

October 15, 2025

Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

SENSITIVE LANDS ANALYSIS

IDO Section 14-16-5-2

Preliminary Plat – Paseo del Norte and Kimmick Drive NW

This memorandum responds to the **Sensitive Lands** criteria in IDO Section 14-16-5-2. The project site has been evaluated for the presence of **sensitive lands** and any associated **development constraints**. Based on the findings outlined below, **none of the features identified as sensitive lands by the IDO are present** on the subject property for the proposed Preliminary Plat at Paseo del Norte and Kimmick Drive NW.

1. **Arroyos:**

Based on the **AMAFCA Interactive Facilities Map**, the nearest arroyo/floodplain feature is the **North Branch Piedras Marcadas Channel**. The **North Fork of the Boca Negra Arroyo** lies farther south of the site. **No identified arroyo or floodplain feature is located within the subject property boundaries.**

Figure 1: AMAFCA Facilities Map of Site and Vicinity.



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2. **Floodplains and Special Flood Hazard Areas:** According to the FEMA Floodplain layer on AGIS, the subject property is in an area with a FEMA Flood Zone Designation X, which is an area of minimal flood hazard. The nearest floodplain is associated with the Piedras Marcadas Canyon to the south. There are no special flood hazard areas on the subject property.
3. **Irrigation Facilities (Acequias):** The subject property is not located in the Valley and is not near or have any irrigation facilities.

4. Large Stands of Mature Trees: There are no trees on the subject property.
5. Rock Outcroppings: These outcroppings are defined in the IDO as being at least 6 feet high and over 500 square feet in size. Using the 2-foot contours available in the Advanced Map Viewer, it is apparent there are no rock outcroppings of this size on the subject property.
6. Significant Archaeological Sites: An archeological certificate has been requested and is pending at this time but it is not anticipated to provide any findings of significance.
7. Steep Slopes and Escarpments: A review of the **ALTA/Topographic Survey (dated July 23, 2025)** indicates that while **minor grade variations** are present across the site, **no slopes exceed 10%** as defined in **IDO Section 14-16-5-2(E)**. The existing topography reflects gentle transitions typical of previously graded land, with no areas meeting the threshold for "steep slopes." Therefore, the **steep slope and escarpment protection provisions** of the IDO do **not apply** to this property.
8. Wetlands: Utilizing the U.S. Fish & Wildlife Service Wetlands Mapper, it was determined that no wetlands exist on this property. The mapper identifies the two arroyos previously discussed as riverine wetlands systems, but no other wetlands exist in the vicinity of the subject site or on the property.

Sincerely,

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