



June 12, 2017

City of Albuquerque
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

**RE: Volcano Heights Marketplace
Westerly corner of Paseo Del Norte and Unser Boulevard
Albuquerque, NM**

To Whom it May Concern:

West Seventy, LLC is proposing to construct a new shopping center at the Westerly corner of Paseo Del Norte and Unser Boulevard in Albuquerque and is submitting for Site Development Plan for Subdivision and Building Permit approval to the Development Review Board. The center will consist of a major anchor of approximately 125,000 sq. ft. with miscellaneous retail and restaurant buildings and pads on a 32 acre parcel.

This project is located in the Volcano Heights Sector Development Plan and is zoned VHRC as a Regional Center. The developer and owner have worked closely with the city planning department to create a project that complies with the design character and intent of the Sector Plan.

The project is located along two primary arterial roads and will be accessed from intersections with Oakridge Drive and Woodmont Road with one additional driveway located along Paseo del Norte and one driveway along Unser Boulevard, these driveways will function temporarily as full access until such time as development increases and will become right in/out driveways in the future.

The site plan has been designed with main access aisles/streets that will separate the center and allow easy access to the different uses and buildings, also sidewalks and pedestrian connectivity to all portions of the site is provided.

Open Space and Landscape requirements are met through the use of landscape areas, outdoor plazas and preserving the natural rock outcropping on the site.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334.