

Development Hearing Officer
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Update: February 19, 2026

**RE: Updated Applicant Narrative – Major Preliminary Plat – Paseo del Norte & Kimmick Drive |
Application No.: MAJOR_PLT-2025-00016 | PR-2025-020092**

Dear Development Hearing Officer:

Purpose of This Update

This updated narrative is submitted to formally revise the scope of the application in response to concerns raised during review. The Applicant has carefully considered the issues presented and has elected to significantly narrow the request. This letter supersedes prior narratives to the extent they described subdivision or replatting of lots. We will no longer be doing any lot subdivision, lot line adjustment of any kind. We are requesting only the easements and dedication of ROW on the northern edge for Paseo del Norte.

**Revised Scope of Application – No Subdivision / No Lot Line Changes
This application no longer requests any subdivision or replatting of lots.**

There will be:

- No modification of existing lot lines
- No creation of additional lots
- No lot consolidation
- No change to development envelopes
- No change to density
- No change to zoning
- No change to VPO height restrictions

All lots within this plat shall remain exactly as currently platted and shall continue to be fully subject to the existing VPO height-restricted overlay standards, without modification or exception.

Limited Request is now ONLY for the establishment of Easements and Paseo del Norte Trail Right-of-Way Only

The application is now limited solely to the following actions:

- Establishing necessary easements
- Dedicating right-of-way required for the Paseo del Norte Trail.

No subdivision of land is requested.

No lot reconfiguration is requested.

No change to VPO status is requested.

No development approval is requested.

This action is purely administrative and infrastructure-related in nature.

Clarification Regarding Development

This application:

- Does not approve or authorize any buildings;
- Does not approve or authorize grading;
- Does not approve or authorize land uses;
- Does not alter development standards;
- Does not modify VPO height limitations.

Any future development on the lots would require separate review and approval under the IDO and would remain subject to all applicable overlay and height restrictions.

Sensitive Lands & VPO Context

Because there is no subdivision, no modification of development standards, concerns regarding intensification, viewshed expansion, or height impacts are not implicated by this revised application as ALL PARCELS IN THIS REQUEST REMAIN IN THE VPO HEIGHT PROTECTION AREA. All parcels remain within the existing VPO overlay area and remain bound by its height limitations.

The Sensitive Lands Analysis submitted into the record, including certified 1960 and 1990 United States Geological Survey (USGS) topographic surveys and the 1990 contour overlay analysis (Exhibit A) 251082 (4)- SLOPE OVERLAY Model, clearly demonstrates that the historic natural landform of the subject property did not contain slopes exceeding the 9% threshold defined in the IDO for Steep Slopes. The federally certified USGS contour intervals reflect a gradual mesa-edge condition with widely spaced contours and no continuous escarpment or hillside exceeding the regulatory trigger. Furthermore, the City's own archaeological documentation confirms that the site was bladed and disturbed prior to 2015, meaning the property no longer exists in an intact natural state. Because the IDO's Sensitive Lands provisions apply to natural landforms and undisturbed conditions, the objective historic record establishes that the subject property does not meet the criteria for classification as Natural Sensitive Lands.

Required Conclusion Under the IDO

Under IDO §14-16-6-6(L)(3), a Major Preliminary Plat shall be approved if it meets applicable criteria.

As revised, the application:

- Does not alter lot configuration;
- Does not expand development rights;
- Does not modify VPO restrictions;
- Does not create new development potential;
- Is limited to easement establishment and right-of-way dedication for a public trail.

Accordingly, the request is substantially narrowed and should be approved as revised.

Sincerely,

Angela M. Piarowski

Angela Piarowski (Agent)
Modulus Architects & Land Use Planning
8220 San Pedro Drive NE, Suite 520
Office: 505-338-1499
Email: angela@modulusarchitects.com

