

Community Design Solutions

August 6, 2025

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

RE: Sensitive Lands Analysis for the Discount Towing project located at 4000 2nd Street NW, Albuquerque, NM (2.0711 Acres)

Dear Development Hearing Officer,

This letter responds to the Sensitive Lands criteria in IDO Section 14-16-5-2 for the subject property location. We have analyzed the project site for the presence of sensitive lands and constraints related to such lands, if any. We have determined that there are no restraints for this subject area.

FEATURE	NOTED ON MAP	EXHIBIT ATTACHED	NOTES / COMMENTS
1. Flood Hazard Area			N/A
2. Steep Slopes			N/A
3. Unstable Soils			N/A
4. Wetlands/Riparian Areas			N/A
5. Arroyos			N/A
6. Acequias/Ditches			N/A
7. Escarpment			N/A
8. Rock Outcroppings			N/A
9. Large Stands of Mature Trees			N/A
10. Individual Mature Trees			N/A
11. Archaeological Site			N/A

1. Floodplains and Flood Hazard Areas

The property surveyed has a FEMA Flood Zone X designation which is further described as “an area determined to be outside the 0.2% annual chance Floodplain” based upon review of the national flood insurance program, flood insurance rate maps, Map No. 35001C0342G. Revised: 09/26/2008.

2. Steep Slope and Escarpment

As per the property surveyed, there are currently no steep slope and escarpment areas contained within the subject site.

3. Unstable Soils

There are no unstable soils detected on this site.

4. Wetlands (constant supply of water)

There are currently no wetland areas contained within the subject site.

5. Arroyos

There are currently no Arroyos traversing or adjacent to the subject site.

6. Irrigation Facilities (acequias)

There are currently no MRGCD identified irrigation facilities on site.

7. Large Standing of Mature Trees

There are no existing areas on site that contain 5 or more mature trees clustered on the site.

8. Rock Outcroppings

There are no rock outcroppings on the subject site.

9. Archeological Site

This site is under the 5-acre requirement for an Archeological Certificate.

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

Sincerely,
Community Design Solutions, LLC

A handwritten signature in black ink, appearing to read "John Stapleton".

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