
MEMORANDUM

To: City of Albuquerque
From: Jay Fulmer
Date: February 19, 2026
Subject: 1125 Snow Vista Blvd SW – Justification Letter

Per IDO §14-16-6-5(G)(3), the proposed Medical Office Building submitted has been designed to comply with applicable codes. The project consists of an 8,196 SF medical office building. The minimum vehicular, motorcycle and bicycle parking requirements have been met. The landscape has been designed to meet requirements. The design has previously received approvals from Hydrology, AMAFCA, Fire 1, Solid Waste and TCL. No Traffic Impact Study was required as indicated in the email included in the SP checklist. No infrastructure is required, and no sensitive lands are impacted.

- 6-5(G)(3)(a) Complies with all applicable standards in the IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- 6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development. No additional infrastructure is nor agreement is needed.
- 6-5(G)(3)(c) The subject property is within an approved subdivision with established access points, but there is no Master Development Plan with standards in addition to the IDO standards. Approval of design by the master developer has been granted.
- 6-5(G)(3)(d) The subject property is not within an approved Framework Plan.

Any further questions or comments can be sent to jay@fulmerlucas.com.



Jay Fulmer