



April 20, 2026

Development Hearing Officer
 City of Albuquerque, Planning Department
 600 2nd Street NW, Albuquerque NM 87102

Mr. Hearing Officer:

JAG Planning & Zoning, agent for Joe Grady, respectfully requests your review and approval of this Sensitive Land Analysis for **PR2021-004967, Minor Preliminary/Final Plat Subdivision**, in accordance with Section 14-16-5-2 of the Integrated Development Ordinance (IDO). As demonstrated below, the subject analysis outlines several sensitive land features on the subject property, but the proposed site is still expected to comply with the Sensitive Land requirements.

Sensitive Lands Table

Feature	Map Location	Photos	Dimensions	Applicant's Response
Floodplains and Flood Hazards	Notes on Plat		Floodplains and Special Flood Hazard Areas 5-2(C)(1)(b)	There are no floodplains on the site as shown on the attached Plat. According to notes provided by the surveyor, the subject property is in the FEMA Flood Zone Designation "X" = Area with Reduced Flood Risk Due.
Steep Slopes and Escarpments			Steep Slopes and Escarpments 5-2(C)(1)(g)	There are no steep slopes or escarpments on the property.
Unstable Soils				There are no unstable Soils on the property.
Wetlands (Constant Supply of Water)			Wetlands 5-2(C)(1)(h)	There are no wetlands on the property
Arroyos			Arroyos 5-2(C)(1)(a)	There are no arroyos on the property, and it is not impacted by any AMAFCA Facilities.

Irrigation Facilities (Acequias)			Irrigation Facilities 5-2(C)(1)(c)	The subject properties are outside of the Middle Rio Grande Conservancy District's Boundary and are not affected by this request.
Rock Outcroppings			Rock Outcroppings 5-2-(C)(1)(e)	The IDO defines this as "Bedrock or other stratum a minimum of 4 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 300 square feet in surface area." The subject site does not have a land feature that meets this criterion.
Large Stands of Mature Trees			Large Stands of Mature Trees 5-2(C)(1)(d)	The subject properties have large mature trees on the site, but the applicant intends on keeping them as part of their landscaping.
Archeological Sites			Significant Archaeological Sites 5-2(C)(1)(f)	There are no known archeological sites on the property. The subject property is under 5 acres and does not require an archaeological certificate.

Conclusion

The subject property had one land element that may have meet the "Sensitive Lands" definition, as found in the IDO. However, the applicant does not intend on removing the existing trees since they are part of their overall landscape plan.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia

Juanita Garcia
Principal
JAG Planning and Zoning, LLC