

From: [Rodenbeck, Jay B.](#)
To: [Robert Lucero](#)
Cc: [Rose, Robyn L.](#); [Gomez, Angela J.](#)
Subject: FW: Urgent_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update
Date: Thursday, February 5, 2026 2:53:00 PM
Attachments: [image002.png](#)
[Urgent_Sensitive Lands Analysis Updated Package.pdf](#)
[RE Urgent_Paseo Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update.msg](#)
Importance: High

Good afternoon Robert,

I am notifying you as the DHO who is currently hearing this case to confirm that staff has received a supplemental submittal from the agent for PR-2025-020092, MAJOR-PLT-2025-00016, a Major Preliminary Plat at the southeast corner of Paseo del Norte and Kimmick, that's scheduled as item #13 on the upcoming February 11th DHO agenda. Please see attached submittals and message below.



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, February 5, 2026 11:27 AM

To: Biazar, Shahab <sbiazar@cabq.gov>

Cc: Rose, Robyn L. <rrose@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>; Ron Bohannan <rrb@tierrawestllc.com>; Luis Noriega <lnoriega@tierrawestllc.com>; 'Derek Bohannan' <dbohannan@tierrawestllc.com>; Stephen Dunbar <sdunbar@modulusarchitects.com>; Trula Howe <trula@modulusarchitects.com>

Subject: Urgent_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update

Importance: High

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Shahab,

Modulus Architects and Land Use Planning is submitting our updated Sensitive Lands analysis for the record for **PR-2025-020092 / MAJOR_PLT-2025-00016 (Major Preliminary Plat)**

In summary, the IDO’s Sensitive Lands framework is an avoidance standard intended to protect **cultural and natural resources**. The measure being debated in this case—whether a site contains “Sensitive Lands”—is therefore grounded in whether the resources at issue are **cultural** or **natural** in nature. For the subject property, the record establishes that the site is **neither**:

- **Cultural resources:** The City’s archaeological review resulted in a **Certificate of No Effect**.
- **Natural resource / “natural slope” assertions:** Critically, the City’s own **Senior Principal Investigator and Acting City Archaeologist** documented prior disturbance on this site. The City conducted its survey under **NMCRIS No. 121039** and subsequently noted in writing that the site had been **graded, bladed and cleared by 2015**, expressly stating the property has been **disturbed through previous land use**. This City-authored finding is important because it substantiates that the grading and resulting slope conditions being discussed are **not natural occurring landforms**, but rather conditions shaped by prior disturbance. This is consistent with our independent analysis and the attached historic imagery exhibits, which document repeated grading/grubbing over time. The pattern and timing of disturbance appears to coincide with construction activity associated with the **Paseo del Norte extension and adjacent residential street improvements**, as reflected in the historic aerial record.

For completeness, and consistent with your prior clarification following the hearing, we also note that slope is evaluated by the City on a **localized, area-specific basis** (not parcel-wide), and isolated areas do not define the entire site as “steep slope.”

Attached is our letter and exhibits A-I (2006; 2008; 2012–2014; 2014–2016; 2016–2018; 2018–2020; 2021–2023), along with a reference exhibits A-I

Attachments / Exhibits:

Exhibit A (2006)

Exhibit B (2008)

Exhibit C (2012–2014)

Exhibit D (2014–2016)

Exhibit E (2016–2018)

Exhibit F (2018–2020)

Exhibit G (2021–2023)

Exhibit H - NMCRIS No. 121039– City Archaeology Documentation / Findings

Please confirm receipt and that the submittal has been added to the case record for **PR-2025-020092 / MAJOR_PLT-2025-00016**. We appreciate staff’s request for analysis and look forward to continuing the platting process consistent with the IDO 2025.

Best regards,

Angela Piarowski,
CEO / Managing Partner
Modulus Architects and Land Use Planning

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

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

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

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

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

New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

