

# *Community Design Solutions*

---

April 24, 2025

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

**RE: Project Description/Justification Letter for Minor Plat Application – 335 Woodward Rd SE**

Dear Development Hearing Officer,

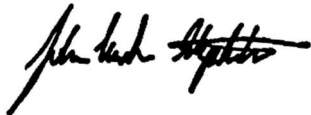
Community Design Solutions, LLC (CDS), on behalf of Mario's Catering, LLC, submits this project description/justification letter per the City's minor plat application requirements.

This request seeks to subdivide one 15.42-acre lot into four approximately 4-acre lots. The plat includes the necessary easements to support access, utilities, and drainage for the proposed lots. Based on DFT staff feedback at the sketch plat review, CDS has prepared an infrastructure list containing the developer-funded public infrastructure improvements.

The owner plans to develop Lot 4 as the new headquarters for Mario's Catering, LLC, his existing catering business. The remaining three lots, at approximately 4 acres each, are suitably sized for future lease or sale to other users.

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