



February 23, 2017

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87013
(505) 924-3860

Attn: Jack Cloud

This submittal is for a Site Development Plan for Eagle Ranch Retail located between Eagle Ranch Road and Irving Blvd. The project is zoned SU-1 Cottonwood Ponte. This submittal is for Site Development Plan for building permit. The Project entails construction of a 6,000 sf New Mexico Department Motor Vehicle facility, and two small 7,200 sf Retail Buildings for various tenants. The uses proposed are consistent with the area which includes mixed commercial and residential uses.

This submittal has been through EPC, #1000771 Case #16EPC-4007, and approved 6/9/2016. A full Traffic Impact Study was done on Eagle Ranch on May 13, 2016 by Terry O. Brown P.E. was submitted to the City of Albuquerque as requested by EPC.

We feel this project meets all zoning and planning requirements. Please contact our office with any questions.

Thank you

Sincerely,

A handwritten signature in dark ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett