

# *Community Design Solutions*

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October 7, 2025

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

**RE: Project Description/Justification Letter for a Preliminary Plat Application** – 103 proposed lots in the El Rancho Grande Unit 18 Subdivision

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Tulane Properties, Inc. and D.R. Horton, Inc., submits this project description/justification letter per the City's preliminary plat application requirements.

The proposed preliminary plat seeks to subdivide Tract 16-D-2, El Rancho Grande, Unit 16, located on Gibson Boulevard SW in Albuquerque, New Mexico, into 7 tracts and 103 residential lots. The proposed development consists of approximately 16.4472 acres and is currently zoned R-1A.

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