

April 14, 2025

Mr. Jay Rodenbeck
City of Albuquerque – DRB Chair
600 2nd Street NW
Albuquerque NM 87102

**RE: SAFESTOR SELF STORAGE
LOT 11-A BLOCK 2 PLAT OF LOTS 10-A, 11-A, 19-A THRU 22-A BLOCK 2 UNIT 14
VOLCANO CLIFFS SUBDIVISION
SENSITIVE LANDS ANALYSIS**

Dear Mr. Rodenbeck:

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

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing no flood plain present
Steep Slopes	None	See attached conceptual grading and drainage plan with topographic survey. No steep slopes exist on site.
Unstable Soils	None	Based on the geotech reports prepared for this site prepared by ATLAS (dated 6-09-2024), existing on site soils should be suitable for engineered fills.
Wetlands (Constant supply of water)	None	See attached Firmette showing no flood plain present. Attached conceptual grading and drainage plan anticipates two drainage ponds on site to attenuate runoff prior to it exiting the site to Rainbow Blvd.
Arroyo	None	See attached ALTA/NSPS survey. No arroyos present
Irrigation Facilities (acequias)	None	See attached ALTA/NSPS survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Rock outcroppings	None	No rock outcroppings were observed in onsite investigation or noted in geotechnical report prepared for this site by ATLAS (dated 6-09-2024).
Large stands of mature trees	None	No existing mature trees noted on site.
Archeological sites	None	No archaeological issues have been uncovered from onsite investigation or records research of the site.



SW existing shared access drive looking NE



SE undeveloped lot corner looking West



NW undeveloped lot corner looking East



NE undeveloped lot corner looking South

In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ron R. Bohannon".

Ronald R. Bohannon, P.E

JN: 2024032
RRB/at