

Community Design Solutions

July 11, 2025

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

RE: Project Description for Sketch Plat Application

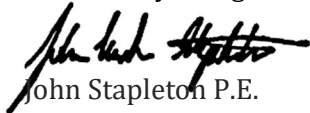
Dear Development Hearing Officer,

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

This request seeks to replat nine (9) existing residential lots into one (1) single lot. The proposed development consists of approximately 1.07 acres and currently encompasses two zones, R-MH (Multi-Family – High Density) and MX-L (Mixed Use – Low Intensity). A Zoning Map Amendment request has been submitted to rezone the two (2) lots currently zoned R-MH (Multi-Family – High Density) to MX-L (Mixed Use – Low Intensity) to match the zoning of seven (7) adjacent lots under contract by the applicant. This sketch plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

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