

January 19, 2018

Ms. Kym E. Dicome, Current Planning Manager/Acting DRB Chair  
Urban Design & Development Division  
City of Albuquerque Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

Re: Independence Square Shops  
Reason for Request  
Development Review Board Submittal for  
Site Development Plan for Building Permit  
LOTS 1 & 2, PLAT OF LOTS 1-4 INDEPENDENCE SQUARE  
City Project Number 1005517  
6701 & 6707 Jefferson Street NE  
Albuquerque, New Mexico

Dear Ms. Dicome:

Dekker/Perich/Sabatini is acting as agent for Argus Jefferson Partners, LLC, owners of the subject property, in pursuing approval of a Site Development Plan for Building Permit through the DRB per the requirements of the North Valley Area Plan and previously approved Site Development Plan for Subdivision (15EPC-40021). The Site Development Plan for Building Permit will facilitate the developments of a multi-tenant retail shops building and a coffee shop for Argus Jefferson Partners at 6701 & 6707 Jefferson Street NE, within the Independence Square development. Existing zoning is M-1.

Argus Jefferson Partners, LLC is developing a new 9,000sf ground-up multi-tenant retail shops building with a drive-thru for one of the tenants. The 0.76 acre site for this proposed facility will be developed with roadway and utilities infrastructure that connect and work with the existing development. The second development is a new 2,000sf coffee shop with a drive thru on a 0.88 acre site. Both proposed uses are permissible under the existing M-1 zoning; the proposed drive-up service windows have been reviewed by the Zoning Hearing Examiner and we are awaiting his decision. We have designed the site plan and buildings to function well with the existing developments, and to conform with the Design Regulations of the North Valley Area Plan and the Design Standards of the Site Development Plan for Subdivision for the Independence Square development.

We respectfully request review and approval of the submitted Site Development Plan, and look forward to addressing questions and comments from the DRB.

Very truly yours,

Dekker/Perich/Sabatini  
Agent for Argus Jefferson Partners, LLC



Christopher R. Gunning, AIA, LEED AP  
Principal