

Community Design Solutions

April 30, 2025

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

RE: Project Description/Justification Letter for Preliminary Plat Application – 38-lot subdivision at the southeast corner of 86th St SW and Bridge Blvd SW, Albuquerque, NM.

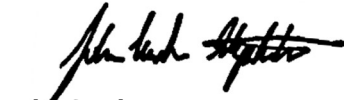
Dear Development Hearing Officer,

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

This request seeks to subdivide one 4.54-acre lot into 38 residential lots. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. CDS has prepared an infrastructure list containing the developer-funded public infrastructure improvements. This Plat complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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