

**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 4:48:00 PM  
**Attachments:** [image003.png](#)  
[image007.png](#)  
[Updated\\_Urgent\\_Sensitive\\_Lands\\_Analysis\\_Updated.pdf](#)

---

Good afternoon Robert,

I am notifying you as the DHO who is currently hearing this case to confirm that staff has received another supplemental submittal today 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 11<sup>th</sup> DHO agenda. Please see attached submittals and messages below.



## Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Angela Piarowski <[angela@modulusarchitects.com](mailto:angela@modulusarchitects.com)>  
**Sent:** Thursday, February 5, 2026 4:14 PM  
**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Cc:** Rose, Robyn L. <[rrose@cabq.gov](mailto:rrose@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; 'Ron Bohannan' <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; 'Luis Noriega' <[lnoriega@tierrawestllc.com](mailto:lnoriega@tierrawestllc.com)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>; 'Derek Bohannan' <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>; Stephen Dunbar <[sdunbar@modulusarchitects.com](mailto:sdunbar@modulusarchitects.com)>; Trula Howe <[trula@modulusarchitects.com](mailto:trula@modulusarchitects.com)>  
**Subject:** FW: Urgent\_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update

**This Message Is From an External Sender**  
This message came from outside your organization.

[Report Suspicious](#)

Jay,  
Please see updated package with the reference to Exhibit I removed in its entirety.

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](mailto:angela@modulusarchitects.com)

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

**Website:** [www.modulusarchitects.com](http://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



---

**From:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>

**Sent:** Thursday, February 5, 2026 4:08 PM

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

**Cc:** Rose, Robyn L. <[rrrose@cabq.gov](mailto:rrrose@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; 'Ron Bohannan' <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; 'Luis Noriega' <[lnoriega@tierrawestllc.com](mailto:lnoriega@tierrawestllc.com)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>; 'Derek Bohannan' <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>; Stephen Dunbar <[sdunbar@modulusarchitects.com](mailto:sdunbar@modulusarchitects.com)>; Trula Howe <[trula@modulusarchitects.com](mailto:trula@modulusarchitects.com)>

**Subject:** FW: Urgent\_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update

Thanks Angela.

---

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

**Sent:** Thursday, February 5, 2026 4:04 PM

**To:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>

**Cc:** Rose, Robyn L. <[rrrose@cabq.gov](mailto:rrrose@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; 'Ron Bohannan' <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; 'Luis Noriega' <[lnoriega@tierrawestllc.com](mailto:lnoriega@tierrawestllc.com)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>; 'Derek Bohannan' <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>; Stephen Dunbar <[sdunbar@modulusarchitects.com](mailto:sdunbar@modulusarchitects.com)>; Trula Howe <[trula@modulusarchitects.com](mailto:trula@modulusarchitects.com)>

**Subject:** FW: Urgent\_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update

Jay,

I will update and send the revision. .

Angela

---

**From:** Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>  
**Sent:** Thursday, February 5, 2026 3:32 PM  
**To:** Angela Piarowski <[angela@modulusarchitects.com](mailto:angela@modulusarchitects.com)>  
**Cc:** Rose, Robyn L. <[rrrose@cabq.gov](mailto:rrrose@cabq.gov)>; Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>; 'Ron Bohannan' <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; 'Luis Noriega' <[lnoriega@tierrawestllc.com](mailto:lnoriega@tierrawestllc.com)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>; 'Derek Bohannan' <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>; Stephen Dunbar <[sdunbar@modulusarchitects.com](mailto:sdunbar@modulusarchitects.com)>; Trula Howe <[trula@modulusarchitects.com](mailto:trula@modulusarchitects.com)>  
**Subject:** FW: Urgent\_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update

Angela,

“Exhibit ‘H’ – reference mapping of localized steep slope areas” was not included in the attachments. Please provide this exhibit to complete your supplemental document. Furthermore, there is inconsistency in the manner the attachments are referenced. In your follow-up email, you referenced Exhibits ‘A’ through ‘I’. Is there an Exhibit ‘I’ that needs to be submitted as well?



## Jay Rodenbeck

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

---

**From:** Angela Piarowski <[angela@modulusarchitects.com](mailto:angela@modulusarchitects.com)>  
**Sent:** Thursday, February 5, 2026 11:27 AM  
**To:** Biazar, Shahab <[sbiazar@cabq.gov](mailto:sbiazar@cabq.gov)>  
**Cc:** Rose, Robyn L. <[rrrose@cabq.gov](mailto:rrrose@cabq.gov)>; Varela, Alan M. <[avarela@cabq.gov](mailto:avarela@cabq.gov)>; Ron Bohannan <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; Luis Noriega <[lnoriega@tierrawestllc.com](mailto:lnoriega@tierrawestllc.com)>; 'Derek Bohannan' <[dbohannan@tierrawestllc.com](mailto:dbohannan@tierrawestllc.com)>; Stephen Dunbar <[sdunbar@modulusarchitects.com](mailto:sdunbar@modulusarchitects.com)>; Trula Howe <[trula@modulusarchitects.com](mailto:trula@modulusarchitects.com)>  
**Subject:** Urgent\_ Paseo & Kimmick - Major Plt-2025-00016 - Sensitive Lands Analysis Update  
**Importance:** High

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](mailto:angela@modulusarchitects.com)

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

**Website:** [www.modulusarchitects.com](http://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

