



March 22, 2018

Ms. Kym Dicome, DRB Chair  
Development Review Board  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Dear Kym Dicome:

**RE: Paseo Marketplace – Intersection of Paseo Del Norte and San Pedro  
DRB Submittal for Site Development Plan for Building Permit**

RESPEC, herein referred to as "Agent" will be representing Presbyterian Medical Group, herein referred to as "Applicant." The owner of the property is Camel Rock Development, herein referred to as "Owner." RESPEC has written permission from the Owner to submit plans related to the property. See permission letter enclosed. On behalf of the Applicant, we are requesting approval from the Development Review Board on the Site Development Plan for Building Permit submitted for your consideration.

The subject property is located at the southeast corner of Paseo del Norte Blvd and San Pedro Drive. The site is approximately 6.725 acres and is currently five parcels legally described as follows: Plat of Lots 1 thru 5, Paseo Marketplace, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 2017 in Plat Book 2017C, Page 120. Zone Map D-18.

The subject site is governed by the North I-25 Sector Development Plan which states that "all site development plans must be approved by the development review board (DRB)". The site is zoned SU-2 RC (Regional Commercial) which allows for uses permissive in the O-1, C-1 and C-2 zoning code. Our request is to allow for the development of a 16,500 square foot medical clinic keeping with the preferred development and permissive uses for a regional commercial parcel.

Our proposed plan includes development and uses that are in conformance with the requirements of O-1, C-1 and C-2 zones in the City Zoning Code as well as adhering to the design regulations appropriate to this land use classification as identified in the North I-25 Sector Plan. Great emphasis has been placed on the orientation of the proposed use on the site, the arrangement of pedestrian and vehicular circulation, and landscape design. The pedestrian connectivity within the site is a coordinated system including connections from parking areas to buildings. The pedestrian surfaces are distinguished through the use of special materials. The architecture style of the building is appropriate in scale and proportion to the facades and are designed to provide interest and variety.

5971 JEFFERSON ST., NE  
SUITE 101  
ALBUQUERQUE, NM 87109  
505.268.2661

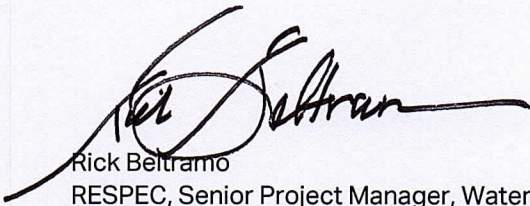


In addition to the Site Plan, Building Elevations and Landscaping Design, we have provided the required Conceptual Grading & Drainage Plan and Site Utility Plan both of which meet the standards set forth in the City of Albuquerque DPM. Additionally provided for your review in consideration of this request is a Trip Generation Report by Terry Brown dated March 13, 2018. This study found that the amount of trips generated by this development has been significantly reduced compared to the original Traffic Impact Study dated May 2015 and updated on February 27, 2017 by Terry Brown.

An Infrastructure List is provided in support of the proposed development. Under a separate submittal, the Site Plan for Subdivision and Plat is currently in DRB review. It is intended that the Infrastructure List will be tied to the Final Plat.

We have provided a comprehensive submittal for your review and approval. Should you have any questions or wish to discuss this project further, please do not hesitate to contact me at the following contact information: (505) 948-7194 or by email at: [rick.beltramo@respec.com](mailto:rick.beltramo@respec.com)

Sincerely,



Rick Beltramo  
RESPEC, Senior Project Manager, Water & Natural Resources