

# Community Design Solutions

---

August 6, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> 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



John Stapleton P.E.

CDS | Project Manager

505-545-9607