



LTH Development Group, LLC

Project Narrative

**Whataburger
13300 Central Ave
Albuquerque, New Mexico**

The property that is the subject of this Application is approximately 0.932 acre parcel located at the southwest corner of Central Avenue and Tramway Boulevard, as depicted below and outlined in Yellow.



The subject parcel is occupied by a convenience store building and fuel canopy and is surrounded by commercial uses (retail, restaurants, grocery store and lodging). The proposed project, a Whataburger restaurant with a drive-thru, will have access to the ROW from two of the three existing drives (the drive nearest the intersection is proposed to be closed) and will also have access to the existing center to the west via an existing access drive. The proposed design provides for good on-site circulation, queuing, on-site landscaping, lighting and parking and will bring a new and aesthetically pleasing facility to the area.