



February 29, 2024

Jonathan Hollinger
Chair - Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque NM 87102

**RE: SENSITIVE LANDS ANALYSIS FOR 1100 WOODWARD PL NE, LEGALLY
DESCRIBED AS: TRACT A PLAT OF GATEWAY SUBDIVISION CONT 2.7845 AC**

Dear Mr. Hollinger:

This report outlines the constraints identified within the proposed Major Amendment to an EPC controlled Site Plan. The subject site is located at 1100 Woodward and is legally described as Tract A Plat of Gateway Subdivision and is approximately 2.8 – acres.

The subject site is zoned Mixed-Use – High Intensity (MX-H) and is currently vacant with desert shrubs with minor to no previous grading.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site or have negative impacts as identified in the various documents supporting our findings of no sensitive land issues.



If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Sr. Planner

CC: Meagan Vieren

JN: 2023123
sl/jn/RRB