



Studio Southwest
Architects Inc.

November 28, 2016

*Planning Department
Development Review Board
600 Second Street, NW
Albuquerque, NM 87102*

Development Review Board – City of Albuquerque

Re: Request for a Site Development Plan for Building Permit for the proposed new construction at 8410 Washington Street NE

To whom it may concern,

As the authorized submitting agent for property owner MMR, LLC, Studio Southwest Architects is requesting your consideration for the approval of our Site Development Plan for the construction of a new one story 8400 square foot warehouse structure located at the east end of the 2.123 acre developed site. The projects address is 8410 Washington Street NE, Albuquerque. The property is on Tract F-1, zoning map C-17.

The new structure will be situated on the east end of the developed lot, setback from 10' from the east property line with a 10' setback to the south and 42' from the north property line. The new building will be the second phase of a two phase project. Phase 1 was two 6,000 sf buildings at the east side of the property, towards Washington street.

The proposed 8400 square feet structure will be owned and developed by the MMR.LLC. The new building is a pre-manufactured metal building for warehouse use with an S-2 occupancy. The design is a simple shed roof. The height, scale and setback of the building is within zoning requirements. Architectural features include a large canopy at the west elevation.

The exterior material is prefinished metal panel. The colors will be Lightstone (light brown) and Sagebrush (Dark brown) trim.

The new traffic circulation will utilize the existing parking at the west end of the lot.

Landscaping will primarily focus on the north, east and south perimeter. A new 10' wide landscape buffer will be provided at the east and south sides of the property. A new 6' wide landscape buffer will be provided at the north property line. A 6' wide sidewalk will be provided at the west elevation, and a 4' sidewalk will be provided at the south exit. New landscaping will include the required tree coverage and native vegetation.

Thank you very much for your consideration.

Jeremy Dreskin
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