

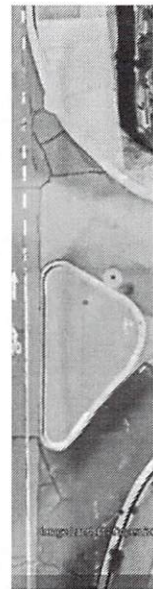
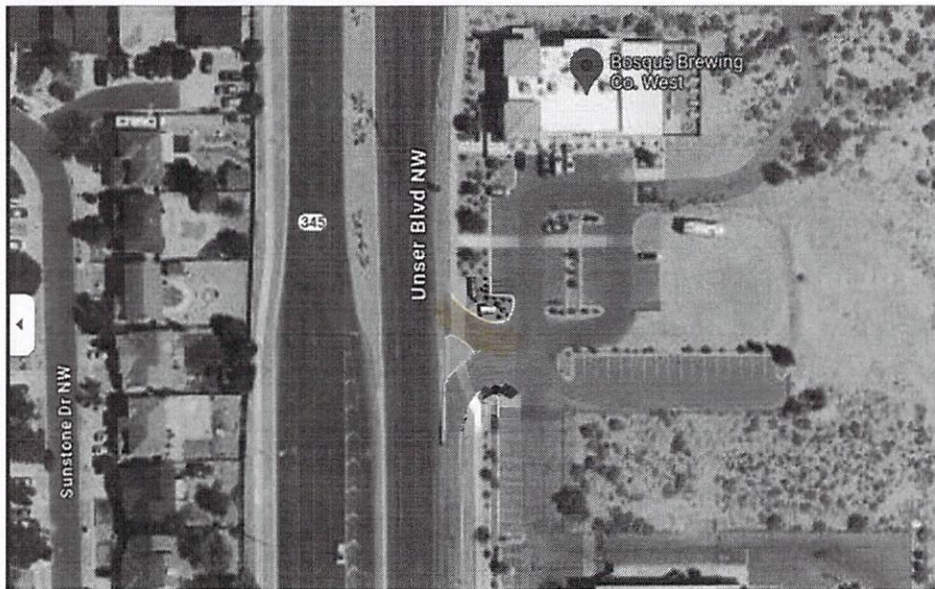
City of Albuquerque
ATTN: Planning Department, ABQ-PLAN Staff
600 2nd Street NW
Albuquerque NM 87102

May 28, 2025

RE: Sketch Plan Application – upgraded access point, 2220 Unser Blvd. NW

Dear Ma'am/Sir,

The property owner (CAP II 98TH/UNSER LLC) of the above address (Lot 1-B-3 specifically, Lot 1-B-2 related, Lots 1-B-1 & 1-B-4 [undeveloped] part of overall site, Ladera Industrial Center), in the interest of improved vehicular safety to and from the location, is proposing to modify the existing Unser Blvd. NW access point to this commercial development – from a right in-only, to both a 'right-in and a right out only' ingress/egress design. The photo-simulation below (left) depicts the proposed layout for the suggested replacement access point from, and back onto, Unser:



It was scaled from the *existing right-in-only and right-out-only* access point most immediately north of (and on the same side of road – right image above) as the proposed access upgrade here (AMAFCA's entry/exit to and from [on the north side of] its Ladera Diversion [drainage RoW] Channel, aka Old Ouray Road NW). A meeting to confirm the formal application process (steps and submittal requirements) is hereby requested to initiate this request.

Sincerely,

Chris Basista
Permitting & Zoning Consultant
Agent for Owner: CAP II 98TH/UNSER LLC