



Mr. Jack Cloud, Chairman
Development Review Board
City of Albuquerque, Planning
600 Plaza del Sol, 600 2nd NW, Albuquerque, NM 87102
PO box 1293, Albuquerque, NM 87103
Telephone: (505) 924-3860

August 4, 2017

**RE: RESTAURANT/BREWERY SITE DEVELOPMENT PLAN FOR BUILDING PERMIT – NWC I-25
AND VENICE – ZONE ATLAS B-18-Z**

Mr. Cloud,

Modulus Architects, herein referred to as "Agent" will be representing Venice Capital, LLC., herein referred to as "Client" and property owner. On behalf of our "Client", 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 northwest corner of the intersection of Venice Ave. and Pan American Frwy. Within the City of Albuquerque. The proposed development consists of approximately 1.755 acres. The property is currently zoned SU-2 for IP or CP (Commerce) industrial/wholesale/manufacturing for IP or Commercial uses per the Sector Plan.

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 IP or CP (Commerce) which allows for uses permissive and conditional in the IP Zone zoning code as well as permissive uses in the M-1 zone. Our request is to allow for the development of approximately 8,600 SF footprint (totaling +/-15,000 square feet) for restaurant/brewery concept and in keeping with the preferred development and permissive uses for a Commerce parcel.

Our proposed plan includes development and uses that are in conformance with the requirements 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. The site and building design have been done to further the design regulation policies. We have placed great emphasis on the orientation of uses on the site, the arrangement of pedestrian and vehicular circulation the organization of the

buildings and landscape design. The buildings are placed strategically to maintain key views as they are seen from the public right-of-way. 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 buildings is appropriate in scale and proportion to the facades and are designed to provide interest and variety. Each building is designed in such a way as to identify a clear sense of entry.

In addition to the Site Plan, Building Elevations and Landscaping Design, we have provided the required Grading & Drainage Plan and Site Utility Plan both of which meet the standards set forth in the City of Albuquerque DPM.

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) 338.1499 or by email at: awilliamson@modulusarchitects.com.

Best regards,

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