December 5, 2019

Joe Sabatini   
Near North Valley NA  
3514 6th Street   
Albuquerque NM 87107

Re:  Avanyu Plaza Retail, Request for a Site Development Plan for Building Permit for the proposed new construction at 2500 12th Street

Dear Mr. Sabatini:

Studio Southwest Architects (Studio SW), agent for Indian Pueblo Marketing Inc. (IPMI), is requesting a Site Development Plan review for building permit for Avanyu Plaza at the scheduled DRB hearing on January 8 at 9:00 am.

The Avanyu Plaza Retail is located on the 5.0-acre retail site at the northeast corner of 12th Street and Turquoise Street in the “Commercial Tract” of the IPMI Development of Tract A and will encompass three retail structures totaling 21,000 SF, landscaping, parking lot, and site amenities. The IPMI development is located in the general vicinity of 12th Street and Menaul Boulevard NW and is shown on the H-13-Z of the zoning atlas. See attached page.

*Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.*

You may contact Studio SW for any additional information:

Daniel Solares, Project Designer

Studio Southwest Architects, Inc.

2101 Mountain Road NW

Albuquerque, NM 87104

(505) 843-9639

Thank you,

Daniel Solares Jr.

Agent for IPMI 6

Attachment: Zone Map H-13-Z