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March 27, 2025  
Alan Varela  
Planning Director  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102  
(505) 924-3860

RE: Sketch Plat Application, 4<sup>th</sup> Street and Menaul Blvd.

Dear Mr. Varela,

We are requesting a meeting to discuss the development of a 5,200SF convenience store and fuel station on 1.47 AC located immediately North of Menaul Blvd. and West of 4<sup>th</sup> St. The existing parcel has small commercial buildings and is zoned MX-M. Proposed uses of this site support the purpose of the MX-M zone by providing medium-scale commercial and fueling station where additional residential is not appropriate or desired. The proposed commercial uses will support the surrounding NR-C and MX-M land uses.

Access into the site is provided by a proposed full movement access along Menaul Boulevard and a full movement access along 4<sup>th</sup> Street. Bike and vehicular parking is provided interior to the site. Pedestrian connectivity is provided by a proposed sidewalk which will connect 4<sup>th</sup> Street to the front of the building.

Please let us know of any questions, thank you.

Sincerely,

*Robin Allen*

Robin Allen, P.E.  
Project Manager  
Matrix Design Group

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