

November 2, 2018

APPROVED

The Approval of these plans shall not  
be construed to be a permit for any  
violations of any code or ordinance  
of this city.

Cecilia Trujillo

2500 12<sup>th</sup> Street NW  
Albuquerque, NM 87102

PERMIT #: BP-2018-39327

2500 12<sup>th</sup> Street Avanyu Plaza,

DATE: 11/14/18

Studio Southwest  
Architects Inc.A printed copy of these plans shall be on the job site for all  
requested inspections.

Dear Mrs. Trujillo,

As the authorized submitting agent for property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects is presenting you with a description of the phases of development for the Avanyu plaza retail project to be included in this submittal for the future 30,000 sf plaza. Located directly east of the existing Indian Pueblo Cultural Center. The projects address is 2500 12<sup>th</sup> Street, Avanyu Plaza, Albuquerque. The property is on Tract 84 E, zoning map H-13-Z.

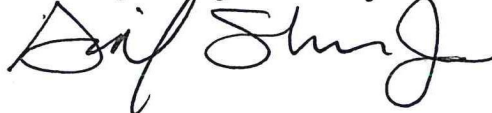
The first phase of this development is for a 30,000 sf plaza located on the south side of the 4.5-acre pad. The pad is on the southeast corner of Menaul & 12<sup>th</sup> Street and Turquoise Road & Eagle Way. The Site Plan for building permit was approved by the DRB on September 9, 2018. All development on this pad is submitted and approved by the DRB as stated in the 2016 Albuquerque Indian School development Regulations also known as Enactment number O-2016-019. The approximate time for construction is late 2018. The estimated costs for the plaza which includes walkways, landscaping and amenities is \$590,000.

The second phase of this project is approximately 2-4 months away from submitting the proposed design to the DRB. It will include three retail buildings for a total square footage of 20,000 GSF, along with the development/construction of majority of the site including 160+ parking spaces, landscaping along the buildings and the development of the parking lot. The approximate area of work encompasses 3.3 acres. The estimated time for the start of construction is middle 2019 through 2020.

The third and final phase of this north pad project at the Avanyu Plaza is the remainder of the retail buildings and the development of the landscaping at the corner of Menaul and 12<sup>th</sup> street. The approximate coverage is 1.8 acres. The final design remains undefined and will encompass the final pillar to the retail development. The approximate time for construction is 2021-2022.

Please see the attached image for an outline of the breakdown of the three phases of this development.

Thank you very much for your consideration



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