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Angela Gomez
DRB Hearing Monitor
Development Review Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102
Email: agomez@cabq.gov

9 December 2025

**Re: Opposition to Proposed Subdivision at SE Quadrant of Paseo del Norte & Kimmick
(Project No. PR-2025-020092)**

Dear Ms. Gomez,

On behalf of Pueblo de Cochiti, I submit this letter **in firm opposition** to the application to subdivide two parcels of land located at the southeast quadrant of Paseo del Norte and Kimmick Boulevard (Project No. PR-2025-020092). The City of Albuquerque's notice did not fully disclose the significant and permanent impacts this action would permit onto the cultural landscape directly adjacent to the Petroglyph National Monument.

1. Cultural and Spiritual Importance of the Petroglyph Landscape

For Cochiti people, the petroglyphs, surrounding mesas, and volcanic features are not isolated artifacts. They are part of an intact cultural landscape that carries religious, historical, and ancestral significance. The views to and from this place now known as a national monument are integral to its cultural meaning. These landscapes are living spaces that continue to teach, guide, and connect Pueblo peoples to the Ancestors. Any intrusion that alters the visual integrity of this landscape is not merely an aesthetic disruption—it constitutes cultural and spiritual harm.

2. The Subdivision's Silent Removal of View Protections

Although framed as a simple lot subdivision, this application would remove over half of the area from the NW Mesa View Protection Overlay. This change would eliminate existing height protections and allow buildings up to 38–48 feet—effectively three to four stories—immediately adjacent to Petroglyph National Monument. At present, buildings are limited to approximately 15–19 feet. Increasing this to 3–4 times the current height constitutes a dramatic alteration of the horizon lines, sightlines, and viewsheds that have remained culturally significant for generations.

3. Irreversible Harm to Cultural and Historic Resources

The introduction of multi-story structures in this location would:

- obstruct views from within Petroglyph National Monument, including sacred volcanic features;
- disrupt the natural silhouette and mesa profile that hold ceremonial and cultural meaning;
- create visual intrusions visible across the city, altering the experience of the Monument for all communities, and;
- permanently change a landscape that has been used for prayer, traditional practices, teaching, and cultural interpretation.

Such impacts cannot be mitigated once vertical development occurs. Once the landscape is compromised, it is compromised forever.

4. The Application's Framing Is Misleading

The Pueblo de Cochiti acknowledges that this request does not itself authorize construction. However, by removing the protection overlay through subdivision, the property owner would obtain the **right** to construct buildings that would severely damage the cultural landscape in the future. This is a substantive impact disguised as a procedural action. A decision that enables future harm is still a harmful decision.

5. Failure to Adequately Notify or Consult Tribal Nations

The notice sent to Tribal Nations did not clearly explain that the subdivision would remove view-protection requirements, nor that it would pave the way for multi-story buildings in an area where such heights are currently prohibited. This lack of transparency undermines both the spirit and letter of City of Albuquerque Ordinance O-18-45, wherein the City of Albuquerque “acknowledges and affirms [T]ribal sovereignty and self-determination for [T]ribal governments,” as well as the universal norm of international law known as Free, Prior, and Informed Consent (FPIC).¹ Meaningful government-to-government consultation should accompany any decision with potential impacts on Tribal cultural resources. This did not occur for the Pueblo de Cochiti.

6. Request for Denial of the Application

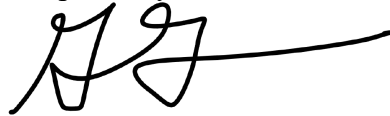
For all of these reasons, **the Pueblo de Cochiti strongly opposes** the proposed subdivision and urges the Development Review Board to deny this application. Protecting the Petroglyph National Monument and its viewsheds is not only a matter of environmental and community concern—it is a matter of honoring cultural, spiritual, and historical responsibilities to the Indigenous peoples whose ancestors created and protected these sacred places well before the City of Albuquerque was conceptualized as a political idea by Spanish colonial authorities in 1706.

¹ The FPIC regulatory framework is defined under UNESCO's 2017 Policy on Engaging with Indigenous Peoples as: “Effective participation and inclusion leading to empowerment, as well as the right to self-determined development and rights over their lands, territories and resources, require free, prior and informed consent (FPIC) of [I]ndigenous peoples (see, among others UNDRIP [United Nations Declaration on the Rights of Indigenous Peoples] Articles 10, 19, 28, 32). Obtaining FPIC is a process that respects [I]ndigenous peoples' institutions, including their mechanisms for representation, decision-making processes and conflict resolution” (Annex p.2).

The Pueblo de Cochiti requests formal acknowledgment that the City has received and considered this comment, and the Pueblo reserves its right to provide additional testimony during the upcoming hearing on Wednesday, December 17, 2025.

Thank you for your attention to this issue and your responsibility to protect resources of national, cultural, and spiritual significance.

Respectfully,

A handwritten signature in black ink, appearing to be 'GG' followed by a long horizontal stroke.

Gregorio Gonzales, Ph.D. (Comanche & Genízaro)
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