

January 29, 2026

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

RE: Project Description/Justification Letter for a Preliminary Plat Application – BEING A REPLAT OF LOTS 42-51, PORTION OF LOT 52,53,54 & 55, TOWN OF ATRISCO GRANT, PROJECTED SECTION 15, T 10 N, R 2 E, N.M.P.M., 1.7296 Acres, 62nd Street NW, Albuquerque, NM 87110

Dear Development Hearing Officer,

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

This request seeks to create 14 residential lots from 13 lots with a total gross acreage of 1.7296 acres. The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 22ft wide private storm drainage easement and a 7ft private storm drainage easement to benefit the HOA.

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

Sincerely,



Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607