

# *Community Design Solutions*

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November 18, 2025

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

## **RE: Project Description for Sketch Plan Application**

Dear Development Hearing Officer,

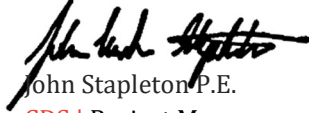
Community Design Solutions, LLC (CDS), on behalf of our client, MURAD HIJAZI, submits this project description letter per the City's sketch plan application requirements.

This request seeks to submit a sketch plan for review of the Scenic Road Residential single-family subdivision, 35-units, 1 tract development. This proposed development consists of approximately 7.47 acres and is currently zoned R-A (RURAL AND AGRICULTURAL ZONE DISTRICT). The R-A zone district is to provide for lower density single-family residential and limited agricultural uses which is consistent with surrounding uses.

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