

# *Community Design Solutions*

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September 2, 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, Spire Development, submits this project description letter per the City's sketch plan application requirements.

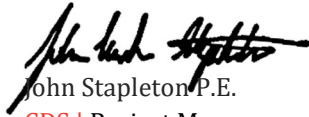
This request seeks to submit a sketch plan for review of the San Mateo Manor 50,400 sf, 3-story, 50-unit, multi-family residential housing facility. There will be 58 parking spaces provided for this property.

This 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 to rezone the two (2) lots currently zoned R-MH (Multi-Family – High Density) to MX-L (Mixed Use – Low Intensity) has been submitted to the city and is currently under review.

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