


# Memorandum

**To:** City of Albuquerque Planning Department  
**From:** Jim Strozier, Consensus Planning, Inc.   
**Date:** January 16, 2024  
**Re:** Sensitive Lands Analysis for Menaul and Carlisle – American Furniture

This memo responds to the Sensitive Lands criteria in IDO *Section 14-16-5-2*. We have analyzed the project site for the presence of sensitive lands and the constraints related to such lands. As outlined below, none of the features identified as sensitive lands by the IDO are present on the subject property for the proposed multi-use development at 3535 Menaul Blvd NE, legally described as LOT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE (BEING COMPRISED OF LOT 2 AMERICAN SQUARE) CONTAINING 9.8252 ACRES.

1. **Floodplains and Flood Hazard Areas:** Using data provided by FEMA's National Flood Hazard Layer FIRMette depicts the subject site as within an unshaded flood zone x which is an area of minimal flood hazard. Unshaded flood zone x is not considered a special flood hazard area. See map below, red pin is the subject site.

National Flood Hazard Layer FIRMette

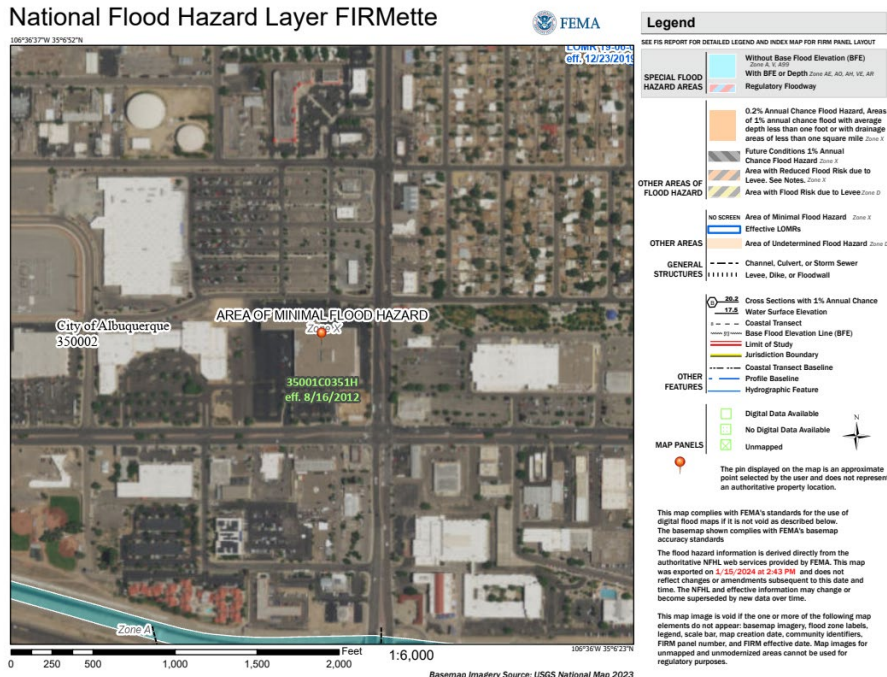


Figure 1 – FEMA National Flood Hazard Map

2. **Steep Slope and Escarpment:** The site is fully developed and does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the subject area's slope variations depicted on the map below which are below the 9% threshold. See map below,

subject site outlined in blue.

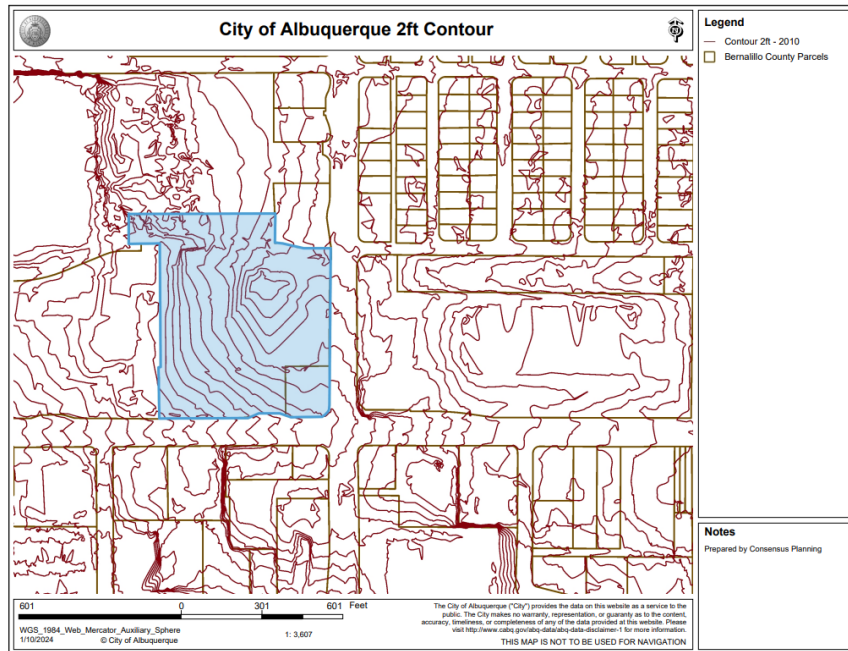


Figure 1 – CABQ Advanced Map Viewer 2ft Contour Lines

3. Unstable Soils: There are no unstable soils on this site. The site is fully developed with buildings, pavement, and landscaped areas.
4. Wetlands (constants supply of water): Based on the U.S. Fish and Wildlife Services National Wetlands Inventory, there are no wetland areas on the subject site. See map below, subject site outlined in blue.

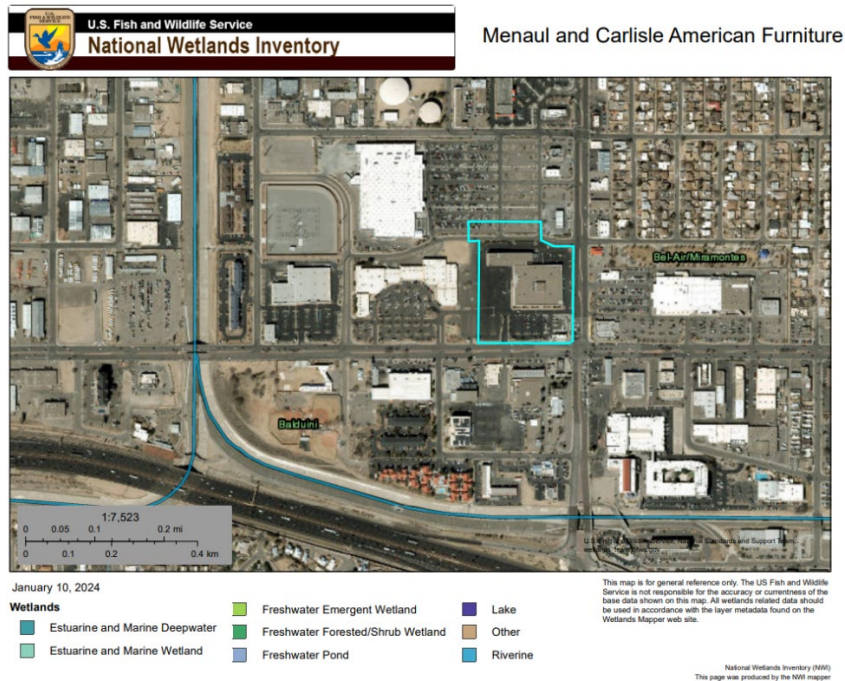


Figure 2 – National Wetlands Inventory Map