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March 1, 2024

City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

**Re: Coors Blvd- Albuquerque, NM Big O Tires
Sketch Plat Request- Project Narrative**

Dear Planning Department,

We are proposing to establish a Big O Tires store on the 1.4-acre vacant property situated south of Lota Burger at the southwest corner of Fortuna and Coors Blvd. The property comprises multiple lots: Lot Q-3 of Artisco Business Park and Northern Heights lots 1 through 5. Recently, the property underwent rezoning to MX-M under Project# PR-2023-009655.

The development entails a 5,910 square foot building with 8 garage bays, along with associated parking and drive aisles. Access to Coors Blvd will be shared with the neighboring tenant to the north, Lota Burger.

Sanitary and sewer mains are readily available for tie-in along the Coors Blvd right-of-way. Stormwater management will be facilitated through three separate detention ponds on-site.

If additional information is required to facilitate the processing of our application, please do not hesitate to contact our office.

Respectfully Submitted,

Rado K. Nedkov

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