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September 23, 2025
Alan Varela
Planning Director
600 2nd NW
Albuquerque, NM 87102
(505)924-3860

RE: Sketch Plan Application

Dear Mr. Varela,

We are requesting for the development of a 5,200SF convenience store and fuel station on 2.19 AC located on the northeast corner of Carlisle Blvd and Cutler Ave. The project will include a replat and redraw of two (2) lots. The existing parcels are developed and zoned MX-H & MX-M. Proposed uses of this site support the purpose of the MX-M zone by providing for a wide array of moderate-intensity retail & commercial, to include fueling station at the intersection where residential is not appropriate or desired. The proposed commercial uses will support the surrounding MX-H and MX-M land uses.

Access into the site is provided by a proposed full movement access along Cutler Ave and a full movement access along a shared drive access on the north side of the property. Vehicular parking is provided interior to the site. Pedestrian connectivity is provided by a proposed sidewalk which will connect Cutler Ave to the front of the building.

Please let us know of any questions, thank you.
Sincerely,

Nicole Schanel, PE
Director of Civil
Matrix Design Group

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