

From: [Rodenbeck, Jay B.](#)
To: [Brennon Williams](#); [Robert Lucero](#); mmyers@moplaw.com
Cc: [Rose, Robyn L.](#); [Gomez, Angela J.](#)
Subject: FW: Questions about the Sensitive Lands Analysis for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016
Date: Monday, December 15, 2025 6:55:00 PM
Attachments: [PR-2025-020092-HPtLP Slope 2025 12-15.pdf](#)

Good evening,

Please see the attached supplemental submittal and message below from the agent for the application for item #1, PR-2025-020092, MAJOR_PLT-2025-00016 on the December 17th DHO agenda, a Major Preliminary Plat.



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: Monday, December 15, 2025 4:18 PM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>

Cc: Rose, Robyn L. <rrose@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Montoya, Anthony <amontoya@cabq.gov>; 'Ron Bohannan' <rrb@tierrawestllc.com>; Luis Noriega <lnoriega@tierrawestllc.com>; Stephen Dunbar <sdunbar@modulusarchitects.com>; Brydie Clark <brydie@modulusarchitects.com>; Chris Zieg <chris@modulusarchitects.com>

Subject: RE: Questions about the Sensitive Lands Analysis for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016

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Jay,

Please see our final exhibit regarding the Sensitive Lands Slope, this exhibit was prepared by our Surveyor. As you can see, they analyzed the overall slope and provided slope percentages for the site which demonstrate that our site is well below the 9% sloping criterion.

Thank you,
Angela

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Sunday, December 14, 2025 11:59 PM
To: Angela Piarowski <angela@modulusarchitects.com>
Cc: Rose, Robyn L. <rrose@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Montoya, Anthony <amontoya@cabq.gov>
Subject: RE: Questions about the Sensitive Lands Analysis for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016

I am adding Hydrology engineers Tiequan Chen and Anthony Montoya to this discussion as well. Please include them as well in any correspondence about the Sensitive Lands Analysis for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016.

Thanks,



Jay Rodenbeck

Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

From: Rodenbeck, Jay B.
Sent: Sunday, December 14, 2025 11:54 PM
To: Angela Piarowski <angela@modulusarchitects.com>
Cc: Rose, Robyn L. <rrose@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>
Subject: Questions about the Sensitive Lands Analysis for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016

Good evening Angela,

Reviewing the attached Sensitive Lands Analysis included with the application submittal for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016, it appears the Sensitive Lands Analysis was performed for a different site than the subject property for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016. For example, on page 1 of the Analysis, the site is depicted as follows:



However, the subject property for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016 is located at the southeast intersection of Paseo del Norte and Kimmick Drive as follows:



Please confirm if a Sensitive Lands Analysis was performed for the subject property for the Major Preliminary Plat for PR-2025-020092, MAJOR_PLT-2025-00016. If a Sensitive Lands Analysis has been performed for the subject property, please upload it ASAP to the application in ABQ-PLAN, and email it to me, Robyn Rose, Shahab Biazar, and Angela Gomez. If a Sensitive Lands Analysis has not been performed and completed for the subject property yet, then it will need to be performed and completed and confirm that no sensitive lands are present on the subject property or can be avoided by the proposed development before the DHO would be able to approve the noted platting application. Additionally, if the Sensitive Lands Analysis confirms that the proposed development cannot avoid sensitive lands pursuant to 5-2(C)(2) and 5-2(C)(3) of the IDO, a Site Plan – EPC would be required to be approved prior to the approval of the Major Preliminary Plat by the DHO.

Thanks,



Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning