

December 23, 2025

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

RE: Project Description/Justification Letter for a Preliminary Plat Application – 4221 64th Street NW

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of the Albuquerque Greater Habitat for Humanity, submits this project description/justification letter per the City's preliminary plat application requirements.

This request seeks to subdivide one 1-acre lot into six approximately 0.13-acre lots and dedicate a 44ft wide public right of way for a developer-funded stub street. The stub street will include developer-funded public water and public sewer main extensions. Thus, access and utilities will all be provided from the proposed stub street.

The current zoning is R1B and no zone change is being requested.

The plat includes a proposed 20ft wide public water easement to provide a public waterline extension per an ABCWUA availability statement for this project. Part of the public water easement coincides with a shared access easement which benefits proposed lots 1 and 2 in order to provide a shared driveway for the two lots. The public water easement is not in an HOA tract since the proposed 6-lot subdivision is likely too small to fund, operate, and maintain an HOA. A proposed 10ft wide PUE is provided around the proposed right of way.

Per coordination with the City Hydrology section, the proposed stormwater runoff from the site will discharge into 64th Street, with the ultimate discharge point being Ladera Pond 16B (immediately east of Chaparral Elementary School). The owner has requested fee-in-lieu for stormwater quality treatment since on-lot ponding is not typically allowed and there will be no HOA available to own and maintain an HOA pond.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,



Community Design Solutions, LLC
John Stapleton P.E.
CDS | Project Manager
505-545-9607