

Community Design Solutions

November 10, 2025

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

RE: Project Description for Sketch Plan Application

Dear Development Hearing Officer,

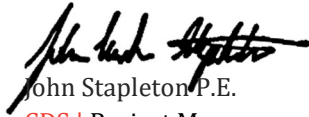
Community Design Solutions, LLC (CDS), on behalf of our client, MURAD HIJAZI, submits this project description letter per the City's sketch plan application requirements.

This request seeks to submit a sketch plan for review of the Yale Boulevard Apartments, approximately 67,000 sf, 5-story, 85-unit, multi-family residential housing facility. There will be 85 parking spaces provided for this property. The first story will be for parking and the surface parking lot will be in line with the second story of the building.

This proposed development consists of approximately 1.122 acres and is currently zoned MX-M (Mixed Use – Moderate Intensity).

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