



*Civil Engineering, Landscape Architecture,
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City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102
505.924.3860

**Re: Proposed 7Brew Coffee Shop – Sketch Plan Review Request
2122 Carlisle Blvd NE, Albuquerque, NM 87110**

Planning Department,

We are kindly submitting the attached application for a Sketch Plan Review. The proposed site is for a new commercial development located at 2122 Carlisle Blvd NE, Albuquerque, New Mexico. The intent of the project is to establish a 510sqft drive-thru only coffee shop offering dual drive lanes for off-site services only with no seating or allowance for on-site consumption.

Along with the typical City of Albuquerque review process, we are specifically requesting review for the following:

- Zoning Compliance Needs
 - o Setbacks, landscape needs, EV Parking, Bike parking requirements, etc.
- Driveway/Access requirements
- Utility connections and needs for water, sanitary and storm, electric, phone/internet, etc.
- Drainage, Storm water management & water quality
- Fire Department Requirements (hydrants/hose lays, fire lanes, turn radii, knox boxes, etc.)
- Building/Design Aesthetics: Elevations, materials, max bldg height, screening, etc.
- Permitting requirements, application needs, and overall approval processes for development:
 - o Including but not limited to: platting, site reviews, engineering, DOT permitting, separate water or wastewater permitting, building/signage, health, state, and/or any other pertinent applications/reports/studies, public meeting(s), or notification and fee requirements.

Enclosed with this letter are supporting documents for the proposed project. Please feel free to contact our team with any additional needs.

Respectfully Submitted,

Michael Serrato – Project Manager
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