

Community Design Solutions

June 19, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description/Justification Letter for Sketch Plat Application – 13-lots along 62nd Steet and Coors Boulevard

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity, submits this project description/justification letter per the City's sketch plat application requirements.

This request seeks to redistribute lot lines to accommodate 13 residential lots and provide utilities for each lot. The proposed development consists of approximately 1.74 acres and is currently zoned R1-B for single-family use. The sketch plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,
Community Design Solutions, LLC


John Stapleton, P.E.
CDS | Project Manager
505-545-9607