

**From:** [Rodenbeck, Jay B.](#)  
**To:** [Brennon Williams](#); [Robert Lucero](#); [mmyers@moplaw.com](mailto:mmyers@moplaw.com)  
**Cc:** [Rose, Robyn L.](#); [Gomez, Angela J.](#)  
**Subject:** FW: Updated Sensitive Lands Analysis - Preliminary Plat | Paseo & Kimmick  
**Date:** Monday, December 15, 2025 6:45:00 PM  
**Attachments:** [image006.png](#)  
[Updated\\_Sensitive\\_Lands\\_Analysis\\_Preliminary\\_Plattng\\_Action.docx.pdf](#)  
[Reduced\\_Topo.pdf](#)  
**Importance:** High

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Good evening,

Please see the attached supplemental submittals and message below from the agent for the application for item #1, PR-2025-020092, MAJOR\_PLT-2025-00016 on the December 17<sup>th</sup> DHO agenda, a Major Preliminary Plat.



## Jay Rodenbeck

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**From:** Angela Piarowski <[angela@modulusarchitects.com](mailto:angela@modulusarchitects.com)>

**Sent:** Monday, December 15, 2025 2:12 PM

**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>

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**Subject:** Updated Sensitive Lands Analysis - Preliminary Plat | Paseo & Kimmick

**Importance:** High

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Jay,

Please see the attached **Updated Sensitive Lands Analysis**, including site photographs and the topographic survey, submitted in response to the issues raised regarding IDO Section **14-16-5-2(C)(2)(h) – Steep Slopes and Escarpments**. I will also be submitting an updated Justification Narrative that addresses concerns that have been raised.

As outlined in the attached memorandum, the subject property overall does **not** meet the IDO definition of steep slope land. One small, isolated area—of the approximately 12-acre site—reflects a slope slightly exceeding 9 percent. This limited area is not representative of the site as a whole and does not constitute a continuous landform, escarpment, or site-wide constraint under the IDO definition of “land with 9 percent slope or more, where development is discouraged.”

Importantly, this application is for a **Preliminary Plat only**. No development, grading, building locations, or site disturbance are proposed or approved with this action. The plat establishes legal lot lines, access alignment, and utility configuration only. As such, there is no “development” before the City to which the sensitive lands avoidance criterion can be applied, and the Site Plan–EPC trigger is not applicable at this stage.

We believe the enclosed analysis clearly demonstrates compliance with the applicable IDO criteria and respectfully request that the Preliminary Plat continue to be processed consistent with its proper scope of review.

Please let me know if you have any questions or need any additional information.

Best regards,  
Angela

**Angela M. Piarowski, CEO/Principal**

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