

March 09, 2017

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

Re: **2440 Louisiana**
Request for Site Development Plan for Building Permit
Legal description: LOT 5-A, BLOCK C, LOUISIANA SUBDIVISION (A REPLAT OF LOTS 2-7, BLOCK C) CONT. 3.7997AL, LOT 6-A-1-C-1, BLOCK C, PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-1-C AND 7-A-1-A-1, BLOCK C, LOUISIANA SUBDIVISION, CONT. 2.5592 AL,
Located on 2440 Louisiana Boulevard NE between Cutler Avenue and Prospect Place NE

Dear Ms. Gould:

We kindly request approval of Site Development Plan for Building Permit for the project located at 2440 Louisiana. Dekker/Perich/Sabatini is acting as agent on behalf of PARS Assets, LLC. Site Development Plan for Subdivision was approved on November 20, 2016. It is our opinion that this project will be beneficial to the Uptown area by reinvesting in the area on land that has existed primarily as parking for decades. The proposed mixed-use project will contribute vitality in a way that furthers the plans and policies of both the Comprehensive Plan as well as the Uptown Sector Development Plan.

The proposed project is a vertical mixed-use development to include retail and residential apartments. The project site design respects the requirements of the Uptown Sector Development Plan by adhering to strict design guidelines along with design standards that are part of this request. The site is designed to facilitate walking and biking by including comfortable pedestrian sidewalks and public spaces that will be complemented with appropriate landscaping.

If you have any questions please contact me at 505-761-9700 with any questions you may have regarding this request.

Sincerely,

Dekker/Perich/Sabatini Ltd.



Benjamin H. Gardner, AIA, LEED AP
Principal
Dekker/Perich/Sabatini

Att: Copy of the Zone Atlas Page H-18-19