Variances granted that are associated with the Site Plan shall be noted on the approved Site Plan sheet 1 and sign detail sheets.

RECOMMENDATION – PR-2012-007103, SI-2023-00693, June 15, 2023

DENIAL of Project# 2012-007103, Case# SI-2023-00693, a Variance-EPC for a property legally described as all or a portion of Map 44 Tract 64C2, excluding 0.30 acres and excluding all of Tract 64C3A2, located at 3200 Broadway Blvd. SE, west of Arno St. SE and south of Wesmeco Dr. SE, approximately 22-acres based on the preceding findings.

Megan Jones

Megan Jones
Senior Planner

Robert Messenger

Robert Messenger
Current Planner

Notice of Decision CC list:

Vince Carrica, Tierra West LLC, vcarrica@tierrawestllc.com

Olivia Greathouse, San Jose NA, snase@gmail.com

[Deanna Barela, San Jose NA, bacadeanna@gmail.com](mailto:bacadeanna@gmail.com)

Legal, avarela@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

ERNEST ARMIJO, P.E., C.F.M.

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.gov

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comments

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

A site plan approved by the Solid Waste Department for access will be required. The trash enclosure will have to meet City of Albuquerque's minimum requirements which can be found using the following link: <https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf> A sanitary drain will be required in the trash enclosure. The specifications for the compactor will have to be included with the site plan approved for access. Will the proposed compactor facilitate refuse service for the entire property? - HERMAN GALLEGOS code enforcement/dispatch supervisor office: 505.761.8125

TRANSIT DEPARTMENT

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

1a. As a condition of approval request an availability statement at the link:

http://www.abcwua.org/Availability_Statements.aspx 1b. Requests shall include a City Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan (showing the domestic water, sanitary sewer, and proposed fire protection).

2. For Information Only:

2a. This site has an existing water account.

2b. There is an existing 72" Interceptor along Arno Street east of the site; ensure that future site plans depict all existing ABCWUA infrastructure fronting the project site.

2c. Alignments for water and sanitary sewer services contingent on conditions of the approved Availability Statement.

ALBUQUERQUE PUBLIC SCHOOLS

No comments

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the site plan amendment. AMAFCA requests review of the grading and drainage plan when it is prepared for building permit.

COUNTY OF BERNALILLO

BERNALILLO COUNTY PUBLIC WORKS

No adverse comment. For information purposes, Bernalillo County Public Works is a review agency for the traffic study. Bernalillo County comments will be provided through the traffic review process.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No comments

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM GAS COMPANY

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Looking north at the site from the southernmost access point to the site off of Broadway Blvd.



Figure 2: Looking SW at the northern portion of the site from Arno St.



Figure 3: Looking into the subject site at existing development at the mid access point off of Broadway Blvd.



Figure 4: looking NE from the NW corner of the site.



Figure 5: City Drainage pond out th enorth end of the subejet site.



Figure 7 & 8: Sign Postings

ZONING

Please refer to IDO Section 14-16-2-5(C) for the NR-LM Zone
District

HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

May 18, 2023

ABQ Terminal LLC
Attn: LB Walker & Associates
13111 NW Freeway, Suite 125
Houston, TX 77040

Project # PR-2022-007103
SI-2023-00691 - Site Plan- EPC
SI-2023-00693 – Variance- EPC

LEGAL DESCRIPTION:

Tierra West, LLC, agent for ABQ Terminal LLC Attn: LB Walker & Associates, requests a Site Plan- EPC and a Variance-EPC, for all or a portion of Map 44 Tract 64C2, excluding 0.3 acre and excluding all of Tract 64C3A2, located at 3200 Broadway Blvd. SE, west of Arno St. SE, and south of Wesmeco Dr. SE, approximately 22 acres (M-14-Z)

Staff Planners: Megan Jones & Robert Messenger

On May 18, 2023 the Environmental Planning Commission (EPC) voted to DEFER Project # PR-2022-007103, SI-2023-00691 - Site Plan- EPC and SI-2023-00693 – Variance- EPC for a month to the June 15, 2023 regularly scheduled EPC hearing.

APPEAL: Pursuant to IDO 14-16-6-4(U)(2), a recommendation, deferral, continuance, or remand by any entity shown in Table 6-1-1 is not a final decision and cannot be appealed.

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ/RM

cc: ABQ Terminal LLC, Attn: LB Walker & Associates, 13111 NW Freeway Suite 125, Houston TX, 77040
Tierra West LLC, vcarrica@tierrawestllc.com
San Jose NA, Deanna Barela, bacadeanna@gmail.com
San Jose NA, Olivia Greathouse, sinase@gmail.com
Legal, dking@cabq.gov
EPC File

APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: ABQ Termial LLC Attn: LB Walker & Associates		Phone:
Address: 13111 NW Freeway SUite 125		Email:
City: Houston	State: TX	Zip: 77040
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: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Major Amendment to Site Plan- EPC / Sign Variance

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

Lot or Tract No.: Map 44 Tract 64C2 EXC 0.30AC X All TR 64C3A2	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 1014055333908840121
Zone Atlas Page(s): M-14-Z	Existing Zoning: NR-LM	Proposed Zoning: NR-LM
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 21.43 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3200 Broadway Blvd SE Albuquerque, NM 87105 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.)

PR-2022-007103/PS-2022-00117/PS-2022-00255

Signature:	Date: 3.9.2023
Printed Name: Vince Carrica	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- SITE PLAN – EPC
- MASTER DEVELOPMENT PLAN
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A 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 P1 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 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)

Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

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)

N/A If a meeting was requested/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)

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

Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only)

Site Plan or Master Development Plan

Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily

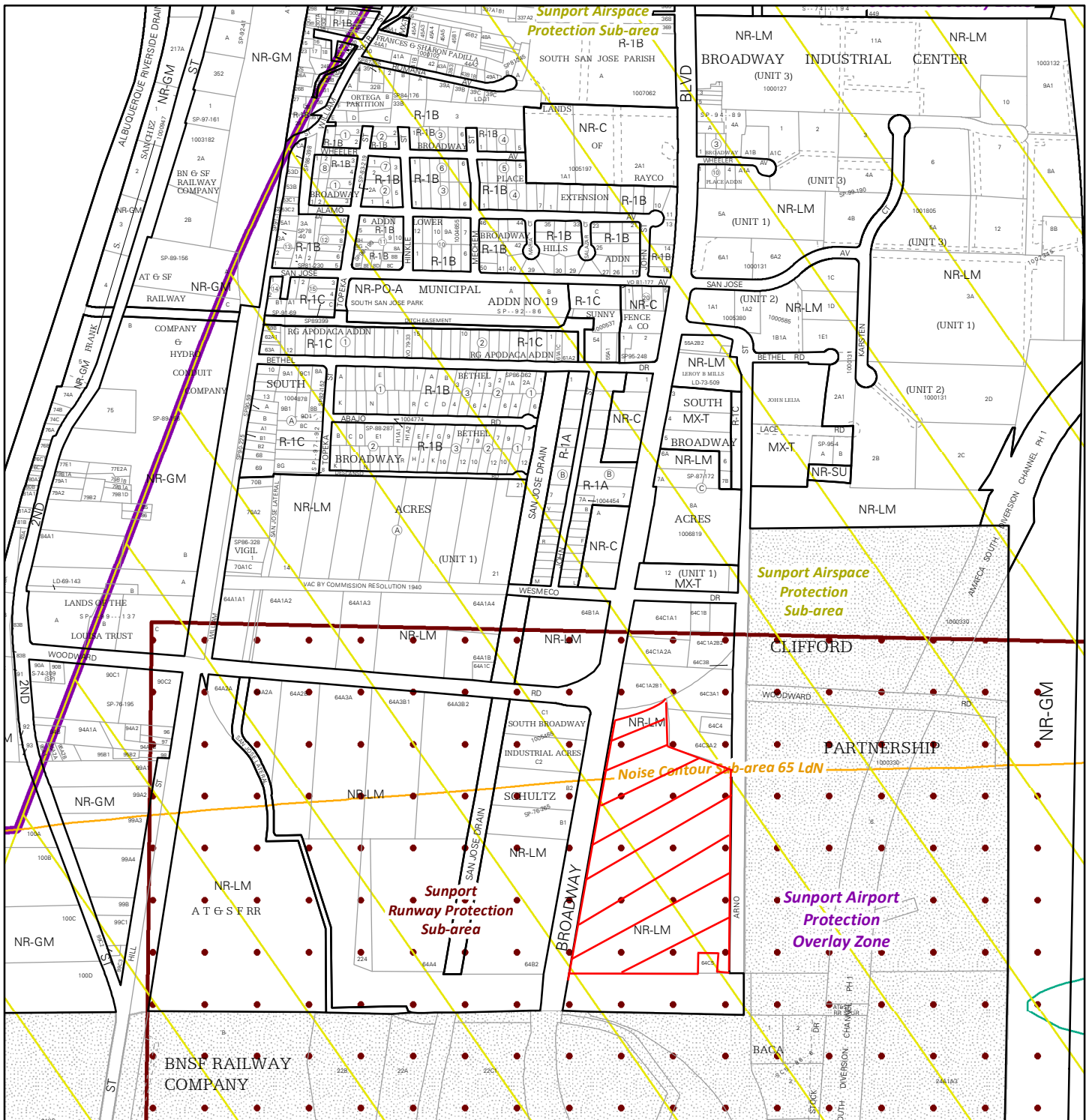
site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).


Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.



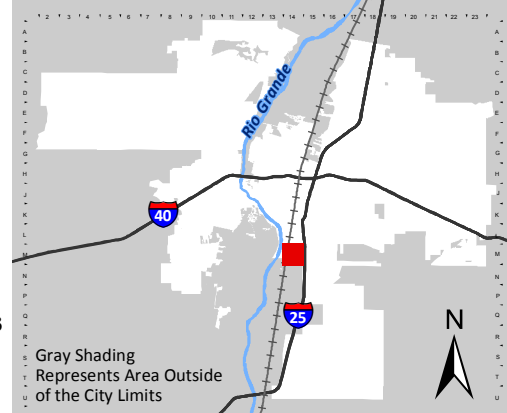
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

June 5, 2023

Mr. David Shaffer, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN- EPC AND VARIANCE-EPC
3200 BROADWAY BLVD SE ALBUQUERQUE, NM 87105
MAP 44TR 64C2 EXC 0.30 AC X ALL TR 64C3A2
ZONE ATLAS PAGE: M-14-Z**

Dear Mr. Shaffer:

Tierra West, LLC on behalf of ABQ Terminal LLC ATTN: LB Walker & Associates Inc. requests a Site Development Plan for EPC approval with a concurrent request for approval of a Variance for EPC for a new Love's Travel Center.

Site Location

The subject property is located at 3200 Broadway Blvd SE. It is comprised of 21.43 acres and is currently zoned NR-LM, Non-Residential Light Manufacturing. This property is legally described as Map 44 TR 64C2 EXC 0.30 AC X ALL TR 64C3A2 containing 21.43AC. The site is located in the southeast quadrant of Sunport Blvd and Broadway Blvd, just within the City limits in southwest Albuquerque. The undeveloped property to the east of the site falls within unincorporated areas of Bernalillo County.

Figure 1. Subject Site Outlined in Red



Request

The applicant requests two approvals from the EPC for the development of a Love’s Travel Center on the northern portion of the subject property. The first is for a new Site Plan-EPC for the proposed Travel Center and the second is for a Variance-EPC for sign sizes and heights associated with the Travel Center. This two-part request is being brought to the EPC for Site Plan Approval because the subject site meets the criteria for a Cumulative Impact Analysis per IDO 6-4(H) and for a Sign Variance because the requested sign sizes and heights exceed what is allowed by the IDO. A cumulative impact analysis was conducted pursuant to 5-2(E) and is attached to this application. The analysis does show that impacts are mitigated to the greatest extent possible, as discussed later in this letter.

History

The subject property contains 21.43 acres and excludes the approximate 3.37 acres that the City recently purchased as part of the Sunport Boulevard Extension project. The majority of that purchase was for the construction of a storm drain detention pond with the remaining acreage going toward Sunport Boulevard right of way.

The entire 21.43-acre site is owned by ABQ Terminal LLC ATTN: LB Walker & Associates Inc. which is a subsidiary of Love’s Musket Development. Musket has a fueling depot located on the property. The subject site began being developed as a fuel terminal in 1954 with five above ground fuel storage tanks (AST’s) (see 1954 aerial photo in appendix). By 1959 the development of the fuel terminal was expanded to include additional AST’s, close to its current configuration (see 1959 aerial photo in appendix) and has been operated by several entities as a fueling depot ever since.

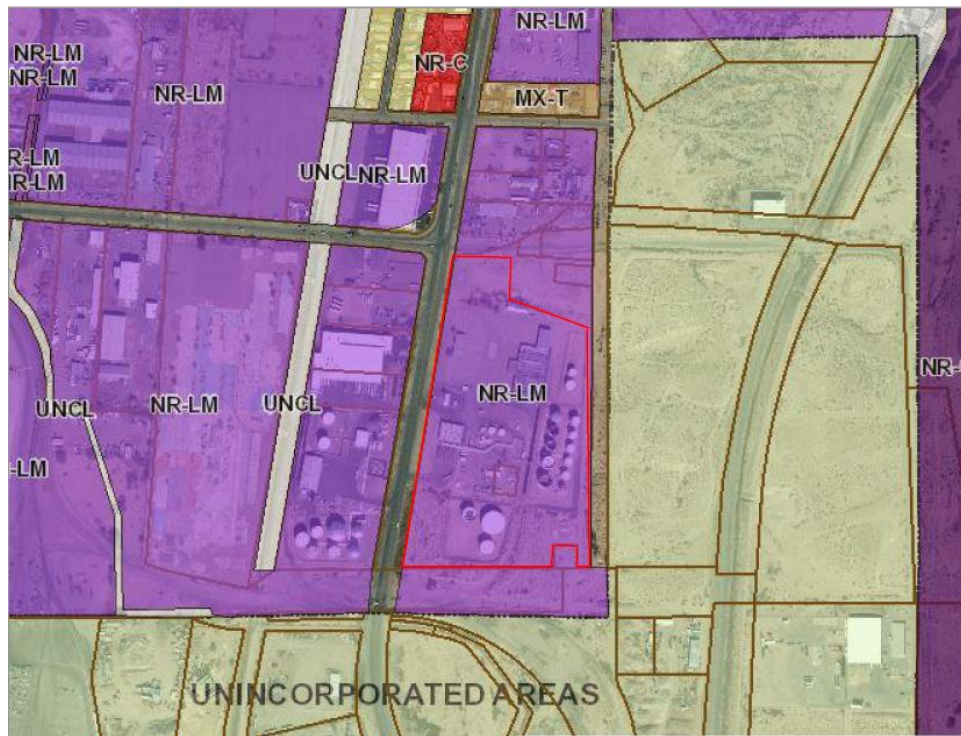
The Musket currently owns and operates the existing fueling depot and will continue to its operation, utilizing the southern 14.43 acres of the site. Past EPC & DRB approvals cover the site (Z-1396 and DRB-96-481). In research of these previous approvals, we were unable to find copies of the actions or associated approvals of the existing fuel depot facility. AGIS has indicated a site development plan was approved but an extensive search by our staff and City staff has not produced an approved plan.

Existing Conditions

Surrounding land use and zoning: Nearby uses are primarily MX-T, NR-LM and Unincorporated Area (Bernalillo County).

Surrounding Zoning and Land Use		
NORTH	NR-LM,	MDI Garbage Collection,
EAST	UNINCORPORATED AREA	Vacant Land
SOUTH	UNINCORPORATED AREA	Vacant Land
WEST	NR-LM	Duke City Fueling, OCD Rocky Mountain Food Distributor, Marathon Petroleum Corp, Oil Refinery

Figure 2. Zoning



Site Plan

Love's 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 development will include a convenience store with general retail and restaurant uses, a light vehicle fueling area and a heavy vehicle fueling area. Because a controlling or previously approved site plan does not exist, this request is for approval of a new Site Plan – EPC and a new Variance – EPC for the proposed Loves's Travel Center.

The proposed travel center will be located on the northern 6.71 acres of the site. Demolition of several existing buildings and currently unused above ground storage tanks within those 6.71 acres will be required. Access to the travel center will include two entrances off Broadway and two entrances off a proposed extension of Arno Street. The existing two accesses to the Musket fueling depot off Broadway Blvd. are proposed to remain. There is no existing access off Sunport Blvd. and no new access off Sunport will be requested with this project. We are currently working with NMDOT, Bernalillo County and COA Transportation on the access points. A draft traffic impact analysis (TIA) has been completed and submitted to these agencies. Initial comments from these agencies were received and the TIS and site plan were updated to address related comments. A copy of the draft TIA is included with this EPC application.

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 general retail (small), restaurant, light vehicle fueling and heavy vehicle fueling are permissible under the NR-LM zoning. Dimensional standards for the NR-LM zone are being met, including minimum

setbacks (5ft min. front setback) and maximum building height (65ft maximum). A sensitive lands analysis was conducted and no sensitive lands exist on the site. The proposed site plan does comply with access and connectivity requirements of Section 5-3(A), including providing adequate street connectivity and mitigating the traffic impacts of the new development. The site does fall within the Airport Protection Overlay Zone. The proposed use, site plan and overall development does meet the IDO APO 3-3 standards including maximum building height and reflectivity. The exterior surfaces of structures will not have a light reflective value that results in impairments to visibility in the vicinity of the airport.

The property to the east is in the unincorporated portion of Bernalillo County. Broadway Boulevard and Sunport Boulevard, which is currently under construction to extend Sunport Blvd from I-25 to west of Broadway border the subject site to the west and north, respectively. The roadway construction on Sunport Blvd and Broadway Blvd is scheduled to be completed by the end of summer of 2023.

The intent of the proposed Love's Travel Center development is to service the need for general retail and fueling in this part of the community for both passenger and commercial uses. The travel center will contain a convenience store with general retail, two fast food restaurants and some travel amenities. The site will have limited overnight parking on-site. Liquor sales at the convenience store are not being requested at this time.

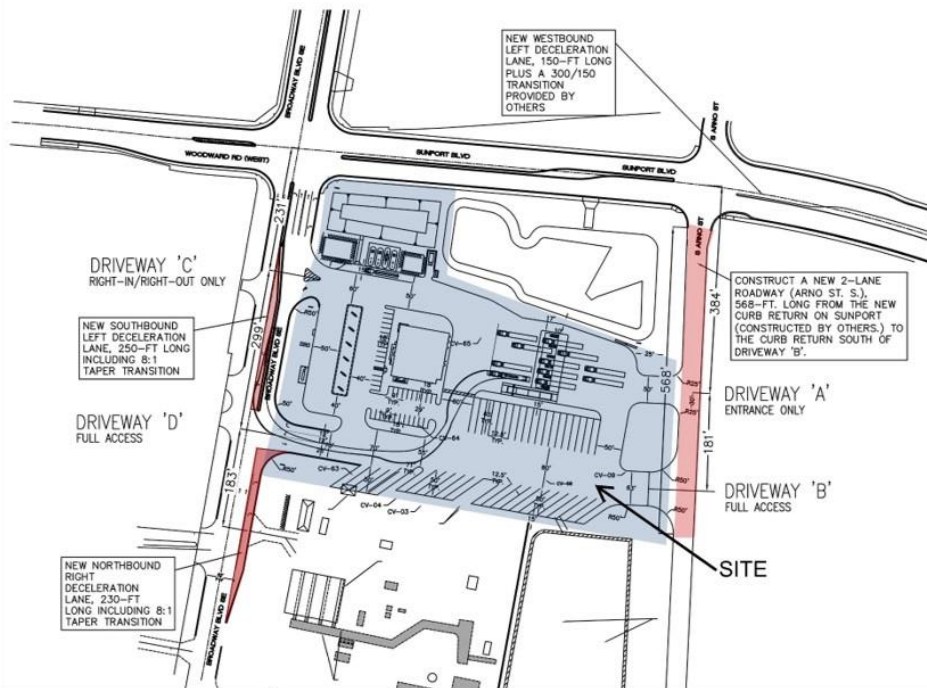
Development within the subject site falls within the South Broadway Redevelopment Area and within an Area of Change. It will consist of five truck fueling positions, twelve auto fueling positions, a C-store (8,494 sf) with a food court, auto and truck parking areas, CAT Scale, a dog park, a storm water drainage pond, various amenities (air station, RV Dump), and two entrances/exits off Broadway Blvd. and two off Arno Street, which will be constructed with this project for the length of the Love's Travel Center development. Utilities appear to be available to the site from existing mains on Broadway and/or Sunport Blvd. extension. We will be following up with the customary utility requests.

Transportation System

A Traffic Impact Study was prepared and submitted to the City of Albuquerque, Bernalillo County, and the New Mexico Department of Transportation (District 3) on approximately March 28, 2023 for review and comment. Comments were received from all three agencies during the month of May, 2023. Comments have been addressed and the FINAL Traffic Impact Study resubmitted on May 19, 2023 for final approvals. The City of Albuquerque's comments came in at the 11th hour and one of their concerns is still being considered. The City of Albuquerque requested that the Traffic Study recommend that a new eastbound right turn lane be constructed on Woodward Rd. at Broadway Blvd. We have countered that it is not appropriate to construct the eastbound right turn lane due to lack of right-of-way and alignment issues. We have proposed instead that the eastbound approach (newly constructed) be re-designated so that the outside thru / right turn lane be redesignated as a right turn only lane and the inside thru lane be redesignated as a thru / right turn lane. We received a positive response from the City of Albuquerque.

The Traffic Impact Study concludes that the implementation of the proposed Love's Travel Center will have no significant adverse impact to the adjacent transportation system provided that the Recommendations of the Study are implemented.

There are still a few minor details to resolve, but the Traffic Impact Study is very close to being approved. The recommendations of the Traffic Impact Study are as follows:



1. **Arno St. S.**

Construct Arno St. S. as an asphalt paved 2-lane roadway, at least 568-ft long, from the new curb return on Sunport Blvd. south to the curb return south of Driveway 'B' in accordance with the City of Albuquerque construction standards. Include sidewalk, curb, & gutter along entire project frontage.

2. **Driveway "A"**

- a) Driveway "A" should be designed and constructed as an unsignalized enter-only access with one entering lane.
- b) Driveway 'A' should be designed to accommodate WB-60 trucks.
- c) Construct a southbound right-turn deceleration lane 240-ft long including a 300/150 transition at Driveway 'A' or to the extent ROW is available.

3. **Driveway "B"**

- a) Driveway 'B' should be designed as an unsignalized full access driveway with at least one entering lane and one exiting lane.
- b) Onsite queue storage at Driveway "B" should be at least 100 feet long. (150 feet preferable to provide some buffer).
- c) Driveway 'B' should be designed to accommodate WB-60 trucks.

4. **Driveway 'C'**

- a) Driveway "C" should be designed and constructed as an unsignalized right-in/right-out only access with one entering lane and one exiting lane.
- b) Onsite queue storage at Driveway "C" should be at least 100 feet long. (150 feet preferable to provide some buffer).
- c) Driveway 'C' should be designed to accommodate WB-60 trucks.

5. **Driveway 'D'**
 - a) Driveway "D" should be designed and constructed as an unsignalized full access driveway with one entering lane and two exiting lanes.
 - b) Construct a new southbound left-turn deceleration lane at least 250-ft long including an 8:1 transition taper.
 - c) Construct a new northbound right-turn deceleration lane at least 230-ft long including an 8:1 transition taper.
 - d) Onsite queue storage at Driveway "D" should be at least 100 feet long. (150 feet preferable to provide some buffer).
 - e) Driveway 'D' should be designed to accommodate WB-60 trucks.
6. **Pedestrian features, Bike Lanes, & Curbing**
 - a) Construct curbs and gutters along the project frontage of Arno St. and Broadway Blvd.
 - b) Construct an 8-ft wide asphalt paved bike/pedestrian path, including a 3-foot-wide landscaped buffer between the back of curb and the path, along the project frontage of Broadway Blvd. Connect the path to the new bike lane (by others) along Sunport Blvd.
 - c) Construct a 5-ft wide concrete sidewalk along the project frontage of Arno St.
7. The developer shall coordinate site plan development and roadway design with COA and Bernalillo County.

Additionally, the requirement to redesignate the eastbound approach on Woodward Rd. at Broadway Blvd. will be added to include the following language:

Sunport Blvd. (Woodward Rd.) / Broadway Blvd.

Redesignate the eastbound approach on Woodward Rd. at Broadway Blvd. as follows:

- 1 – Eastbound left turn lane
- 1 – Eastbound thru / right turn lane

1 – Eastbound right turn lane
The developer will coordinate site plan development and roadway design with COA. Once a project CPN number is assigned by the COA, it will be sent to the appropriate parties.

Overlay Zones/ Sub Areas

The site lies within the Kirtland AFB Military Overlay Zone, the Railroad Spur Area, South Broadway Area, the Community Planning area, and the Airport Protection Overlay zone with sub areas that include Air Space Protection Sub- Area, Runway Protection Sub-area, Noise Contour Sub-area, Air Space and Runway protection Sub-areas. The site is west of the airport and significantly below the runways and airspace of the overlay zone. This use and the location in our opinion comply with the regulations of the FAA, that protect the public noise, vibration and hazard impacts of airport operations and that protect the safety of aircraft operators. The standards set forth in the IDO will be met with the Site plan and other agencies will be provided with this submittal package.

3-3(B)(1) Air Space Protection Sub-area: this sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 5,504.9 feet in elevation for the Albuquerque International Sunport.

RESPONSE: The finished floor of the facility is substantially below the elevation of the airport by more than 650 feet. The travel center is well below the established limitation of 150 feet above the highest point of the usable landing area at each airport.

3-3(d)(1)(b) In the airspace Protection Sub-area: maximum building height is per the Dimensional Standards Tables in Section 14-16-5-1 for each zone district, but in no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land the location of the proposed structure or vegetation.

RESPONSE: The building heights as shown are below the maximum established in the Ido and well below the established at a height of 150 feet above the highest point of the Travel Center and will not affect the Albuquerque International Sunport.

Notice to Association and Neighboring Properties

Property owners within 100ft and the affected neighborhood associations, San Jose Neighborhood Association, were notified as required. The required sign posting indicating the actions requested and the initial meeting dates was posted as required. Photos of the posted sign are included with the submittal package.

Landscaping, Buffering and Screening

Currently little or no vegetation exists on the property. The proposed project will provide landscaping in accordance with the IDO requirements on the project which will enhance the area significantly. The landscaping will provide the required street trees and buffering and will provide relief for an area that is predominately void of landscaping. A dog relief area will be provided as a convience to the patrons.

Drainage

The area currently retains storm water in the fuel depot area and the remaining property sheds water in an uncontrolled condition. The property drainage will be modified, and the 100 year 24-hour event will be directed to a new pond located in the northwest corner of the property and due east of the pond created by the City for the extension of Sunport Blvd. Provisions by the City did not allow sufficient drainage from the surrounding properties to be located in this pond area so a new pond will be created. The pond will be landscaped and will meet the first flush requirements of the city. The pond will be landscaped to meet the treatment requirements established by the IDO.

Cumulative Impact Analysis Summary

The subject site does fall within a Railroad and Spur Small Area, which triggered the requirement for a Cumulative Impact Analysis. A copy of the analysis is attached to this submittal package. In summary, the layout and design of the site for the proposed Love's Travel Center took into account the effects on the surrounding areas and these effects were mitigated in the design as much as possible. The mitigating measures include:

- placing buffer areas between the proposed high activity areas on site and the residential zone properties to the north
- placing an onsite drainage pond to handle all onsite flows
- proposed roadway improvements to Broadway Blvd. including deceleration lanes for traffic entering the site
- proposed roadway construction of Arno St for the length of the Love's development, including a right turn deceleration lane into the site
- on-sight lighting that will comply with New Mexico Night Sky Ordinance

- use of non-reflective roofing materials in compliance with the airport ordinances
- no outdoor storage of materials or equipment on the Love's Travel Center site.
- outdoor storage on the existing Musket fuel terminal site will be shielded from residential zone properties
- placement of truck parking areas as far as possible within the Travel Center, away from residential zoned properties
- utility extensions for service of the proposed Travel Center will be off existing adjacent facilities

Integrated Development Ordinance Justification Criteria

The following explanation below summarizes how the request for Site Plan- EPC meets the IDO criteria pursuant to IDO Section 6-6(I)(3). As a Site Development Plan, the subject site meets the criteria for a Cumulative Impact Analysis per IDO 6-4(H) and it is subject to review and decision by the Environmental Planning Commission (EPC).

1. 6-6 (I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Response: The request for Site – Plan EPC is consistent with the ABC Comprehensive Plan as amended, and directly facilitates the policies and sub-policies identified below.

Goal 4.1 Enhance, protect, and preserve distinct communities:

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Response: The proposed site development plan encourages quality development because it will enhance the character of the surrounding area by redeveloping a portion of the existing site that is no longer fully utilized by the existing user. The proposed plan will demolish existing unused buildings and other facilities to allow for the development of a travel center with auto and truck fueling, fast food restaurants and a convenience store. The development is consistent with the distinct character of the community because the proposed use matches the character of the surrounding neighborhood that currently consists of industrial uses, and it will provide a much-needed service to the surrounding community.

Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Response: The project is consistent with this goal and policy because it includes redevelopment of an underutilized portion of an existing facility, creating new commercial development while maintaining the functioning portion of the existing fueling depot along Broadway Boulevard, which is a regional principal arterial. Because the project is also along the recently constructed Sunport Boulevard extended from Interstate 25 to Broadway Boulevard, it encourages employment density along an existing corridor, in an infill area and not at an urban edge.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Response: The request will allow for redevelopment of a portion of the property containing buildings and facilities that have over time become underutilized. It is consistent with this goal because it provides for auto and truck fueling facilities that are conveniently accessible from surrounding communities.

Sub-Policy a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Response: This request meets the goals of Policy 5.2.1 because the development will provide a much-needed service in an Area of Change accessible to adjacent corridors and neighborhoods in the area. The retail and restaurants included in this development will be within walking and biking distance of existing neighborhoods to the north and west, promoting good access for all residents in the area.

Sub-Policy h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Response: The immediately surrounding development consists of a variety of commercial/industrial uses that will benefit from the development of an auto/truck fueling facility that is located on two major roadways, Broadway Boulevard and the recently constructed Sunport Boulevard. The development is consistent with this sub-policy because it adds complementary uses that are compatible in form and scale to the existing surrounding development that will utilize and benefit from the addition of auto and truck fueling facilities close by their existing facilities whereas now they must travel several miles in either direction to obtain the proposed services. In addition, the development is consistent with this goal because the underutilized portion of the onsite facility will be redeveloped to provide new services.

Sub-Policy n) Encourage more productive use of vacant lots and or underutilized lots, including surface parking.

Response: This request is consistent with this sub-policy because it allow entails redevelopment of an underutilized portion of the subject property allowing for a more productive use of this lot, which helps to create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding communities.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1: Infill development: Support additional growth in areas with existing infrastructure and public facilities.

Response: The development is consistent with Policy 5.3.1 because it supports growth in the area with existing infrastructure and public facilities. The modification facilitates additional growth on a lot that fronts two major roadways, one with a direct link to Interstate 25. The subject site falls within an Area of Change adjacent to existing public water and sanitary sewer infrastructure.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Center, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Response: This request is consistent with this policy because it is serving to direct growth and more intense development to an Area of Change that will help redevelop an underutilized portion of the subject site. It is further consistent with this goal because it will bring auto and truck fueling services to the existing surrounding light industrial uses as well as to the neighboring communities while preserving the character of the surrounding areas.

Sub-policy b) Encourage development that expands employment opportunities.

Response: The request directs growth and expands employment opportunities to an area in need of not only the services that will be added but also the jobs that it will create for the residents in the surrounding communities. It creates new growth in an Area of Change.

2. 6-6 (I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/ or regulations.

Response: The site is not located in a previously approved NR-SU or PD zoning district.

3. 6-6 (I)(3)(c) The Site Plan complies with all applicable provision of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Response: The Site Development Plan complies with all requirements specified in the IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property. The proposed development will allow for the redevelopment of a portion of the property that is currently underutilized without affecting the adjacent portion of the property and its current use.

4. 6-6 (I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Response: The requested site plan is in an Area of Change that is currently serviced by two adjacent major roadways, Broadway Boulevard and the newly constructed Sunport Boulevard. These roadways have adequate capacity to serve the proposed development, as does the existing water and sewer infrastructure. Construction of street improvements, sidewalks and drainage facilities is proposed with the proposed development to mitigate any burdens on existing facilities to the maximum extent practicable.

5. 6-6 (I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Response: The applicant has taken measures to mitigate significant adverse impacts on the surrounding area. Actions the applicant has taken to facilitate the mitigation of any impact include existing infrastructure along Woodward Rd /Sunport Blvd extension and proposed infrastructure on S. Arno Street for access to the existing Fuel Depot south of the proposed Loves Travel Center. Adverse impacts on traffic will be reduced by proposing left and right turn lanes into the Loves Travel Center. The mitigating measures taken to reduce significant impact to the surrounding areas also include placing buffer areas between residential areas and onsite high activity areas, placement of truck parking areas as far as possible within the

site, away from residentially zoned properties, and ensuring that the onsite lighting meets the NM Night Sky Ordinance.

6. 6-6 (I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Response: The subject property is not located within an approved Master Development Plan.

7 6-6 (I)(3)(g) If a cumulative impact analysis is required in the Railroad Spur and Small Area pursuant to Subsections 14-16-5-2 (F) (Cumulative Impacts) and 14-16-6-4 (H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative Impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Response: A cumulative impact analysis was provided with this application, please refer to attached letter. In summary, the analysis shows that the site does incorporate mitigation efforts for all identified cumulative impacts, to the greatest extent possible. A traffic study was performed and outlined the required improvements needed to the roadway system to avoid negative traffic related impacts. These required improvements are incorporated into the proposed development, including construction of Arno St and construction of right and left turn lanes into the site both off Arno St. and off Broadway Blvd. Parking and noise impacts are mitigated by locating the truck parking within the development as far from residentially zoned properties as possible. The planned lighting will comply with the NM Night Sky Ordinance to avoid any light spillover.

Sign Variance

Located within this property will be Love's Travel Stop which will have both gas and diesel fueling pump stations as well as both Godfather's and Subway restaurants, a certified CAT scale and an additional existing business. The sign program that Love's uses has been proven to work at the over 600 travel centers that Love's operates across the country. A summary of the Sign Variance request includes:

1. IDO: 15-12 SIGNS.TABLE 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts for wall and free standing

Pursuant to the height of a Free standing / Hi-Rise Sign

- The maximum height allowed for a HI-Rise Sign in a Mixed-use zone district is 26 feet.
 - Loves is requesting a Hi-Rise Sign oriented to S Arno Road that is 100 feet in height.
 - *This represents a 74' OAH variance for the height of the Hi-Rise.*
- The maximum area allowed for a HI-Rise Sign abutting a local street is 100 sq ft.
 - *Loves is requesting a Hi-Rise Sign oriented to S Arno Road that is 1103.00 sq. ft. in area.*
 - *This represents a 1003 sq ft variance for the area of the*

Hi-Rise.

Love's respectfully requests an increase in the height and area of the Freestanding sign oriented to S. Arno at 3200 Broadway Blvd S.E., Albuquerque, NM. For drivers on I-25 to have a view of the freestanding Hi-Rise sign over the existing highway signs and a billboard between the sign and the interstate (see attached sign survey), a variance from the sign code would be necessary. With the majority of Love's patrons being semi-trucks traveling along the interstate system, it is imperative drivers are given adequate time to see the sign, recognize what the sign says and then make the decision to safely exit the interstate system to patronize Love's. Without the increased height and area of the sign being requested in the variance, motorists may not be aware that the Love's Travel Stop is located at this exit, or they may not see the sign with enough time to make a safe transition to exit, compromising the safety of themselves as well as other drivers. The United States Sign Council recommends signs based on the complexity of the driving conditions and speed of traffic. The USSC recommends a sign with a minimum of 639 square feet of sign area in an area with multi lanes of traffic, such as I-25, traveling at 65 MPH (see attached Freestanding Sign Sizes sheet from the USSC). This size is recommended to give drivers of automobiles time to see the sign, read the sign and then to react to the sign (viewer reaction time). The USSC states that the viewer reaction time of an automobile driver is 11 seconds. When you take into consideration it takes semi-truck drivers 40% longer to come to a stop, the height and area of the sign is vital in allowing truck drivers to have a clear view of the sign and being able to react in a manner that is safe for all drivers on the interstate system.

2. IDO: 15-12 SIGNS.TABLE 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts for wall and free standing

Pursuant to the number of Free standing signs

- The number of Freestanding signs for this property with the three road frontages is three.
 - Love's is requesting 3 additional Freestanding signs in addition to the 2 existing, for a total of 5 freestanding signs.
 - *The represents a total increase of 2 freestanding Signs.*

With the multiple entities located on this single parcel, that fronts 3 roads, the number of freestanding signs is not excessive for visibility of each entity to inform the traveling public of what is available. The HI-rise Sign and Street Sign front 2 different roads to inform of gas prices, convenience store and restaurants. A CAT Scale structure is included with the sign package and is considered a freestanding sign. The CAT Scale provides Certified Weighing of large transportation vehicles. Facilities such as this help protect the conditions of the local and interstate highway systems by aiding truckers in observing proper legal weight limits of their vehicles. The existing entity has 2 existing identifying freestanding signs placed strategically to help the patrons identify if they would need to be entering this area of the property.

3. IDO: 14-16-5 Development Standards; 5-12(H)(3)(a) Type and Maximum Number of Electronic Signs; On-Premise Signs

- The maximum number of electronic signs is 1 including freestanding signs in a

mixed-use Zone district.

- Love's is requesting a total of 2 electronic signs – 1 fuel pricer on the Hi-rise and 1 fuel pricer on the Street Sign.
 - *This represents a total increase of 1 electronic sign.*

With Love's development oriented to 3 different road frontages and the nearby Freeway. The visibility of the fuel pricer electronic signs from each road frontage will be necessary to inform the traveling public what type of fuel is available and at what price.

6-6(N)(3) Review and Decision Criteria

6-6(N)(3)(a) General

1. There are Special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other properties in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property or practical difficulties result from strict compliance with the minimum standards.

- A special circumstance that the Love's property must deal with at this lot is buildings and existing signage that would block the view of the Hi-Rise sign if it was any shorter or smaller in area (especially for the Southbound traffic as referenced in the attached survey). Semi-trucks take 40% longer to stop (see the attached document) and make up a large portion of the Love's Travel Stop's business. They must first be able to notice the sign, then recognize it, then have ample time for safe lane changes necessary to avoid any additional dangers that may come from a lack of ample time to do all things needed to take the exit to enter the Love's Travel Stop. If the sign is blocked by being shorter or smaller in area, it would increase the safety of potential patrons traveling along the highway.
 - The special circumstances of the existing buildings and signs is not self-imposed by Love's and do not apply generally to other property in the same zone district and vicinity, as the buildings and signs that create the visibility impairment are preexisting.
 - Such special circumstance of visibility will create an extraordinary hardship on the traveling public wanting to patronize the Love's travel stop and an economic return on the property and therefore the community when the traveling public isn't aware of what is available on the lot or can't exit safely in time after viewing the sign.
2. The Variance will not be materially contrary to the public safety, health or welfare.
- The additional number of signs, height, and square footage being requested will help ensure that there is safe ingress and egress to the facility and safe maneuvers while on-premise. This will have a safe and positive impact on the community, and will not be materially contrary to public safety, health or welfare.

3. The Variance does not cause significant material adverse impacts on the surrounding properties of infrastructure improvements in the vicinity.
 - If the variance is granted, it would not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity. The development meets the zoning requirements pursuant to the mixed-use and non-residential zones, is located in vicinity of the I-25 Hwy, with anticipated growth of additional commercial activities. This project will be a benefit by creating a strong tax and employment base for the area.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district or any applicable Overlay zone.
 - The lot hosts 3 separate companies that meet the zoning requirements, (i.e. Love's, Subway and Godfathers) utilizing a combined sign, the sign clutter will be substantially reduced making for a more aesthetically pleasing site and will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay zone.

5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.
 - The variances requested are the minimum relief possible using the United States Sign Council Foundations guidelines for the readability of signage. The research the USSCF has conducted helps us to avoid the extraordinary hardship of visibility and avoid practical difficulties resulting from the safety of traffic being able to see the signs, make decisions and maneuver safely. Please see the attached USSCF and survey for minimum visibility recommendations.

Closing

We respectfully request approval of the EPC-Site Development Plan as well as a Variance for the Sign sizes and heights as articulated. This site is ideal for the continued community need for the fuel depot storage and to service the area with the additional auto and truck services for this part of town. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vince Carrica, P.E.

cc: Kym Van Dyke

JN: 2022031
RRB/vc/jg



City of Albuquerque
 P.O. Box 1293 Albuquerque, NM 87103
Planning Department
 Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: December 29, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-007103
Agent: Tierra West, LLC
Applicant: ABQ Terminal LLC Attn: LB Walker & Associates Inc.
Legal Description: Map 44 TR 64C2 EXC 0.30 AC X ALL TR 64C3A2 CONT 21.43AC
Zoning: NR-LM
Acreage: 21.43
Zone Atlas Page(s): M-14-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, CABQ-Historical Aerials, NMCRIS Records

SITE VISIT: N/A

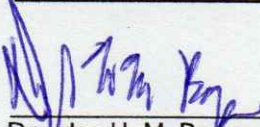
RECOMMENDATIONS:

The west 2/3 of the property appears to have been developed since at least 1959. The east 1/3 of the property was surveyed under NMCRIS 143570. Therefore:

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:


 Douglas H. M. Boggess, MA, RPA Date
 Senior Principal Investigator
 Acting City Archaeologist
 Lone Mountain Archaeological Services, Inc.

Planning, Development Services

12-29-2022

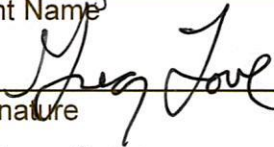
December 21, 2022

Mr. Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **MAJOR AMENDMENT TO SITE PLAN
3200 BROADWAY BLVD SE ALBUQUERQUE, NM 87105
MAP 44TR 64C2 EXC 0.30 AC X ALL TR 64C3A2
ZONE ATLAS PAGE: M-14-Z**

Dear Mr. MacEachen:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of ABQ Terminal LLC C/O LB Walker & Associates Inc. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Greg Love
Print Name

Signature
CO-CEO
Title
12/21/2022
Date

PRE-APPLICATION REVIEW NOTES

PA#: 22-274 Notes Provided (date): 12-28-22

Site Address and/or Location: 3200 Broadway Blvd SE 87105

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request New development of a gas station travel center

Basic Site Information

Current Use(s): Industrial Size (acreage): 22 acres

Zoning: NR-LM Overlay Zone(s): Airport (APO 3-3)

Comprehensive Plan Designations

Corridor(s): NA

Development Area: Change Near Major Public Open Space (MPOS)?: NA

Center: NA

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Vehicle Fueling Station- allowed as a commercial use in the APO

Use Specific Standards: 4-3(D)(18)

Applicable Definition(s):

Light Vehicle Fueling Station

An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail. See also Liquor Retail, Outdoor Vehicle Storage, and Vehicle Definitions for Light Vehicle Repair, Light Vehicle Sales and Rental, Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

Overlay Zone

Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Small Area

A mapped area established pursuant to IDO procedures where IDO regulations specific to that area apply. Small areas adopted after May 18, 2018 shall be no less than 5 acres, shall include no fewer than 25 lots, and shall include properties owned by no fewer than 15 property owners. Overlay zones are

considered small areas but have a different minimum size threshold. See also Measurement Definitions for Small Area and Zone Definitions for Overlay Zone.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan- EPC Requires a Public Hearing

Specific Procedure(s)*: 6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC Is this a PRT requirement? _____

Handouts Provided

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- History: PR-2022-007103 Sketch Plat
- ALL NR-LM dimensional standards apply
- See 3-3 AIRPORT PROTECTION OVERLAY ZONE for specific regulations
 - Development must meet these regulations
- See 4-3(D)(18)(n)3. Railroad and Spur Small Area
 - A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14
 - Please see 5-2(E) CUMULATIVE IMPACTS for procedures. This site is within the Railroad and Spur Small Area and meets all 3 criteria for this requirement.
- Please see comments from DRB sketch plat attached.

Applicant Questions:

1. Arno St is a local urban st within the NM DOT jurisdiction. It is within City of ABQ.
2. Broadway is DOT controlled an an urban principal arterial st.

3. Yes it is within the railroad and spur small rea, see IDO 5-2 for site design and sensitive lands analysis where you can also find a map on page 235
4. Yes, a cumulative impact analysis is needed. See 5-2(E)
5. For platting we encourage the applicant to go through the Sketch Plat process.

Cumulative Impact Analysis
*Required

CUMULATIVE IMPACT ANALYSIS

LOVE'S TRAVEL CENTER AND MUSKET FUEL TERMINAL BROADWAY BOULEVARD AND SUNPORT BOULEVARD

Pursuant to Section 14-16-6-4(H)(1) a cumulative impact analysis was performed for a property located at 3200 Broadway Blvd SE. The subject site is comprised of 21.43 acres and is currently zoned NR-LM, Non-Residential Light Manufacturing. This property is legally described as Map 44 TR 64C2 EXC 0.30 AC X ALL TR 64C3A2 Cont 21.43AC. The site does fall within a Railroad and Spur Small Area, which triggers the requirement for a Cumulative Impact Analysis.

Figure 1. Subject Site Outlined in Red



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. The entire site is owned by Musket which is a subsidiary of Love's Musket Development. Love's Travel Center proposes to develop a travel center on the northern portion (approximately 7 acres). Musket has a fueling terminal collocated on the facility. The existing Musket fuel terminal within the southern 14.43 acres of the site will remain. The existing and proposed uses will include heavy vehicle fueling and the Love's Travel Center will also include light vehicle fueling facilities. A site plan showing the proposed Love's Travel Center and the Musket fuel terminal facilities that are to remain is included in the appendices.

The site falls within an area within the City of Albuquerque that contains existing commercial and industrial uses including a fueling station, food distribution/warehouse facility, an oil & gas light products facility. A complete list of existing uses within 600 feet of the subject site is included in Exhibit A.

EXHIBIT A

Uses Listed in Subsection 14-16-5-2 (E)(1)(c) That Are Within 660ft of Subject Property

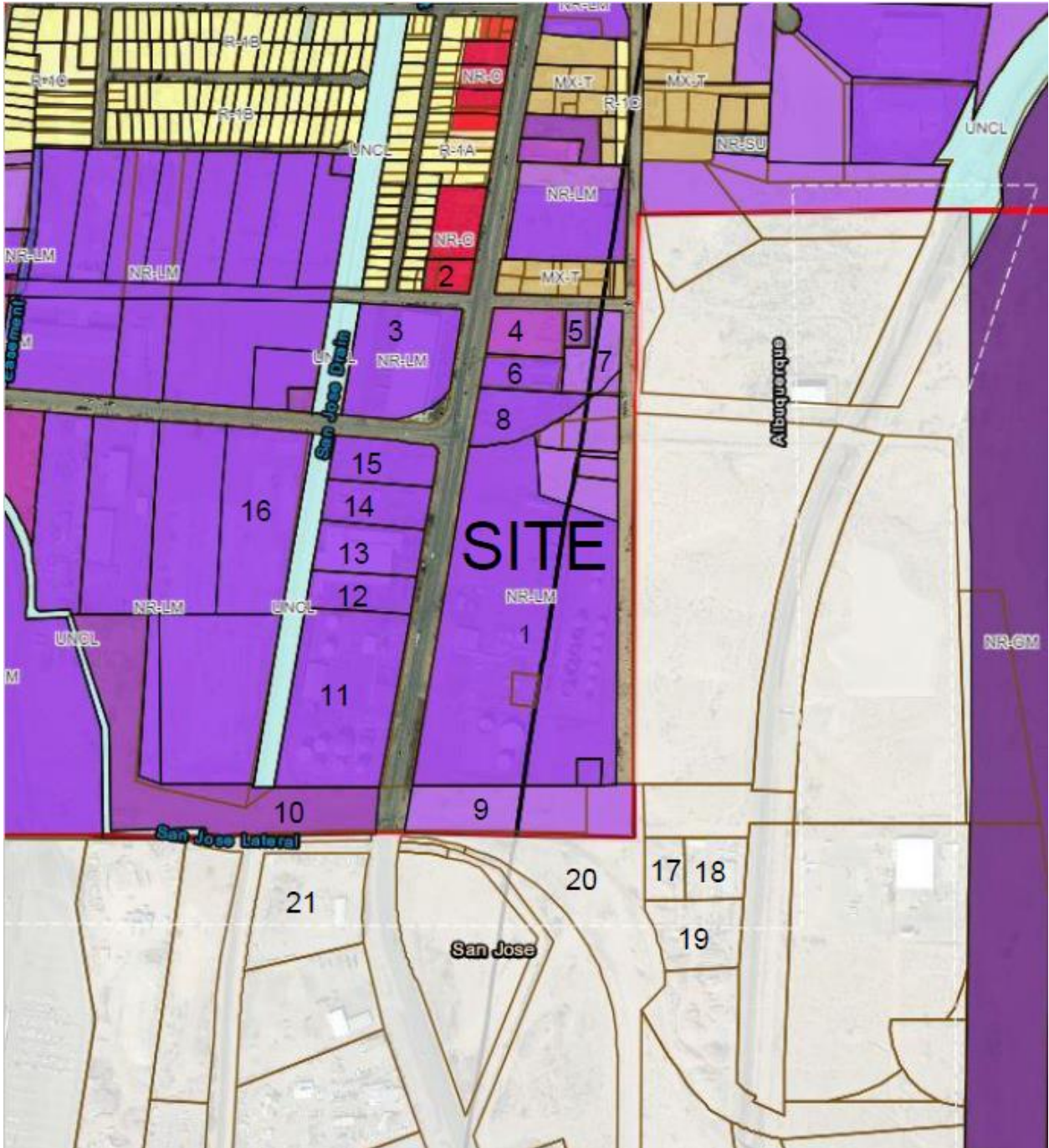
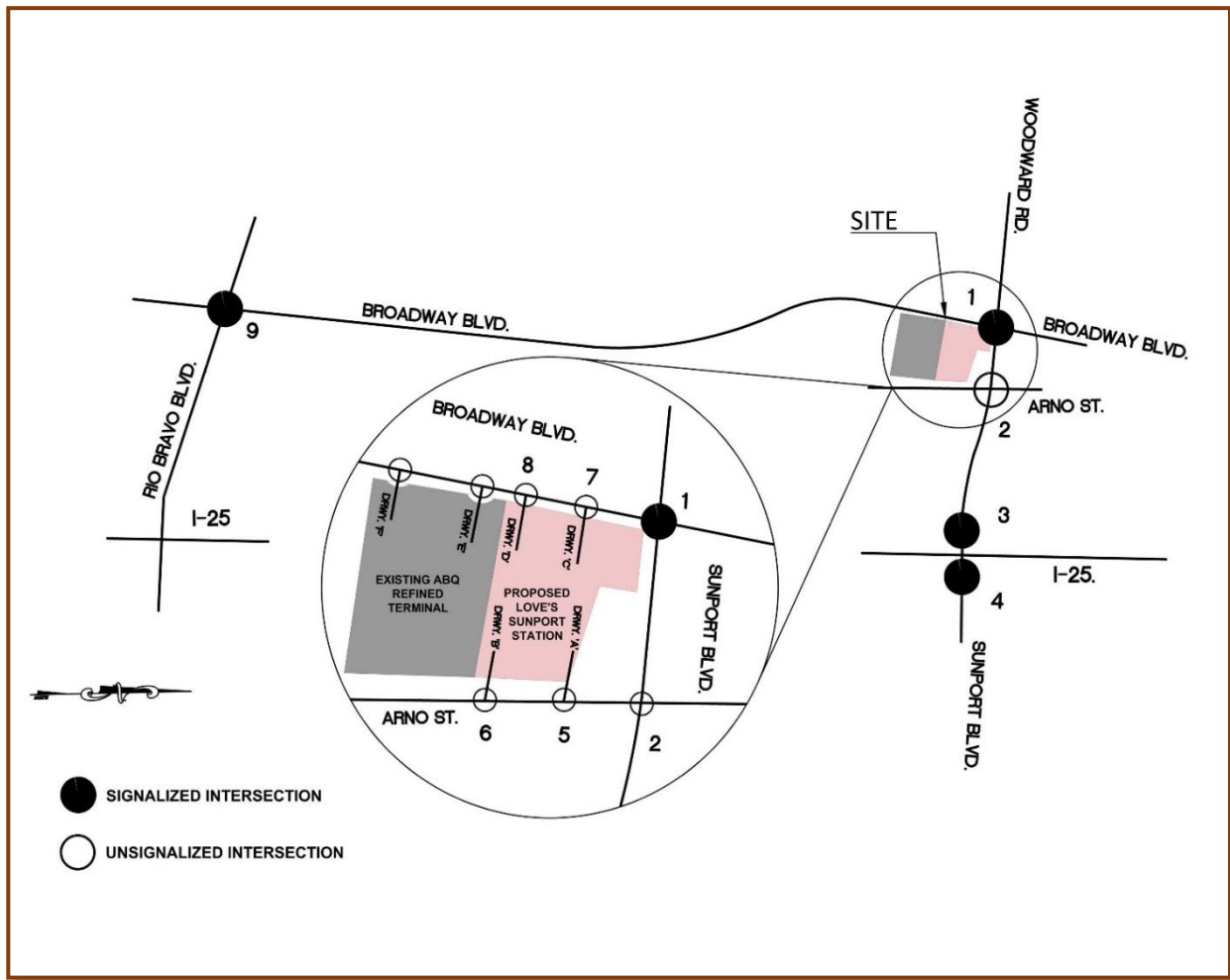


Exhibit A Continued

Parcel Number	City/County	Zoning	Land Use	Direction from Site	Existing Use
1	City	NR-LM	Industrial	Site	Fueling Depot
2	City	NR-C	Commercial Industrial/Warehousing	Northwest Corner	Delgado Wrought Iron
3	City	NR-LM	Industrial	Northwest Corner	NTW National Tire Wholesale
4	City	NR-LM	Industrial	North	MDI Commercial Waste Removal
5	City	NR-LM	Industrial	North	PNM Substation
6	City	NR-LM	Industrial	North	Equipment Yard
7	City	NR-LM	Industrial	North	Equipment Yard
8	City	NR-LM	Industrial	North	Fuentes Auto Sales, Aguamatic Sprinkler & landscaping, 3R (Real Rock Replications)
9	City	NR-LM	Industrial	South	Railroad
10	City	NR-LM	Industrial	Southwest	Railroad
11	City	NR-LM	Industrial	Southwest	Marathon Petroleum Corp.
12	City	NR-LM	Industrial	West	Marathon Petroleum Corp.
13	City	NR-LM	Industrial	West	QCD Rocky Mountain Warehouse Distribution Facility
14	City	NR-LM	Industrial	West	QCD Truck Yard
15	City	NR-LM	Industrial	West	Duke City Fueling, LLC
16	City	NR-LM	Industrial	West	Film Yard LLC
17	County	M-2	Commercial Service Wrecking, Demo, or	Southeast	Lone Star Leasing LLC

			Excavation Ctr.		
18	County	M-2	Commercial Service Wrecking, Demo, or Excavation Ctr.	Southwest	Lone Star Leasing LLC
19	County	M-2	Commercial Service Wrecking, Demo, or Excavation Ctr.	Southeast	Lone Star Leasing LLC
20	County		Transportation/ Utilities	South	Railroad
21	County	M-2	Industrial/ Manufacturing Junk Yards, Scrap Metals and Auto Storage	Southwest	Alfonso & Sylvia Carrete/Junk Yard, Scrap Metals, and Auto Storage



A traffic scoping meeting was conducted on November 03, 2022. In attendance were staff from the City of Albuquerque, Bernalillo County, New Mexico Department of Transportation

(District 3) and Tierra West, LLC. A draft traffic impact analysis (TIA) has been prepared in accordance with the parameters outlined in the scoping meeting. The TIA is in the process of being submitted to the applicable jurisdictions for initial review and comments. The draft TIA is included with this analysis and it does contain analysis of area transportation facilities under existing and proposed conditions with preliminary recommendations for improvements to these transportation facilities. The construction of the final recommended improvements will be completed as part of the development of the subject site. The following figure depicts the entrances to the subject site and the additional intersections analyses in the TIA for the proposed development.

The existing Musket fuel terminal facilities do contain above ground storage facilities for the various types and grades of fuel provided. The storage facilities include 14 reservoirs containing various fuel products including unleaded gas (regular & premium), diesel, ethanol and biodiesel. The total available storage capacity for these products is 7,331,184 gallons. The following table summarizes the available storage capacity of the existing above ground storage tanks. An additional 4 reservoirs store fuel additives with a total storage capacity of 32,000 gallons. There are another two reservoirs with a total storage capacity of 11,600 gallons that are not currently in service and will be removed as part of the Love's Travel Center improvements.

Terminal Location	Storage Tank No.	Service Status Active or Inactive	Tank Shell Capacity (bbls)	Tank Safe Fill (bbls)	Tank Safe Fill (gal.)	Product Stored	Diameter (ft)	Height (ft)
Albuquerque	1	Inactive	7,768	7,000	N/A	OOS	43'	30'
Albuquerque	2	Inactive	5,149	4,600	N/A	OOS	35'	30
Albuquerque	21	Active	19,058	18,386	772,212	PUL	55	50
Albuquerque	22	Active	19,030	18,532	778,344	ULSD	55	50
Albuquerque	23	Active	10,438	9,089	381,738	ULSD	43	42
Albuquerque	24	Active	10,356	8,965	376,530	CBOB	43	42
Albuquerque	25	Active	5,200	4,392	184,464	T-MIX	30	42
Albuquerque	26	Active	5,050	4,564	191,688	ULSD	35	29
Albuquerque	27	Active	5,005	4,549	191,058	ULSD	35	29
Albuquerque	28	Active	5,022	4,551	191,142	ULSD	35	29
Albuquerque	29	Active	3,009	2,856	119,952	B99	27	30
Albuquerque	30	Active	10,093	9,356	392,952	ETH	43	39
Albuquerque	31	Active	10,514	9,608	403,536	ETH	43	42

Albuquerque	32	Active	48,781	46,094	1,935,948	CBOB	100	40
Albuquerque	33	Active	18,266	16,382	688,044	ULSD	60	42
Albuquerque	35	Active	18,152	17,228	723,576	CBOB	60	40
		TOTALS	200,891	186,152	7,331,184			
			BARRELS	BARRELS	GALLONS			

The proposed Love’s Travel Center facility will contain an underground “tank farm” with 5 tanks. These will consist of 2 each 20,000-gallon diesel tanks, 2 each 20,000 gallon unleaded tank, 1 each 20,000 gallon DEF tank and 1 each 20,000 gallon bio-diesel tank. The total storage volume for the underground “tank farm” is 120,000 gallons. Fuel from these tanks will be dispensed at the proposed auto fueling and truck fueling areas.

Storm water runoff from the existing site currently surface drains to the Broadway Boulevard right of way, with the exception of the above ground fuel reservoirs that are within berm containment areas. The runoff draining to Broadway either ponds in existing drainage swales along the eastern shoulder or it drains into an existing storm drain recently constructed in Broadway Boulevard. The storm drain conveys flows to an existing area ponding facility where it is detained and released at a controlled rate to a storm sewer in Sunport Boulevard and Woodward Ave and discharges to the San Jose storm drain channel. Under proposed conditions, the Musket fuel terminal will continue to drain to the Broadway Boulevard right of way, with exception of the berm containment areas. A storm water pond is proposed to be constructed in the northwest corner of the site to retain all developed flows from the proposed Love’s Travel Center site. The 100-year peak runoff from the subject site under proposed conditions will be approximately 43 cfs and the volume of runoff will be approximately 1.72 acre-feet.

The proposed water use (domestic and irrigation) for the development is anticipated to be approximately 8,000 gallons per day. Total annual water use is anticipated to be approximately 67 acre-feet. The anticipated sanitary sewer is estimated to be approximately 6,500 gallons per day. A request for water and sewer availability is currently being prepared and will be submitted to the ABCWUA for issuance of a letter of availability. Service is anticipated to be from existing water and sanitary sewer mains in the adjacent roadway rights of ways.

The operating hours of the facilities will be 24 hours per day, 7 days per week. The anticipated number of trucks entering and exiting the subject site is outlined in the attached draft TIA. As noted earlier, the Musket fuel terminal exists. An increase in trucks entering and exiting that portion of the site is not anticipated to increase substantially from historic values. The proposed layout of the addition of the Love’s Travel Center will mitigate negative impacts on the existing residential developments located approximately 550 feet north of Sunport Boulevard. The C-Store delivery area and auto/truck fueling areas will be located internal to the subject property, placing these activity areas at a distance of over 900 feet from the nearest existing residential developments. To further mitigate any negative impacts on the existing residential developments, the truck parking areas are proposed to be located south of the above noted areas, placing them as far south as possible within the Love’s Travel Center plan.

Buffer areas between these high activity areas will consist of existing and proposed drainage pond facilities. Access to the Travel Center will not be taken off Sunport Boulevard but rather, off Broadway Boulevard and Arno Street to further minimize noise impacts to the residential developments located north of the subject site. On-site lighting will comply with the New Mexico Night Sky Ordinance and all fixtures will be fully shielded to minimize glare while reducing light trespass and skyglow.

There will be no outdoor storage of material or equipment on the Love's Travel Center site and any outdoor storage on the existing Musket fuel terminal site will be shielded from the residential developments to the south by the Travel Center, the storm drain ponds and the additional 600 feet north of Sunport Boulevard. As previously mentioned, the "tank farm" for the Love's Travel Center will be underground and will be permitted by New Mexico petroleum storage tank Bureau and will comply with all required local, state, and federal regulations. The Musket fuel terminal is currently permitted by the State and will continue to comply with all requirements of that permit.

This cumulative impact analysis was prepared because the subject site falls within a Railroad and Spur Small Area. The existing and proposed uses are similar in use and size as compared to the area development. The design of the proposed addition of a Love's Travel Center does take into account the existing residential communities located north of the subject site. The design and layout mitigate any negative cumulative impact on these developments and the surrounding area. The project will not create a burden on the public infrastructure including roadways, water, sanitary sewer and storm drain.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Carrica".

Vince Carrica, P.E.

Cc: Kym Van Dyke

JN: 2022031
RRB/vc/jg

Sensitive Lands Analysis



March 7, 2023

Ms. Jolene Wolfley
 City of Albuquerque – DFT
 600 2nd Street NW
 Albuquerque NM 87102

**RE: LOVES TRAVEL STOP
 3200 BROADWAY BLVD, NE
 LOT 64C2 OF MRGCD MAP NO. 44
 SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing majority of the site lies within an area of minimal flood hazard Zone X. A small portion of the site along Broadway and in the northwest corner of the site lies in an area with reduced flood risk due to the presence of levees, also Zone X.
Steep Slopes	None	See attached conceptual grading and drainage plan with topographic survey
Unstable Soils	None	Based on geotech report prepared by Western Technologies, Inc. (August 29,2022) for this site, existing on site soils should be suitable for engineered fills.
Wetlands (Constant supply of water)	None	See attached Firmette showing no flood plain present. Attached conceptual grading and drainage plan anticipates a first flush drainage pond in the NW corner of the site. A municipal storm drain pond was recently constructed by the City to detain and release runoff from surrounding areas as a controlled release rate with an outfall to the San Jose Drain.
Arroyo	None	See attached topographic survey. No arroyos are present
Irrigation Facilities	None	See attached topographic survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Rock outcroppings	None	No rock outcroppings exist on the site.
Large stands of mature trees	None	No large stand of existing mature trees noted on site.
Archeological sites	None	The site was developed pre-1991. No archaeological issues have been noted with previous development of this site.



Recent roadway work on Broadway adjacent to site



Existing building to be removed



Existing fuel storage tanks to remain



Existing fuel storage tanks to be removed



Existing building to be removed



Existing building to be removed



Existing fuel depot facilities to remain



Municipal Drainage pond under construction

In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

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

Sincerely,

Vincent Carrica, P.E

JN: 2022092
VC/ye

STAFF INFORMATION

June 1, 2023 Project Memo #2

TO: Vincent Carrica, Tierra West

FROM: Megan Jones, Senior Planner and
Robert Messenger, AICP Planner
City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: Project #PR-2022-007103, SI-2023-00693 Site Plan-EPC; SI-2023-00691 Variance-EPC
3200 S. Broadway

We've completed a second review of the proposed Site Plan - EPC and (Sign) Variance - EPC. The following revisions are necessary to move forward with the Site Plan request. If revisions cannot be made, conditions will be provided as part of the Staff Report. Please provide all necessary revisions:

⇒ Revised Site Plan Drawings (electronic and one 24x36 hard copy)

⇒ Revised Letter (electronic)

By: 9 am on Monday June 5, 2023

Note: This is final date that we can accept materials for full consideration. Please let us know if a you need to request a deferral for more time.

1) Project Letter:

A. Thank you for combining the requests, since the EPC if required to hear the Variance as part of the Site Plan request pursuant to IDO 6-6(N).

B. Site Plan EPC 6-6(I)(3) Review and Decision Criteria

a. The response to Criterion G still needs to answer the question regarding incorporating mitigation, rather than merely stating that a Cumulative Impacts Analysis was provided. Please provide a response that summarized the analysis that was done. Remember, these responses are included in the NOD.

i. You included this as a separate sectioning you letter, but this criterion needs to be updated to summarize the analysis and not reference an attached letter.

2) Site Plan Overview - Drawings

A. Please add the small 0.30 tract that is not included on the southern portion of the site and reference it as "not included" on the overall site plan sheet and on the fueling depot site plan sheet.

B. Add a note under NOTES which states something similar to: "The existing fueling depot on the southern ~15-acre portion of the site is to remain as developed and is included in this request as an As Built Site Plan for clarity and compliance moving forward." Make this note #1.

Note Number 2: APO: This also needs to be a sheet in itself to demonstrate now the APO 3-3(C) use standards are being met. See below. Also include it on the index to drawings.

C. Please double check your scale.

3) Site Plan Sheet 1 (Travel Center):

- a) Please Change all references to Loves to “Travel Center” and all references to Musket to “Fueling Depot” we don’t use brand names at EPC. EPC is strictly land use.
- b) Still need to show dimensions from access to adjacent properties, which is not to be less than 20-feet. You did provide some dimensions, but add dimension from intersection at Sunport Blvd to the northern entrance of the Travel Center.
- c) See parking below.

B. Site Plan Sheet 2(Fueling Depot) Clean up

- d) Please Change all references to Loves to “Travel Center” and all references to Musket to “Fueling Depot” we don’t use brand names at EPC. EPC is strictly land use.
- e) Change the title of the sheet to “As built Site Plan”
- f) Add a note similar to the note on sheet 1. “The existing fueling depot on the southern ~15-acre portion of the site is to remain as developed and is included in this request as an As Built Site Plan for clarity and compliance moving forward.”

4) Parking Calcs:

A. Please provide all existing parking calculations.

B. Here is an example of how parking calculations should read on the Site Plan for EPC for new proposed parking. Existing parking shall just be noted and is not pursuant to IDO requirements.

SITE DEVELOPMENT DATA:		
LEGAL DESCRIPTION:	TRACT H-3-A-1 OF LA REINA DE LOS ALTOS SUBDIVISION, UNIT 2 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	
LAND AREA:	TRACT H-3-A-1 = 7.309 ACRES TRACT H-3-A-2 = 0.9793 ACRES TOTAL = 8.2883 ACRES / 361,038 SF.	
CURRENT ZONING:	C-2 (SC-SHOPPING CENTER)	
ZONE ATLAS PAGE:	G-21-Z	
BUILDING AREAS:	EXISTING DEFINED FITNESS - 54,485 SF EXISTING RESTAURANT (FORMER KRISPY KREAM) - 5,012 SF PROPOSED RETAIL PAD - 6,000 SF PROPOSED BANK / RETAIL PAD - 4,000 SF TOTAL BUILDING AREA = 69,497 SF.	
PARKING CALCULATIONS:	EXISTING DEFINED FITNESS 914 OCCUPANTS/3 = 305 SPACES EXISTING RESTAURANT 5,012 SF/200 = 25 SPACES PROPOSED RETAIL PAD 6,000 SF/200 = 30 SPACES PROPOSED BANK / RETAIL PAD 4,000 SF/200 = 20 SPACES TOTAL PARKING SPACES = 380 SPACES	
	380 SPACES REQUIRED x 10% = 342 SPACES (TRANSIT ROUTE CREDIT-ROUTE 1) REQUIRED	
	DISABLED PARKING REQUIREMENTS: EXISTING DEFINED FITNESS 305 REQ'D SPACES = 12 HC SPACES REQ'D 12 EXISTING HC SPACES PROVIDED	
	EXISTING RESTAURANT 25 REQ'D SPACES = 1 HC SPACE REQ'D 2 EXISTING HC SPACES PROVIDED	
	NEW RETAIL 30 REQ'D SPACES = 2 HC SPACES REQ'D 2 NEW HC SPACES PROVIDED	
	NEW BANK W/DRIVE THRU 20 REQ'D SPACES = 1 HC SPACE REQ'D 2 NEW HC SPACES PROVIDED	
	TOTAL HC SPACES REQUIRED = 16 SPACES TOTAL HC SPACES PROVIDED = 18 SPACES	

a.

C. Detail Sheet:

- a) Please add light details per 4-3(D)(17)(d). Under canopies and on buildings, etc.
- b) Add light pole details for parking lot lights. Please let me know if there are not proposed light poles.
- c) Provide all materials and colors. “manufacture specifics” is not sufficient.
- d) Canopy details shall be provided as an elevation sheet, not as an exhibit.

E. Elevations:

- a) Please provide a note stating that the height is pursuant to APO 3-3
- b) Add a Schedule of colors and materials on elevation sheet. Provide all materials and colors. “manufacture specifics” is not sufficient.

- c) We need to see light details for lights on the building.
- d) Spot elevations are needed for the location of signs showing dimensions of heights.
- e) The 8x14 exhibits that were submitted are not acceptable. We need to see the Canopy Elevations and the Dimensional Exterior elevations, which show the dimension of signs on the buildings, as elevation sheets and not an exhibit. Please include them with the entire Site Plan set.

F. Airport Protection Overlay Zone analysis (APO 3-3) shall be provided with the site plan set either as an elevation sheet or a standalone sheet, not as an exhibit.

- a. The applicant shall provide an elevation/illustration demonstrating that the building height and proposed structures do not exceed the requirements in IDO 3-3:
 - i. 3-3(B)(1) Air Space Protection Sub-area: This sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 5,504.9 feet in elevation for the Albuquerque International Sunport.
 - ii. 3-3(D)(1)(b) In the Air Space Protection Sub-area, maximum building height is per the Dimensional Standards Tables in Section 14-16-5-1 for each zone district, but in no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land at the location of the proposed structure or vegetation.

F. Signs: Thank you for including the sheet of signs that are requested with the Site Plan.

- a) Please ensure you are following 5-11(E) Mixed-use and non-residential zone districts building design: Wall signs shall not exceed 25% of façade
- b) Spot elevations are needed for the location of signs (see elevations above).
- c) All materials and colors of signs need to be included on the sheet or on a second sign detail sheet on a schedule/list.

G. grading and drainage plan

- a. On sheet GR-1 in the narrative the fourth sentence reads “The southern portion of the site is proposed to be redeveloped as a Love’s Travel Stop.” It should say “northern”.

April 25, 2023

TO: Vincent Carrica, Tierra West

FROM: Megan Jones, Senior Planner and
Robert Messenger, AICP Planner
City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: Project #PR-2022-007103, SI-2023-00693 Site Plan-EPC; SI-2023-00691 Variance-EPC
3200 S. Broadway

We've completed a first review of the proposed Site Plan - EPC and (Sign) Variance - EPC. We have a few questions about the project and would like to discuss revisions that are needed to the project letter and Site Plan Drawings. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Site Plan Drawings (electronic and one 24x36 hard copy)

⇒ Revised/Combined Justification letter (electronic) by:

12 pm on Tuesday, May 2, 2023

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. Please be aware that a second review of the Site Plan Drawings and Letter will be needed. A second round of revisions may or may not be needed for the Drawings. We will inform you within 1 business day of your resubmittal of revisions.
- C. This is what I have for the legal description: Map 44 Tract 64C2 Excluding 0.30 Acres X All of tract 64 C3 A2, approximately 22 acres. (rounding up for advertising purposes).
- D. It is my understanding that this is a two-part request for a new Site Plan-EPC for a travel stop, and a Variance-EPC for a sign.
 - The EPC is hearing this request because the subject site meets the criteria for a Cumulative Impacts Analysis per IDO 6-4(H) and a requested Variance-EPC review is needed for the Sign height. Please explain both of these requests in the introduction of your project letter.
 - Thank you for providing a Cumulative Impacts Analysis, which IS required.
- E. Sunport Blvd. does not extend through the site. Is this extension a part of this project? Are you going through the DHO for a replat? Please Explain.

F. A Sensitive Lands Analysis was included with the application, but is not required.

G. What was the site originally used for? Has it always been a fueling depot?

E. Please provide an updated Buffer Map and proof of notification by May 2, 2023.

F. Please make suggested revisions to the Justification Letter. Combine the requests into one letter for clarity.

G. Please provide revisions to the Site Plan Drawings electronically and one set of 24x36 hard copies.

H. Please note that the Chair of the EPC changed and is now David Shaffer. Please update your agent authorization letter and all other headings.

2) Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

B. Timelines and EPC calendar: the EPC public hearing is on May 18, 2023. Final staff reports will be available one week prior, on May 11, 2023. Final date for clarifying comments to be submitted to the EPC is 9 am May 16, 2023.

C. Agency comments will be distributed on May 3, 2023. We will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a Site Plan are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 405). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting. A.

A. It appears that notification offering the pre-application facilitated meeting is complete.

B. The **buffer map needs to include the entire subject site** and not just the portion of the site where the request is being made. This needs to be revised and public notice to all property owners within 100' of the site needs to be sent out at **least 15 days** prior to the hearing.

C. Please provide information as to whether a pre-application facilitated meeting was held, including any concerns or comments, and how you plan to resolve any concerns.

E. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.

F. **The sign posting agreement, which specifies the sign posting period as May 3, 2023 to June 2, 2023.** Please submit photos of the posted signs to us as proof. These need to be posted BY May 3rd.

G. Have any other neighborhood representatives or members of the public contacted you since the facilitated meeting?

4) Project Letter:

- A. There are revisions needed to the justification letter for clarity and to strengthen your request.
- B. Please include both requests in ONE letter with TWO separate sections answering the criteria: one for 6-6(I) Site Plan EPC review and decision criteria and the second answering 6-6(N) Sign Variance criteria. This will keep things in one letter and easier for the commission and public to understand.
- C. Please update your letter to state that this is for Site Plan – EPC throughout and not an amendment to a controlling or previous approval, because there isn't one.
- D. Rewrite the “Request”:
 - a. Explain that the EPC is hearing the Site Plan-EPC request because a Cumulative Impacts Analysis pursuant to IDO 14-16-5-2(E)(1) is required, and not because of an amendment to a site plan. There is not an existing site plan.
 - b. The Conclusion is the first time you bring up associated sign variance...please introduce this as a concurrent request at the beginning and refer to second project letter.
 - c. Please do a spell check.
 - d. Provide more details about what uses are being proposed. Light Vehicle AND Heavy Vehicle Fueling, and General Retail Small.
- E. Please add a section about the Proposed Site Plan & list out how Design Standards are being met pursuant to the NR-LM zone district and development standards and APO 3-3 standards, and railroad and spur small area standards.

5) Site Plan EPC 6-6(I)(3) Review and Decision Criteria

- A. In your letter you state that you are responding to how the request for Site Plan- EPC meets the IDO criteria pursuant to IDO Section 14-16-6-4 (Y)(3). This is incorrect. You are responding to 6-6(I)(3) Site Plan EPC review and decision criteria. Please update this header.
- B. The task in a justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- C. Responding to the review and decision criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because_____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement.

- D. Please strengthen response to Criterion A by making more connections between the Goals and Policies and responses. Use “because” and “how” statements to elaborate on Goals and Policies, while being concise.
- E. Note that the test for Site Plan-EPC is “consistent with” and not “furthers/meets”. Please rewrite your responses to Criterion A accordingly and in the overall letter.
 - a. Add Goal 4.1 above Policy 4.1.1
 - b. Add a few more Goals and Policies that strengthen the application request. – no sub-policies
- F. The response to Criterion E is incomplete. Please complete the last sentence of the paragraph. Please also expand on this answer.
- F. The response to Criterion G needs to answer the question regarding incorporating mitigation, rather than merely stating that a Cumulative Impacts Analysis was provided. Please provide a response that summarized the analysis that was done. Remember, these responses are included in the NOD.
 - a. Please explain how the Site Plan takes into consideration neighborhood impact and mitigates negative impacts to the greatest extent possible.
- G. Please read through your responses to the criteria and be confident that you have provided sound justification for the proposed amendment/expansion.

6) Variance – EPC for a Sign variance

- A. Please add the request to the justification letter and explain why the request is needed.
 - a. This is actually a variance request to three standards. Please make that clear.
- B. Please add a header that stated you are responding to 6-6(N)(3) Review and Decision Criteria for a Variance- EPC. Please provide answers to these responses in the same format as responses to a Site Plan EPC.
 - a. Add the section that responds to the criteria following the Site Plan- EPC criterion.
- C. In each of the responses to the Variance criteria, please tie the response back to the criteria and ensure you are answering the questions thoroughly, how you would for any other request.
- D. Thank you for providing the sign package, but we only need to see the sign elevations and details with a list of the colors and materials for all signs with the justification letter.
- E. Please ensure ALL signs are included with the Site Plan request.

7) Site Plan Overview - Drawings

- A. Site Plan

- a) We do not need to see three site plan drawings. Please provide one site plan drawing for the travel station and one exhibit showing the overall site, similar to the vicinity map. This can include the background.
 - a. Please list out/separate what is to remain existing and what will be removed/amended on the northern vs. southern portion of the tract on the site plan sheet.
 - b) Please add a note stating that all APO 3-3(C) use regulations are met/being followed.
 - c) Please add a note on site plan stating that a cumulative impact analysis was conducted pursuant to 5-2(E) and that impacts are mitigated to the greatest extent practicable.
- d) Sunport Blvd. does not extend through the site. Is this extension a part of this project?
- e) Any walls aside from compact enclosure?
- f) Please remove the background and keep it in an exhibit if you want to show it.
- g) Keyed notes:
 - a. Why are there keyed notes across Broadway showing access? (keyed note 15 showing a gate access?) Please either remove what is not apart of the site plan or revise to show its proper location.
 - b. Where is keyed note 10? Trash enclosure.
- h) Land Use:
 - a. Please provide all three land uses on the site plan, Light vehicle, heavy vehicle, and general retail small.
- i) Please add a boundary line for the Site Plan ~6 acres for the travel stop to depict where this will be located on the northern portion of the site.
- j) Parking Calcs: Update to include General retail small. -ADD 1 space / 200 sq. ft. GFA for establishments of no more than 10,000 sq. ft.
 - a. Show calc of how you got Bike Spaces: Non-residential uses not listed in this table 3 spaces or 10% of required off-street parking spaces, whichever is greater
 - b. FYI: If the total required parking exceeds 20 spaces, 25 percent of the total required parking may be designed as compact parking spaces.
- k) Show all dimensions including dimensions from access to adjacent properties, which is not to be less than 20-feet.
- l) Please add a box for DFT Sign-off.
- m) Please provide a note stating what canopies or pumps are for light vehicle vs heavy vehicle

n) Please add cross walks pursuant to 5-3(D)(3)(c) Materials to Alert Motorists

B. Detail Sheet:

- a) Please add light details per 4-3(D)(17)(d)
- b) Add light pole details
- c) Show canopies and pumps for light vehicle and heavy vehicle (definitions in IDO)
- d) Cross walk details, if applicable.
- e) Add trash enclosure detail if there is one
- f) Any other wall details?
- g) Sign details on elevation sheet or separate sheet with elevations.
- h) Provide materials and colors
- i) Canopy details
- j) Pump details?

C. Landscape Plan:

- a) Show dimensions between street trees
- b) SF of all planting beds
- c) Tree every 25 feet along street frontage per 5-6(D)(1)(a)D.

D. Elevations:

- a) Please provide elevation sheets showing all dimensions in the same format and showing all signs, colors and materials.
- b) Please provide a note stating that the height is pursuant to APO 3-3
- c) Add a note to the elevation sheet stating that the façade design is pursuant to 3-3(D)(2) Reflectivity: “The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations.”
- d) Add title to elevation sheet A-1
- e) Add a Schedule of colors and materials on elevation sheet.
- f) We need to see light details for lights on the building.

- g) Please provide a Title on the elevation for compactor enclosure- specify materials and colors and all dimensions-this should really be on the detail sheet.
- h) Please provide canopy elevations.

E . Signs

- a) Please provide sign details for ALL signs on elevations. Signs permits are pursuant to separate process pursuant to IDO 5-12, but what is approved at EPC stands. If there are any changes, the applicant would have to be amend the EPC approved site plan though an administrative amendment.
- b) Signs pursuant to Table 5-12-2: On-premises Signs in Mixed-use and Non-residential Zone Districts for wall and free standing
- c) Free standing signs pursuant to
- d) Please ensure you are following 5-11(E) Mixed-use and non-residential zone districts building design: Wall signs shall not exceed 25% of facade

NOTIFICATION

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, December 14, 2022 1:52 PM
To: Jaimie Garcia
Subject: 3200 BROADWAY BLVD SE Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_M-14-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
San Jose NA	Olivia	Greathouse	snase@gmail.com	408 Bethel Drive SE	Albuquerque
San Jose NA	Deanna	Barela	bacadeanna@gmail.com	408 Bethel Drive SE	Albuquerque

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.

- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of

Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, December 14, 2022 10:42 AM
To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

5058583100

Email Address

jgarcia@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

MAP 44 TR 64C2 EXC 0.30 AC X ALL TR 64C3A2

Physical address of subject site:

3200 BROADWAY BLVD SE ALBUQUERQUE NM 87105

Subject site cross streets:

Broadway Blvd SE and Woodward Rd SE

Other subject site identifiers:

This site is located on the following zone atlas page:

M-14

Captcha

x

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 12.19.2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: San Jose NA

Name of NA Representative*: Deanna Barela

Email Address* or Mailing Address* of NA Representative¹: bacadeanna@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

February 16, 2023

<https://cabq.zoom.us/j/2269592859>

Meeting Date / Time / Location:

Call in: 301-715-8592

Meeting ID: 226-959-2859

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3200 Broadway Blvd SE Albuquerque, NM 87105
Location Description Between Broadway Blvd SE and Woodward Rd SE
2. Property Owner* ABQ Terminal LLC Attn: LB Walker & Associations Inc.
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

EPC-Site Plan submittal for site for 21.43 acres

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Tierra West, LLC Vince Carrica, vcarrica@tierrawestllc.com, 505-858-3100

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} M-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

Variance to street trees to buffering.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 21.43 acres
 - b. IDO Zone District NR-LM
 - c. Overlay Zone(s) [if applicable] Airport Protection Overlay Zone
 - d. Center or Corridor Area [if applicable] N/A
 - 2. Current Land Use(s) [vacant, if none] Existing Fueling Depot
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: San Jose NA, Olivia Greathouse [Other Neighborhood Associations, if any]

San Jose NA, Deanna Barela

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: December 19, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: San Jose NA

Name of NA Representative*: Olivia Greathouse

Email Address* or Mailing Address* of NA Representative¹: sjnase@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:	February 16, 2023
	https://cabq.zoom.us/j/2269592859
	Call in: 301-715-8592
	Meeting ID: 226-959-2859

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3200 Broadway Blvd SE Albuquerque, NM 87105
Location Description Between Broadway Blvd SE and Woodward Rd SE
2. Property Owner* ABQ Terminal LLC Attn: LB Walker & Associations Inc.
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

EPC- Site Plan Submittal for site for 21.43 acres

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Tierra West, LLC Vince Carrica, vcarrica@tierrawestllc.com, 505-858-3100

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} M-14-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
Variance to street trees to buffering.
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 21.43 acre
 - b. IDO Zone District NR-LM
 - c. Overlay Zone(s) [if applicable] Airport Protection Overlay Zone
 - d. Center or Corridor Area [if applicable] N/A
 - 2. Current Land Use(s) [vacant, if none] Existing Fueling Depot
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: San Jose NA, Olivia Greathouse [Other Neighborhood Associations, if any]

San Jose NA, Deanna Barela

⁶ Available here: <https://tinurl.com/idozoningmap>


Email Proof to Neighborhood Associations

Loves Sunport Station - EPC Site ...


1 file · 40.4 MB · Sent 1 minute ago

<https://we.tl/t-SiYvY2VhEC> [copy link](#)

 [Download](#)  [Preview](#)  [Forward](#)  [Delete](#)


Expires in 

over 1 year 

Password 

[Set password](#)

1 file

2022031 3.9.23 Loves EPC Sunport Station S  iittal (2).pdf
40 MB · pdf

Message

Good morning All-

In accordance with the procedures of the City of Albuquerque's Integrated ... [more](#)

Sent to 3 people

bacadeanna@gmail.com

✓ Not yet downloaded

sjnase@gmail.com

✓ Not yet downloaded

yescajeda@tierrawestllc.com

✓ Not yet downloaded

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

San Jose NA
Deanna Barela
408 Bethel Drive SE
Albuquerque, NM. 87102



TERRA WEST. LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



San Jose NA
Olivia Greathouse
408 Bethel Drive SE
Albuquerque, NM. 87102

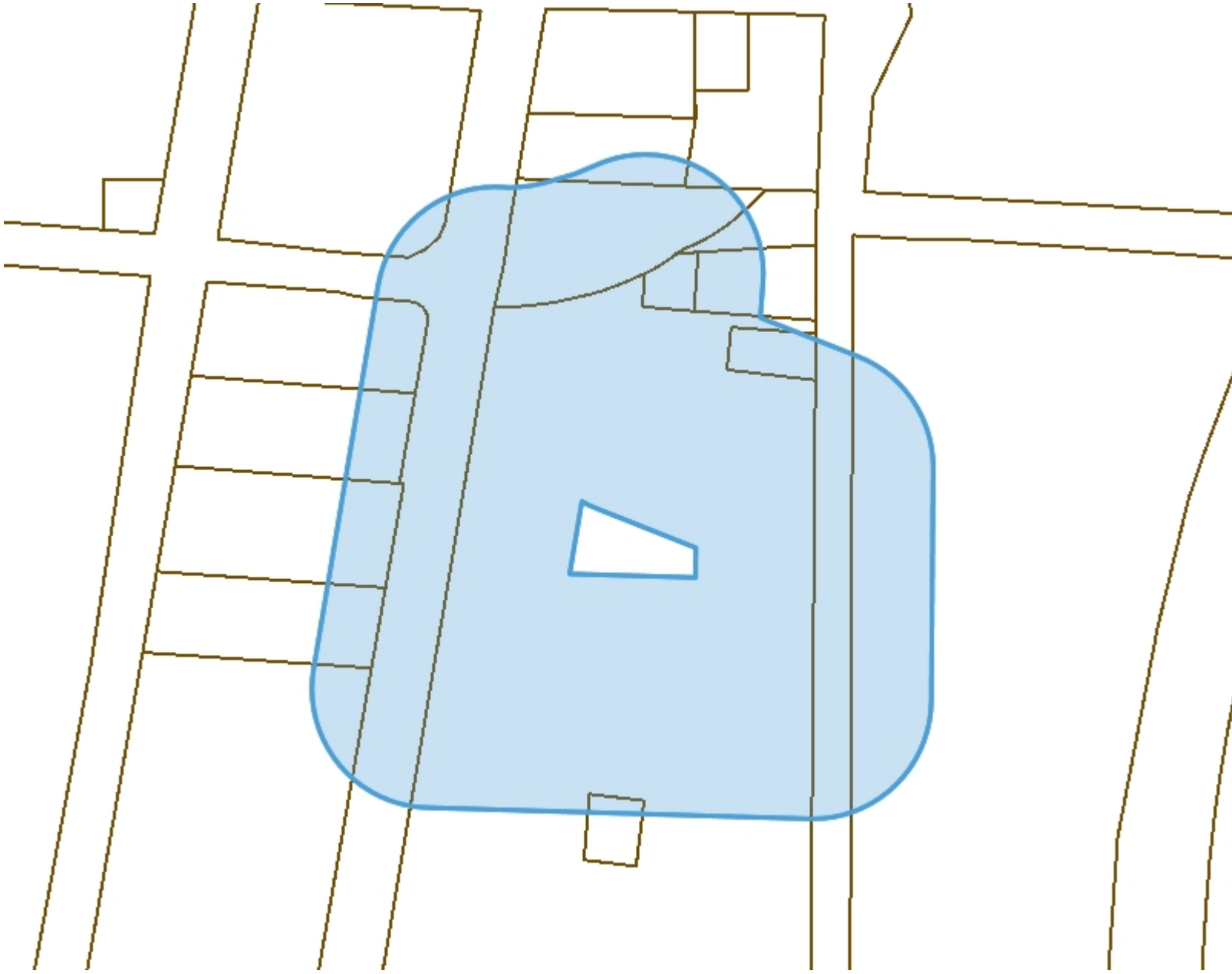


2022057 Loves Sunport Station



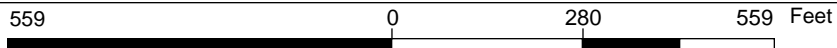
Legend

□ Bernalillo County Parcels



Notes

Buffer: 225 Ft.
ROW: Broadway Blvd SE; 125 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
1/5/2023 © City of Albuquerque

1: 3,356

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

ALBUQUERQUE AIRPARK PARTNERS
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

VMD LLC C/O VICTOR LARRANAGA
418 MONTE LARGO DR NE
ALBUQUERQUE NM 87123

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH BLVD SUITE 300
SAINT LOUIS MO 63141-7856

GIANT MID-CONTINENT INC ATTN:
PROPERTY TAX DEPT
PO BOX 592809; TX1-047
SAN ANTONIO TX 78259-0190

CHEVRON PIPELINE CO
6400 S FIDDLERS GREEN CIR
ENGLEWOOD CO 80111-4950

WILD TURKEY LLC
8830 HORIZON BLVD NE
ALBUQUERQUE NM 87113-1689

BEAVER CREEK INC
3500 SEQUOIA CT NW
ALBUQUERQUE NM 87120-1124

ABQ TERMINAL LLC ATTN: CRAIG
YOCHAM
2929 ALLEN PKWY SUITE 4100
HOUSTON TX 77019-7106

NOYA CHARLES J & DIANA D
3500 SEQUOIA CT NW
ALBUQUERQUE NM 87120-1124

DCF LLC
PO BOX 57133
ALBUQUERQUE NM 87187

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH SUITE 300
SAINT LOUIS MO 63141-7856

ABQ TERMINAL LLC ATTN: CRAIG
YOCHAM
2929 ALLEN PKWY SUITE 4100
HOUSTON TX 77019-7106

ABQ TERMINAL LLC ATTN: LB WALKER &
ASSOCIATES INC
13111 NW FREEWAY SUITE 125
HOUSTON TX 77040-6321

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH SUITE 300
SAINT LOUIS MO 63141-7856

VMD LLC C/O VICTOR LARRANAGA
418 MONTE LARGO DR NE
ALBUQUERQUE NM 87123

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 6, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: San Jose NA

Name of NA Representative*: Deanna Barela

Email Address* or Mailing Address* of NA Representative¹: bacadeanna@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3200 Broadway Blvd SE Albuquerque, NM 87105
Location Description Between Broadway Blvd SE and Woodward Rd SE
2. Property Owner* ABQ Terminal LLC Attn: LB Walker & Associations Inc.
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

EPC-Site Plan submittal for site for 21.43 acres

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 21.43 acres
 2. IDO Zone District NR-LM
 3. Overlay Zone(s) [if applicable] Airport Protection Overlay Zone
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Fueling Depot
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: San Jose, Olivia Greathouse [Other Neighborhood Associations, if any]
San Jose, Deanna Barela

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 21.43 acres
 2. IDO Zone District NR-LM
 3. Overlay Zone(s) [if applicable] Airport Protection Overlay Zone
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Existing Fueling Depot
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: San Jose, Olivia Greathouse [Other Neighborhood Associations, if any]
San Jose, Deanna Barela

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Jaimie Garcia
Sent: Monday, December 19, 2022 3:59 PM
To: sjnase@gmail.com; bacadeanna@gmail.com
Cc: Vince Carrica; Ron Bohannan; Yvanna Escajeda
Subject: 2020031 Loves EPC Neighborhood Notifications
Attachments: Olivia Greathouse 15 day NA Notification.pdf; Deanna Barela NA Notification.pdf; Olivia Greathouse NA Notification.pdf

Good Afternoon

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (c) Neighborhood Meeting, we are providing you an opportunity to discuss an EPC- Site Plan and Variance proposed in or near your neighborhood before we submit an application. This would be an informal meet where Tierra West, LLC would present the proposal, and we could discuss any ideas or concerns you may have. Tierra West, LLC previously submitted for a sketch plan for review and comment. Attached for your review is the justification letter explaining the request, the location, site plan of the proposed project and contact information for questions.

Before submitting our application, we will send Mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public zoom meeting at which the project will be reviewed and decided by the City.

Thank You.

Kind Regards,

Jaimie N. Garcia

Assistant Planner
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
o: 505-858-3100 Ext: 1213
f: 505-858-1118
jgarcia@tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

7020 3160 0000 3388 8816

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 0.81
Total Postage and
\$ 8.06

Sent To
Street and Apt. No.
City, State, ZIP+4

San Jose NA
Deanna Barela
408 Bethel Drive SE
Albuquerque, NM. 87102



7020 3160 0000 3388 8823

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$ 0.81
Total Postage and
\$ 8.06

Sent To
Street and Apt. No.
City, State, ZIP+4

San Jose NA
Olivia Greathouse
408 Bethel Drive SE
Albuquerque, NM. 87102



From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, March 6, 2023 3:28 PM
To: Jaimie Garcia
Subject: 3200 BROADWAY BLVD SE Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_M-14-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State
San Jose NA	Deanna	Barela	bacadeanna@gmail.com	408 Bethel Drive SE	Albuquerque	NM
San Jose NA	Olivia	Greathouse	snase@gmail.com	408 Bethel Drive SE	Albuquerque	NM

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: April 6, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: San Jose NA

Name of NA Representative*: Olivia Greathouse

Email Address* or Mailing Address* of NA Representative¹: sjnase@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 3200 Broadway Blvd SE Albuquerque, NM 87105
Location Description Between Broadway Blvd SE and Woodward Rd SE
2. Property Owner* ABQ Terminal LLC Attn: LB Walker & Associations Inc.
3. Agent/Applicant* *[if applicable]* Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

EPC-Site Plan submittal for site for 21.43 acres

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of

Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, March 6, 2023 3:03 PM
To: Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

jgarcia@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Map 44 TR 64C2 EXC 0.30 AC X AllTR 64C3A2

Physical address of subject site:

3200 BROADWAY BLVD SE ALBUQUERQUE NM 87105

Subject site cross streets:

Broadway Blvd SE and Woodward Rd SE

Other subject site identifiers:

This site is located on the following zone atlas page:

M-14

Captcha

x

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



ABQ TERMINAL LLC ATTN: LB WALKER &
ASSOCIATES INC
13111 NW FREEWAY SUITE 125
HOUSTON TX 77040-6321

TERRA WEST, LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



ABQ TERMINAL LLC ATTN: CRAIG
YOCHAM
2929 ALLEN PKWY SUITE 4100
HOUSTON TX 77019-7106

TERRA WEST, LLC

571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



ABQ TERMINAL LLC ATTN: CRAIG
YOCHAM
2929 ALLEN PKWY SUITE 4100
HOUSTON TX 77019-7106

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



GIANT MID-CONTINENT INC ATTN:
PROPERTY TAX DEPT
PO BOX 592809; TX1-047
SAN ANTONIO TX 78259-0190

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



WILD TURKEY LLC
8830 HORIZON BLVD NE
ALBUQUERQUE NM 87113-1689

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



NOYA CHARLES J & DIANA D
3500 SEQUOIA CT NW
ALBUQUERQUE NM 87120-1124

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

VMD LLC C/O VICTOR LARRANAGA
418 MONTE LARGO DR NE
ALBUQUERQUE NM 87123



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

VMD LLC C/O VICTOR LARRANAGA
418 MONTE LARGO DR NE
ALBUQUERQUE NM 87123



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ALBUQUERQUE AIRPARK PARTNERS
2909 YALE BLVD SE
ALBUQUERQUE NM 87106



TERRA WEST, LLC

571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH BLVD SUITE 300
SAINT LOUIS MO 63141-7856



TERRA WEST, LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH SUITE 300
SAINT LOUIS MO 63141-7856



TERRA WEST, LLC

571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DCF LLC
PO BOX 57133
ALBUQUERQUE NM 87187



TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



BEAVER CREEK INC
3500 SEQUOIA CT NW
ALBUQUERQUE NM 87120-1124

TERRA WEST, LLC

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



CHEVRON PIPELINE CO
6400 S FIDDLERS GREEN CIR
ENGLEWOOD CO 80111-4950

TERRA WEST, LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

NEW MEXICO DISTRIBUTION REALTY LLC
477 N LINDBERGH SUITE 300
SAINT LOUIS MO 63141-7856



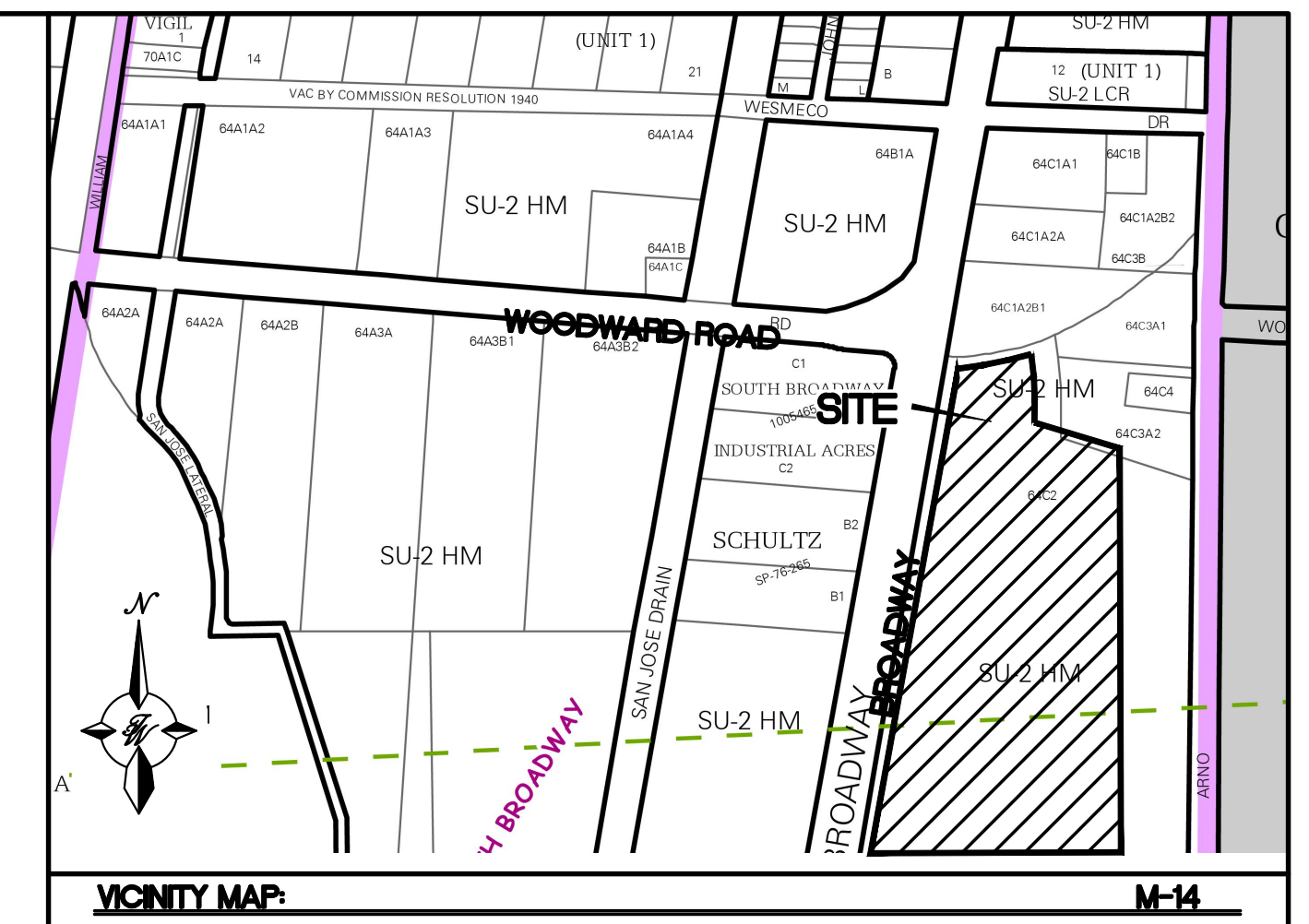
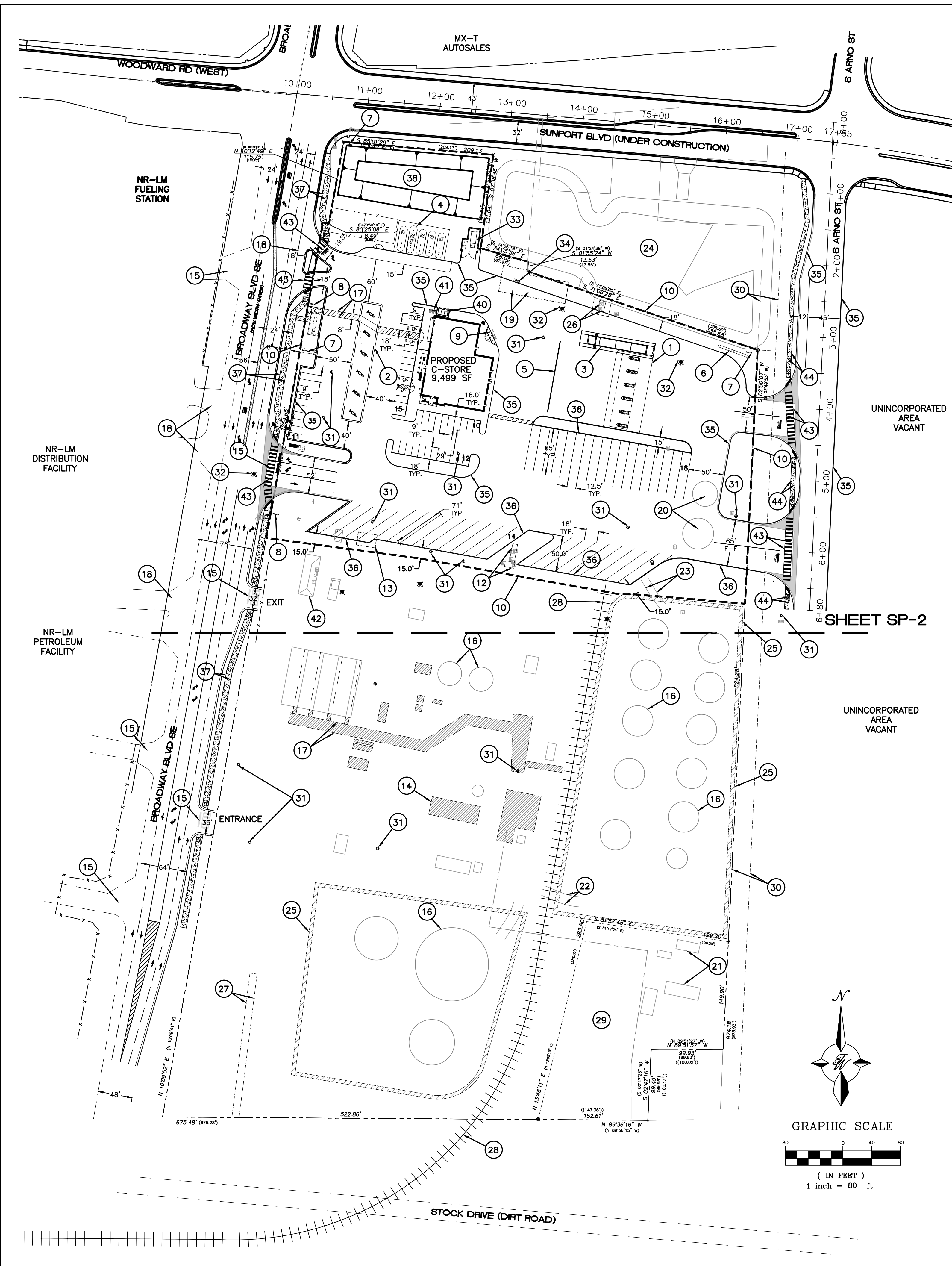
TERRA WEST, LLC

71 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PO BOX 1293
ALBUQUERQUE NM 87103-1293



Proposed Site Plan-EPC



VICINITY MAP
LEGAL DESCRIPTION
 LOT 64C2 OF MRGCD MAP NO. 44

KEYED NOTES: TRAVEL CENTER (NEW)

- 1 TRUCK CANOPY (51' x 108')
- 2 AUTO CANOPY (29' x 168')
- 3 CAT SCALE
- 4 UNDER GROUND FUEL TANKS
- 5 PULL FORWARD LINE
- 6 POLE SIGN
- 7 MONUMENT SIGN
- 8 PRICE SIGN
- 9 LOADING ZONE
- 10 LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
- 11 NOT USED
- 12 EXISTING ELECTRICAL PANELS TO REMAIN
- 13 EXISTING CAR PORT TO BE REMOVED
- 18 EXISTING NON-GATED ACCESS
- 19 EXISTING BUILDING TO BE REMOVED
- 20 EXISTING ABOVE GROUND STORAGE TANK TO BE REMOVED
- 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
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 32 EXISTING FIRE HYDRANT TO BE RELOCATED
- 33 TRASH COMPACTOR
- 34 RV DUMPSTATION
- 35 6" HEADER CURB
- 36 8" HEADER CURB
- 37 8' PAVED TRAIL
- 38 STORM DRAIN POND
- 40 MOTORCYCLE PARKING SEE DETAIL SHEET DET-2
- 41 BICYCLE PARKING (5 SPACES)
- 43 CROSS WALK STRIPING PER CROSSWALK DETAIL ON SHEET DET-1
- 44 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430

KEYED NOTES: FUELING DEPOT (TO REMAIN)

- 14 EXISTING BUILDING TO REMAIN
- 15 EXISTING GATED ACCESS
- 16 EXISTING STORAGE TANK TO REMAIN
- 17 EXISTING ABOVE GROUND PIPING TO REMAIN
- 21 EXISTING CONCRETE PADS TO REMAIN (TYP)
- 22 EXISTING CONTAINMENT AREA ACCESS TO REMAIN
- 27 EXISTING UTILITY EASEMENT
- 28 EXISTING RAIL SPUR TO REMAIN
- 29 EXISTING PLAINS PIPELINE EASEMENT SITE
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 42 EXISTING OFFICE BUILDING TO REMAIN

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- ☼ STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

SITE DATA

PROPOSED USAGE: INDUSTRIAL
 ZONE: NR-LM
 LOT AREA: 786,522 SF (18.06 ACRES)
 ADDRESS: 3200 BROADWAY BLVD. S.E.

NOTE:

1 - ALL APO 3-3(C) USE REGULATIONS ARE MET/BEING FOLLOWED
 3-3(B)(1) AIR SPACE PROTECTION SUB-AREA: THIS SUB-AREA UNDERLIES A HORIZONTAL SURFACE ESTABLISHED AT A HEIGHT OF 150 FEET ABOVE THE HIGHEST POINT OF THE USABLE LANDING AREA AT EACH AIRPORT, RESULTING IN A HORIZONTAL SURFACE AT 5,504.9 FEET IN ELEVATION FOR THE ALBUQUERQUE INTERNATIONAL SUNPORT. THE BASE OF THE ELEVATION IS OVER 650' BELOW THE ELEVATION OF RUNWAY

2 - A CUMULATIVE IMPACT ANALYSIS WAS CONDUCTED PURSUANT TO 5-2(E) AND THE IMPACTS OF THIS DEVELOPMENT ARE MITIGATED TO THE GREATEST EXTENT PRACTICABLE THE TIS HAS BEEN SUBMITTED AND REVIEWED BY THE COA, NMDOT AND BERNALILLO COUNTY. THE MITIGATION MEASURES ARE BEING REVIEWED BY THE THREE AGENCIES AND WILL BE MADE PART OF THE APPROVAL OF THE EXPANSION OF THE TRAVEL CENTER PRIOR TO THE FINAL APPROVAL OF THE TIS.

3 - THE EXISTING FUELING DEPOT ON SOUTHERN ~15 ACRE PORTION OF SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED IN THIS REQUEST AS AN AS BUILT SITE PLAN FOR CLARITY AND COMPLIANCE MOVING FORWARD

CAUTION

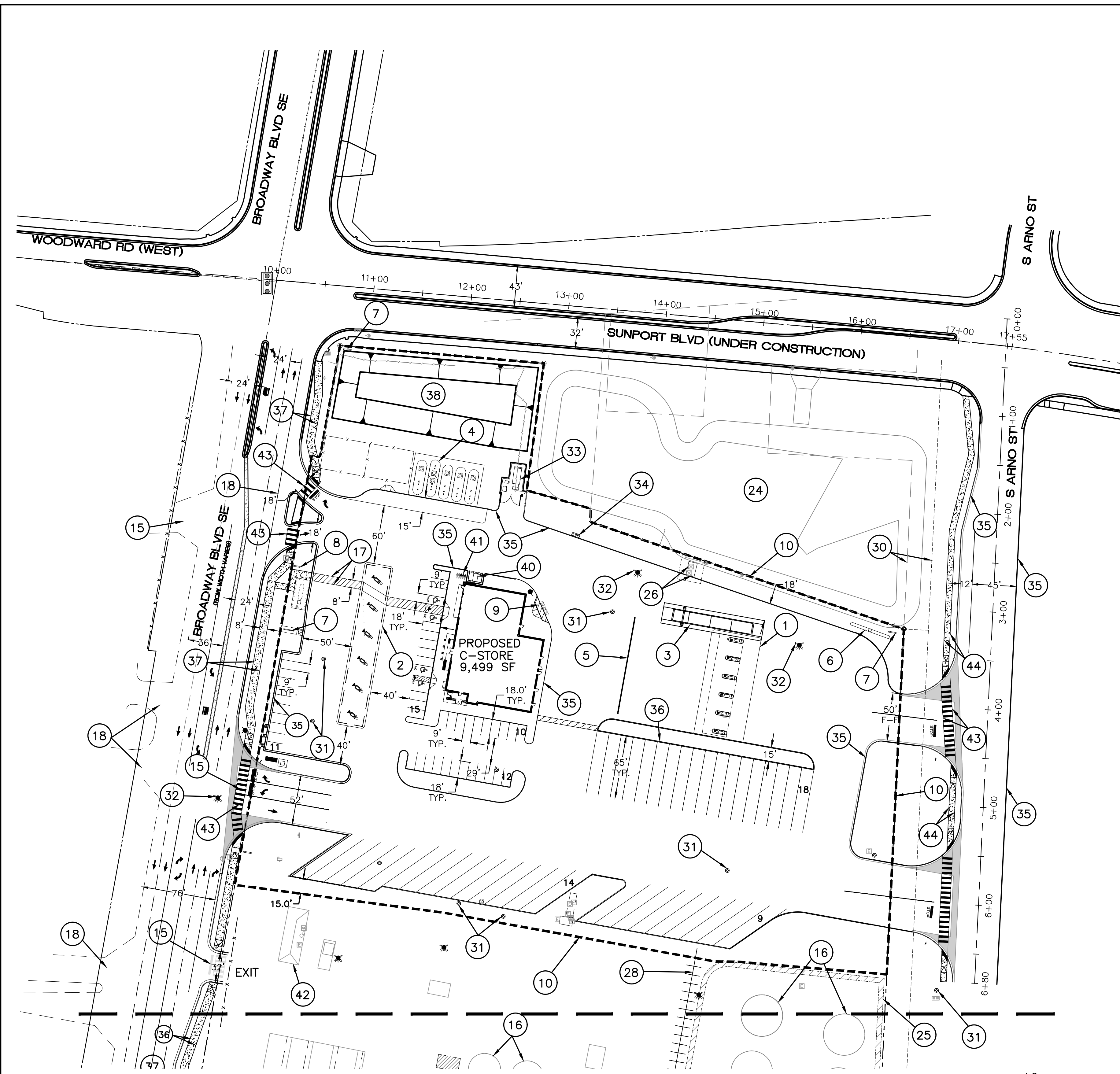
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

INDEX TO DRAWINGS

- SP1. OVERALL SITE PLAN
- SP2. SITE PLAN - LOVES TRAVEL CENTER
- GR1. GRADING AND DRAINAGE PLAN
- GR2. CONCEPTUAL GRADING AND DRAINAGE PLAN
- GR3. CONCEPTUAL GRADING AND DRAINAGE PLAN
- MU1. CONCEPTUAL UTILITY PLAN
- MU2. CONCEPTUAL UTILITY PLAN
- MU3. CONCEPTUAL UTILITY PLAN
- DET-1. SITE DETAIL SHEET
- DET-2. SITE DETAIL SHEET
- DET-3. SITE DETAIL SHEET
- DET-4. SITE DETAIL SHEET
- DET-5. SITE DETAIL SHEET
- DET-6. SITE DETAIL SHEET
- LS-101. LANDSCAPE PLAN
- A-1 THRU A-6 BUILDING ELEVATIONS

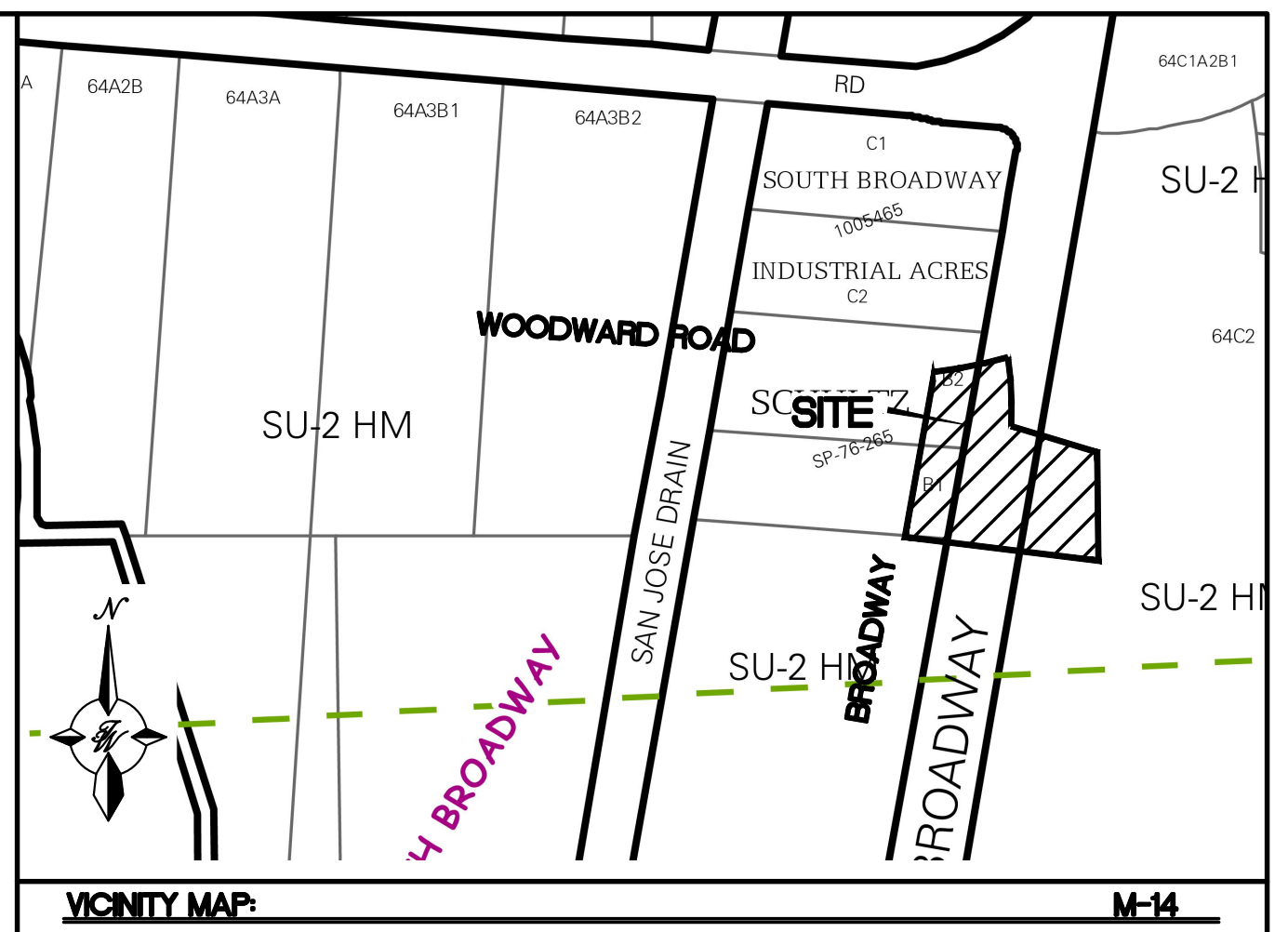
	TRAVEL CENTER/FUEL DEPOT BROADWAY/SUNPORT BLVD	DRAWN BY SB
	OVERALL SITE PLAN	DATE 05-30-23
05/30/2023 RONALD R. BOHANNAN P.E. #7868	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # SP-1
		JOB # 2022031

7:\2023\2022031 - Lovess - Sunport - Station\Auto\Construction\2022031 - SP.dwg, Jun 05, 2023, 9:48:00am



KEYED NOTES

- 1 TRUCK CANOPY (51' x 108') (HEAVY VEHICLE)
- 2 AUTO CANOPY (29' x 168') (LIGHT VEHICLE)
- 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 LIMITS OF LOVE'S TRAVEL STOP DEVELOPMENT
- 12 EXISTING ELECTRICAL PANELS TO REMAIN
- 15 EXISTING GATED ACCESS W/ CROSS WALK STRIPE
- 16 EXISTING STORAGE TANK TO REMAIN
- 17 PEDESTRIAN CROSSING STRIPING
- 18 EXISTING NON-GATED ACCESS W/ CROSS WALK STRIPE
- 23 EXISTING CONTAINMENT AREA ACCESS TO BE RELOCATED
- 24 MUNICIPAL STORM DRAIN POND
- 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
- 26 EXISTING TRANSFORMERS TO REMAIN
- 28 EXISTING RAIL SPUR TO REMAIN
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 32 EXISTING FIRE HYDRANT TO BE RELOCATED
- 33 TRASH COMPACTOR
- 34 RV DUMPSTATION
- 35 6" HEADER CURB
- 36 8" HEADER CURB
- 37 8' PAVED TRAIL
- 38 STORM DRAIN POND
- 39 UNDERGROUND FUEL TANKS
- 40 MOTORCYCLE PARKING SEE DETAIL SHEET DET-2
- 41 BICYCLE PARKING (5 SPACES)
- 42 EXISTING OFFICE BUILDING TO REMAIN
- 43 CROSS WALK STRIPING PER CROSSWALK DETAIL ON SHEET DET-1
- 44 6' PEDESTRIAN SIDEWALK PER COA STD DWG #2430



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

SITE DATA

PROPOSED USAGE:	LIGHT VEHICLE FUELING, HEAVY VEHICLE FUELING, GENERAL RETAIL (SMALL, RESTAURANT)
ZONE:	NR-LM
LOT AREA:	LOVE'S TRAVEL STOP 292,169 SF (6.707 ACRES) FUELING DEPOT 494,353 SF (11.353 ACRES) OVERALL 786,522 SF (18.06 ACRES)
ADDRESS:	3200 BROADWAY BLVD. S.E.
BUILDING AREA:	9,499 S.F.
BUILDING COVERAGE:	3.23%
PARKING REQUIRED:	10 SPACES (1 SPACE/1000 SF FOR HEAVY VEHICLE FUELING) 40 SPACES (4 SPACES/1000 SF FOR LIGHT VEHICLE FUELING) 24 SPACES (8 SPACE/1000 SQ. FT. GFA FOR RESTAURANT) 74 SPACES TOTAL
PARKING PROVIDED:	48 SPACES - AUTO 41 SPACES - TRUCK 89 SPACES - TOTAL
HC PARKING REQUIRED:	4 SPACES (1 VAN)
HC PARKING PROVIDED:	4 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	3 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
BICYCLE SPACES REQUIRED:	8 SPACES (10% OF REQ. PARKING)
BICYCLE SPACES PROVIDED:	8 SPACES

VARIANCE REQUESTS

1. FREE STANDING SIGN (HI-RISE) HEIGHT
2. FREE STANDING SIGN (HI-RISE) SIZE
3. NUMBER OF FREE STANDING SIGNS
4. NUMBER OF ON-PREMISE ELECTRONIC SIGNS (PRICERS)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LANE
- EXISTING STRIPING
- EXISTING TRAFFIC SIGNAL

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL

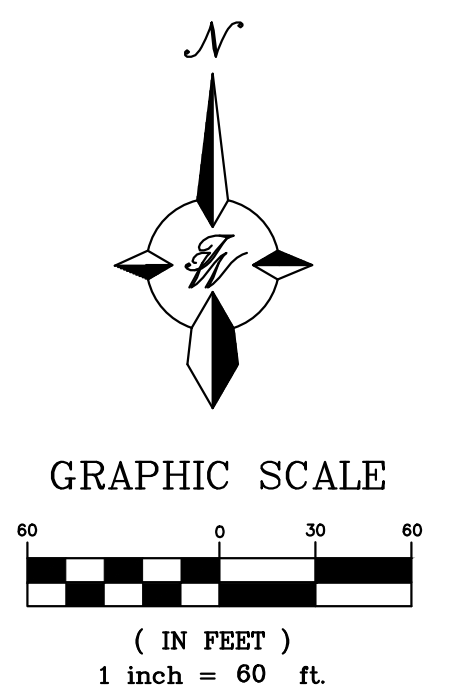
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

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.

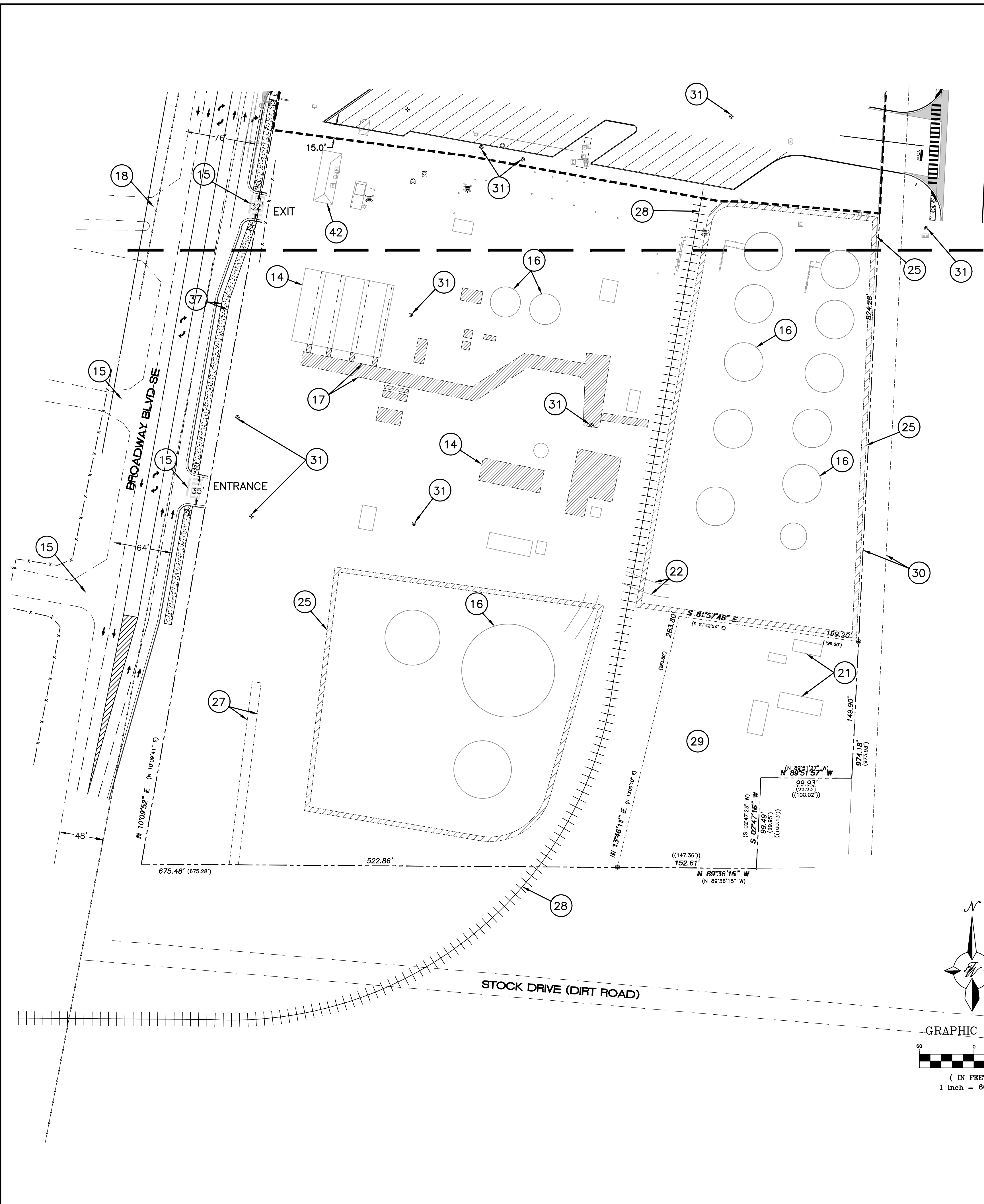
NOTE:

- 1 - AREA LIGHT SHALL BE FULLY SHIELDED AND MAXIMUM 35 FT HEIGHT
- 2 - THE EXISTING FUELING DEPOT ON SOUTHERN ~15 ACRE PORTION OF SITE IS TO REMAIN AS DEVELOPED AND IS INCLUDED IN THIS REQUEST AS AN AS BUILT SITE PLAN FOR CLARITY AND COMPLIANCE MOVING FORWARD



7:\2023\2022031_Lowes_Support_Station\Station\Construction\2022031_SP.dwg, Jun 04, 2023, 10:23am

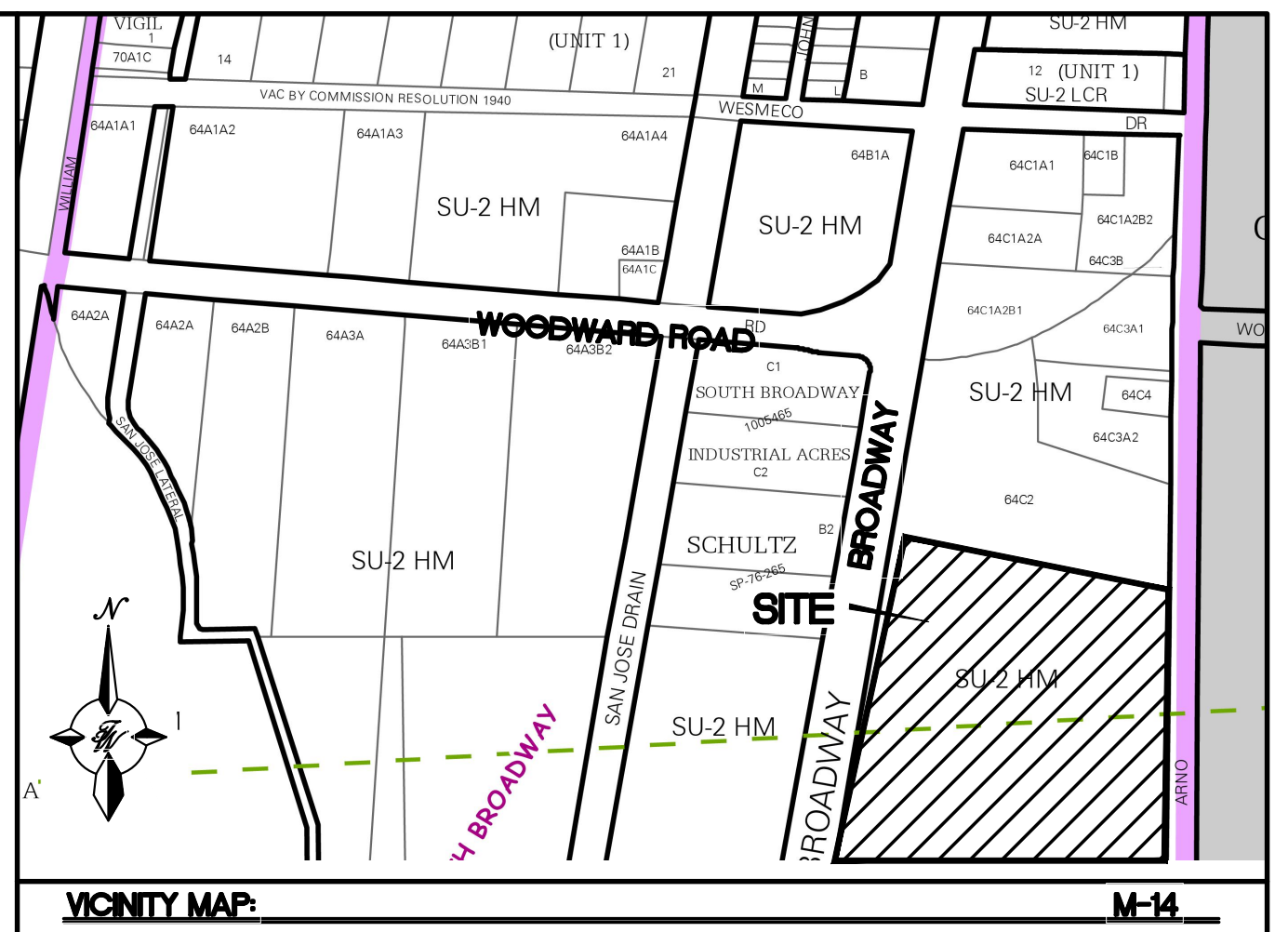
	TRAVEL CENTER/FUEL DEPOT BROADWAY/SUNPORT BLVD	DRAWN BY SB
	TRAVEL CENTER SITE PLAN	DATE 05-30-23
05/30/2023 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SP-2
		JOB # 2022031



SHEET SP-2
MATCHLINE

KEYED NOTES

- 14 EXISTING BUILDING TO REMAIN
- 15 EXISTING GATED ACCESS
- 16 EXISTING STORAGE TANK TO REMAIN (TYP.)
- 17 EXISTING ABOVE GROUND PIPING TO REMAIN
- 18 EXISTING NON-GATED ACCESS
- 21 EXISTING CONCRETE PADS TO REMAIN (TYP.)
- 22 EXISTING CONTAINMENT AREA ACCESS TO REMAIN
- 23 EXISTING CONTAINMENT AREA ACCESS TO BE REMOVED
- 25 FUEL SPILL CONTAINMENT BERM TO REMAIN
- 27 EXISTING UTILITY EASEMENT
- 28 EXISTING RAIL SPUR TO REMAIN
- 29 EXISTING PLAINS PIPELINE EASEMENT SITE
- 30 EXISTING 25' UTILITY EASEMENT
- 31 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 37 8' PAVED TRAIL
- 42 EXISTING OFFICE BUILDING TO REMAIN



VICINITY MAP M-14

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

SITE DATA
 PROPOSED USAGE: INDUSTRIAL
 ZONE: NR-LM
 LOT AREA: 494,353 S.F. (11.353 ACRES)

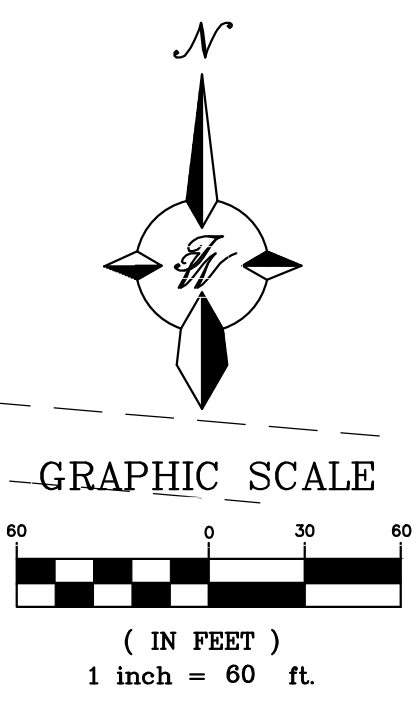
EXISTING FUELING DEPOT OFFICE 1364 SF
 EXISTING PARKING (TO REMAIN) 10 SPACES

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- ☀ STREET LIGHTS
- - - LANE
- STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- - - EXISTING LANE
- EXISTING STRIPING

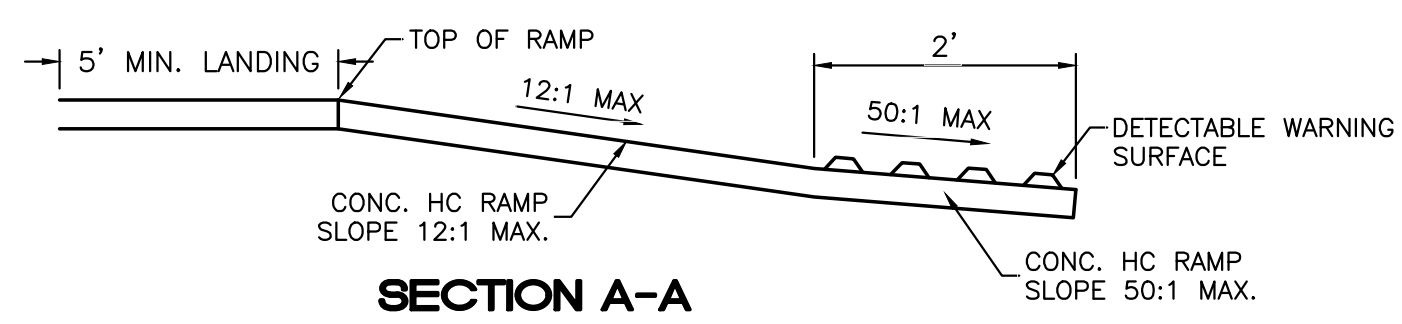
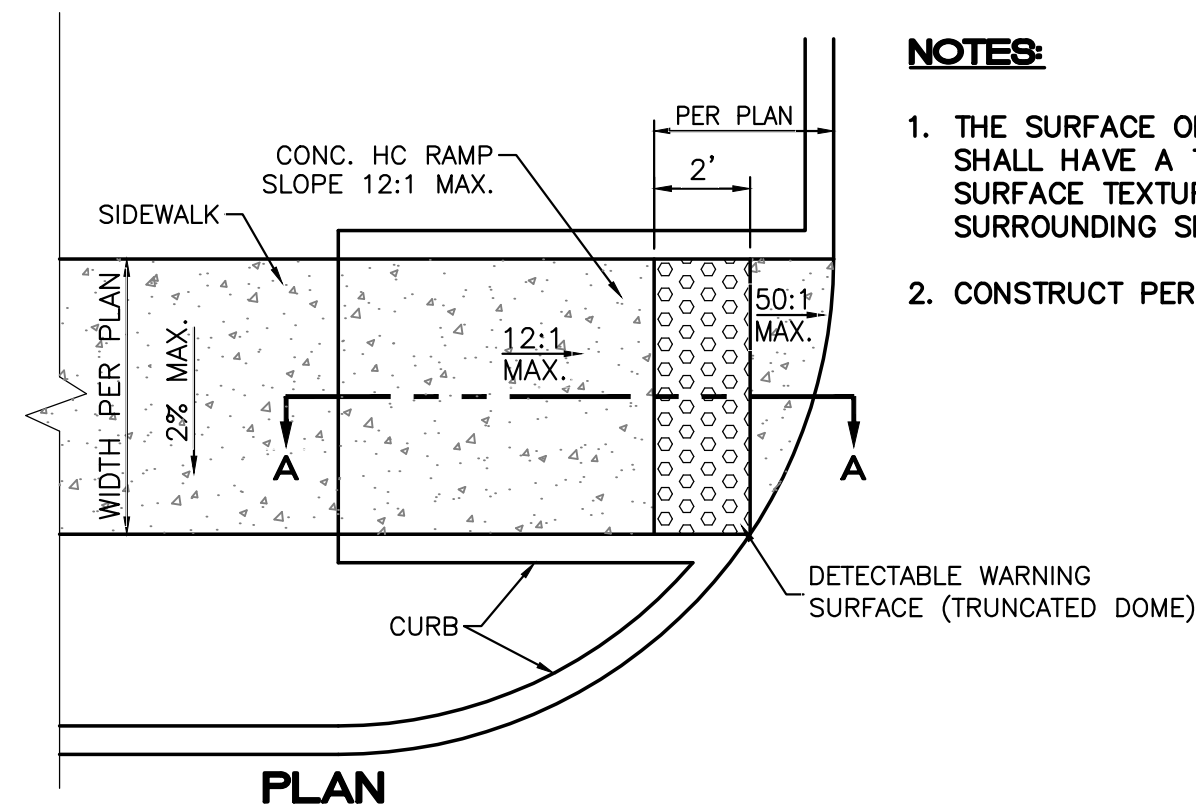
CAUTION

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.



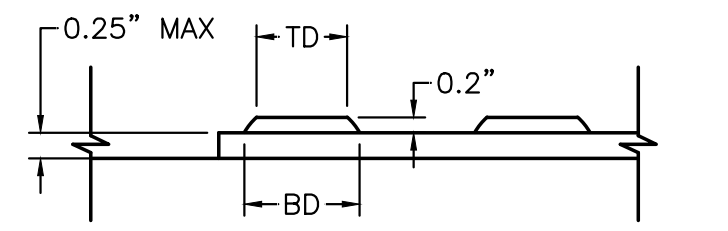
ENGINEER'S SEAL VINCENT P. CARRICA NEW MEXICO 16212 PROFESSIONAL ENGINEER	LOVES BROADWAY/SUNPORT BLVD FUELING DEPOT SITE PLAN	DRAWN BY SB DATE 05-30-23 2022031_SP
	05/30/2023 RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com

7:\2023\2022031\ Loves_Sunport_Station\Aerial\Construction\2022031_SP.dwg, May 30, 2023, 2:41pm

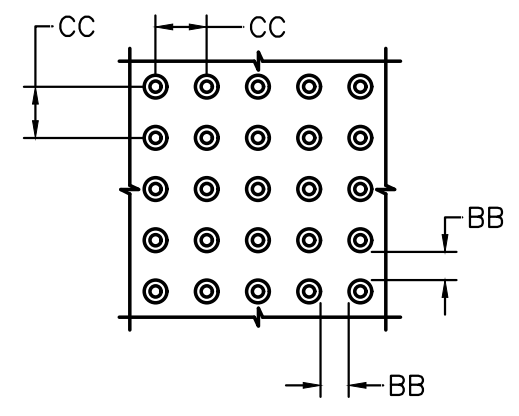


UNIDIRECTIONAL HC RAMP
NOT TO SCALE

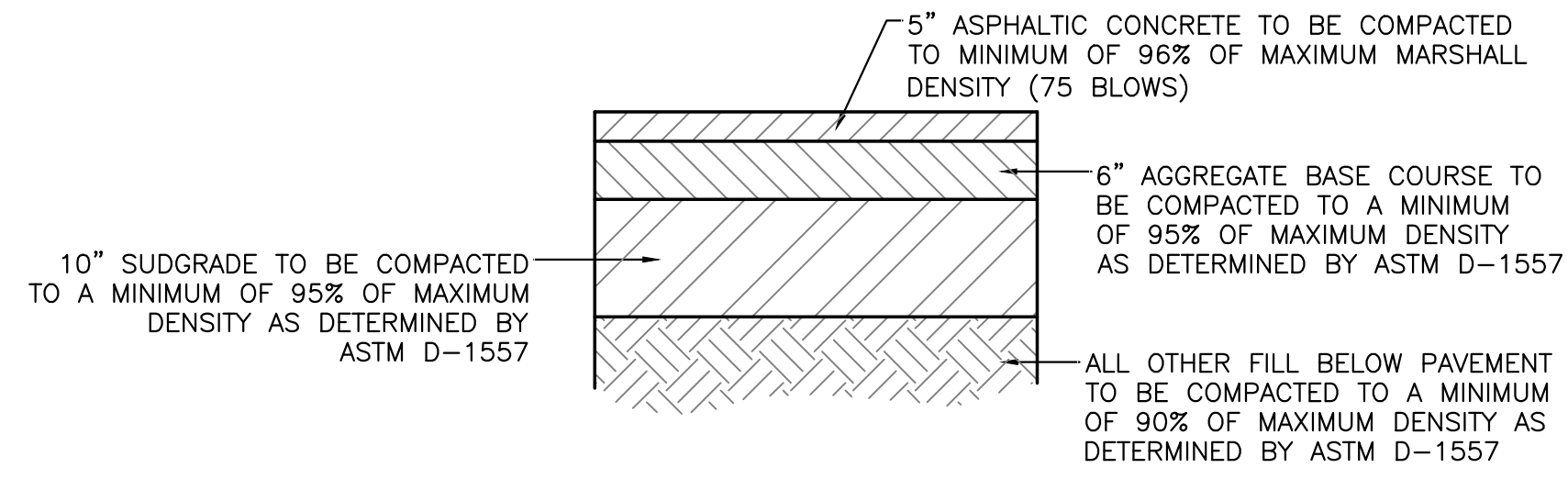
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
 2. CONSTRUCT PER A.D.A. STANDARDS.



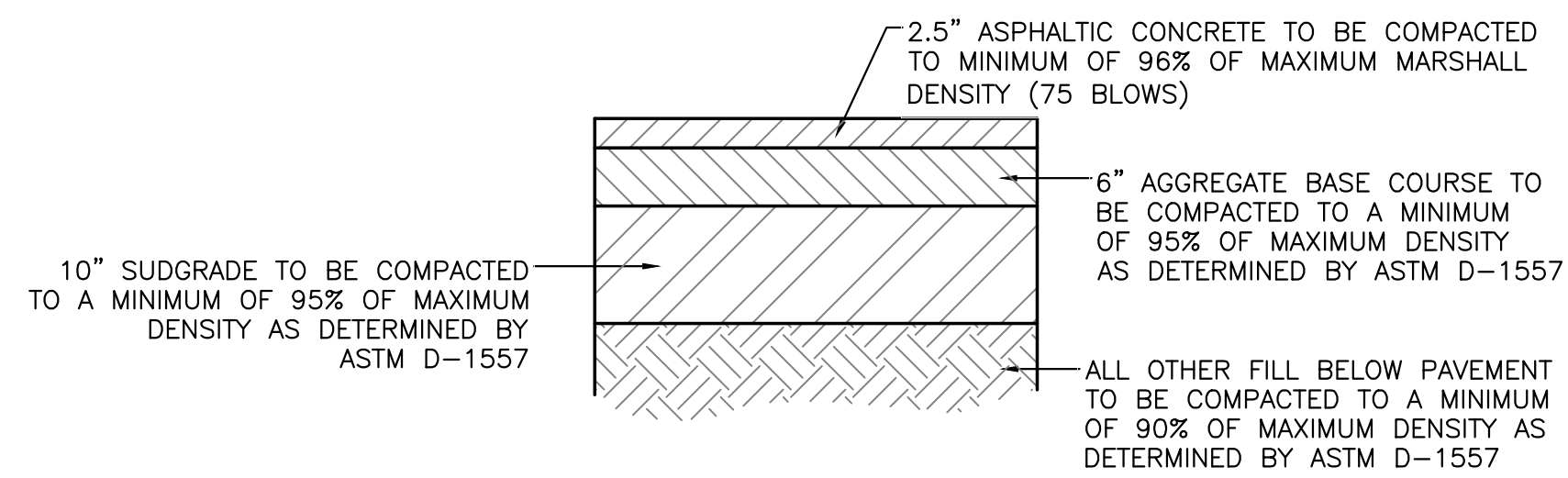
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



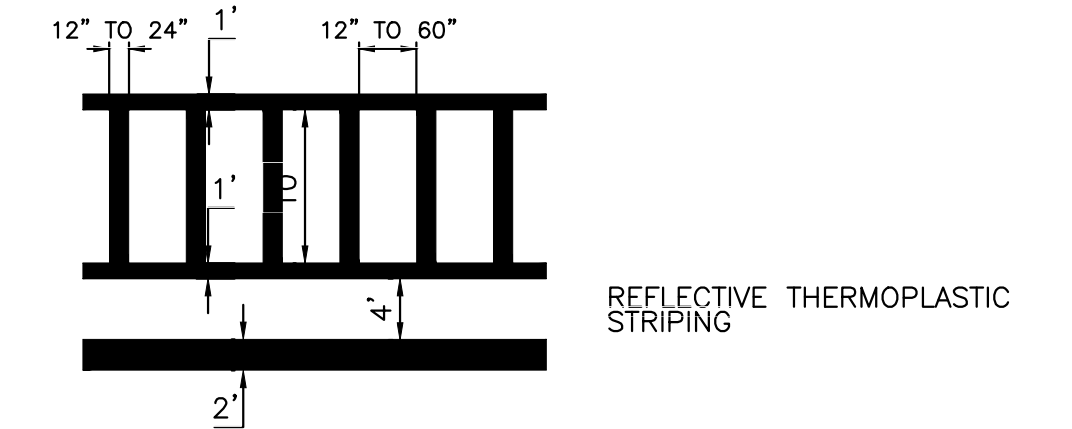
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



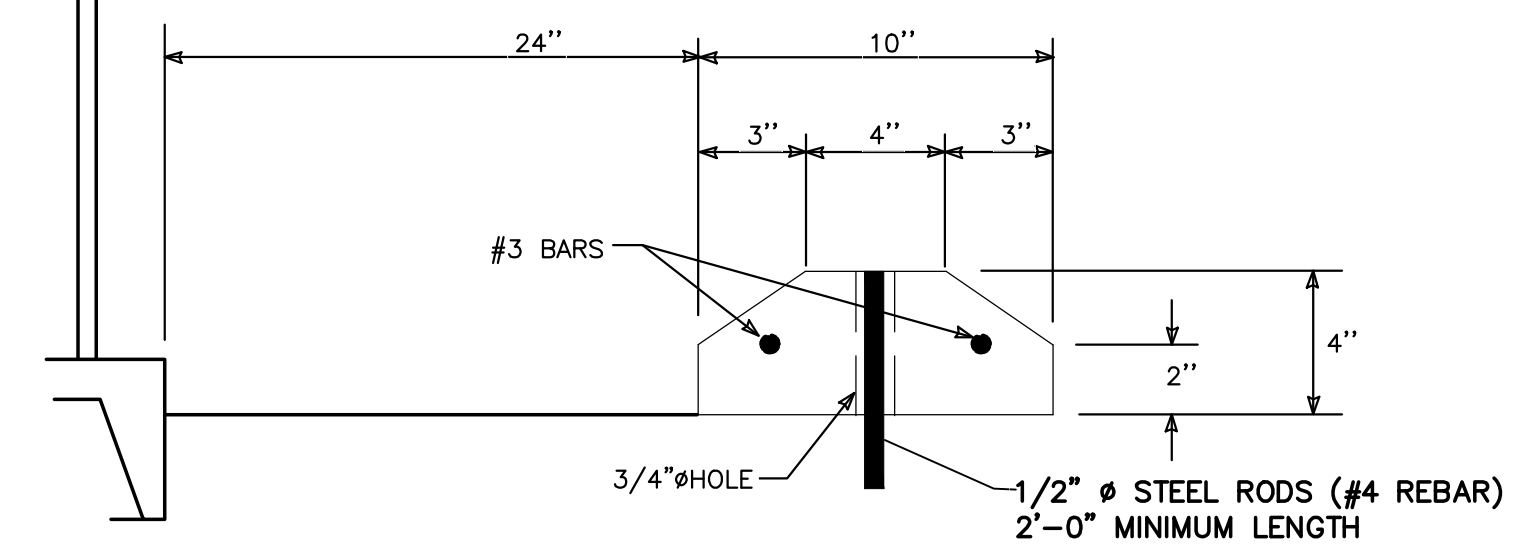
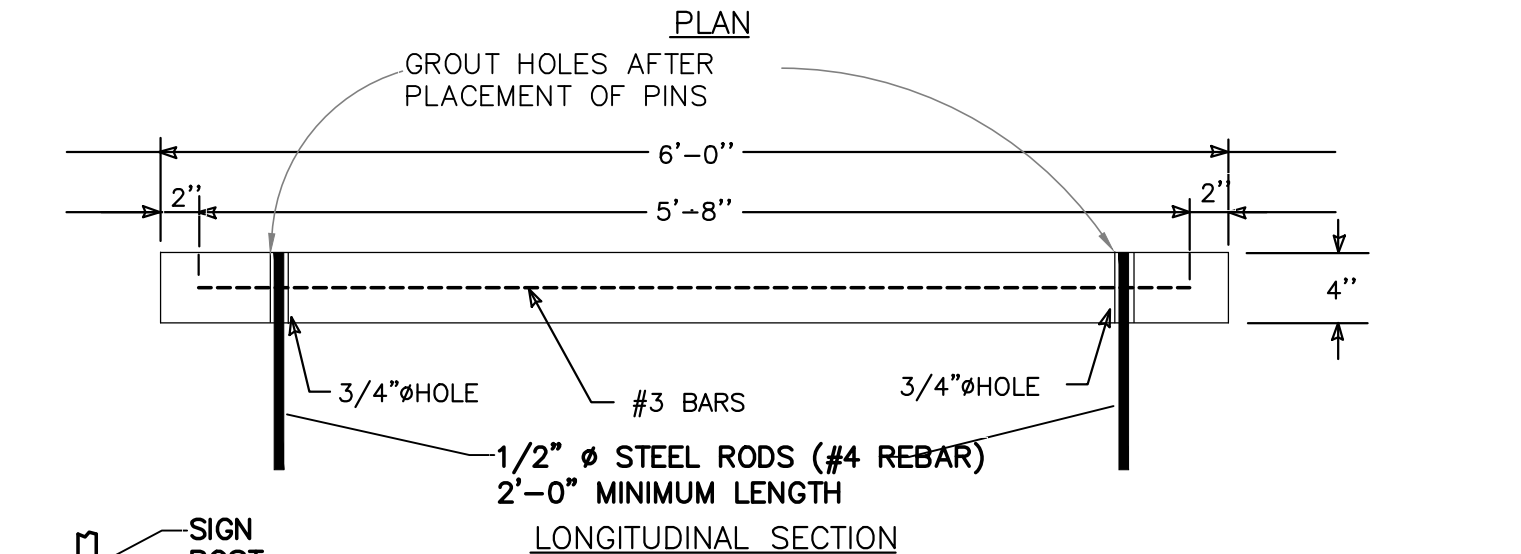
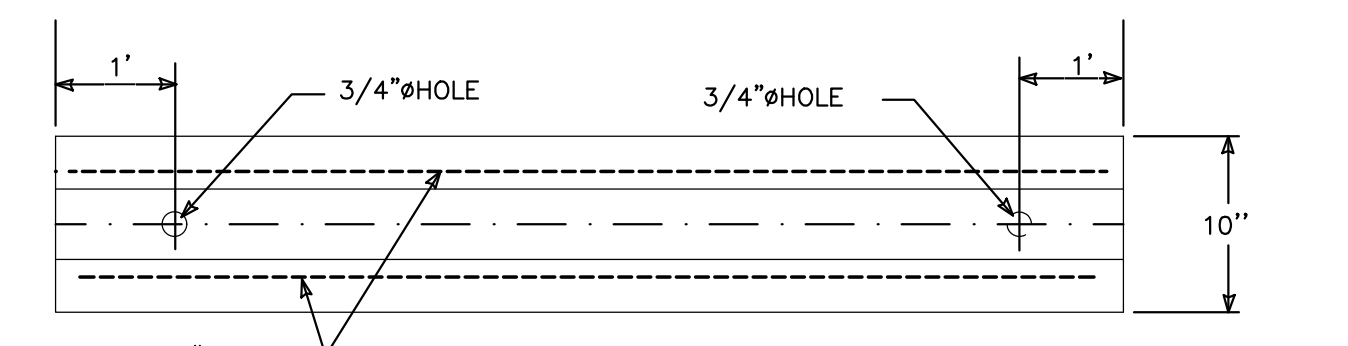
HEAVY DUTY (TRUCK) TYPICAL PAVING SECTION
1" = 1"



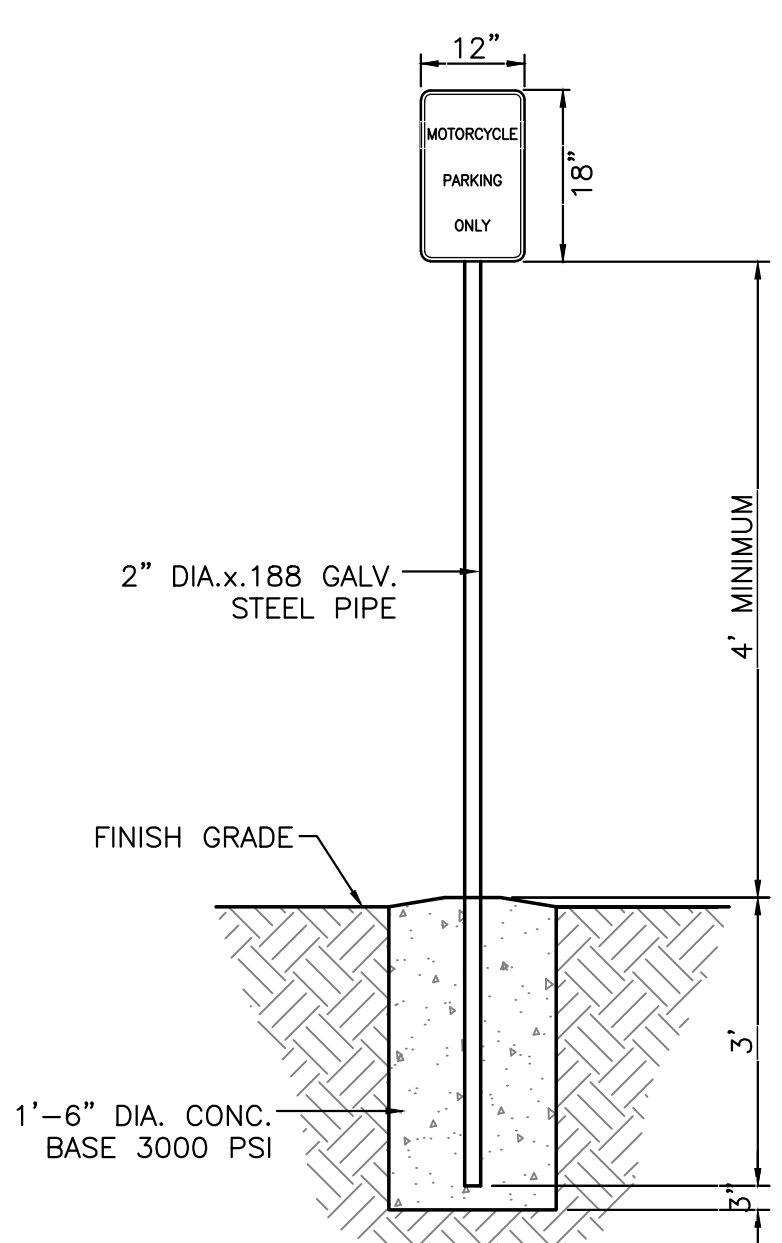
LIGHT DUTY (AUTO) TYPICAL PAVING SECTION
1" = 1"



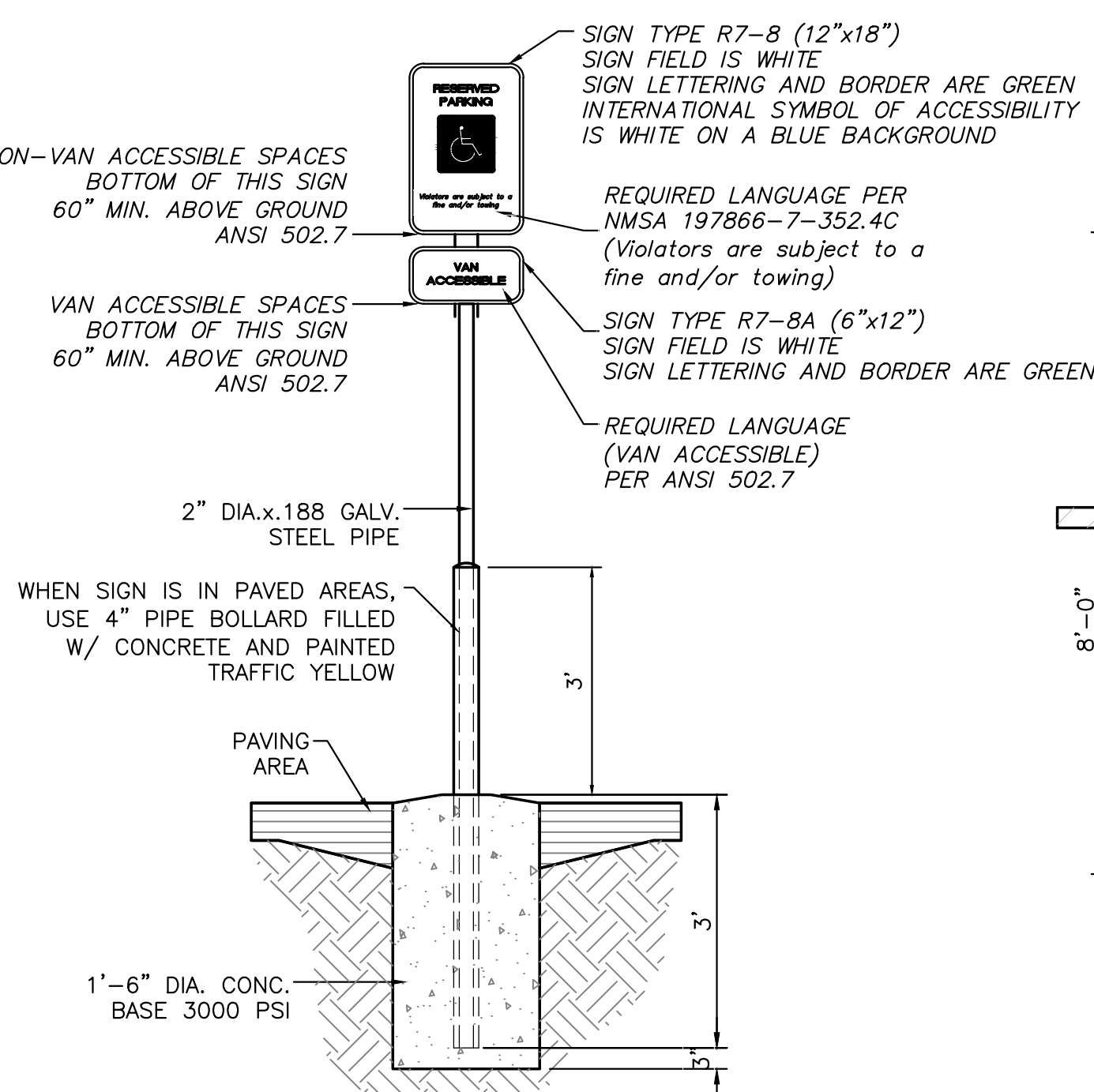
ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)



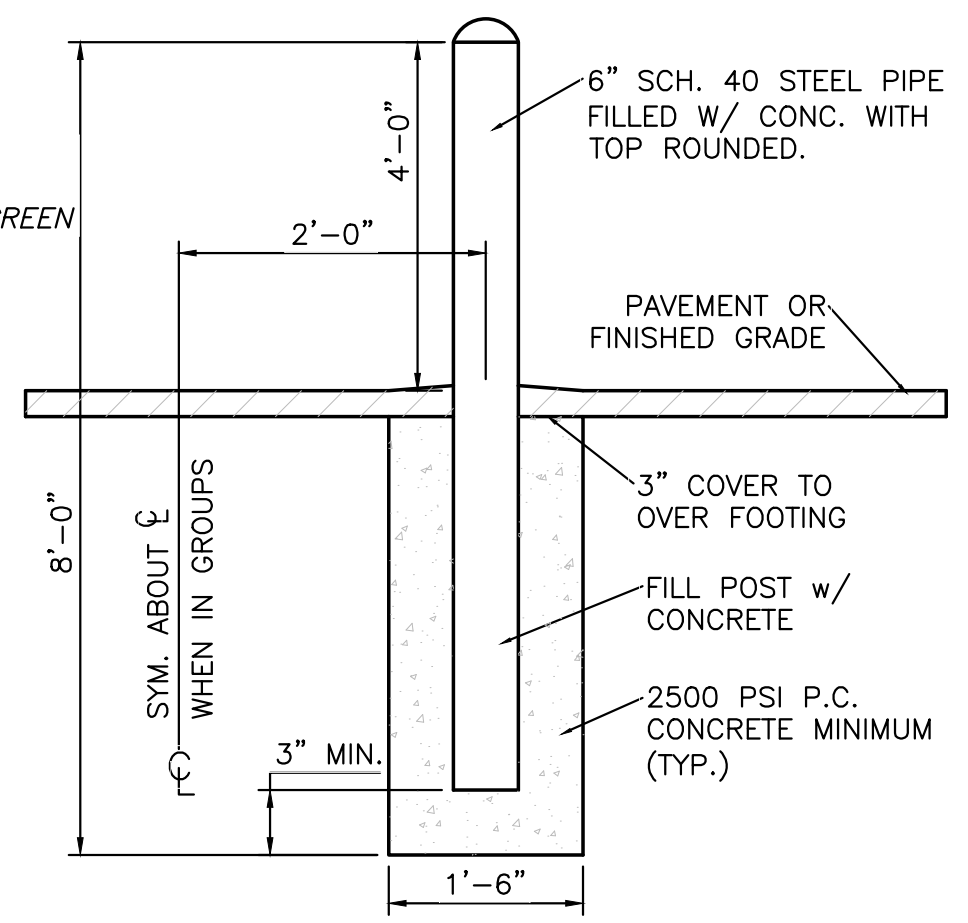
WHEEL STOP



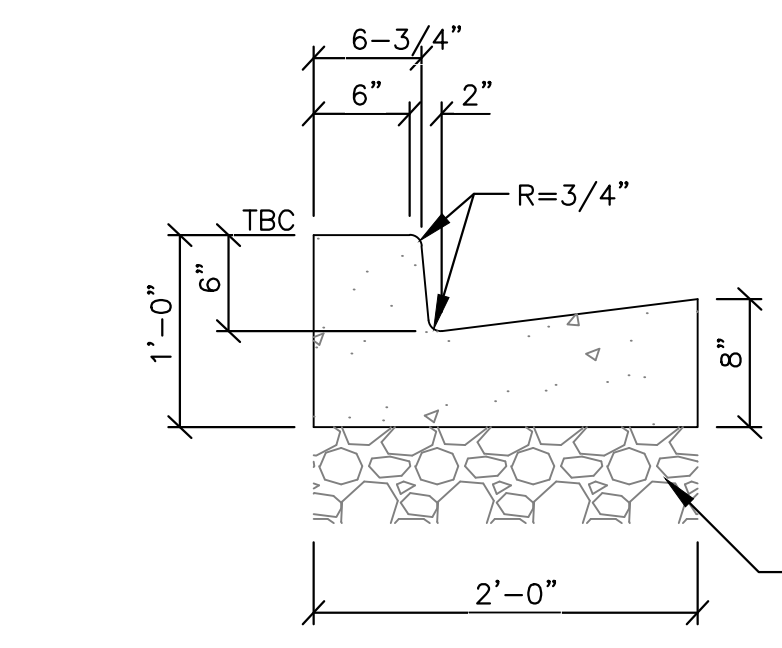
MOTORCYCLE PARKING SIGN
NTS



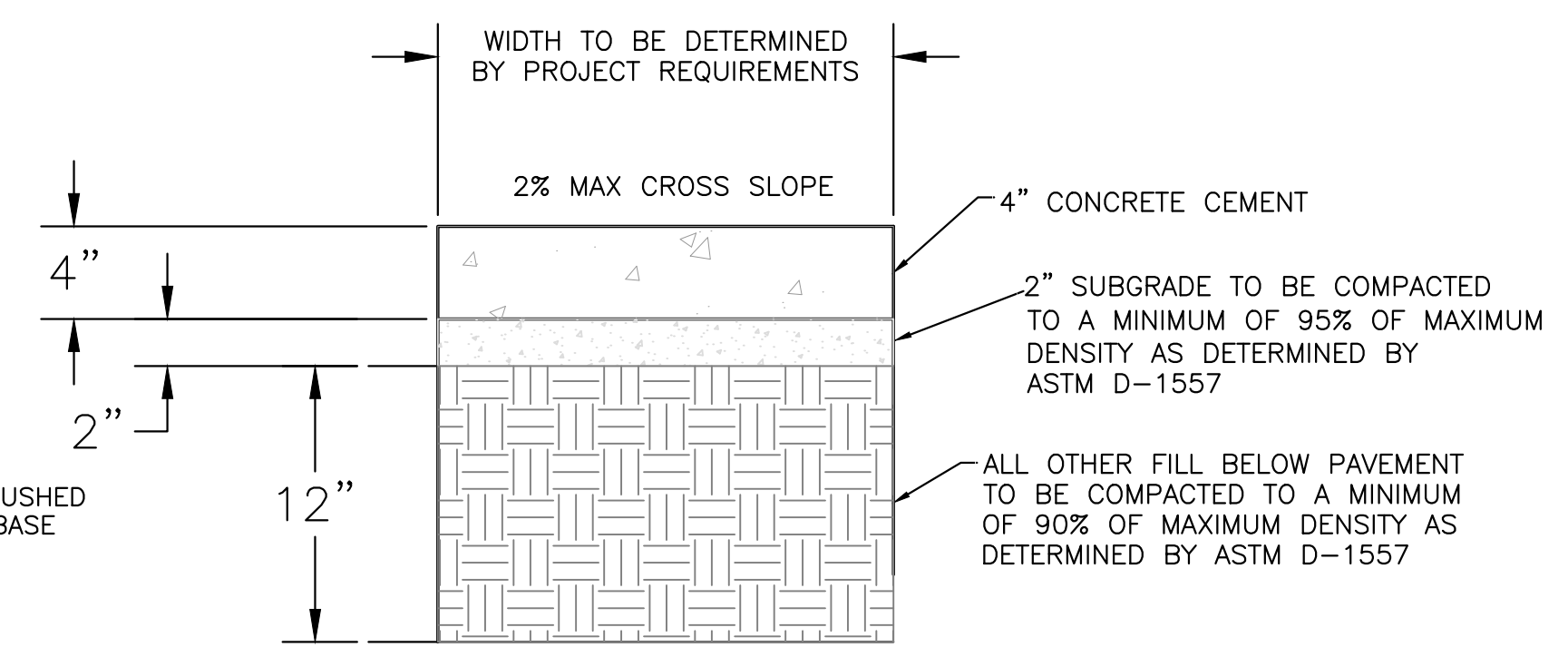
ACCESSIBLE PARKING SIGN
NTS



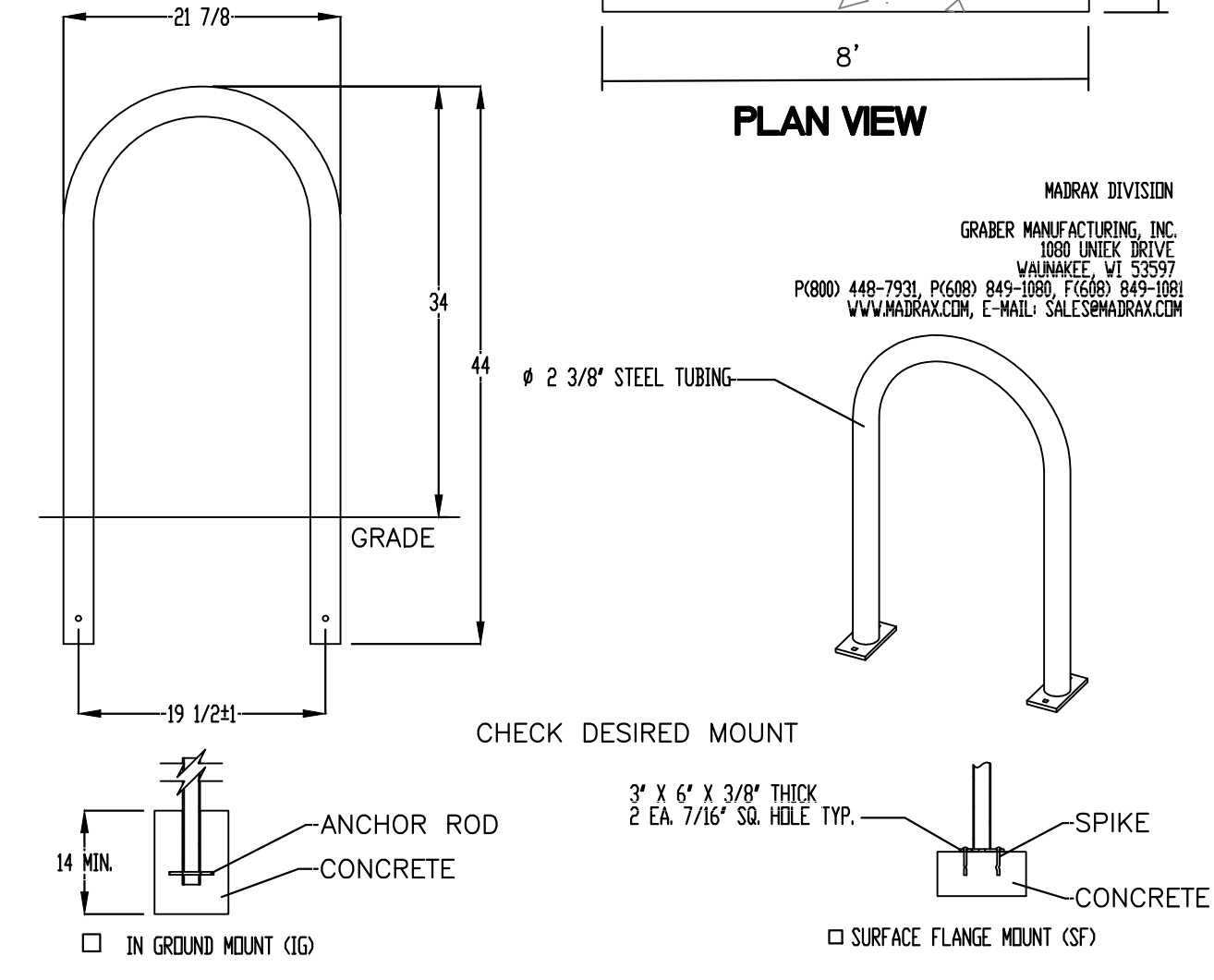
BOLLARD DETAIL
NTS



STANDARD CURB AND GUTTER
NTS



CONCRETE SIDEWALK SECTION



PRODUCT: U238-16(SF)
DESCRIPTION: BIKE RACK
DATE: 10-4-18
ENG: SNC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

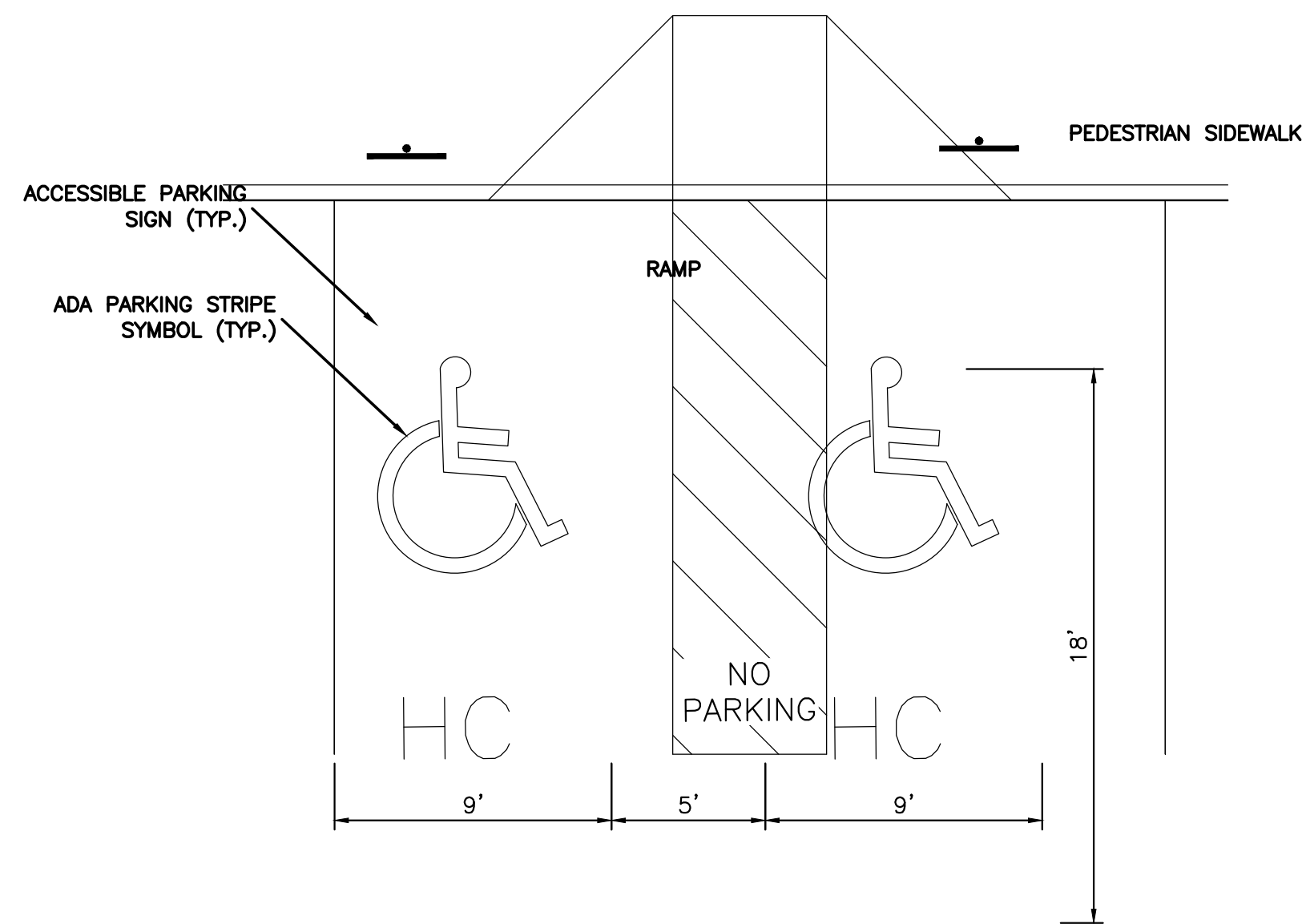
NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FEET CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

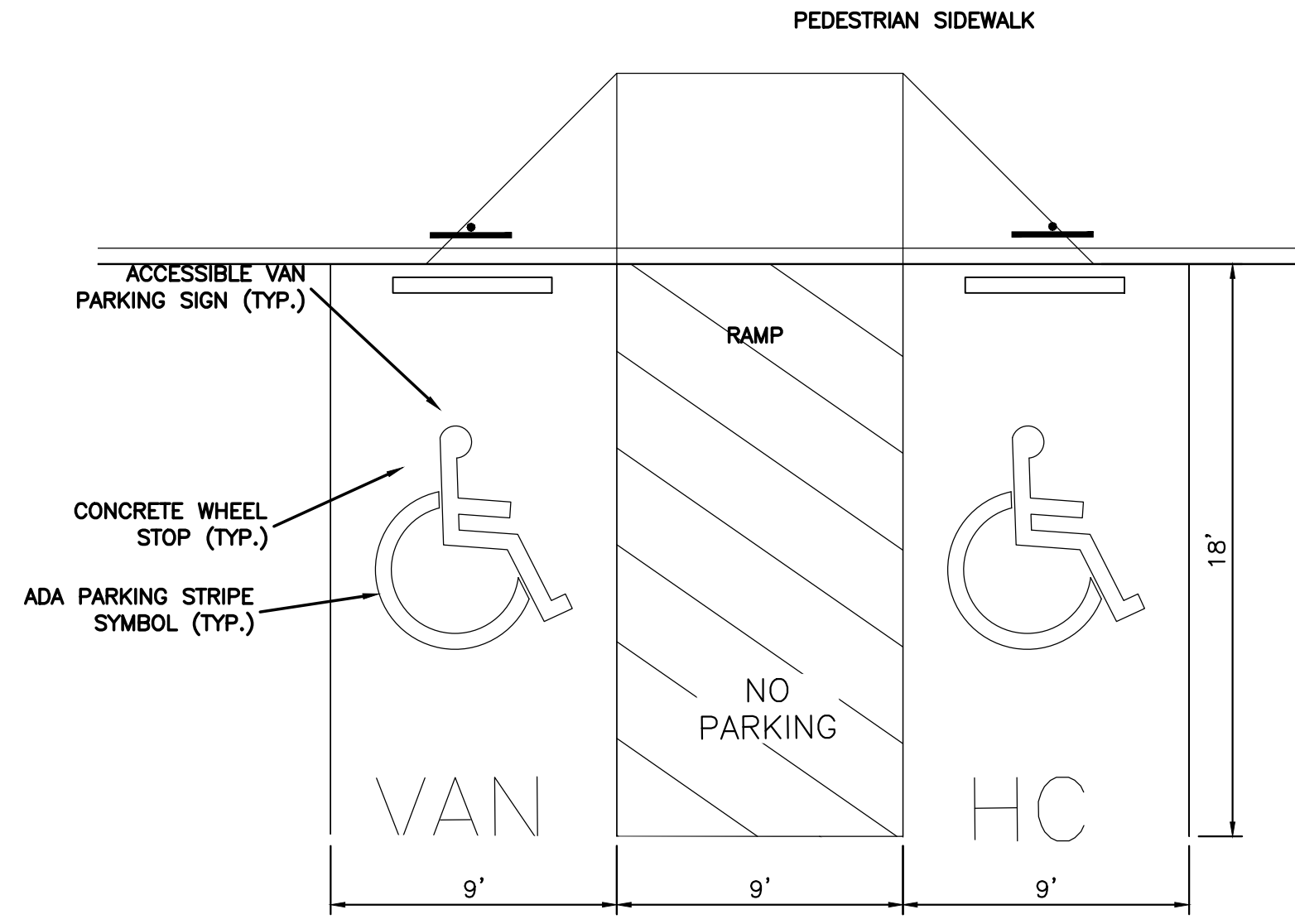
BIKE RACK DETAIL
SCALE: NONE

ENGINEER'S SEAL VINCENT P. CARRICO STATE OF NEW MEXICO LICENSED PROFESSIONAL ENGINEER 16212	LOVES BROADWAY/SUNPORT BLVD SITE DETAILS	DRAWN BY SB DATE 05-30-23 2022031_SP
	SHEET # DET-1	JOB # 2022031
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		

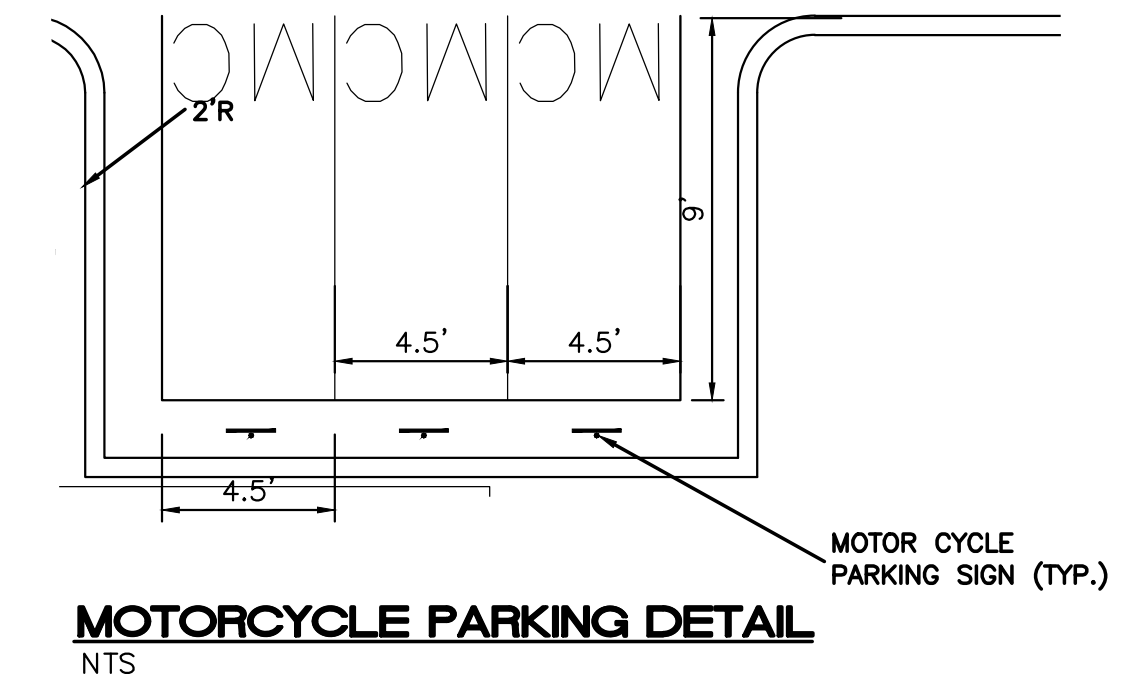
7/1/2023 10:02:03 AM - Loves - Standard - Standard\Auto\Construction\2022031 - SB.dwg, May 30, 2023 - 9:42am



ACCESSIBLE PARKING DETAIL
NTS



ACCESSIBLE VAN PARKING DETAIL
NTS

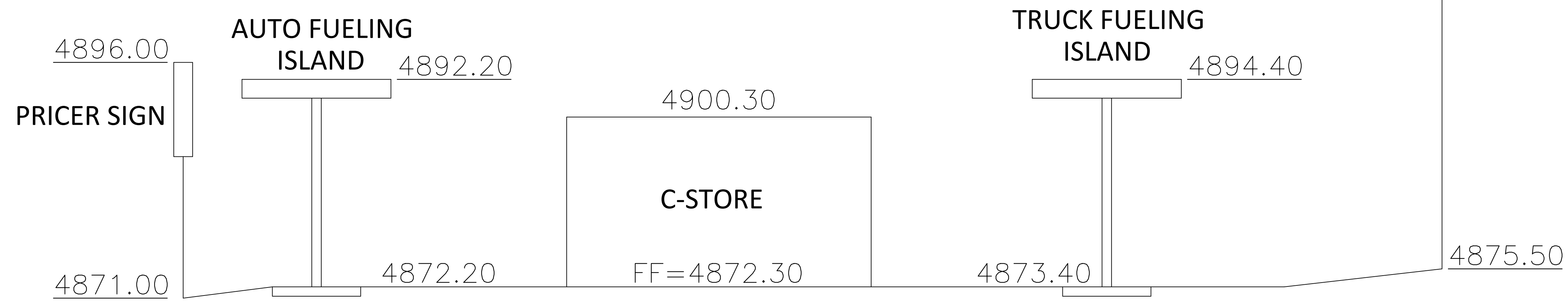


MOTORCYCLE PARKING DETAIL
NTS

**TRAVEL CENTER EXHIBIT
AIR SPACE PROTECTION HORIZONTAL SURFACE
(3-3(B)(1))PROPOSED STRUCTURE HEIGHTS/ELEVATIONS
FALL BELOW THE AIR SPACE PROTECTION HORIZONTAL
SURFACE ELEVATION OF 5504.90**

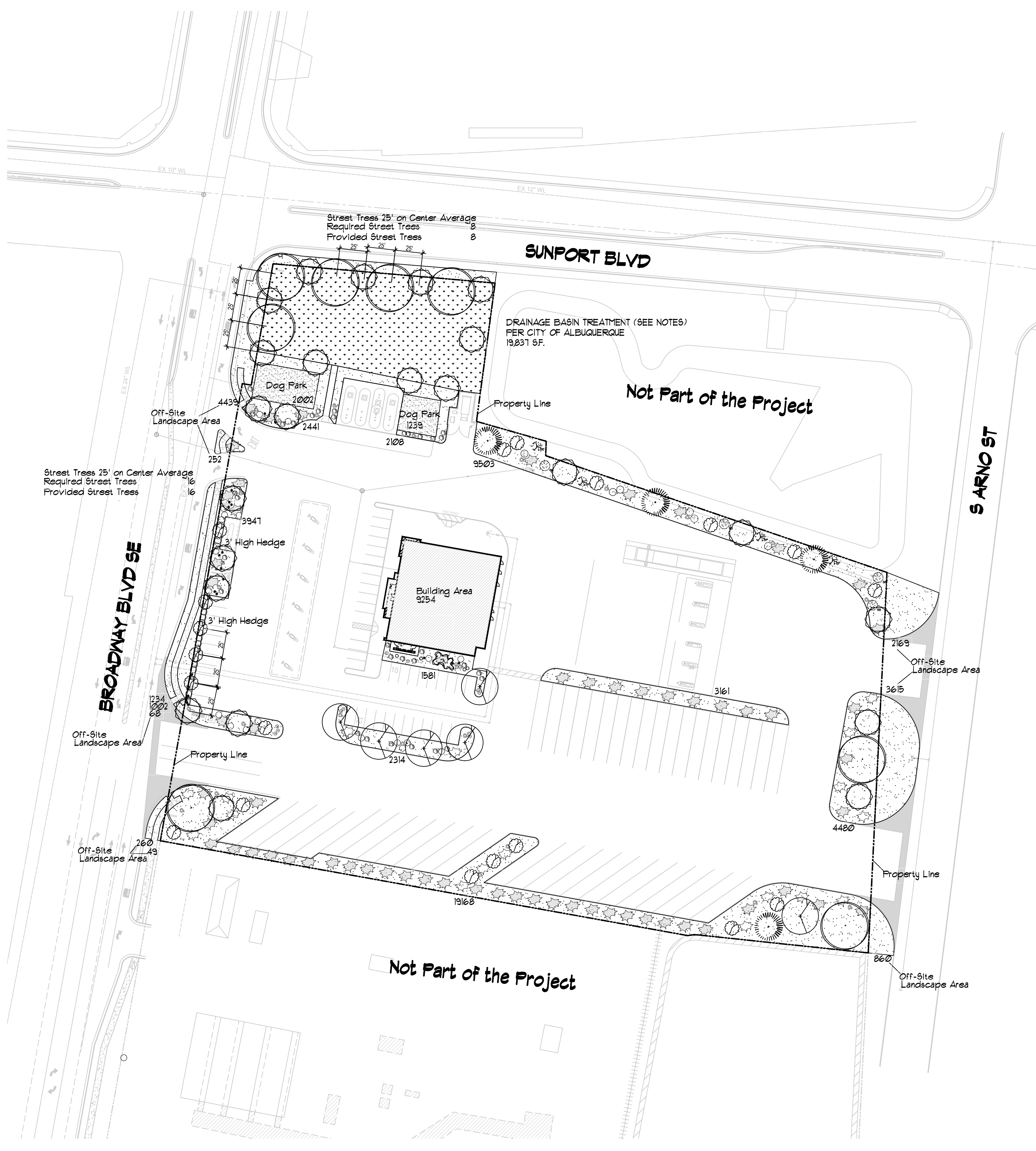
HIGH-RISE SIGN

4975.50



	BROADWAY/SUNPORT BLVD SITE DETAILS	DRAWN BY SB DATE 05-30-23 2022031_SP
		SHEET # DET-2 JOB # 2022031

Z:\2022\2022031_Lexes_Support_Station\Drawn\Construction\2022031_SP.dwg, Jun 05, 2023, 1:14pm



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

Trees

6	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	40x35	1225	1350	M+
8	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	16200	M
4	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	2500	M
1	6-8'	Crape Myrtle Multi Stem <i>Lagerstroemia indica</i>	15x20	400	400	M
23	6-8'	Desert Willow Multi Stem <i>Chilopsis linearis</i>	20x25	675	14375	M
19	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	2736	M
61	Total Trees	Total Tree Coverage		43561		

Shrubs & Groundcovers

4	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10	100	400	M
4	5 Gal	Bird of Paradise <i>Caesalpinia gilliesii</i>	10x10	100	400	L
33	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	25	825	M
11	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x12	144	2448	M
63	5 Gal	Buffalo Juniper <i>Juniperus sibirica 'Buffalo'</i>	1x12	144	9072	M
4	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	36	M
13	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	117	M
36	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6	36	1296	L
4	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	49	196	L
2	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	98	L
25	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	2.5x2	4	100	M
205	Total Shrubs	Total Shrub Coverage		14988		
26	2-3cf	Boulders To be placed at contractor discretion				
62651		Landscape Gravel / Filter Fabric 3/4" Crushed Grey				
19831		Drainage Basin Treatment (See Notes) Native Seeding Mix Per COA				
3241		Landscape Crusher Fines / Filter Fabric Amaretto, or Equal, 3" Depth, min.				
85729		Total Landscape Provided				

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	293194
TOTAL BUILDING AREA (sf)	9254
TOTAL NET LOT AREA (sf)	-293940
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED	42591
TOTAL ON-SITE LANDSCAPE PROVIDED	11181
TOTAL LIVE PLANT COVER REQUIRED	53831
DRAINAGE BASIN, NATIVE SEED (SEE NOTES)	19831
TOTAL LIVE PLANT COVER PROVIDED	18386
TOTAL GROUND COVER REQUIRED	21534
TOTAL GROUND COVER PROVIDED	34825

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of connection for irrigation system is unknown at current and shall be coordinate. Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner. d between the Landscape Contractor and the General Contractor of the project prior to construction.

No substitutions, or alterations shall be made to this plan without the express written authorization of the Landscape Architect, and changes approved by the City of Albuquerque.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

Per Section 5-6(D) (1) (a) Required Street Trees. Trees are **GENERALLY** required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees

- (A)
- Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
 - On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Drainage Basin Treatments
Per City of Albuquerque
Drainage Basin Treatments

The bottom and sides must be seeded with a native mix per City Standard specification 1022 depending on soil type for that City area. Please reference this native seed selection and the section on plan sheet.

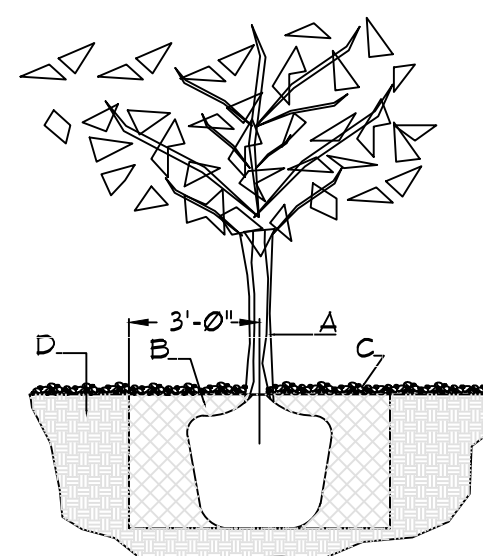
For pond bottoms: Gravel 1/2 to 1 inch mulch. One layer thick, not stacked.

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water trucks must be used when rain is lacking. Seeds must germinate in one year or reseeding will likely be needed.

Maintenance will be per City of Albuquerque Specification 1023.91 and 1023.92.

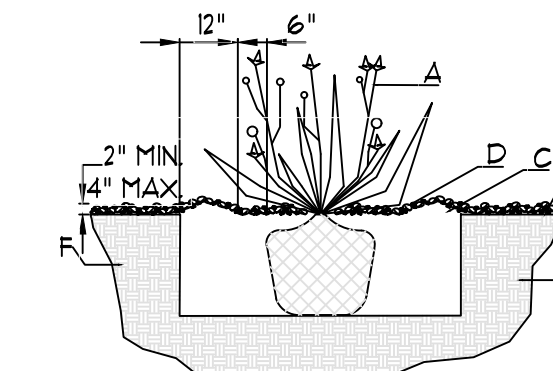
Contractor must weed the basin during/after the first growing season.

Needs city inspection. Stormwater Quality Ordinance-final stabilization must be accepted by the City.



TREE PLANTING DETAIL

NTS

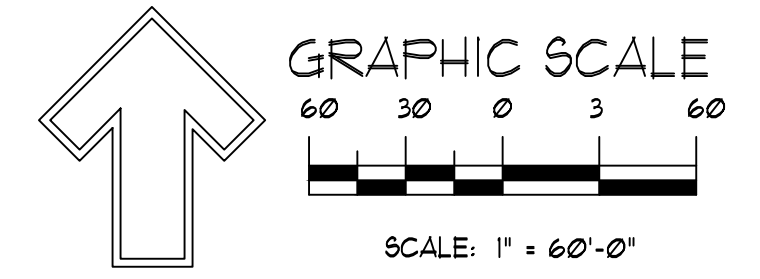


SHRUB PLANTING DETAIL

NTS





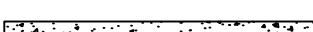


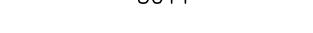
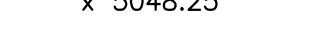




- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
 - TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
 - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
 - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TREE
 - BACKFILL WITH EXISTING SOIL.
 - 3" DEPTH OF GRAVEL MULCH.
 - UNDISTURBED SOIL.

- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB.
 - BACKFILL WITH EXISTING SOIL.
 - EARTH BERM AROUND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.



ENGINEER'S SEAL Landscape Architect STATE OF NEW MEXICO DANNY D. MITCHELL 239 REGISTERED LANDSCAPE ARCHITECT May 02, 2023	LOVES TRAVEL CENTER Broadway and Sunport BLVD	DRAWN BY Paniz DATE 03-22-23
	Landscape Plan	SHEET # LS-101
Mitchell Associates, inc Landscape Architecture Danny Mitchell danny@mitchellassociatesinc.com 505.639.9583	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022031

LEGEND

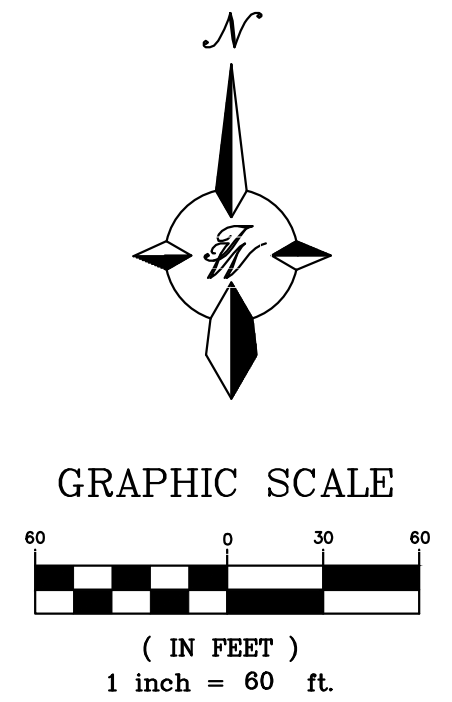
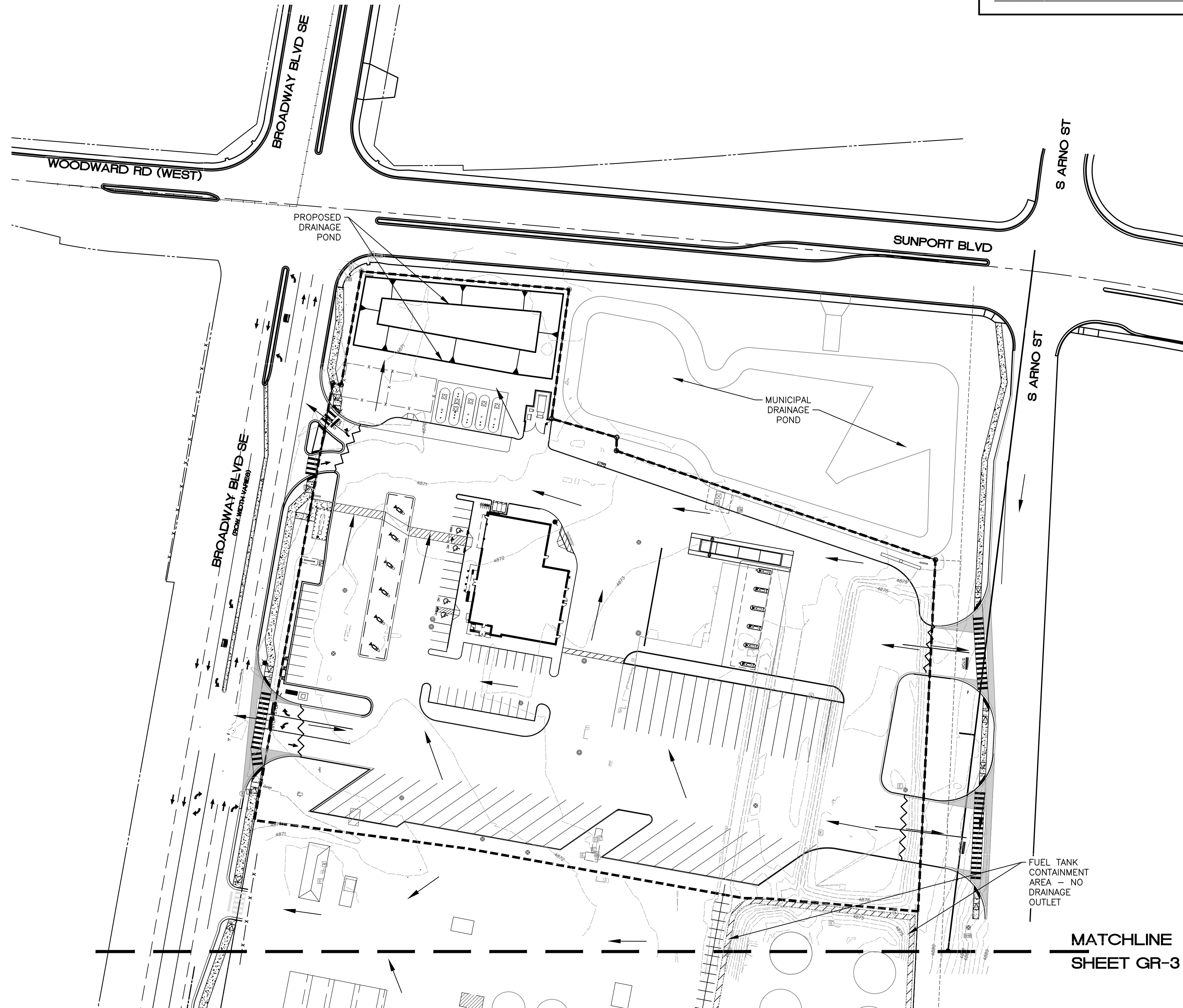
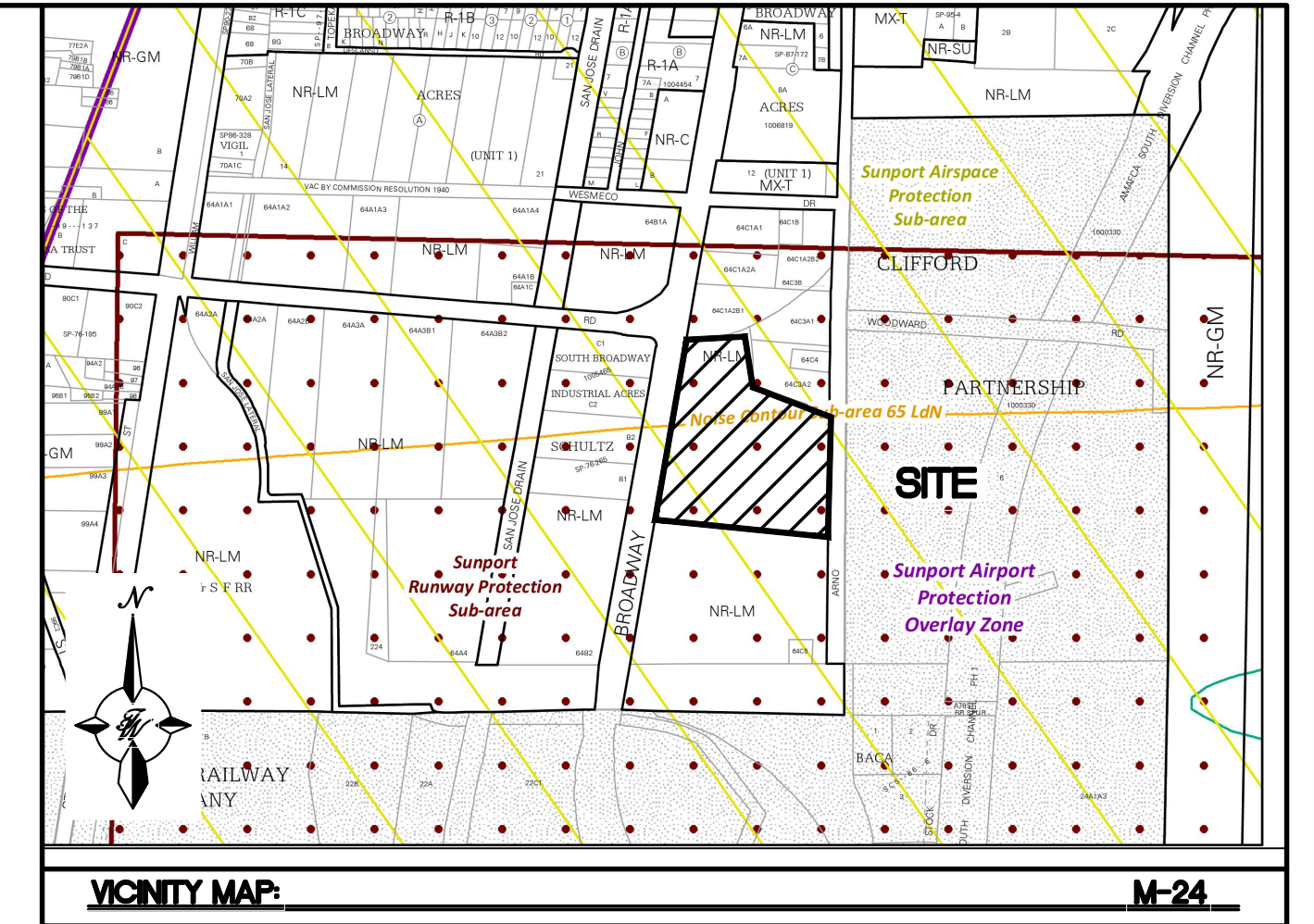
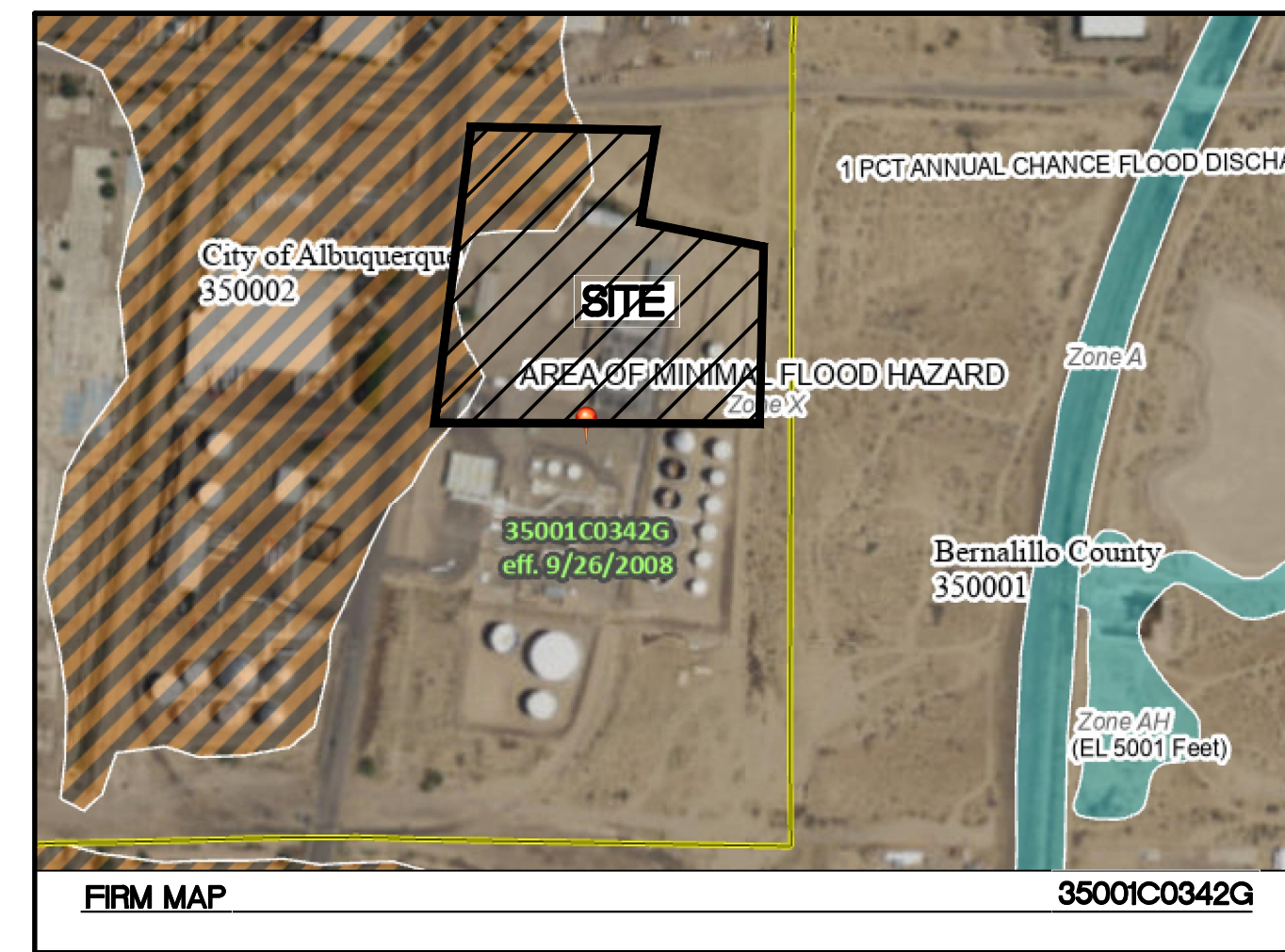
-  CURB & GUTTER
-  BOUNDARY LINE
-  RIGHT-OF-WAY
-  BUILDING
-  SIDEWALK
-  CONTOUR MAJOR
-  CONTOUR MINOR
-  SPOT ELEVATION
x 5048.25
-  FLOW ARROW
-  EXISTING CURB & GUTTER
-  EXISTING BOUNDARY LINE
-  EXISTING CONTOUR MAJOR
-  EXISTING CONTOUR MINOR

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3/4" GRAVEL.

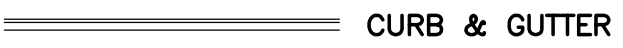

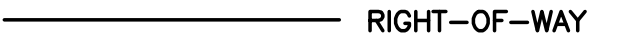
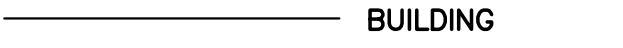
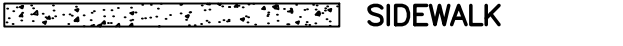
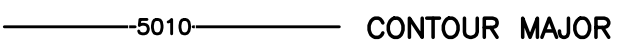
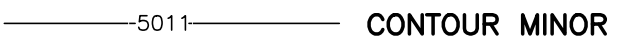


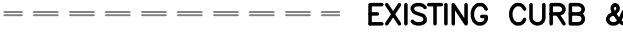


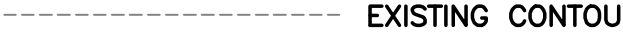


CAUTION

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.

 05/22/2023 RONALD R. BOHANNAN P.E. #7868	LOVES BROADWAY/SUNPORT BLVD CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWN BY SB DATE 05-22-23 2022031_GR PLAN
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # GR-2 JOB # 2022031

LEGEND

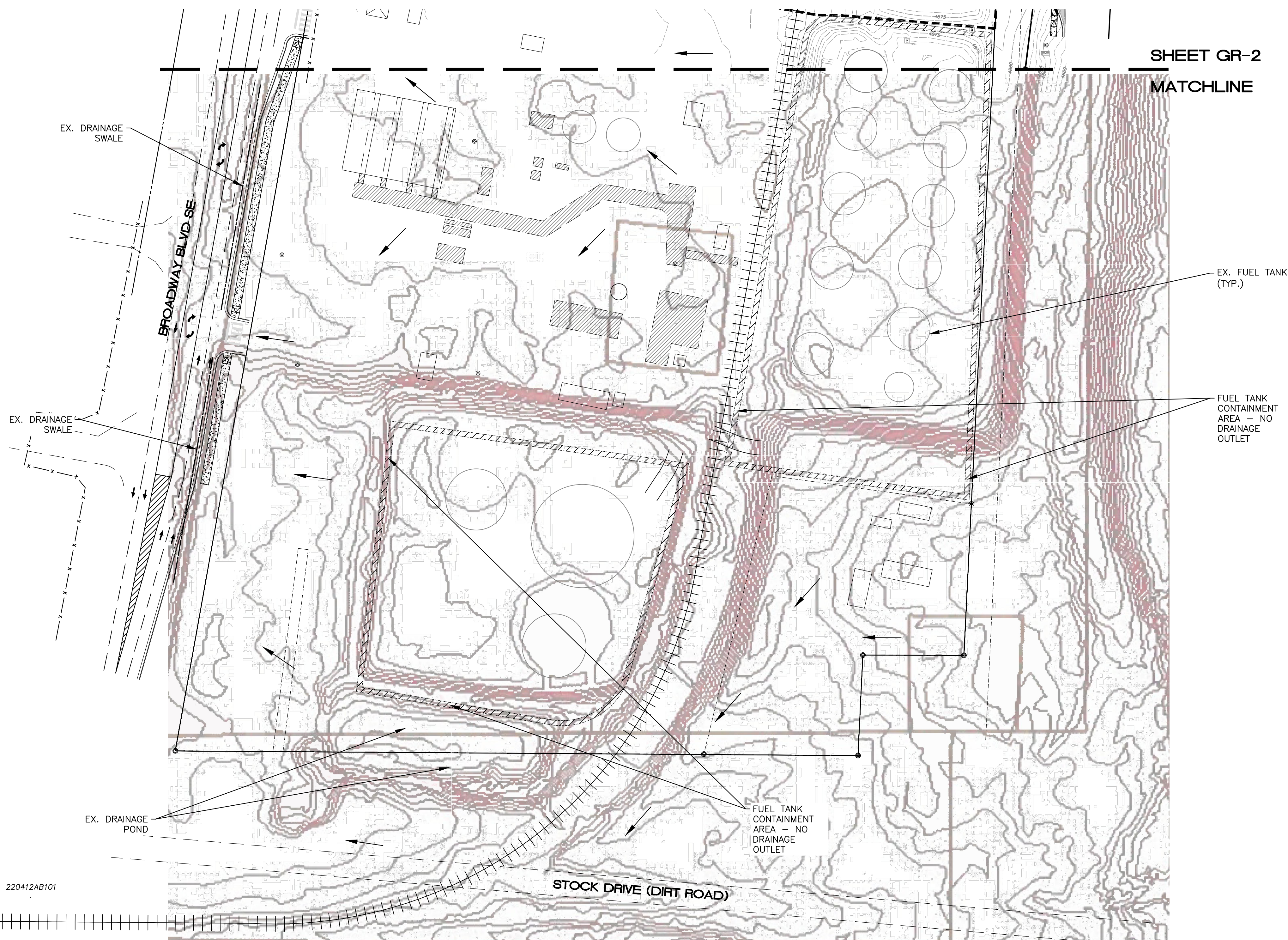
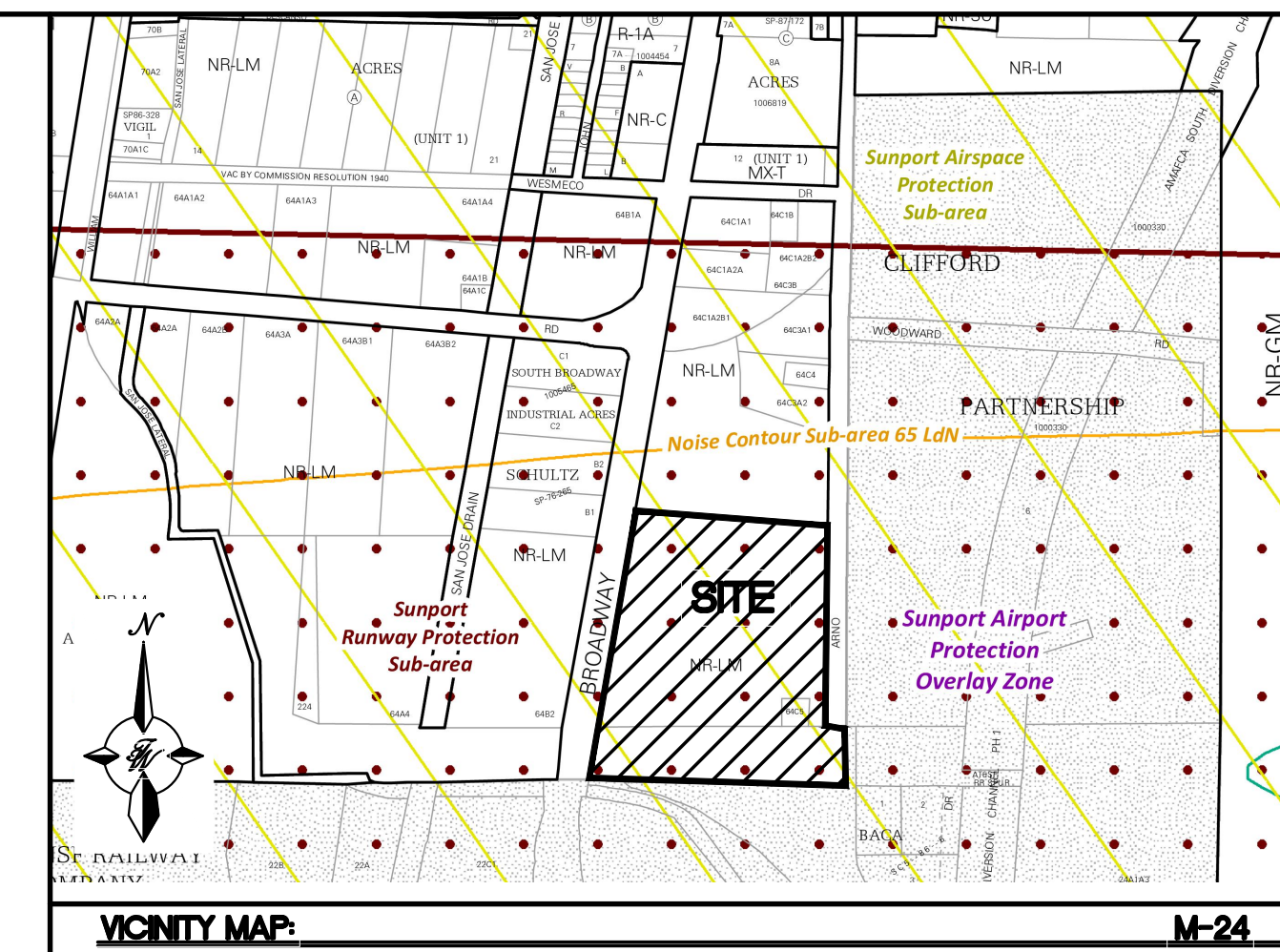
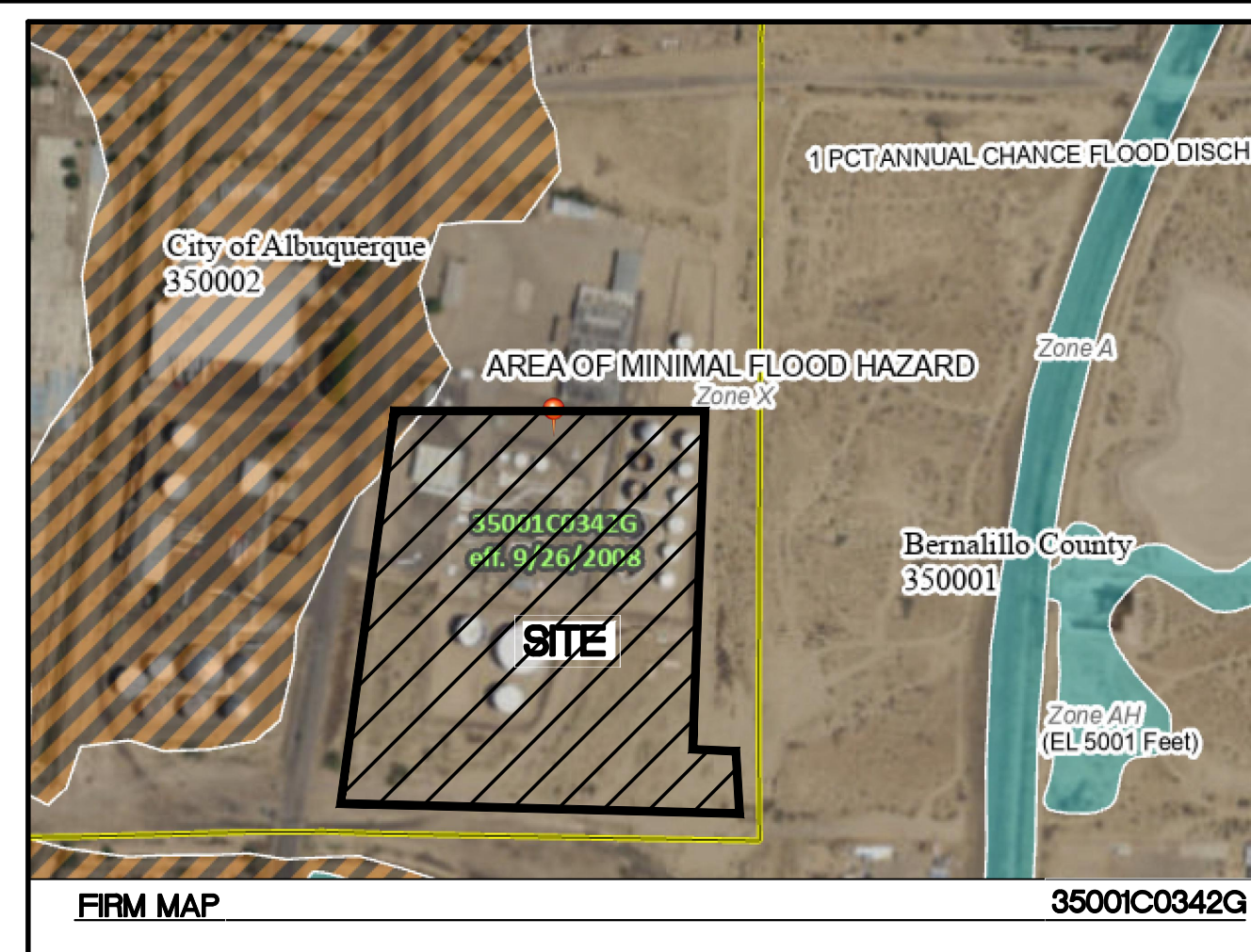
-  CURB & GUTTER
-  BOUNDARY LINE
-  RIGHT-OF-WAY
-  BUILDING
-  SIDEWALK
-  CONTOUR MAJOR
-  CONTOUR MINOR
-  SPOT ELEVATION
x 5048.25
-  FLOW ARROW
-  EXISTING CURB & GUTTER
-  EXISTING BOUNDARY LINE
-  EXISTING CONTOUR MAJOR
-  EXISTING CONTOUR MINOR

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

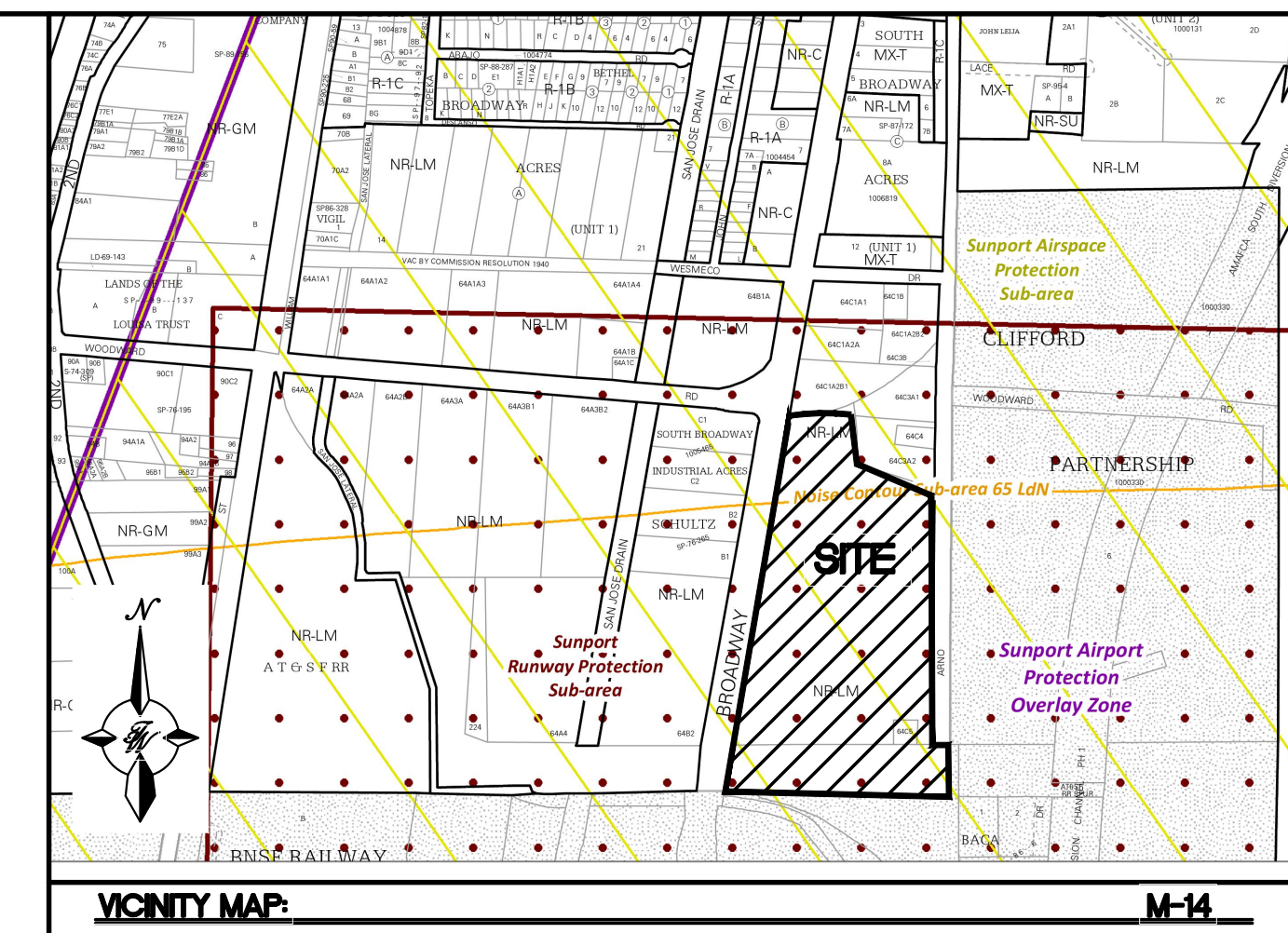
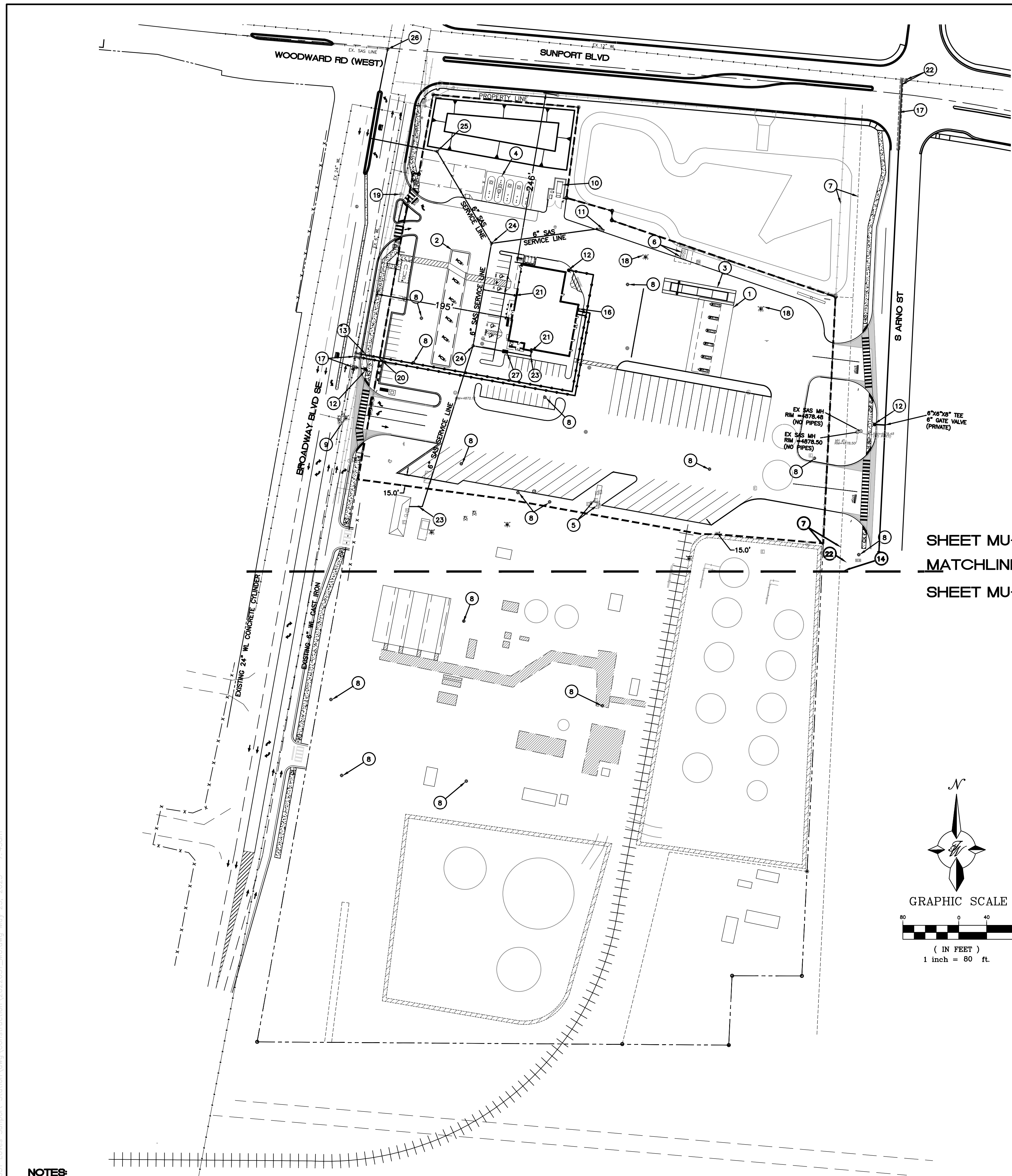


CAUTION

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.

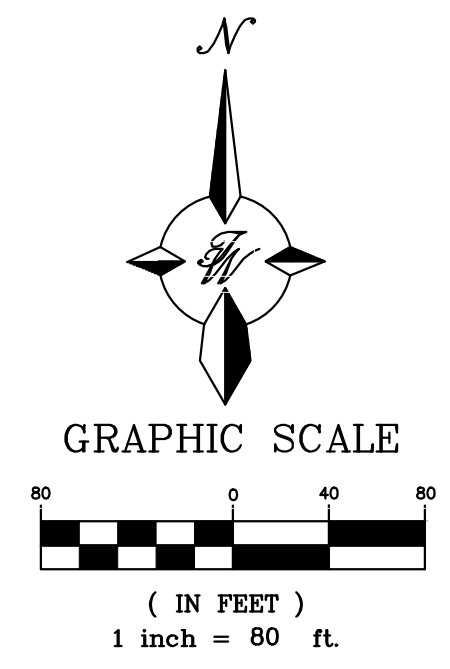
 05/22/2023 RONALD R. BOHANNAN P.E. #7868	LOVES BROADWAY/SUNPORT BLVD CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWN BY SB DATE 05-22-23 2022031_GR PLAN
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-3 JOB # 2022031

Z:\2022\2022031 Loves - Sunport - Station\Auto\Construction\2022031_Gr_EPlan.dwg, May 22, 2023, 4:11pm



MAP44 TR 64C2 EXC 03.0 ACX ALL TR 64C3A2 CONT 31.43 AC
 UPC 101405533908840121

SHEET MU-2
 MATCHLINE
 SHEET MU-3



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- 36" SD STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EX. 8" SAS EXISTING SANITARY SEWER LINE
- EXISTING PVC WATERLINE
- PROPOSED HYDRANT

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.

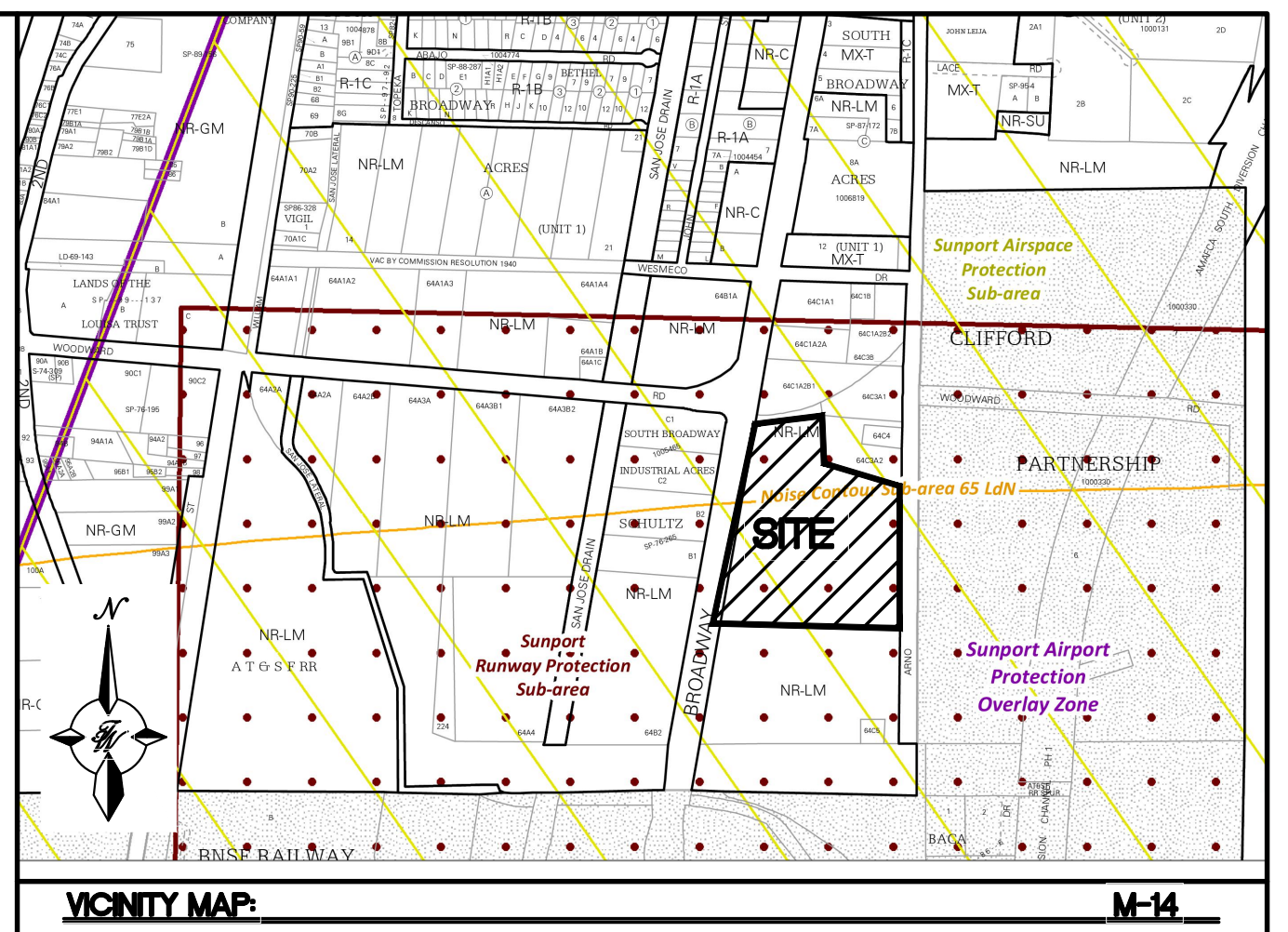
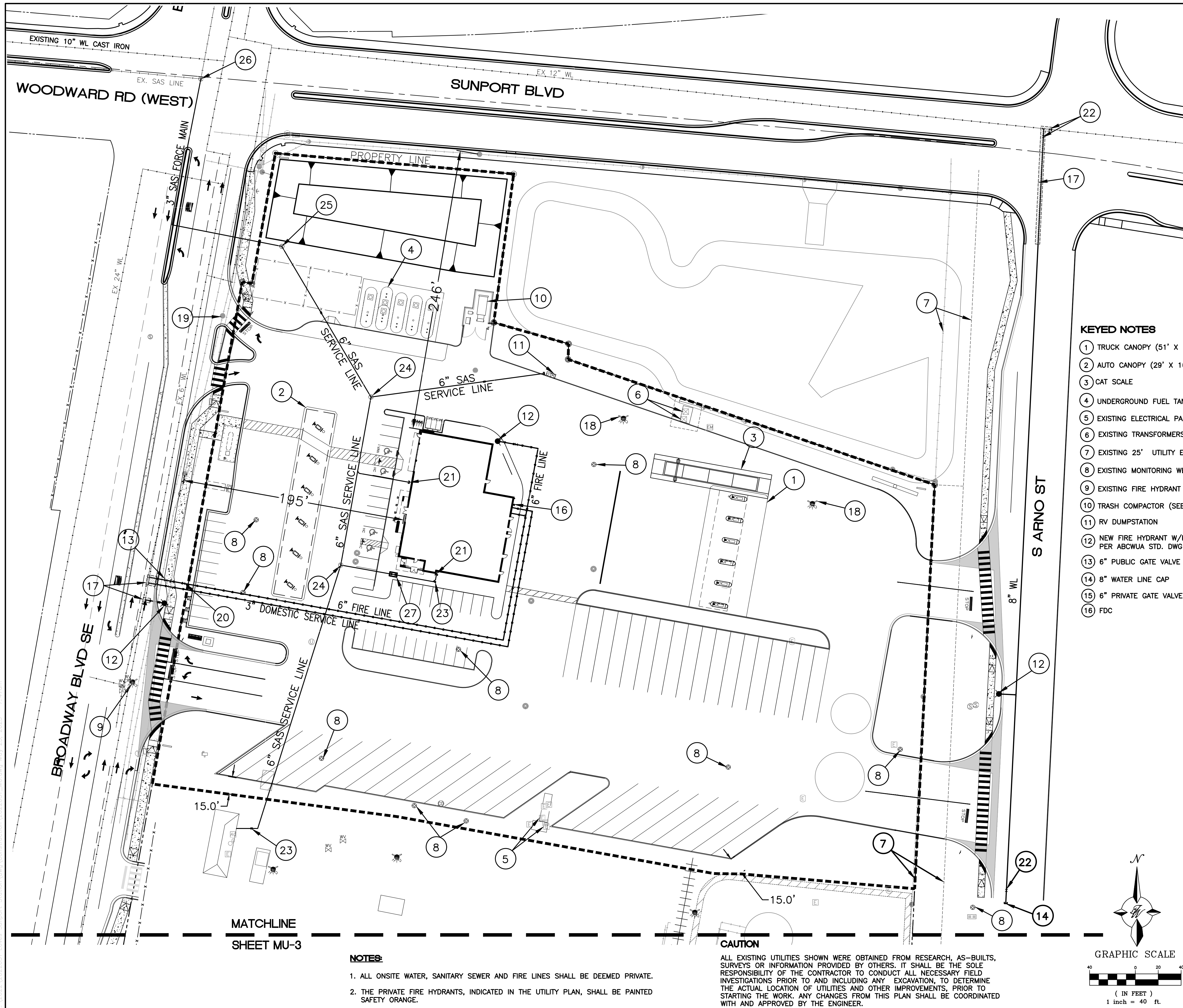
KEYED NOTES

- 1 TRUCK CANOPY (51' X 108')
- 2 AUTO CANOPY (29' X 168')
- 3 CAT SCALE
- 4 UNDERGROUND FUEL TANK FARM
- 5 EXISTING ELECTRICAL PANELS TO REMAIN
- 6 EXISTING TRANSFORMERS TO REMAIN
- 7 EXISTING 25' UTILITY EASEMENT
- 8 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE
- 9 EXISTING FIRE HYDRANT TO BE RELOCATED
- 10 TRASH COMPACTOR (SEE ARCH. PLANS)
- 11 RV DUMPSTATION
- 12 NEW FIRE HYDRANT W/PRIVATE GATE VALVE PER COA STD. DWG #2340
- 13 6" PUBLIC GATE VALVE
- 14 8" WATER LINE CAP
- 15 6" PRIVATE GATE VALVE
- 16 FDC
- 17 REMOVE AND REPLACE EXISTING ASPHALT PAVING PER ABCWUA STD DWG #2405B
- 18 REMOVE EXISTING FIRE HYDRANT
- 19 EXISTING POWER POLE TO BE RELOCATED.
- 20 POST INDICATOR VALVE
- 21 6" SANITARY SEWER CONNECTION. SEE PLUMBING PLANS FOR BUILDING CONNECTION.
- 22 8" PUBLIC GATE VALVE
- 23 6" SANITARY SEWER CLEAN OUT
- 24 4" DIA. SANITARY SEWER MANHOLE
- 25 SANITARY SEWER LIFT STATION
- 26 EXISTING SANITARY SEWER MANHOLE
- 27 GREASE TRAP

NOTES:

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

	LOVES BROADWAY/SUNPORT BLVD	DRAWN BY SB
	CONCEPTUAL UTILITY PLAN	DATE 05-22-23
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2022031_MU
RONALD R. BOHANNAN P.E. #7868		SHEET # MU-1
		JOB # 2022031

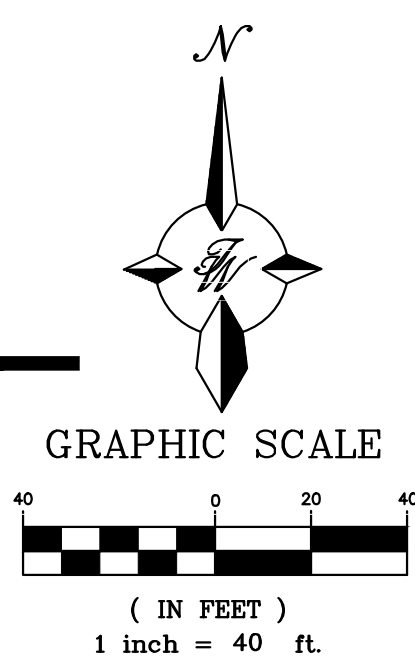


KEYED NOTES

- | | |
|--|--|
| 1 TRUCK CANOPY (51' X 108') | 17 REMOVE AND REPLACE EXISTING ASPHALT PAVING PER ABCWUA STD DWG #2405B |
| 2 AUTO CANOPY (29' X 168') | 18 REMOVE EXISTING FIRE HYDRANT |
| 3 CAT SCALE | 19 EXISTING POWER POLE TO BE RELOCATED. |
| 4 UNDERGROUND FUEL TANK FARM | 20 POST INDICATOR VALVE |
| 5 EXISTING ELECTRICAL PANELS TO REMAIN | 21 6" SANITARY SEWER CONNECTION. SEE PLUMBING PLANS FOR BUILDING CONNECTION. |
| 6 EXISTING TRANSFORMERS TO REMAIN | 22 8" PUBLIC GATE VALVE |
| 7 EXISTING 25' UTILITY EASEMENT | 23 6" SANITARY SEWER CLEAN OUT |
| 8 EXISTING MONITORING WELLS TO BE ADJUSTED TO GRADE | 24 4" DIA. SANITARY SEWER MANHOLE |
| 9 EXISTING FIRE HYDRANT TO BE RELOCATED | 25 SANITARY SEWER LIFT STATION |
| 10 TRASH COMPACTOR (SEE ARCH. PLANS) | 26 EXISTING SANITARY SEWER MANHOLE |
| 11 RV DUMPSTATION | 27 GREASE TRAP |
| 12 NEW FIRE HYDRANT W/PRIVATE GATE VALVE PER ABCWUA STD. DWG #2340 | |
| 13 6" PUBLIC GATE VALVE | |
| 14 8" WATER LINE CAP | |
| 15 6" PRIVATE GATE VALVE | |
| 16 FDC | |

LEGEND

- | | |
|--|------------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | BUILDING |
| | SIDEWALK |
| | EXISTING CURB & GUTTER |
| | STORM SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED WATERLINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING PVC WATERLINE |
| | PROPOSED HYDRANT |



MATCHLINE
SHEET MU-3

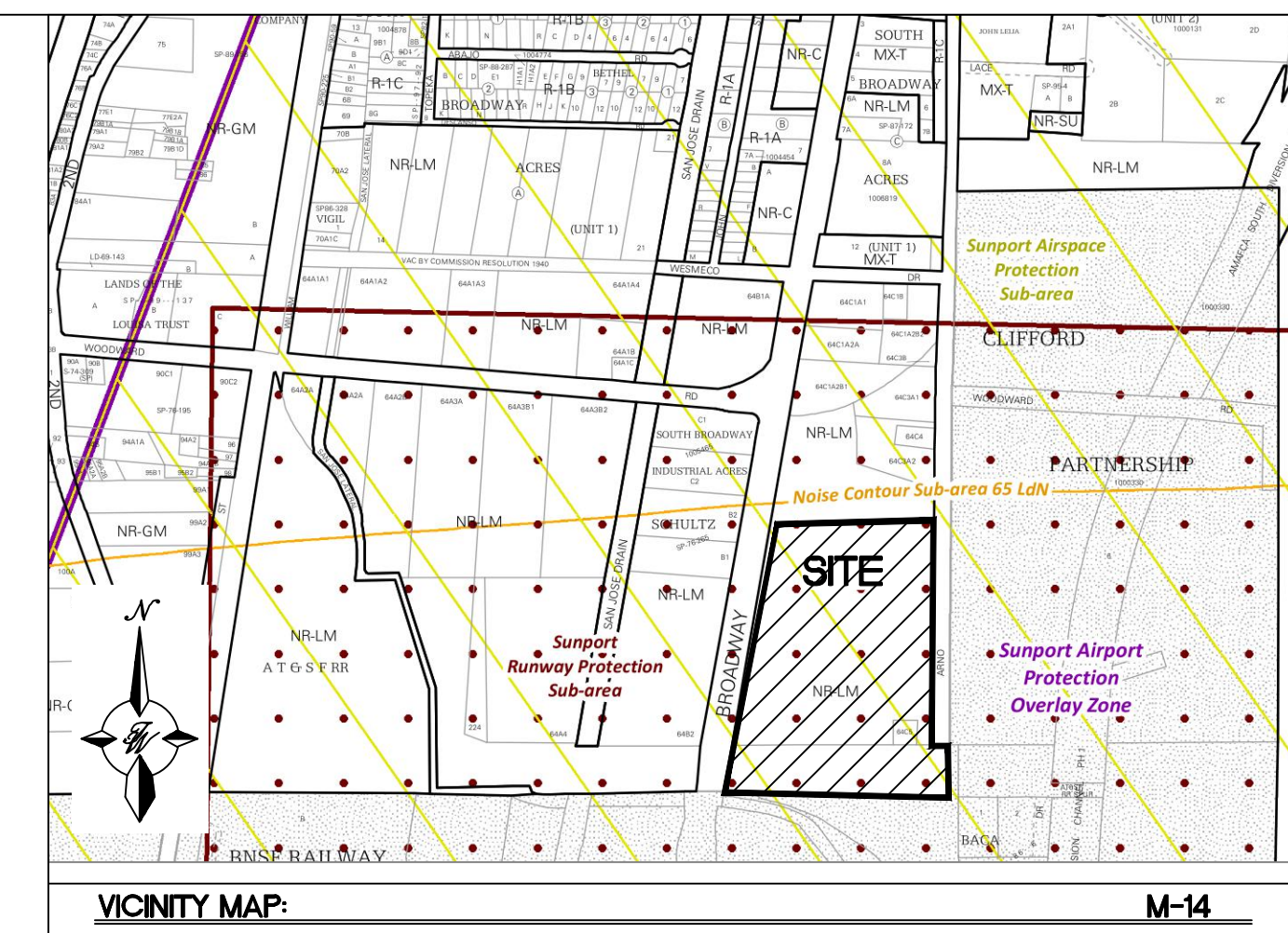
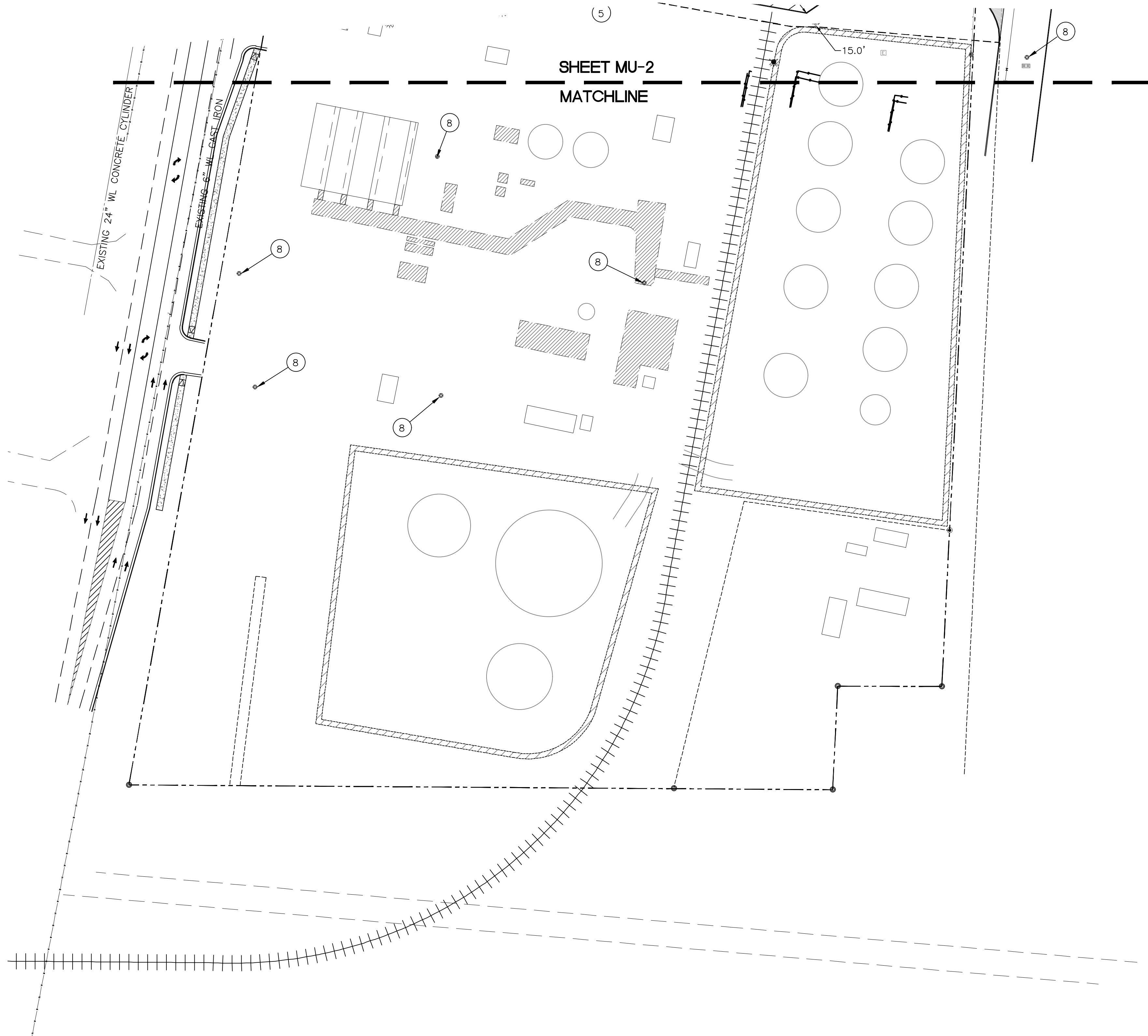
NOTES:

- ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
- THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

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.

	LOVES BROADWAY/SUNPORT BLVD CONCEPTUAL UTILITY PLAN	DRAWN BY SB DATE 05-22-23 2022031_MU
		SHEET # MU-2 JOB # 2022031
ENGINEER'S SEAL VINCENT P. CARRICA NEW MEXICO 16212 PROFESSIONAL ENGINEER 05/22/2023 RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com



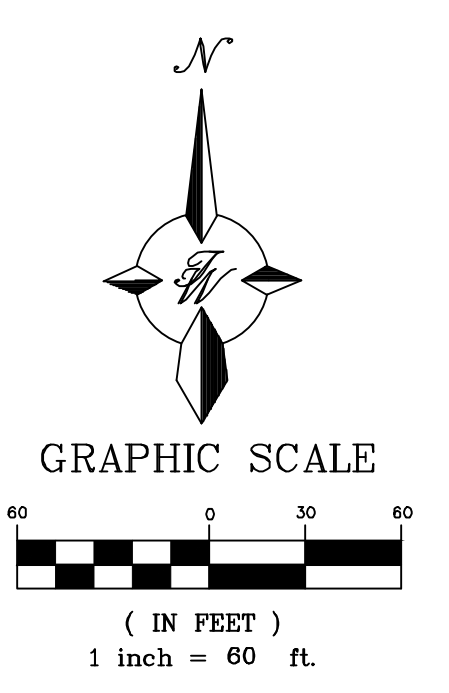
MAP44 TR 64C2 EXC 03.0 ACX ALL TR 64C3A2 CONT 31.43 AC
UPC 101405533908840121

KEYED NOTES

- 8 EXISTING MONITORING WELLS TO REMAIN

LEGEND

- ==== CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ===== BUILDING
- ===== SIDEWALK
- EXISTING CURB & GUTTER
- 36" SD STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EX. 8" SAS EXISTING SANITARY SEWER LINE
- EXISTING PVC WATERLINE
- PROPOSED HYDRANT



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.

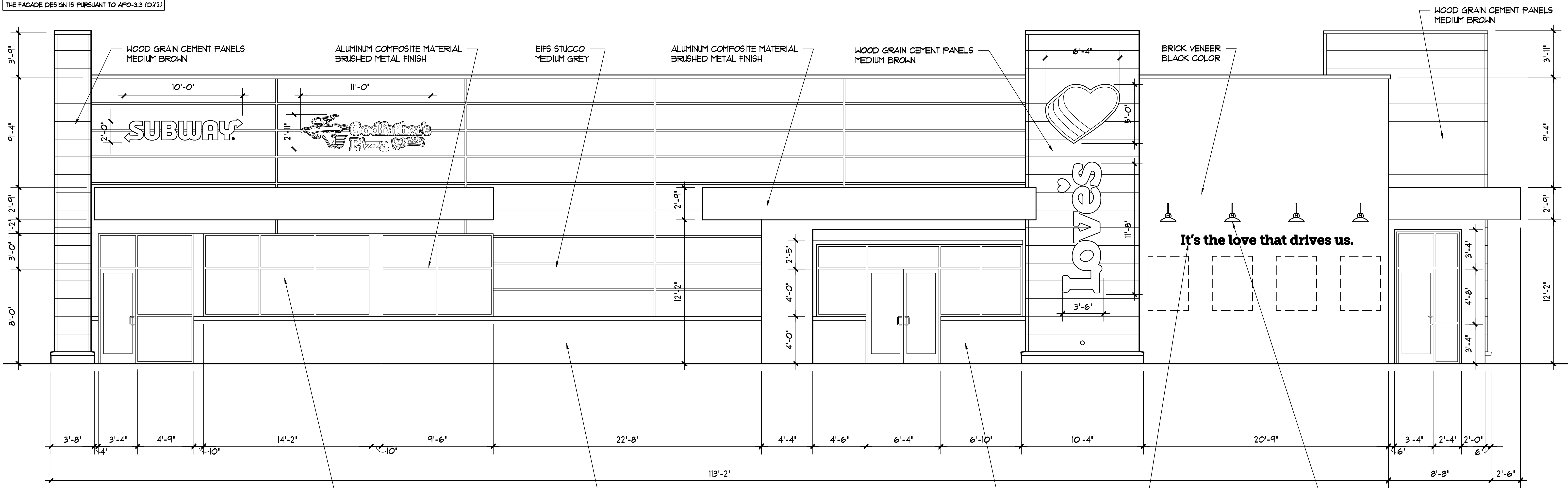
NOTES:

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

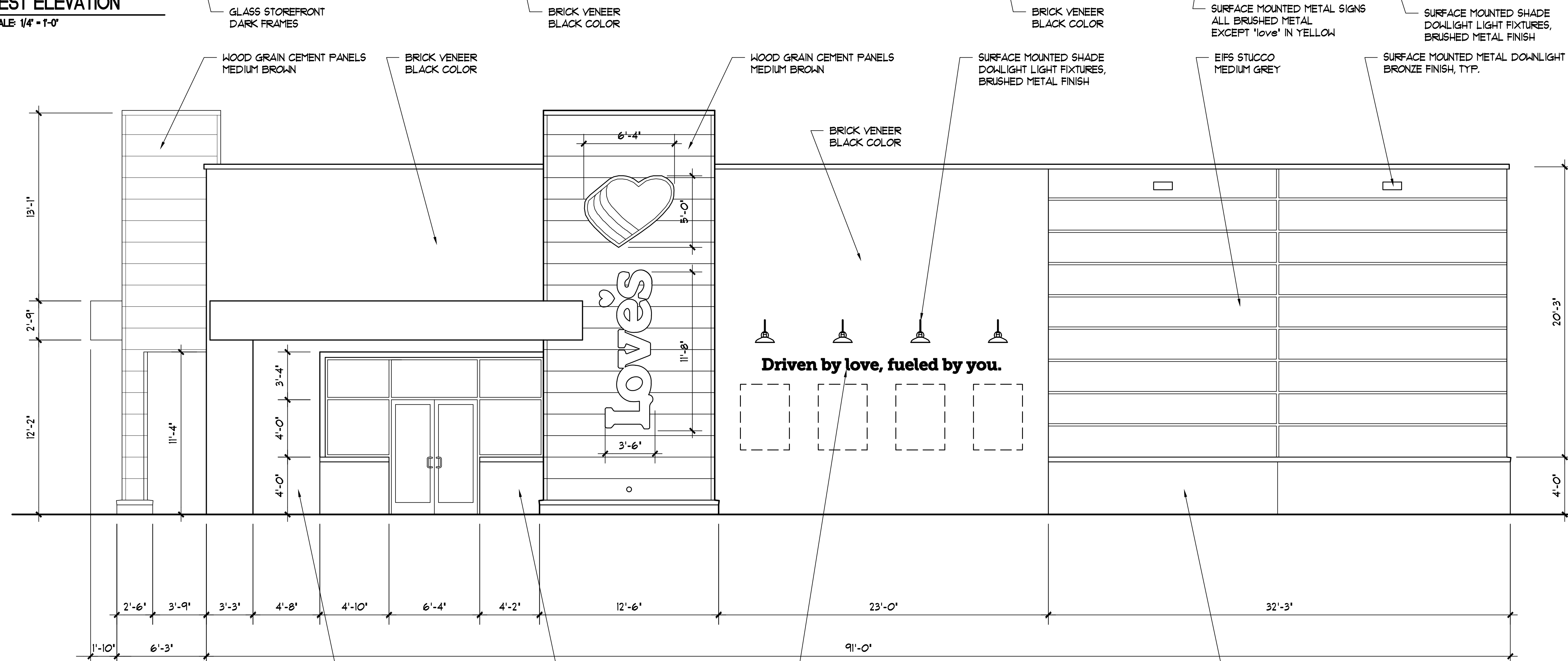
	LOVES BROADWAY/SUNPORT BLVD CONCEPTUAL UTILITY PLAN	DRAWN BY SB DATE 03-06-23 2022031_MU
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # MU-3 JOB # 2022031

Z:\2022\2022031 Loves Support Station\dwg\Construction\2022031_MU.dwg Apr 05, 2023 11:21pm

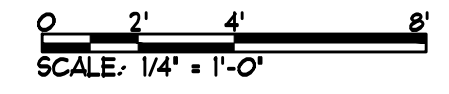
NOTES
 BUILDING HEIGHT IS PURSUANT TO APO-3.3
 THE FACADE DESIGN IS PURSUANT TO APO-3.3 (D.X2)



A WEST ELEVATION
 SCALE: 1/4" = 1'-0"



B NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



Pascal Aughtry & Associates, PC
 405.463.3494
 Fax 405.463.3493
 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

A NEW TRAVEL STOP
TIER III
ALBUQUERQUE, NM

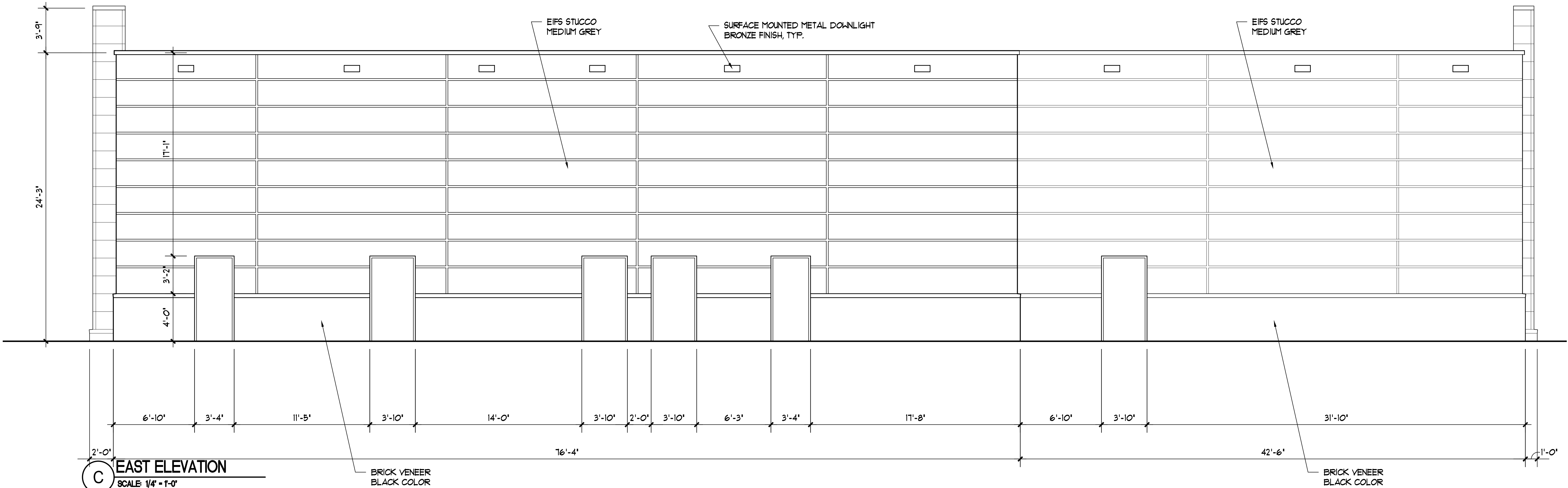
Revisions:	
No.	Date

Project No.: LVS-
 Date: 12/21/22
 Sheet No.:

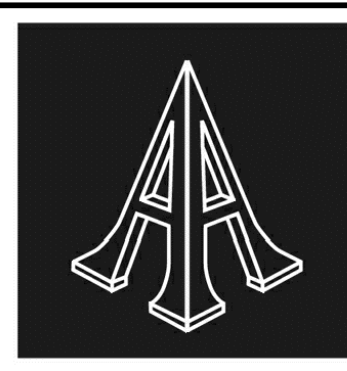
A-3
 OF: XX

DIMENSIONAL EXTERIOR ELEVATIONS

NOTES
 BUILDING HEIGHT IS PURSUANT TO APO-3.3
 THE FACADE DESIGN IS PURSUANT TO APO-3.3 (D.X2)



C EAST ELEVATION
 SCALE: 1/4" = 1'-0"



Pascal Aughtry & Associates, PC
 405.463.3494
 Fax 405.463.3493
 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

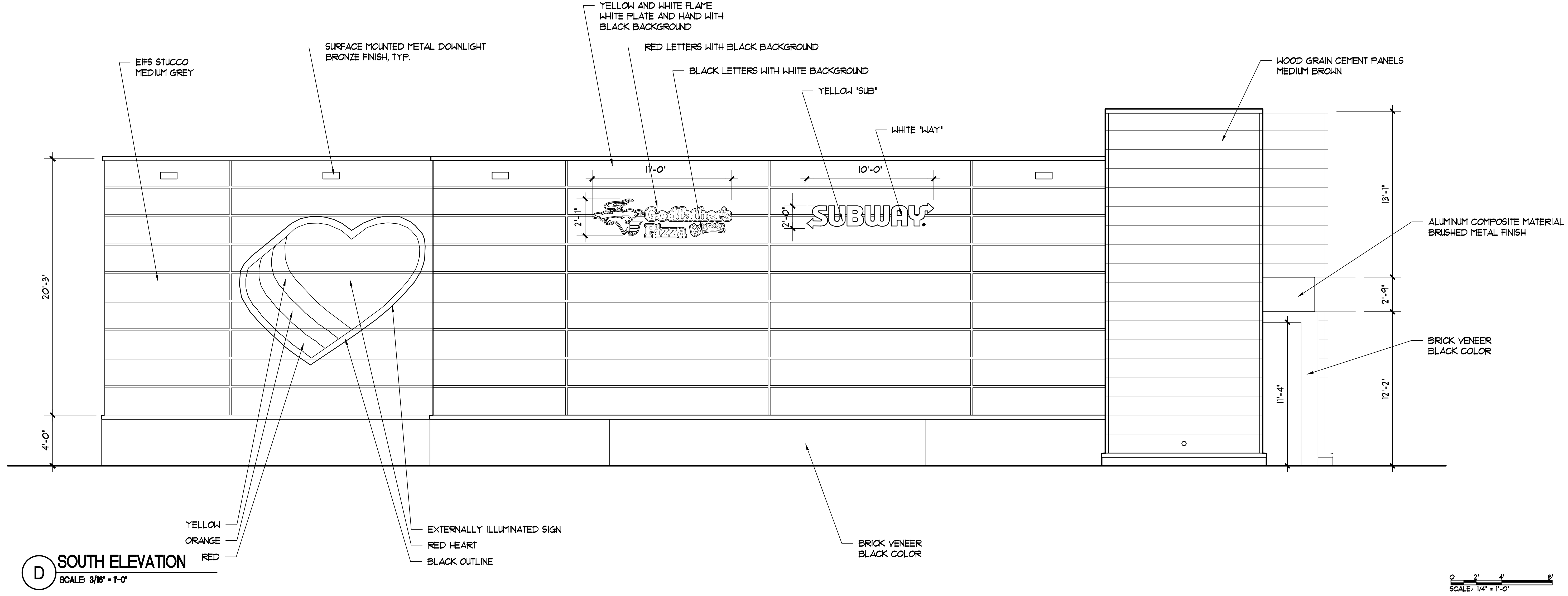
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

Love's Travel Stops
 A NEW TRAVEL STOP TIER III ALBUQUERQUE, NM

Revisions:

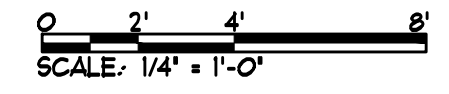
No.	Date

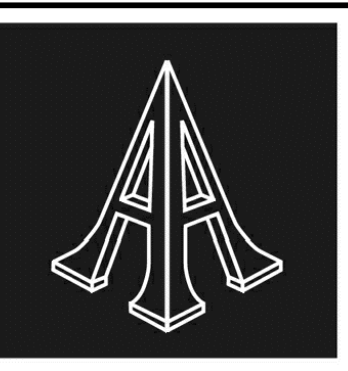
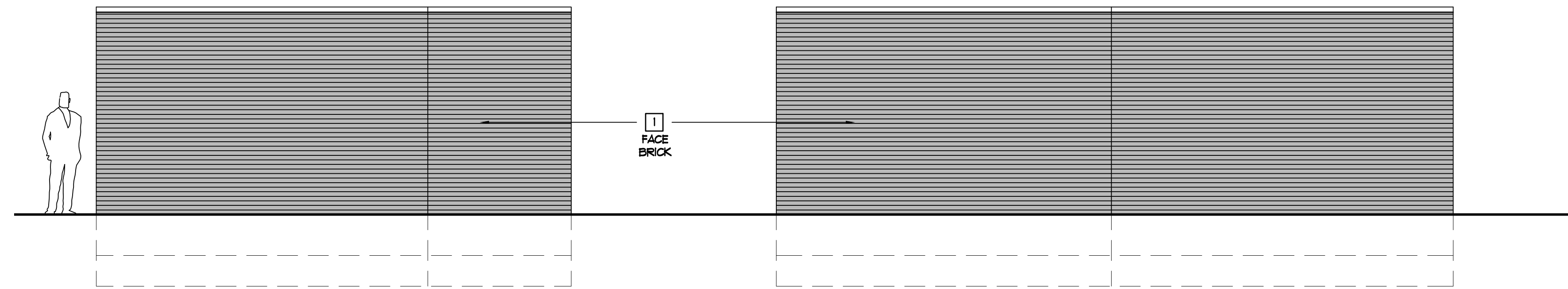
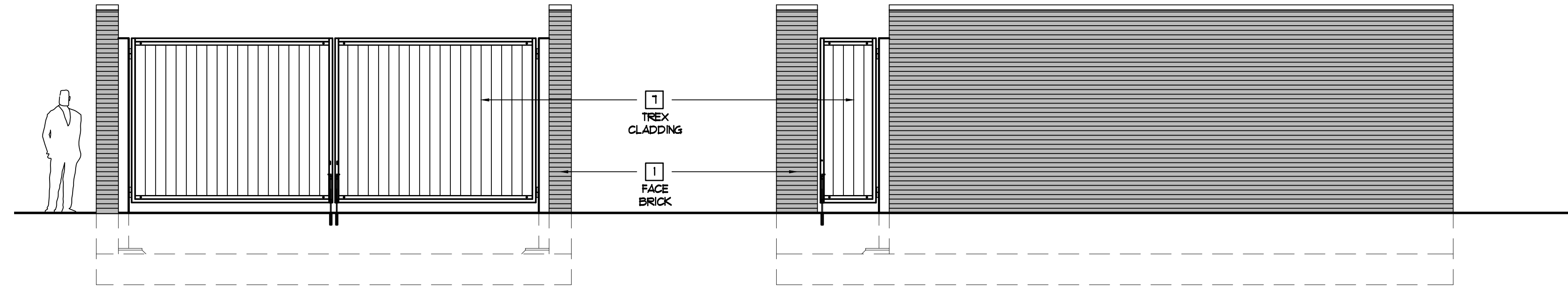
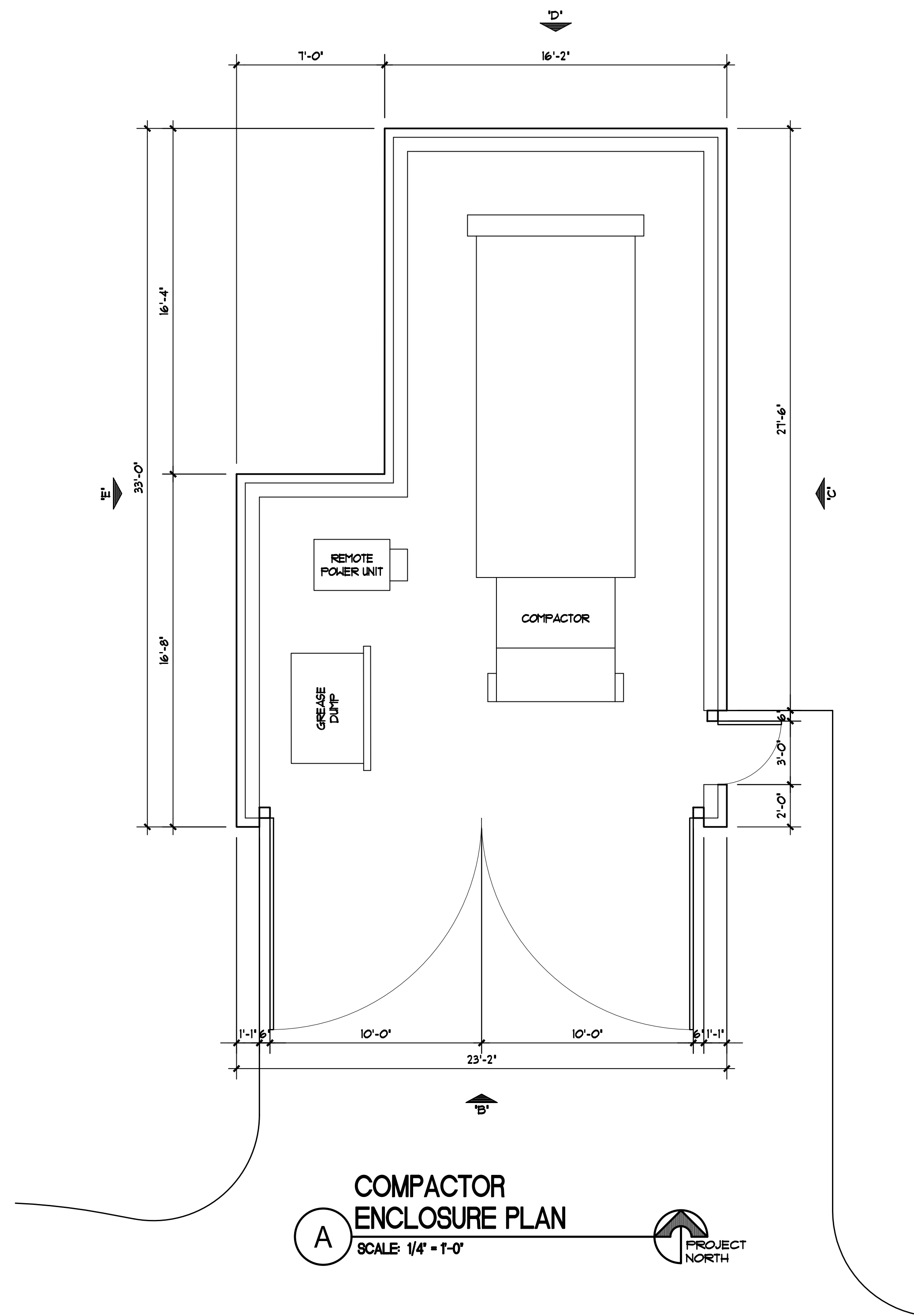
Project No.: LVS-
 Date: 12/21/22
 Sheet No.: **A-4**
 OF: XX



D SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

DIMENSIONAL EXTERIOR ELEVATIONS





Pascal Aughtry & Associates, PC

405.463.3494
Fax 405.463.3493
937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

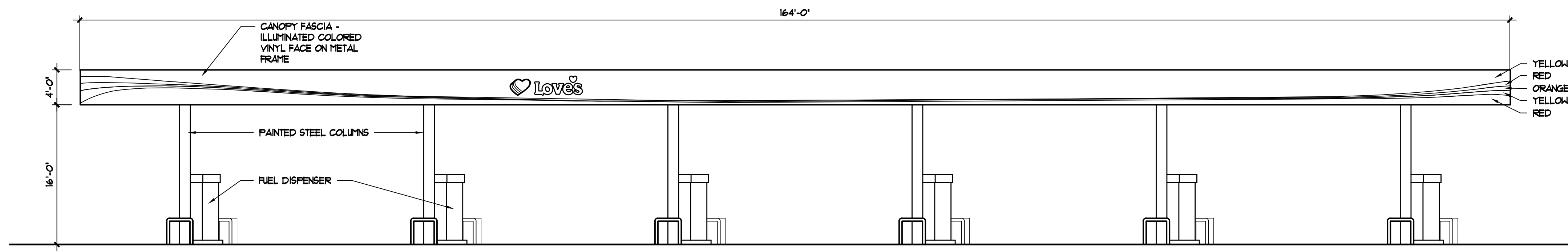
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

A NEW TRAVEL STOP
TIER III
ALBUQUERQUE, NM

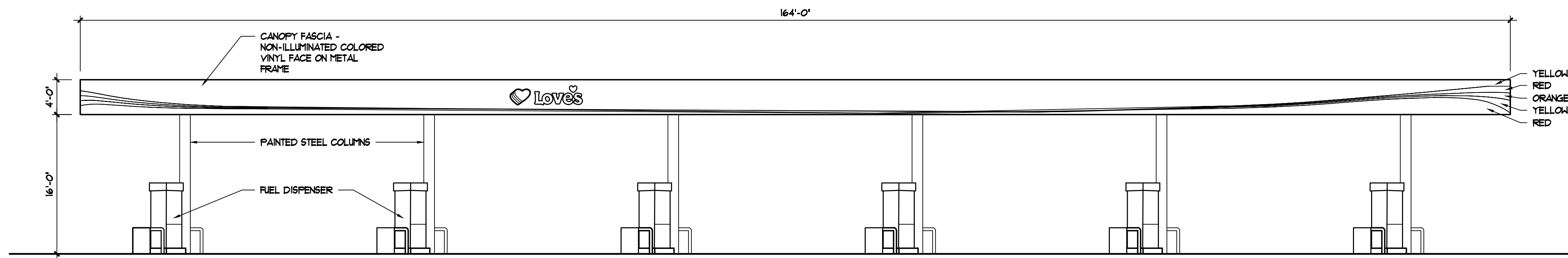


R	
N	D

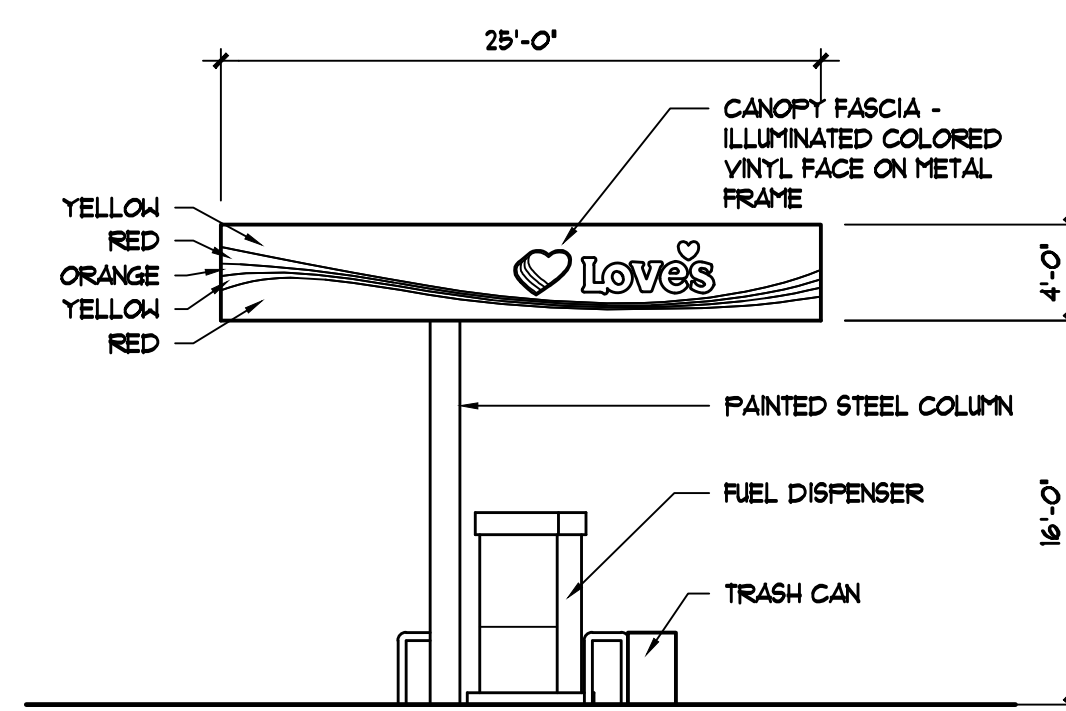
Pr	N	L
D		
	N	
	A-5	
O		



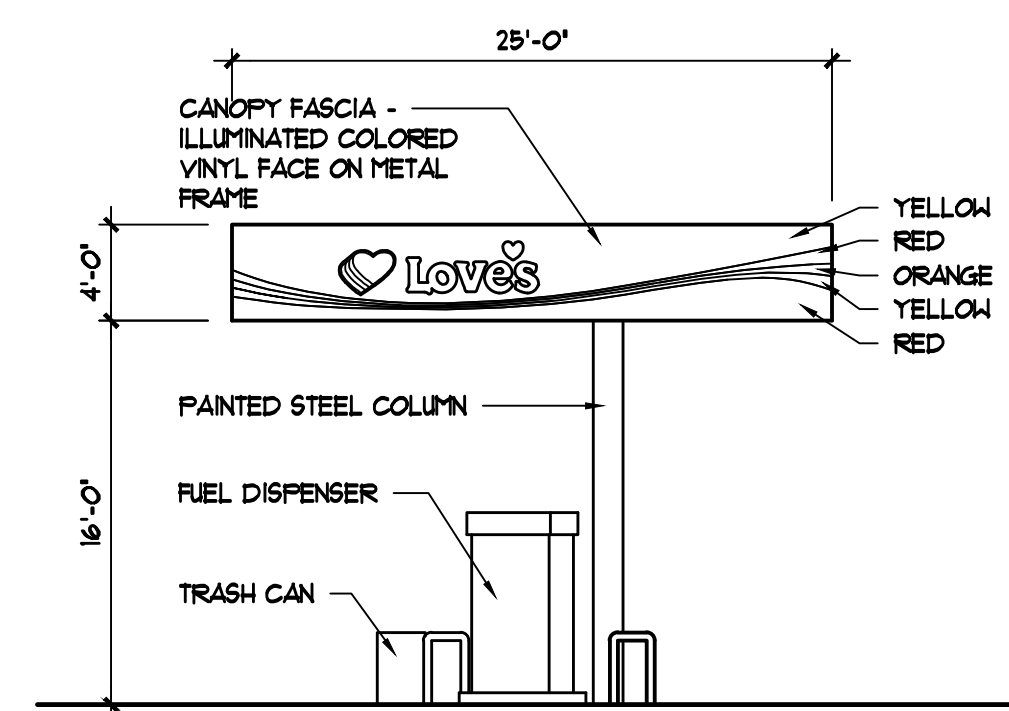
A CAR CANOPY WEST ELEVATION
SCALE: 1/8" = 1'-0"



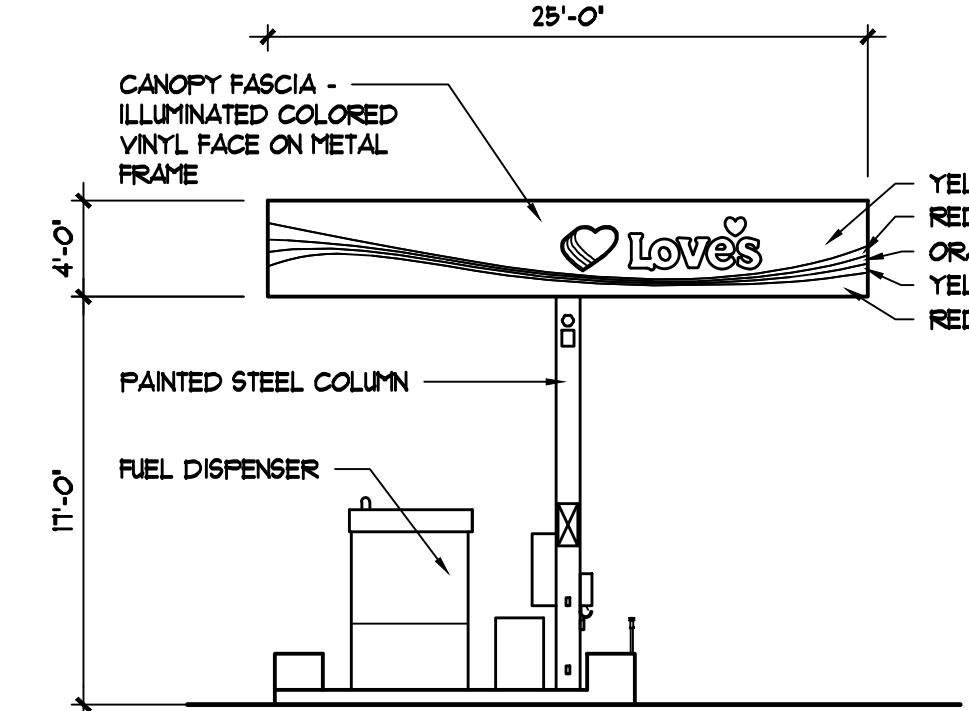
B CAR CANOPY EAST ELEVATION
SCALE: 1/8" = 1'-0"



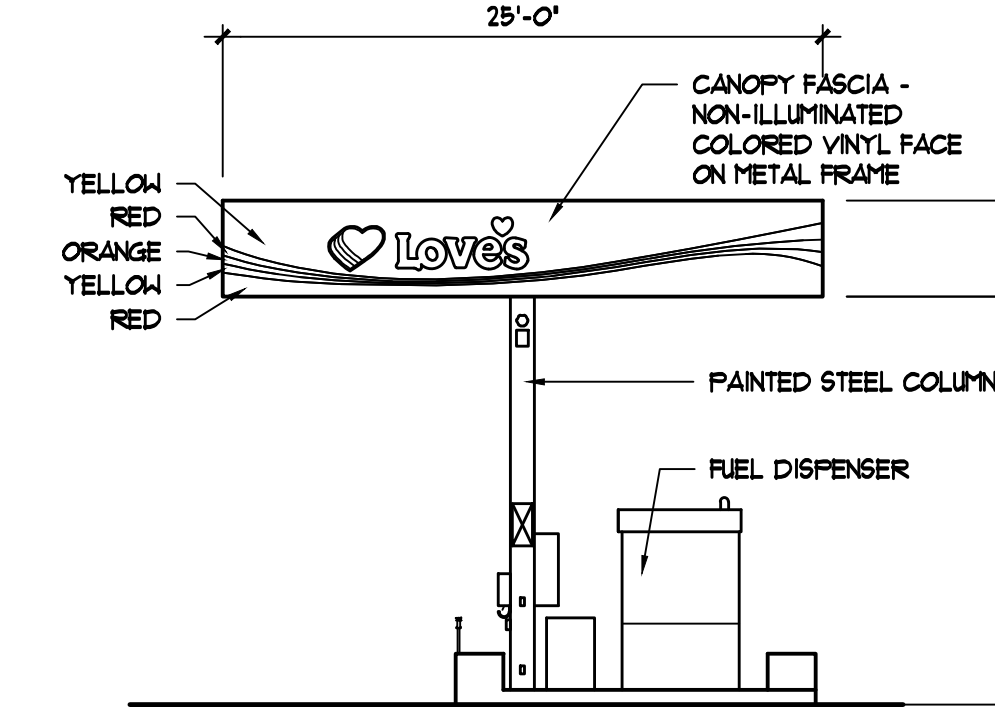
C CAR CANOPY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



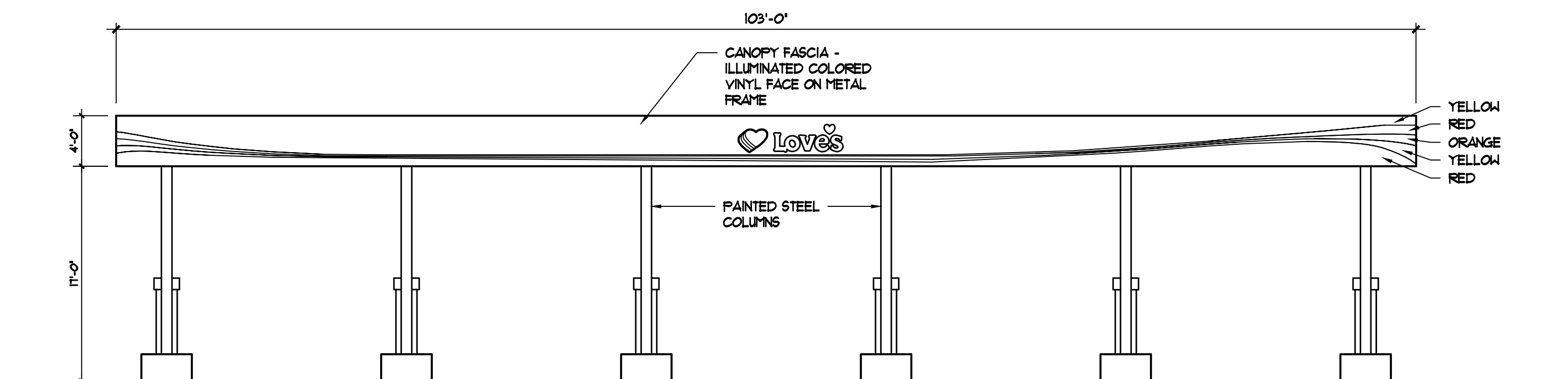
D CAR CANOPY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



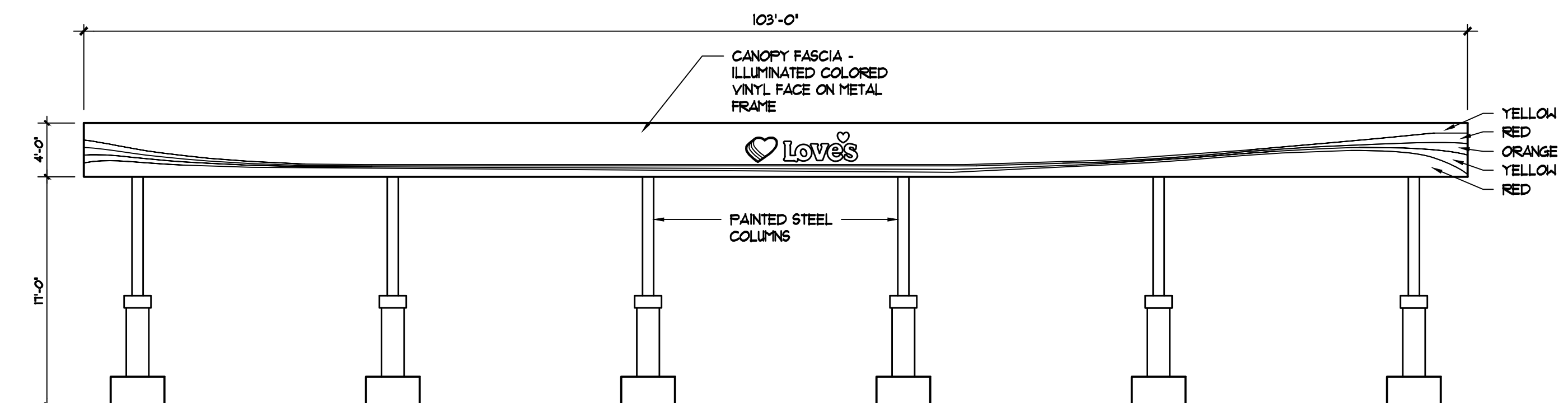
E TRUCK CANOPY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



F TRUCK CANOPY SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

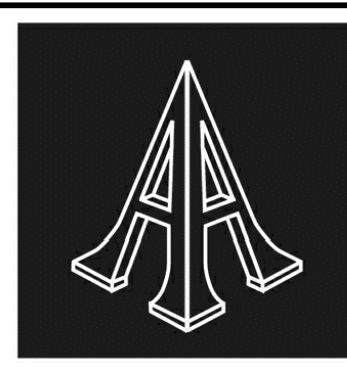


G TRUCK CANOPY WEST ELEVATION
SCALE: 1/8" = 1'-0"



H TRUCK CANOPY EAST ELEVATION
SCALE: 1/8" = 1'-0"

CANOPY ELEVATIONS

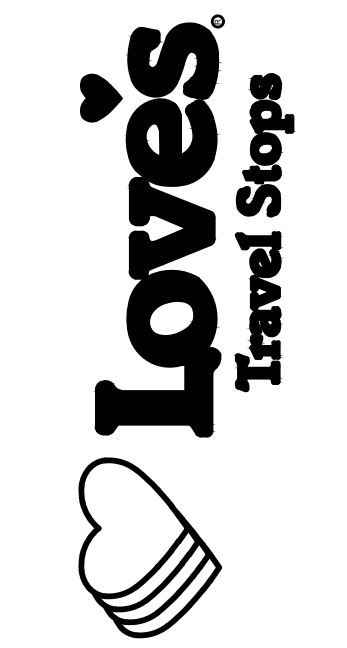


Pascal Aughtry & Associates, PC

405.463.3494
Fax 405.463.3493
937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

A NEW TRAVEL STOP
TIER III
ALBUQUERQUE, NM



Revisions:	
No.	Date

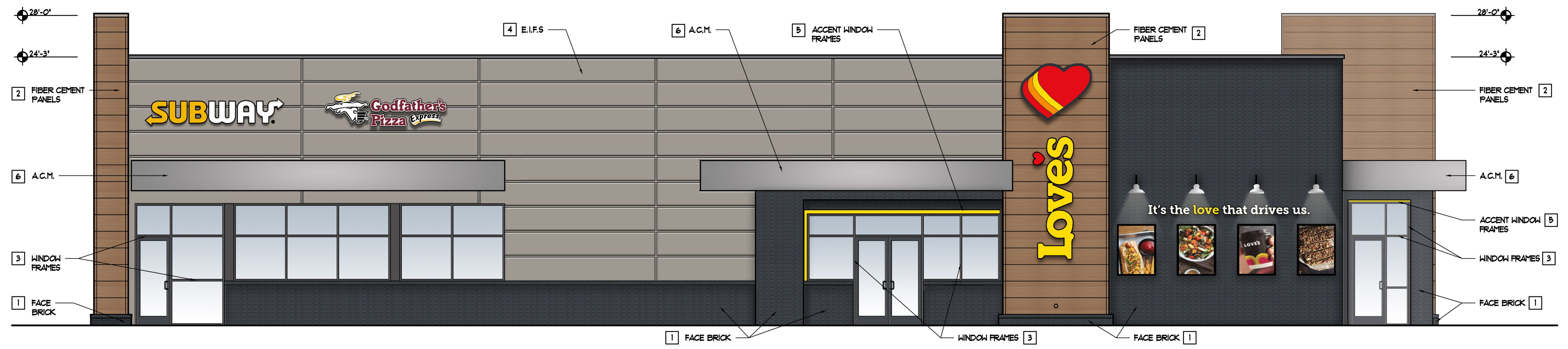
Project No.: LVS-
Date: 12/21/22
Sheet No.:
A-6
OF:

NOTES
 BUILDING HEIGHT IS PURSUANT TO APO-3.3
 THE FACADE DESIGN IS PURSUANT TO APO-3.3 (D.X2)

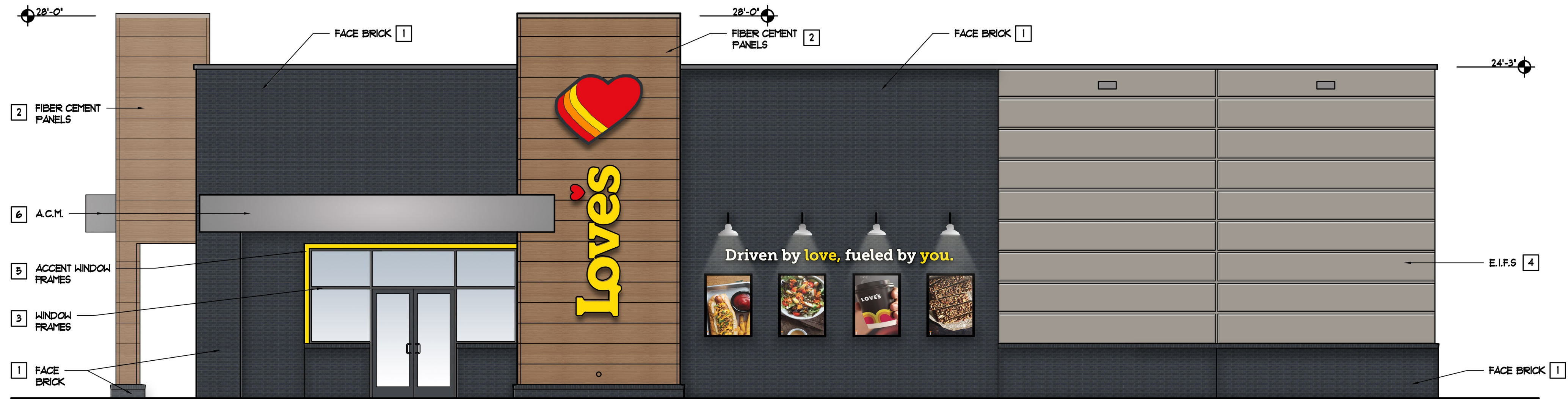
EXTERIOR FINISH SCHEDULE			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION
1	BRICK	ENDICOTT	MODULAR SIZE FACE BRICK COLOR: MANGANESE IRONSPOT TEXTURE: SMOOTH
2	FIBER CEMENT PANELS	NICHHA	VNTAGE-400D SPRUCE
3	WINDOW FRAMES & EXTERIOR DOORS	TUBELITE	CONTINUOUS INSULATION SYSTEMS BLACK
4	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	CONTINUOUS INSULATION SYSTEMS COLOR: TO MATCH SHERWIN WILLIAMS SH 1910 ACIER FINISH: LITHESTONE DPR
5	ACCENT WINDOW FRAMES	TIGER DRYLAC	EXTERIOR/INTERIOR GRADE POWDERCOAT COLOR: TO MATCH PPS 101 C FINISH: HIGH GLOSS
6	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	4MM D1 HLZ ALUMINUM HLZ HAIRLINE ALUMINUM
7	TREX FENCING	TREX	SECLUSION PRIVACY FENCING SADDLE

SCALE: 3/16" = 1'-0"

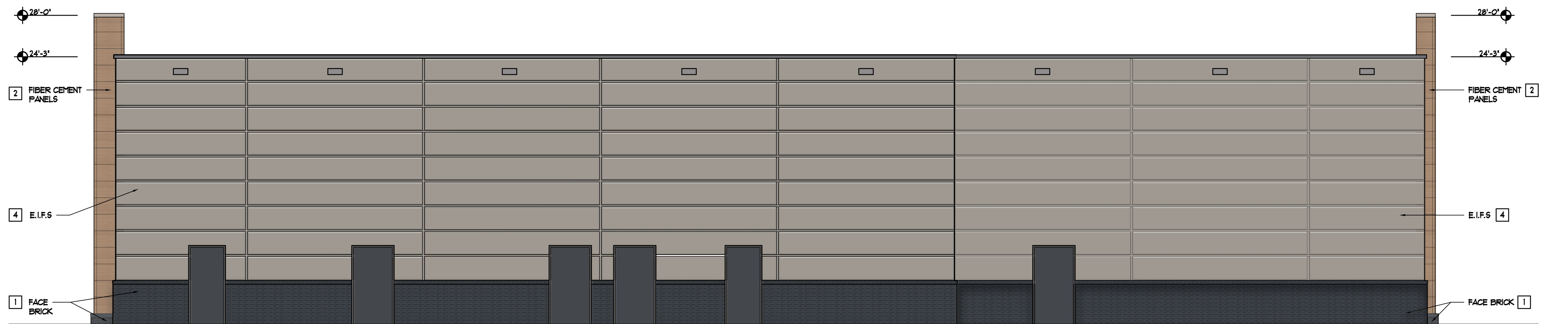
A WEST ELEVATION
 SCALE: 3/16" = 1'-0"



B SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



C EAST ELEVATION
 SCALE: 3/16" = 1'-0"



D NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



EXTERIOR BUILDING FINISHES

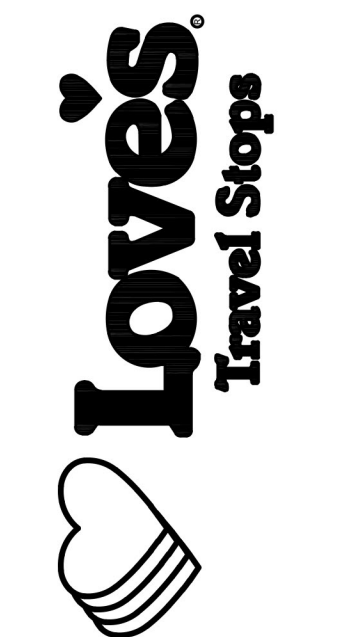


Pascal Aughtry & Associates, PC

405.463.3494
 Fax 405.463.3493
 937 East Britton Road
 Oklahoma City, OK 73114
 pascalarch.com

THIS DOCUMENT
 IS PRELIMINARY IN
 NATURE AND IS
 NOT A FINAL
 SIGNED AND
 SEALED DOCUMENT

A NEW TRAVEL STOP
 TIER III
 ALBUQUERQUE, NM



Revisions:	
No.	Date

Project No.: LVS-
 Date: 12/21/22
 Sheet No.:

A-1
 OF: XX

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLink
- Enlighted

Interactive Menu

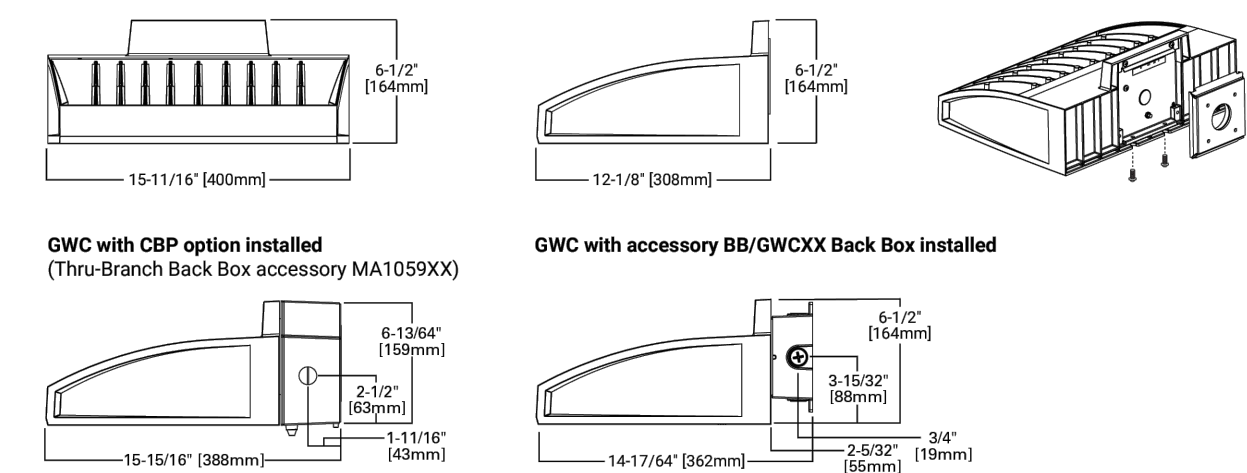
- Ordering Information page 2
- Product Specifications page 3
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

Net Weight: 17.0 lbs (7.7 kg)



NOTES:
1. View this luminaire through the lens to confirm qualification. Not all product versions are DLC qualified.
2. DLC certified by 2000 CCT and warm white.



1. EXTERIOR BRICK
2. TOWER ELEMENT
3. WINDOW FRAMES & EXTERIOR DOORS
4. EIFs
5. ACCENT WINDOW FRAMES & SOFFIT
6. FASCIAS AT ENTRY
7. TREX FENCING

Forte Wall

TMS LIGHTING
ESTABLISHED 1923

4W

Project: _____
Type: _____
Quantity: _____

Notes:

1 • Location

—: Indoor
Q: Outdoor

2 • Lamping

100IN: 100W incandescent
17LED: 17W LED (supplied)
15LED: 15W LED (CRI 80)
19LED: 19W LED (CRI 80)
26CF: 26W PL-T
32CF: 32W PL-T
42CF: 42W PL-T
70MH: 70W MH (E-17)

3 • LED CCT (color temp.)

30K: 3000K
35K: 3500K
40K: 4000K

4 • Voltage

120: 120V
277: 277V
347: 347V (CF and MH only))

5 • Ballast/Driver

—: None
WM: Wall mount (integral)
N1: Remote indoor mount (NEMA 1)
N4: Remote outdoor mount (NEMA 4)

6 • Finish

Specialty
BR: Brushed aluminum
AN: Anodized (bright)
Powder-coated
F05: White
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F28: Dark champagne
F31: Silver metallic
F32: Bronze metallic
RAL: RAL custom color (specify)

7 • Dimming

—: None
DIM: CF dimming (Advance Mark 10 ©)
DIMV: CF dimming (Advance Mark 7 ©, 0-10V)
DIMD: CF dimming (Advance DALI)
DIME: CF dimming (Lutron Ecosystem ©)
DIML: LED dimming (0-10V; current-sinking)

8 • Emergency

—: None
EM: Integral LED or CF
EMC: Integral LED or CF cold pack
EMR: Remote LED or CF
EMCR: Remote LED or CF cold pack

9 • Globes

—: None
G1: Clear, elongated globe
G3: Prismatic, elongated globe

10 • Wire Guard

—: None
W16: 16" Wire guard

Note: Some options may not be compatible with others. To ensure compatibility between options, please visit tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.



Pascal Aughtry & Associates, PC

405.463.3494
Fax 405.463.3493
937 East Britton Road
Oklahoma City, OK 73114
pascalarch.com

THIS DOCUMENT
IS PRELIMINARY IN
NATURE AND IS
NOT A FINAL
SIGNED AND
SEALED
DOCUMENT

Love's
Travel Stops

A NEW TRAVEL STOP
TIER III
ALBUQUERQUE, NM

Revisions:	
No.	Date

Project No.: LVS-
Date: 12/2/22
Sheet No.:

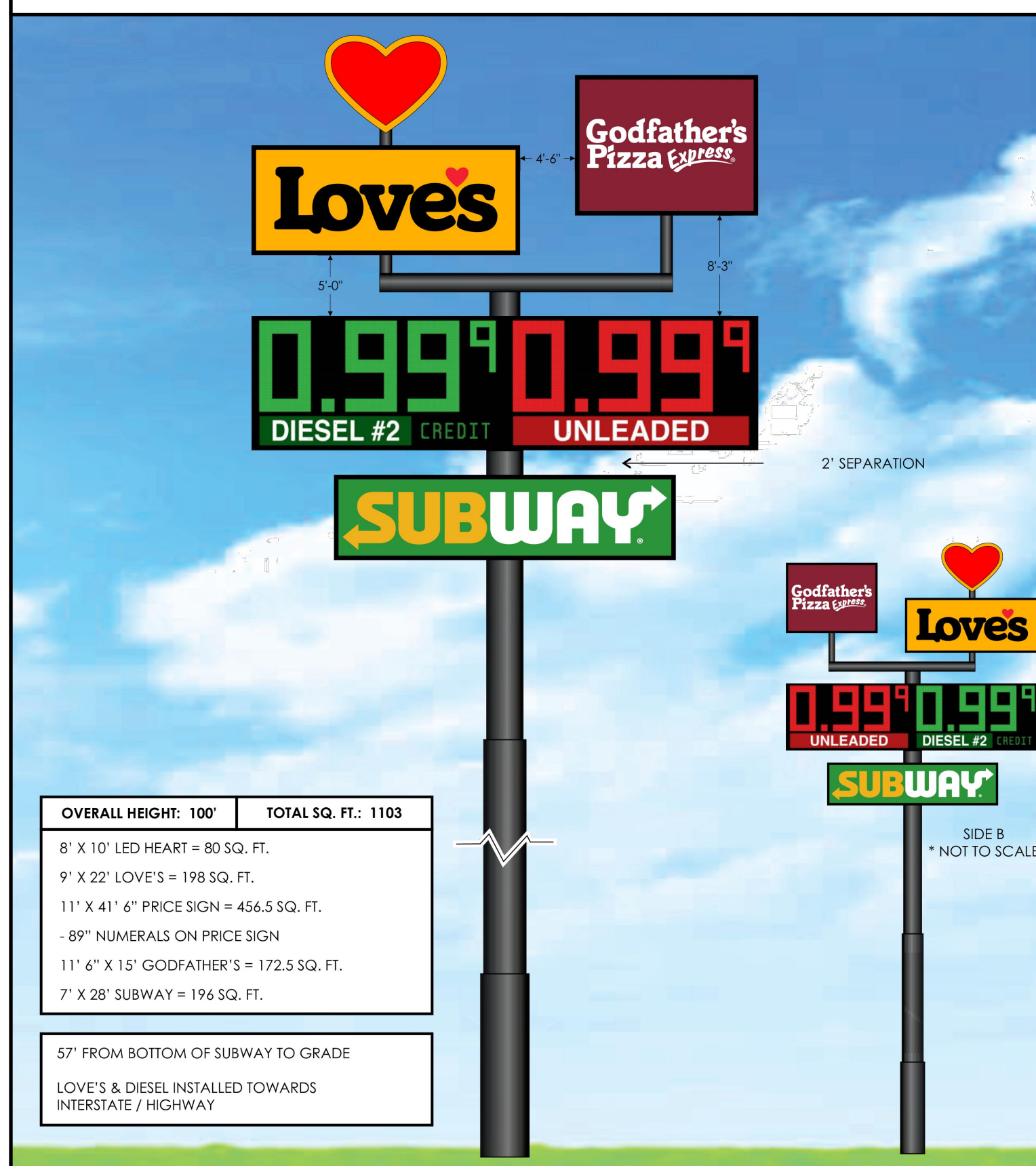
A-2

BUILDING FINISHES & EXTERIOR LIGHT FIXTURES

Proposed Signage for Site Plan &
Concurrent Variance-EPC Request to 4 sign
standards:

1. Height: The maximum allowable height for Freestanding Signs in the NR-LM zone district is 26-feet. The applicant is requesting a 100-foot sign, which is a variance of 74-feet.
2. Area: The maximum area allowed for Freestanding Signs abutting a local street is 100 square feet (SF). The applicant is requesting a 1103 SF sign, which is a variance of 1003 SF.
3. Number of Freestanding Signs: Three Freestanding signs are allowed in the non-residential zone district and the applicant is requesting 5 signs, a variance to increase allowable signs by 2.
4. Number of Electronic Signs: 1 electronic sign is allowed in non-residential zone districts and the applicant is requesting a total of 2 electronic signs: 1 fuel price on the proposed 10' freestanding sign and 1 on the Street Sign, which is a variance to increase allowable electronic signs by 1.

LOVE'S HI-RISE SIGN ~ ALBUQUERQUE, NM



**NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS. ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1401	2 - 3/14/23 JLW	3/32" = 1'	JLW

LOVE'S STREET SIGN ~ ALBUQUERQUE, NM



**NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS. ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1402	0	1/4" = 1'	JLW

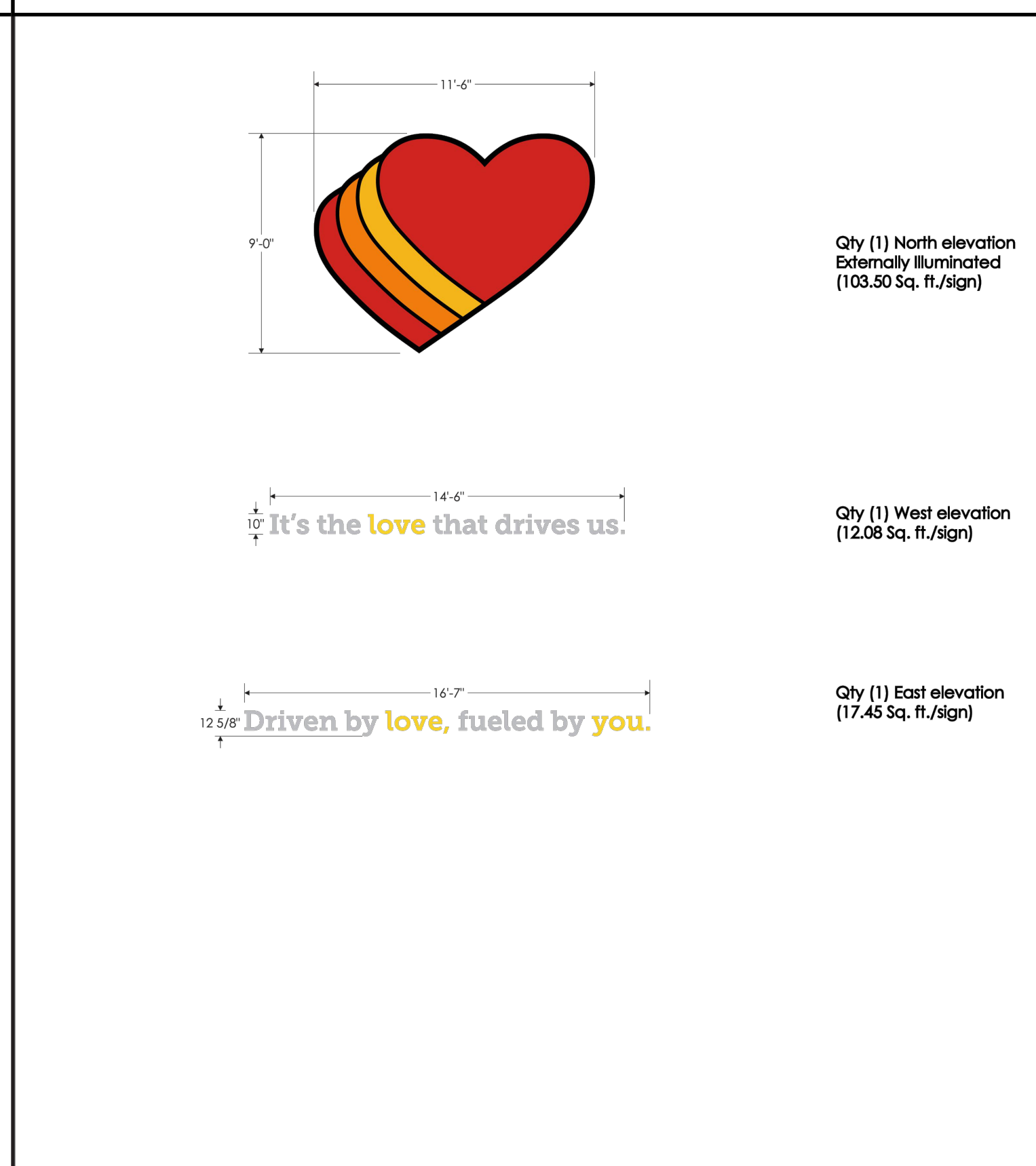
LOVE'S BUILDING SIGNS ~ ALBUQUERQUE, NM



** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1403	0	3/16" = 1'	JLW

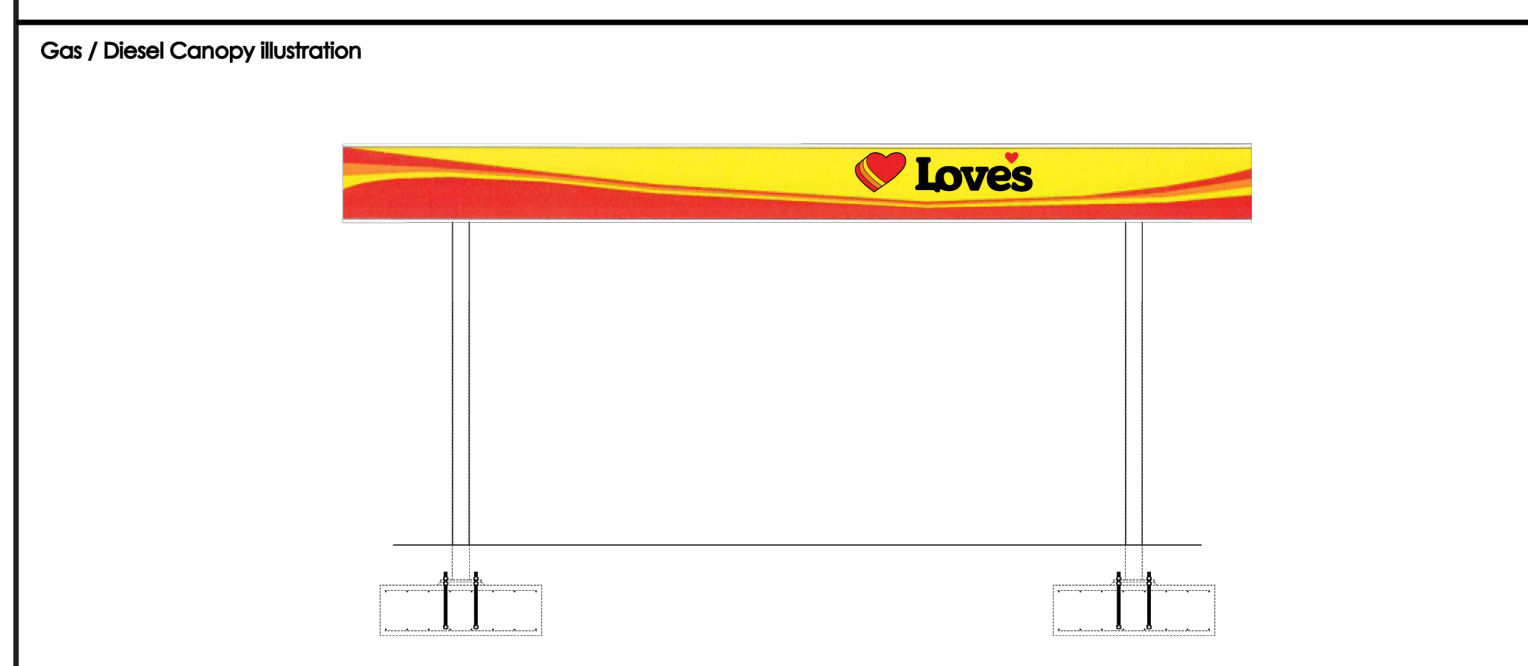
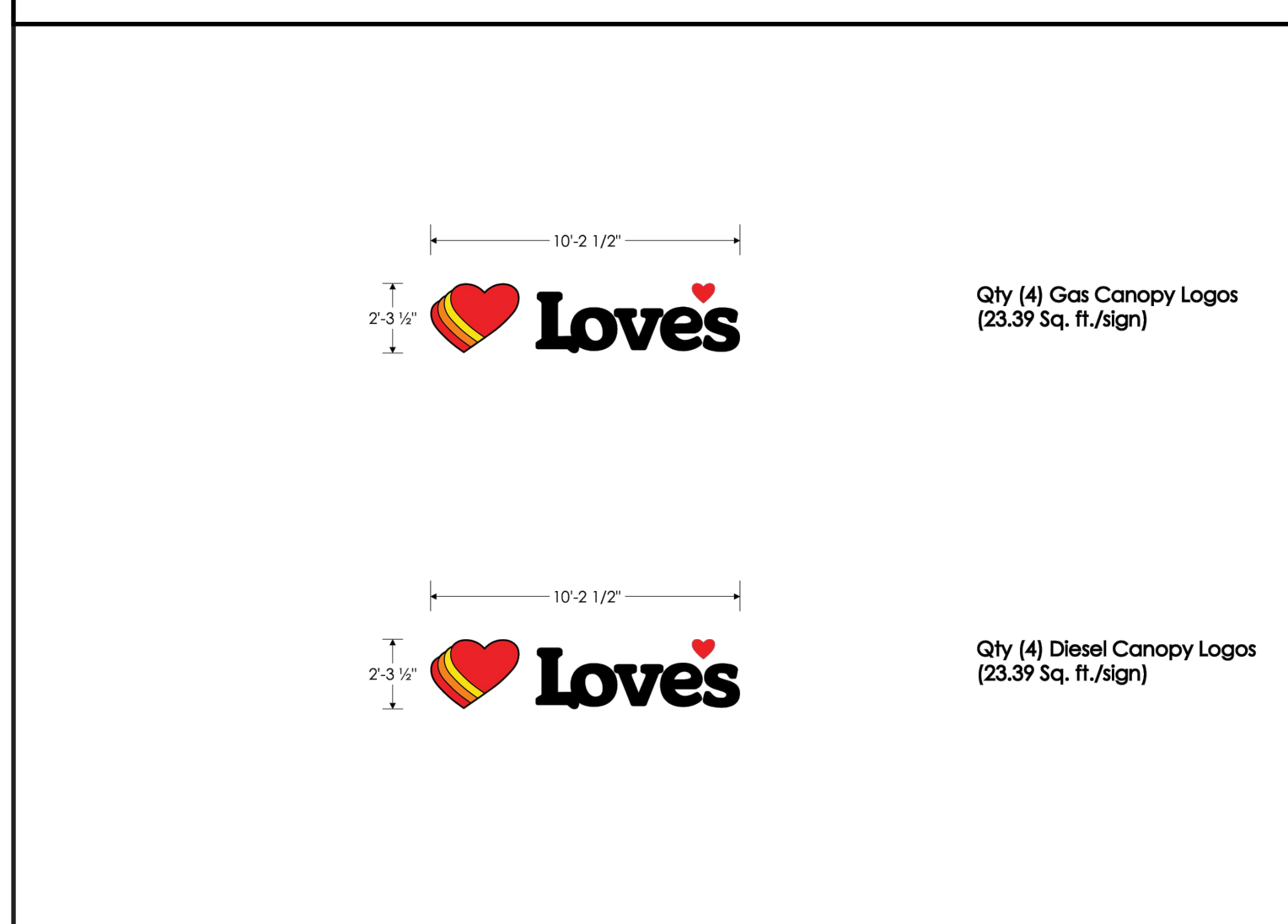
LOVE'S BUILDING SIGNS ~ ALBUQUERQUE, NM



** ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

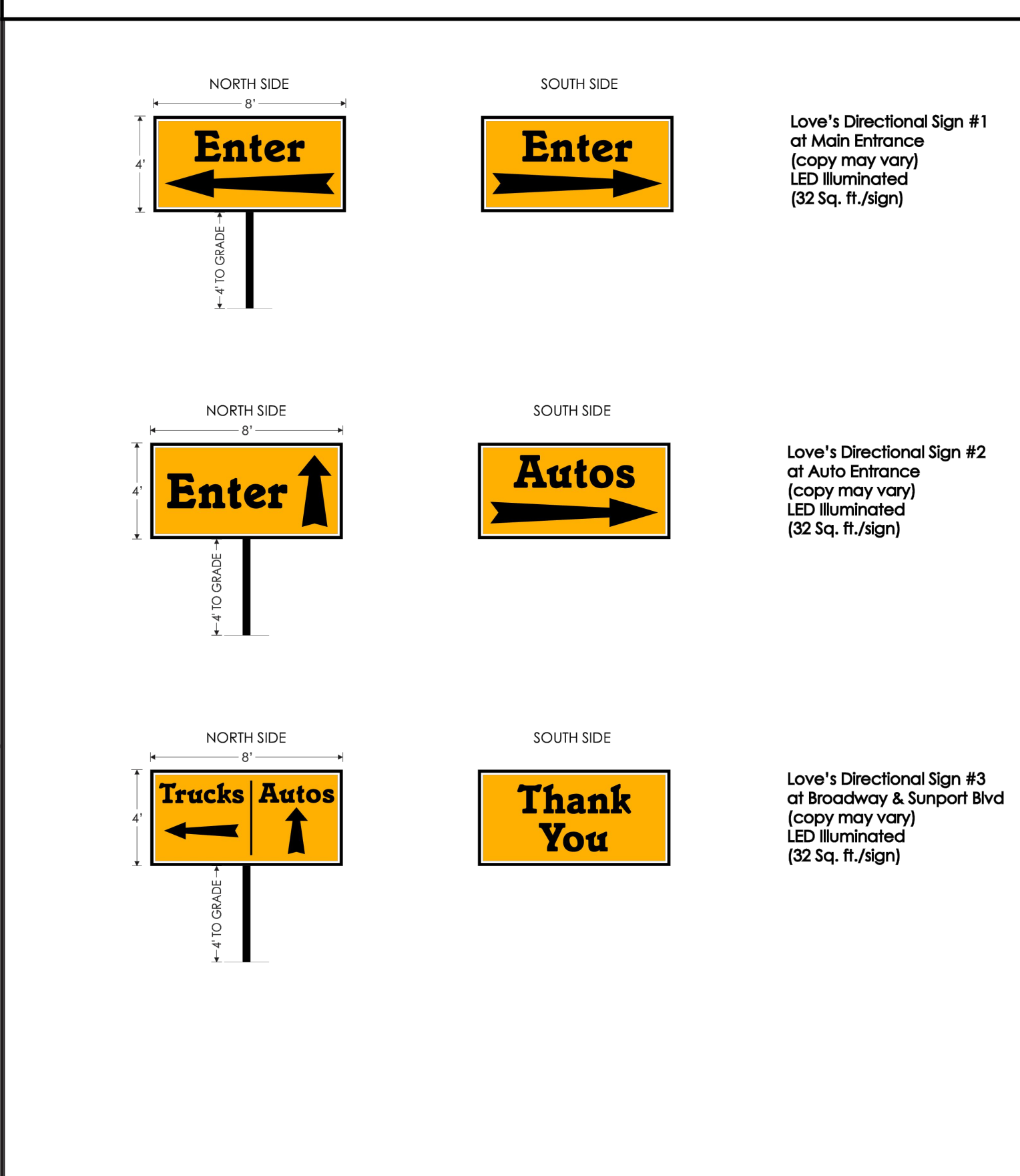
LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1404	0	3/16" = 1'	JLW

LOVE'S FUEL CANOPY LOGOS ~ ALBUQUERQUE, NM



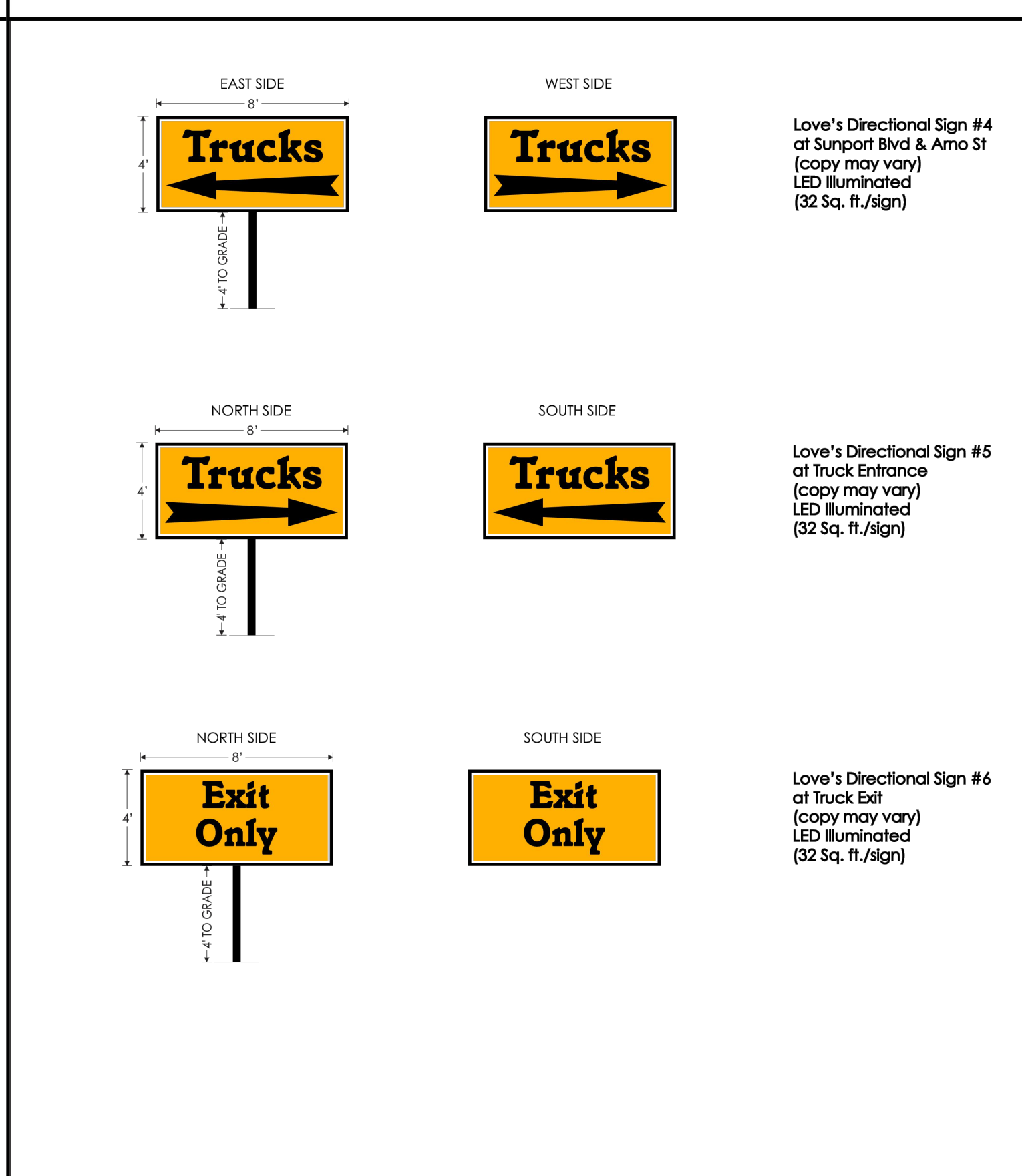
LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1405	0	3/16" = 1'	JLW

LOVE'S DIRECTIONAL SIGNS ~ ALBUQUERQUE, NM



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1406	0	3/16" = 1'	JLW

LOVE'S DIRECTIONAL SIGNS ~ ALBUQUERQUE, NM



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	EIB2212-1407	0	3/16" = 1'	JLW

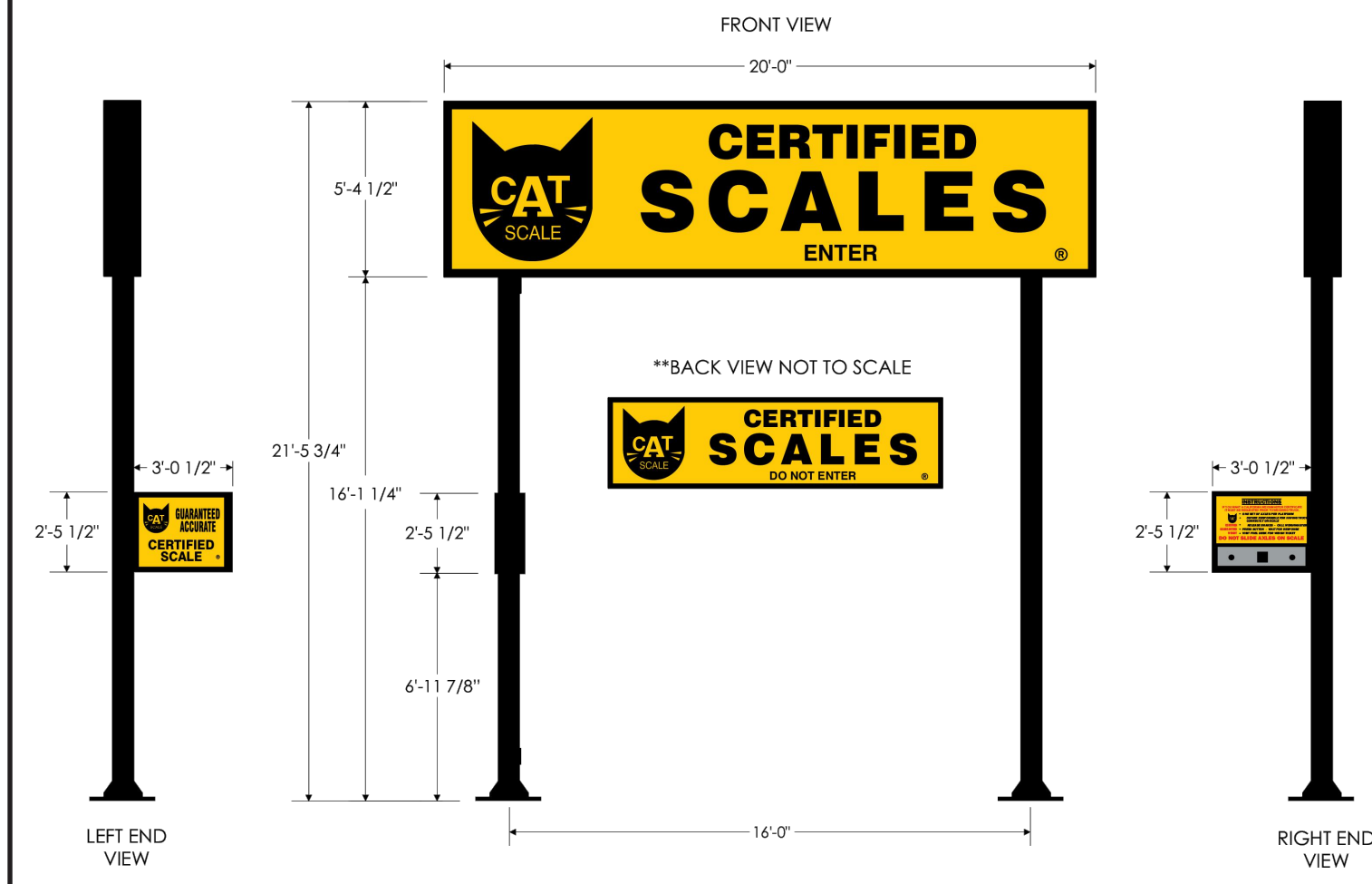
- VARIANCE REQUESTS**
1. FREE STANDING SIGN (HI-RISE) HEIGHT
 2. FREE STANDING SIGN (HI-RISE) SIZE
 3. NUMBER OF FREE STANDING SIGNS
 4. NUMBER OF ON-PREMISE ELECTRONIC SIGNS (PRICERS)

LOVE'S SITE DETAILS

	LOVES BROADWAY/SUNPORT BLVD DETAILS	DRAWN BY: SB DATE: 05-30-23 2022031_SP
	SHEET # DET-3	JOB # 2022031
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com

CAT SCALE SIGNS ~ ALBUQUERQUE, NM

OVERALL HEIGHT: 21' 5 1/2" TOTAL SQ. FT.: 114.98
 5' 4 1/2" X 20' CAT SCALE SIGN = 107.5 SQ. FT.
 2' 5 1/2" X 3' 1/2" SPEAKER POST SIGN = 7.48 SQ. FT.
 16' 1 1/2" FROM GRADE TO BOTTOM OF CAT SCALE



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	12/14/22	E182212-1408	0	NOT TO SCALE	JLW

EXISTING SIGNS ~ ALBUQUERQUE, NM



LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:
ALBUQUERQUE, NM	4/4/23	E182304-0401	0	NOT TO SCALE	JLW

LOVES'S SITE DETAILS
NTS

Z:\2022\2022031 Loves_Support_Station\Drawn\Construction\2022031_SP_dwg_May_30_2023.dwg - 2:57pm

	LOVES BROADWAY/SUNPORT BLVD DETAILS	DRAWN BY SB DATE 05-30-23 2022031_SP
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DET-4 JOB # 2022031

9' x 22' x 51' - 5/16" Double Faced Steel Tube Frame Skinned with (.063) Pre-finished Black Aluminum
Quantity: 1
Retainer: 4 1/2" (.063) Pre-finished Black Aluminum Flex Hook
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

Digitally Printed 3M Panagraphics III Substrate Faces (1st Surface Decoration)
Quantity: 2
Background: Miratec Passport # 101210 Yellow
Love's: Black
Apostrophe Heart: Miratec Passport # 101212 Red
Face Tensioning: 10" Center to Center ESCO Wedge Clamps

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Standard
Scale: 1/2" = 1'
Date: 11/05/22
Drawing #: E21700
Quantity: 2
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

8' x 12' x 51' - 5/16" Double Face Steel Tube Frame Skinned with (.063) Pre-finished Black Aluminum
Quantity: 1
Retainer: 4 1/2" (.063) Pre-finished Black Aluminum Flex Hook
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

Digitally Printed 3M Panagraphics III Flexible Faces (1st Surface Decoration)
Quantity: 2
Background: PMS 187
All Copy: White
Face Tensioning: 8" Center to Center with Wedge Clamps

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Standard
Scale: 1/2" = 1'
Date: 6/5/23
Drawing #: E1236-0501
Quantity: 2
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

7' x 28' x 75' - 5/16" Double Faced Steel Tube Frame Skinned with (.063) Pre-finished Black Aluminum
Quantity: 1
Retainer: 4 1/2" (.063) Pre-finished Black Aluminum Flex Hook
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

Digitally Printed Panagraphics III Substrate Faces (1st Surface Decoration)
Quantity: 2
Background: Miratec Passport # 101602 Green (PMS 2426)
Sub: Miratec Passport # 101603 Yellow (PMS 7548)
Way®: White Substrate
Face Tensioning: 10" Center to Center with Wedge Clamps

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Standard
Scale: 3/16" = 1'
Date: 11/7/22
Drawing #: E21714
Quantity: 2
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

Love's Street Sign
 Total Square Feet: 148.33

14' 10" x 10' x 25' - 9/16" Double Faced Steel Angle Frame with (.063) Pre-finished Black Aluminum
Quantity: 2
Retainer: 2" Alum Flat (Top Section) & 1 1/2" Dak Rigid (Bottom Section)
Primary Power: 120 VAC
Illumination: Principal Street Fighter Heavyweight - True White LED Modules
Elect. Out Location: One for Top Love's Area & One for Each Bottom Food Area (Label All Wires)
Switch Location: UL Label
Listing: UL Label
Mounting: Between Pole Mount
Eyebolt Quantity: 2
Paint Color: 9000 Black (Gloss Finish)

Love's Face - Clear Flat Polycarbonate (2nd Surface Decoration)
Quantity: 2
Thickness: (.117)
Background: 3730-125I Envision Golden Yellow Vinyl
Echo Heart: 3730-125I Envision Golden Yellow Vinyl, 3730-43L Envision Light Tomato Red Vinyl, 3630-24 Kumquat Vinyl, & 3630-22 Black Vinyl
Love's ®: 3630-22 Black Vinyl
Apostrophe Heart: 3730-43L Envision Light Tomato Red Vinyl

4' x 10' Picer by Sunshine - Concept Drawing Only (2nd Numerals)
Subway - Clear Flat Polycarbonate Face (2nd Surface Decoration)
Quantity: 2
Thickness: (.118)
Background: 3630-56 Vivid Green Vinyl
Sub: 3630-75 Marigold Vinyl
Way®: White Backspray

Godfather's - Clear Flat Polycarbonate Face (2nd Surface Decoration)
Quantity: 2
Thickness: (.118)
Background: 3630-93 Cardinal Red
Godfather's Pizza® & Express, Swoosh: White
Logo: 3630-22 Black Vinyl & 3630-25 Sunflower Yellow Vinyl

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Albuquerque NM
Account Rep: Kari Keup
Drawing #: E1236-0503
Revision: .
Drawn By: JW
Date: 6/5/2023
Scale: 3/8" = 1'
Sales Order #: .
Structural Dwg. #: .

40" Heart: Individually Mounted Exterior Channel Can
Face Material: (.177) 2447 White Flex
Face Retention: 1" Brushed Chrome Trimcap
Face Decoration: Miratec Passport # 101212 Red (PMS 1795), Miratec Passport # 101210 Yellow (PMS 1235), Miratec Passport # 101213 Orange (PMS 166) & Black with Diffuser
Return Size/Type: 5" (.040) Bright Brushed Clear with 7725-10 White Vinyl Applied to Inside Surface
Back Type: (.118) Pre-finished White ACM
Illumination Rows: Grid
LED Brand/Color: Principal Tap Out White Led Modules (M-SFT03-70)

42" Love's: Individually Mounted Exterior Channel Letters
Face Material: (.177) 2447 White Flex
Face Retention: 1" Brushed Chrome Trimcap
Face Decoration: 3635-222 Perforated Black Vinyl
Return Size/Type: 5" (.040) Bright Brushed Clear with 7725-10 White Vinyl Applied to Inside Surface
Back Type: (.118) Pre-finished White ACM
Illumination Rows: 2 Rows
LED Brand/Color: Principal Tap Out White Led Modules (M-SFT03-70)

12 - 3/8" Heart: Individually Mounted Exterior Channel Can
Face Material: (.177) 2447 White Flex
Face Retention: 1" Brushed Chrome Trimcap
Face Decoration: Miratec Passport # 101212 Red (PMS 1795)
Return Size/Type: 5" (.040) Bright Brushed Clear with 7725-10 White Vinyl Applied to Inside Surface
Back Type: (.118) Pre-finished White ACM
Illumination Rows: Grid
LED Brand/Color: Principal Tap Out White Led Modules (M-SFT03-70)

Primary Power: 120 VAC
Mounting Type: Holes Thru Back with Template
Listing: UL Label
Electrical Out: Production Discretion
Weep Holes: Yes

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Standard
Drawing #: E21733
Date: 11/07/22
Revision: .
Drawn By: MP
Scale: 3/8" = 1'
Sales Order #: .

35" Logo & 13 1/2" Express: Individually Mounted Self-Contained Exterior Channel Cans
Face Material: (.177) 7328 White Modified Acrylic
Face Retention: 1" Black Trimcap
Face Decoration: Digital Print (Colors: PMS 130 Yellow & Black)
Return Size/Type: 5" (.040) Pre-finished Black
Back Type: (.118) Pre-finished White ACM
Illumination Rows: Grid
LED Brand/Color: White Principal Quikmod 2

Godfather's Pizza:
Face Material: (.177) 7328 White Modified Acrylic
Face Retention: 1" Black Trimcap
Face Decoration: Digital Print (Color: PMS 187 Red)
Return Size/Type: 5" (.040) Bright Brushed Clear
Back Type: (.118) Pre-finished White ACM
Illumination Rows: Grid
LED Brand/Color: White Principal Quikmod 2

Primary Power: 120 VAC
Mounting Type: Holes Thru Back with Template
Listing: UL Label
Electrical Out: Out Back Center Of Each Can
Service Switch: On Return On Each Can
Weep Holes: Yes

Other Notes:
 - Mounting template provided.

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is property of Effective Images. Any reproduction is prohibited.

effective images inc.
 211 10th Street NE
 Albuquerque, NM 87102
 Phone: 605.753.9700

Client: Love's
Location: Standard
Scale: 1/2" = 1'
Date: 11/16/22
Drawing #: E21722
Quantity: 2
Primary Power: 120 VAC
Illumination: Principal Tap Out White Led Modules (M-SFT03-70)
Elect. Out Location: Down Pole (Label All Wires)
Switch Location: Inside Near Service Door
Listing: UL Label
Mounting: Thru Mount
Pole Spacing: Center
Pole Size: TBD
Service Door: See Structural Drawing
Eyebolt Quantity: 2

LOVE'S SITE DETAILS
 NTS

	ENGINEER'S SEAL VINCENT P. CARICA NEW MEXICO LICENSED PROFESSIONAL ENGINEER 05/30/2023 RONALD R. BOHANNAN P.E. #7868	BROADWAY/SUNPORT BLVD DETAILS	DRAWN BY SB DATE 05-30-23 SHEET # DET-5 JOB # 2022031
		TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022031

24" Standard Channel Letters

SUB:
Individually Mounted Exterior Channel Letters
Face Material: (.118) 2447 White Plex
Face Retention: 1" Gemini T1-7548 Yellow Trimcap
Face Decoration: 3630-75 Marigold Vinyl
Return Size/Type: 5" (.040) Aluminum Painted PMS 7548
Back Type: (.118) Pre-finished White ACM
LED Brand/Color: White Principal Qwikmod 2

WAY:
Individually Mounted Exterior Channel Letters
Face Material: (.118) 7328 White Plex
Face Retention: 1" White Trimcap
Face Decoration: None
Return Size/Type: 5" (.040) Pre-finished White
Back Type: (.118) Pre-finished White ACM
LED Brand/Color: White Principal Qwikmod 2

Primary Power: 120 VAC
Mounting Type: Holes Thru Back with Template
Listing: UL Label
Electrical Out: Production Discretion
Weep Holes: Yes

2 1/2" x 5" @:
Flat Polycarbonate Cut Out (Non Illuminated)
Face Material: (.118) Clear Polycarbonate
Face Decoration: 7725-10 HP White Vinyl
Mounting: Screwed to Channel Letter Back

Other Notes:
 - Mounting template provided.

Computer generated colors in this document are not an exact match to the finished sign. Material names are available upon request. This drawing is the property of Effective Images. All reproduction is prohibited. Phone: 605.253.9700

Client: Love's
 Location: Standard
 Scale: 3/8" = 1'
 Date: 11/07/22
 Drawing #: E21736
 Sales Order #:
 Drawn By: MP
 Revision:

APPROVAL: _____ Date: _____

14' 6"

It's the love that drives us.

SPECIFICATIONS:
 EXTERIOR MOUNTED
 CUSTOM BLOCK STYLE
 1100 - VERT BRUSH (HAIRLINE) FACE
 1" RETURNS - FINISH SAME AS FACE
 INSIDE CANS NOT PAINTED
 STRAP MOUNTS FOR STUDS

LOVE: PAINTED PMS 109 YELLOW, GLOSS FINISH

INCLUDE MOUNTING PATTERN

LOCATION: STANDARD DATE: 10/4/19 DRAWING #: E11910-0401 REVISION #: 1 - 2/11/20 SCALE: NONE DRAWN BY: JW

16' 7"

Driven by love, fueled by you.

SPECIFICATIONS:
 EXTERIOR MOUNTED
 CUSTOM BLOCK STYLE
 1100 - VERT BRUSH (HAIRLINE) FACE
 1" RETURNS - FINISH SAME AS FACE
 INSIDE CANS NOT PAINTED
 STRAP MOUNTS FOR STUDS

LOVE, YOU.: PAINTED PMS 109 YELLOW, GLOSS FINISH

INCLUDE MOUNTING PATTERN

LOCATION: STANDARD DATE: 11/12/19 DRAWING #: E11911-1201 REVISION #: 1 - 2/11/20 SCALE: NONE DRAWN BY: JW

9' X 11' 6" PAINTED HEART - EXTERNALLY ILLUMINATED

Black

Match 3670-43 Red

Match 3670-125 Golden Yellow

Match 3630-43 Kumquat Orange

Match 3670-43 Red

Computer generated colors in this document are not an exact match to the finished sign. Material names are available upon request. This drawing is the property of Effective Images. All reproduction is prohibited. Phone: 605.253.9700

Client: Love's
 Location: Standard
 Scale: 3/8" = 1'
 Date: 6/5/23
 Drawing #: E11236-0502
 Sales Order #:
 Drawn By: JW
 Revision: 0

APPROVAL: _____ Date: _____

Side A 8' Side View 16'-1/8" Side B 8'

Trucks

4" To Grade
 1/2" x 9" x 9" Plate
 4" Square Tube

4' x 8' x 16'-1/8" Double Faced Steel Spacer Frame
 Quantity: 1
Retainer: 1 1/2" Beveled
Primary Power: 120 VAC
Illumination: Principal Tap Out White LED Modules (M-SFT03-70)
Elect. Out Location: At Plate with 15' of Lead Wire (Label All Wires)
Switch Location: On End Near Bottom
Listing: UL Label
Mounting: Plate/Match Plate
Pole Spacing: Center
Pole Size: 4" x 4" Square Tube
Eyebolt Quantity: 1
Paint Color: #9000 Black (Gloss Finish)

Clear Pan Polycarbonate Face (2nd Surface Decoration)
 Quantity: 2
Thickness: (.118)
Mold Depth: 1 1/2"
Flange & Draft Angle: White Backspray
Background: 3730-125L Golden Yellow Vinyl
All Copy & Arrows: 3630-22 Black Vinyl

Computer generated colors in this document are not an exact match to the finished sign. Material names are available upon request. This drawing is the property of Effective Images. All reproduction is prohibited. Phone: 605.253.9700

Client: Love's
 Location: Standard
 Scale: 3/8" = 1'
 Date: 01/03/23
 Drawing #: E22024
 Sales Order #:
 Drawn By: MP
 Revision:

APPROVAL: _____ Date: _____

20'-0"

CAT SCALE **CERTIFIED SCALES**

ENTER DO NOT ENTER

FRONT VIEW END VIEW

16'-0"

4" To Grade

4" Square Tube

Computer generated colors in this document are not an exact match to the finished sign. Material names are available upon request. This drawing is the property of Effective Images. All reproduction is prohibited. Phone: 605.253.9700

Client: Love's
 Location: Standard
 Scale: 3/8" = 1'
 Date: 01/03/23
 Drawing #: E22024
 Sales Order #:
 Drawn By: MP
 Revision:

APPROVAL: _____ Date: _____

7:\2022\2022031 Love's Support Station\Drawn\Construction\2022031_SP.dwg Jun 05, 2023 8:57am

LOVE'S SITE DETAILS
 NTS

ENGINEER'S SEAL	BROADWAY/SUNPORT BLVD DETAILS	DRAWN BY SB
		DATE 05-30-23
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022031