

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 19, 2026

MEMO to the file

Jubilee Developments, LLC– Aleem Hasham, aleemhasham@gmail.com – (501)-256-9687

**Sites: Rosa Parks Stockpile, Tract 1, Block 2, and Lot 5 Block 6 of Unit 26, Volcano Cliffs Subdivision
Work Order CPN 705083**

Re: Drainage Ordinance (14-5-6-6) Violations for Erosion and Sediment Control

This morning, I spoke to Aleem Hasham, who added Joel Piavowski of JP3 Solutions to the call.

1. Aleem couldn't remember the exact date that Jubilee Developments, LLC purchased the property other than to say that it was after a plat was recorded in 2024, perhaps as late as 2025.
2. Aleem said he doesn't have any other CGP coverage on this property other than NMR1007SH.
3. He said he didn't know if that NPDES ID # was posted onsite or if a SWPPP was available on-site and promised to email his response to that question later today.
4. Aleem said he has a contract with Mr. Guzman because he sold him the property. But he didn't know how much longer Guzman Construction would use the property for the stockpiles or what plans Guzman has for stabilizing the site, but he said he would look into it.
5. Aleem doesn't intend to develop any of the sites with building permits in the near future, but instead plans to sell some lots to raise capital first. The sale of the south tract, apartments, is under contract.
6. I emphasized that Joel Piavowski sounds like a contractor or consultant and, as such, he isn't eligible to represent Jubilee Development LLC in storm water quality and CGP matters unless he is a direct employee of Jubilee, but if he is in control of some aspect as a third party, he needs his own NOI.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services