

From: [Rodenbeck, Jay B.](#)
To: [Robert Lucero](#); [Brennon Williams](#); mmyers@moplaw.com
Cc: [Rose, Robyn L.](#); [Gomez, Angela J.](#)
Subject: FW: Comment letter for DHO regarding project PR-2025-020092
Date: Tuesday, December 16, 2025 5:47:00 PM
Attachments: [image004.png](#)
[image007.png](#)
[Applicant Response to Letter of Opposition.pdf](#)
[Applicant Response to Letter of Opposition.pdf](#)

Good afternoon,

Please see the attachments and messages below from the agent for the application for item #1, PR-2025-020092, which is scheduled on tomorrow's DHO agenda.



Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning

From: Angela Piarowski <angela@modulusarchitects.com>

Sent: Thursday, December 4, 2025 2:18 PM

To: Webb, Robert L. <rwebb@cabq.gov>; Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Gomez, Angela J. <agomez@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>; Angela Williamson <awilliamson@modulusarchitects.com>; Rose, Robyn L. <rrose@cabq.gov>; Brydie Clark <brydie@modulusarchitects.com>

Subject: RE: Comment letter for DHO regarding project PR-2025-020092

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Jay, Robert,

Please see our official response to the letter of opposition that was submitted.

All my best,
Angela

From: Angela Piarowski <angela@modulusarchitects.com>

Sent: Thursday, December 4, 2025 10:44 AM

To: Webb, Robert L. <rwebb@cabq.gov>; Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Gomez, Angela J. <agomez@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>; Angela Williamson <awilliamson@modulusarchitects.com>; Rose, Robyn L. <rose@cabq.gov>; Brydie Clark <brydie@modulusarchitects.com>

Subject: RE: Comment letter for DHO regarding project PR-2025-020092

Robert,

Per the letter submitted by the Pueblo representing attorney. Please see for the record, the actual Tribal Notification that was made on October 3, 2025 at 10:29 am per the requirements of the ONC (also part of our original submittal). More than sufficient time was given to the tribal contact list. I have included the receipt for this notification . You will see that our notification does indeed meet all of the requirements of information including our contact information. I did extend an offer of a meeting once I received the letter but to date, I have not gotten a response.

With links to previous versions: [Development Hearing Officer \(DHO\)](#) [Environmental Planning Commission \(EPC\)](#) [City Council](#)

Where more information about the project can be found*:

Preferred project contact name: **Regina Okoye, Vice President**

Email: **rokoye@modulusarchitects.com**

Phone: **505.338.1499 (Ext. 1003)**

Online website or project page: _____

Attachments: _____

Final Project Information:



Thank you,
Angela

Angela M. Piarowski, CEO/Principal

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1000

Cell + Text: (505) 999.8016

Email: angela@modulusarchitects.com

[Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!](#)

Website: www.modulusarchitects.com

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Join us on Instagram: [Modulus Architects on Instagram](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)

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From: Angela Piarowski

Sent: Monday, December 1, 2025 3:41 PM

To: Allison Athens <aathens@rothsteinlaw.com>; Webb, Robert L. <rwebb@cabq.gov>; Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Gomez, Angela J. <agomez@cabq.gov>; Governor <governor@santaclarapueblo.org>; Danny D. Naranjo <ddnaranjo@santaclarapueblo.org>; Mel Tafoya <mrtafoya@santaclarapueblo.org>; J. Michael Chavarria <jmchavarria@santaclarapueblo.org>; Donna Connolly <dconnolly@rothsteinlaw.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>; Angela Williamson <awilliamson@modulusarchitects.com>; Rose, Robyn L. <rrose@cabq.gov>; Brydie Clark <brydie@modulusarchitects.com>

Subject: RE: Comment letter for DHO regarding project PR-2025-020092

Dear Governor Naranjo, Allison, and Representatives of the Santa Clara Pueblo,

Thank you for your letter dated November 25, 2025, regarding the preliminary plat application for the properties located at the southeast corner of Paseo del Norte and Kimmick Drive NW. We sincerely appreciate the Pueblo's careful review and the seriousness with which you protect the cultural, spiritual, and historical landscape of the Petroglyph National Monument.

We want to respectfully clarify that a **Tribal Meeting Request was submitted**, and the standard City form used for that notice did include our contact information. However, we fully understand and acknowledge that the Pueblo found the notice insufficient in describing the nature of the request. We take this concern seriously and will ensure that all future notices include comprehensive detail. **We are absolutely willing to meet with the Santa Clara Pueblo to discuss this request in full.** There is no hesitation on our part—we welcome the opportunity for direct dialogue, clarity, and collaboration.

Commitment to Conduct a Tribal Meeting & Site Visit

We want to state clearly that **we are absolutely willing to meet with the Santa Clara Pueblo** to discuss the application, provide full context, and listen to the Pueblo's concerns. We are prepared to meet at the Pueblo, in Albuquerque, virtually, or at any location the Pueblo prefers.

Clarification of What Is—and Is Not—Being Proposed

We want to emphasize an essential point of clarification regarding the Pueblo's concerns:

→ **There is no development project being proposed.**

→ **There are no buildings proposed.**

➔ **There is no site plan of any kind submitted or contemplated at this stage.**

This submittal is **only a preliminary plat** intended to:

- **Replat the parcels**
- **Create more organized pad layouts for future marketability**
- **Replat for a change in ownership that has occurred**
- **Mirror the exact same platting configuration, access and infrastructure tie ins previously approved on the adjacent property for the Glyphs at Volcano Mesa**

We hope this clarification helps resolve the misconception that this plat is tied to a proposed vertical construction. It is not. Future development, when contemplated, would require a fully separate site plan process.

All my best,
Angela

Angela M. Piarowski, CEO/Managing Partner

Modulus Architects & Land Use Planning

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

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Join us on Instagram: [Modulus Architects on Instagram](#)

Find me on LinkedIn: [Angela LinkedIn Profile](#)

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From: Allison Athens <aathens@rothsteinlaw.com>

Sent: Wednesday, November 26, 2025 3:19 PM

To: Webb, Robert L. <rwebb@cabq.gov>; Planning Development Review Services <PLNDRS@cabq.gov>

Cc: Gomez, Angela J. <agomez@cabq.gov>; Governor <governor@santaclarapueblo.org>; Danny D. Naranjo <ddnaranjo@santaclarapueblo.org>; Mel Tafoya <mrtafoya@santaclarapueblo.org>; J. Michael Chavarria <jmchavarria@santaclarapueblo.org>; Donna Connolly <dconnolly@rothsteinlaw.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>; Angela Williamson <awilliamson@modulusarchitects.com>; Rose, Robyn L. <rrose@cabq.gov>

Subject: RE: Comment letter for DHO regarding project PR-2025-020092

Thank you, Robert.

I don't think we have the applicant team's contact information. It was not included on the Tribal Meeting Request form.

Best,

Allison K. Athens
Rothstein Donatelli
505.988.8004
Fax: 505.982.0307

From: Webb, Robert L. <rwebb@cabq.gov>
Sent: Wednesday, November 26, 2025 11:19 AM
To: Allison Athens <aathens@rothsteinlaw.com>; Planning Development Review Services <PLNDRS@cabq.gov>
Cc: Gomez, Angela J. <agomez@cabq.gov>; Governor <governor@santaclarapueblo.org>; Danny D. Naranjo <ddnaranjo@santaclarapueblo.org>; Mel Tafoya <mrtafoya@santaclarapueblo.org>; J. Michael Chavarria <jmchavarria@santaclarapueblo.org>; Donna Connolly <dconnolly@rothsteinlaw.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Regina Okoye <rokoye@modulusarchitects.com>; Angela Williamson <awilliamson@modulusarchitects.com>; Rose, Robyn L. <rrose@cabq.gov>
Subject: RE: Comment letter for DHO regarding project PR-2025-020092

[EXTERNAL SENDER]

Received. Thank you for sending.

We can add to the file, forward to staff, the hearing officers, and the applicant team. You're welcome to attend the public DHO hearing as well. Once the agenda is finalized, it will be posted on the DHO page on cabq.gov.

Do you need contact information for the applicant team?
We highly encourage additional communication and discussion.

Thank you,

Robert



ROBERT WEBB

Senior Planner -
Development Review Services
o 505.924.3910
e rwebb@cabq.gov
cabq.gov/planning

From: Allison Athens <aathens@rothsteinlaw.com>
Sent: Wednesday, November 26, 2025 11:07 AM
To: Planning Development Review Services <PLNDRS@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>
Cc: Gomez, Angela J. <agomez@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Governor <governor@santaclarapueblo.org>; Danny D. Naranjo <ddnaranjo@santaclarapueblo.org>; Mel Tafoya <mrtafoya@santaclarapueblo.org>; J. Michael Chavarria <jmchavarria@santaclarapueblo.org>; Donna Connolly <dconnolly@rothsteinlaw.com>
Subject: Comment letter for DHO regarding project PR-2025-020092

Good morning,

Attached please find a comment letter submitted by the Santa Clara Pueblo in response to Project # PR-2025-020092; Application # MAJOR_PLT-2025-00016 – MAJOR PRELIMINARY PLAT, a project to subdivide certain parcels of land adjacent to the Petroglyph National Monument. This comment letter is intended to be part of the record for review by the assigned Development Hearing Officer, and any other decision-making party.

Please confirm that you have received this comment letter and that it will be submitted to the appropriate individual for review prior to the hearing scheduled for December 17, 2025. We are happy to answer any questions regarding our submittal.

Have a happy holiday weekend,

Allison Athens

ROTHSTEIN | DONATELLI

Allison K. Athens
Attorney at Law

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Santa Fe, New Mexico 87501
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