

**Updated: December 15, 2025**

Development Hearing Officer  
City of Albuquerque Planning Department  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

**RE: Updated Applicant Narrative – Major Preliminary Plat – Paseo del Norte & Kimmick Drive |**  
**Application No.: MAJOR\_PLT-2025-00016 | PR-2025-020092**

Dear Development Hearing Officer:

**Purpose of This Update**

This updated narrative is submitted to address concerns raised during review and in correspondence received by the City, and to clearly and directly respond to the **approval criteria applicable to a Major Preliminary Plat** under the Integrated Development Ordinance (IDO) pursuant to **IDO §14-16-6-6(L)**.

**Scope of Application – Preliminary Plat Only**

This application is **exclusively** a request for approval of a **Major Preliminary Plat**. It is **not** a development proposal.

Specifically, this application **does not**:

- Propose or approve any buildings or structures;
- Propose or approve land uses;
- Propose or approve density or intensity;
- Propose or approve grading beyond conceptual infrastructure planning; or

The only actions requested are to:

- Establish **legal lot lines** for future, separate development;
- Align **access and internal circulation** consistent with existing and approved access points;
- Identify and dedicate **right-of-way and easements**; and
- Initiate **infrastructure planning** that will be constructed only after future approvals.

No development approval is requested or granted with this action. Any future development will be subject to **separate Site Plan review** pursuant to **IDO §14-16-6-6** or other applicable provisions.

**Applicable Approval Criteria – Major Preliminary Plat**

Under **IDO §14-16-6-6(L)(3)**, a Major Preliminary Plat **shall be approved** if it meets the applicable criteria. The DHO's review is limited to the following determinations, each of which is addressed below:

**6-6(L)(3) Review and Decision Criteria:**

**"An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria."** IDO\_2025\_Update\_Effective

**6-6(L)(3)(a):**

**"A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."** IDO\_2025\_Update\_Effective

**6-6(L)(3)(b):**

**"A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval."**

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**Sensitive Lands – IDO §14-16-5-2**

**A. Site Analysis Requirement – §14-16-5-2(C)(1)**

A Sensitive Lands Analysis has been submitted and updated in compliance with **§14-16-5-2(C)(1)**. The analysis evaluates all sensitive land categories identified in the IDO, including arroyos, floodplains, wetlands, rock outcroppings, archaeological resources, and steep slopes.

#### **B. Steep Slopes – §14-16-5-2(C)(2)(h)**

The IDO defines *Steep Slope* as “**land with 9 percent slope or more, where development is discouraged.**” Findings:

- The subject property is approximately **12 acres**.
- The **overwhelming majority of the site** exhibits slopes **below 9 percent**.
- A small area in the southwest corner reflects a slope slightly exceeding 9 percent.
- This area comprises A VERY SMALL AREA of the total site area and does not constitute a continuous escarpment or hillside.

Accordingly, the site **does not, as a whole, meet the definition of steep slope land**.

#### **C. EPC Trigger – §14-16-5-2(C)(4)**

Section **14-16-5-2(C)(4)** requires processing as a **Site Plan – EPC** only if **development cannot avoid sensitive lands**.

This provision is **not applicable** for two independent reasons:

1. **No development is proposed or approved** with this Preliminary Plat; and
2. Even if steep slope land were present, the limited and isolated nature of the identified area on a multi-acre site means that **avoidance is presumptively achievable**.

Because the prerequisite finding—that *development cannot avoid sensitive lands*—cannot be made, the EPC trigger does not apply.

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#### **4. Proximity to Petroglyph National Monument and VPO-2**

The site is within the **VPO-2 Overlay Zone**. This plat:

- Does not approve any building or structure; and
- Does not authorize any development

Assertions regarding hypothetical future buildings, heights, or viewshed impacts are **outside the scope of a preliminary plat** and are not a basis for denial under **§14-16-6-6(L)**.

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#### **5. Tribal Notice – §14-16-6-4**

Notice requirements under **IDO §14-16-6-4(B)** were satisfied. A pre-submittal tribal meeting was offered in accordance with the IDO. No meeting was requested prior to submittal. Additionally, once we did receive correspondence which was well after the October 3, 2025 notification date, we immediately emailed the parties that we were more than willing to meet but to date, have received no response to our offer of a meeting.

A pre-submittal tribal meeting is **not a condition precedent** to approval of a Major Preliminary Plat. The applicant remains willing to meet as a courtesy, but the absence of such a meeting does not invalidate or delay plat approval under the IDO.

#### **Major Public Open Space (MPOS) – Applicability Determination Based on CABQ GIS**

Per the **City of Albuquerque GIS (CABQ GIS / IDO Interactive Map)**, the subject property is **not adjacent to, abutting, nor kitty-corner to any designated Major Public Open Space (MPOS)**.

As shown on the City's official GIS mapping, the nearest MPOS areas (including lands designated NR-PO-B associated with Petroglyph National Monument and La Cuentista Open Space) are **separated from the subject site by intervening rights-of-way and intervening zoned parcels**. There is **no shared property line**, no point of contact, and no direct corner adjacency between the subject site and MPOS.

Accordingly, the site does **not meet the IDO threshold for adjacency to Major Public Open Space**, and the MPOS-specific standards and proximity-based requirements applicable to *adjacent* properties do **not apply** to this site., the City's own GIS mapping confirms that MPOS adjacency criteria are **not triggered** for this application. As such, MPOS proximity does not expand the scope of review, does not impose additional procedural requirements, and does not affect the Development Hearing Officer's authority to approve this **Major Preliminary Plat** under **IDO §14-16-6-6(L)**.



## 6. Required Conclusion Under the IDO

The IDO establishes **approval** of a Major Preliminary Plat that meets the criteria of **§14-16-6-6(L)(3)**. The record demonstrates that:

- The plat complies with all applicable IDO provisions;
- Sensitive lands have been properly analyzed and do not preclude approval;
- No development is proposed or approved;
- EPC jurisdiction is not triggered; and
- All procedural requirements have been satisfied.

Accordingly, the Major Preliminary Plat should be approved and I respectfully request that approval with this submittal.

Sincerely,

*Angela M. Piarowski*

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