

# *Community Design Solutions*

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May 28, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Vacation of Public Easement Description/Justification Letter** – 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 Vacation of Public Easement requirement, IDO Section 14-16-6-6(M).

This request seeks to vacate slivers of existing public easements that will overlap the proposed right of way. The preliminary plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. The proposed right-of-way for this plat encroaches on an existing public water and various PUE easements which necessitated the need to vacate slivers of the existing public easements. The preliminary 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