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September 18, 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 3.36 AC located on the northwest corner of Rainbow Blvd and Universe Blvd. The existing parcel is vacant and is zoned MX-L. Proposed uses of this site support the purpose of the MX-L zone by providing neighborhood-scale convenience shopping and fueling station at the intersection where additional residential is not appropriate or desired. The proposed commercial uses will support the surrounding R-ML and R-1D land uses.

Access into the site is provided by a proposed full movement access along Universe Blvd and a full movement access along a proposed road (installed later) on the west side of the property. Vehicular parking is provided interior to the site. Pedestrian connectivity is provided by a proposed sidewalk which will connect Rainbow Blvd 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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