

December 12, 2025

7500 Jefferson Street NE
Albuquerque, NM 87109

505.823.1000
bhinc.com

DHO Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Justification Letter for Preliminary Plat | TA Lands Subdivision Phase 1, Tract 1 (PR-2024-0101885)

Dear Development Hearing Officer,

Enclosed for Development Hearing Officer (DHO) review for our Preliminary Plat submission includes the following:

- Form PLT
- Zone Atlas Map
- Preliminary Plat
- Sidewalk Exhibit
- Site Plan and Right of Way Cross Sections
- Infrastructure List
- Agent Letter of Authorization
- Archaeological Certificate
- Proof of Sketch Plat
- Sign Posting Agreement
- Letter from the Office of Neighborhood Coordination and Neighborhood Coordination

This preliminary plat is being presented to the Development Hearing Officer (DHO) for the purpose of obtaining City review and approval. It represents the private residential development. TA Lands Phase 1 which encompasses 55.5 acres subdivided into 283 lots of varying sizes and 25 Private Tracts. Roadway, right-of-way, and pavement widths are indicated on the preliminary plat and cross section exhibit.

We are seeking the following waivers and vacation of easements to be heard with the Preliminary Plat Application. The waivers and vacations will be submitted in full as separate applications to ABQ-Plan.

- DHO Waiver – Minimum Centerline Radius
- DHO Waiver – Sidewalk Deferral
- IDO Waiver - Required block length
- IDO Waiver - Access to Public Streets
- Vacation of Public Easements

We request that this item be scheduled for the next appropriate DHO hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE
Project Manager
Community Development and Planning

KMK/cc
Enclosures
cc: Brian Patterson, Titan Development