

Community *Design Solutions*

July 25, 2025

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

RE: Project Justification Letter for Vacation of Public Easements – Easement Vacations in Support of a Proposed 103-Lot Subdivision

Dear Development Hearing Officer,

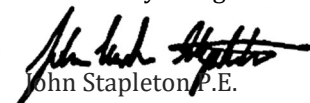
Community Design Solutions, LLC (CDS), on behalf of Tulane Properties, Inc. and D.R. Horton, Inc., respectfully submits this Project Justification Letter in accordance with the City's Vacation of Public Easement requirements per IDO Section 14-16-6-6(M).

Tract 16-D-2, approximately 16.5 acres in size, has long been planned as Phase 3 of the El Rancho Grande residential subdivision. Phases 1 and 2, located to the east, have already been constructed. In the interim condition between the completion of Phase 2 and the platting of Phase 3, Tract 16-D-2 has included five easements—labeled A, D, E, F, G, and J on the attached easement vacation exhibit—which provided access for and maintenance of drainage, water, and sanitary sewer infrastructure.

The applicant now proposes a 103-lot residential subdivision on Tract 16-D-2. With the proposed infrastructure, rights-of-way, and easements to be constructed and financially guaranteed as part of this new subdivision, the existing interim easements have fulfilled their purpose and are no longer necessary. Therefore, their vacation is appropriate as part of the current development process.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,
Community Design Solutions, LLC



John Stapleton P.E.

CDS | Project Manager
505-545-9607