

From: [Ryan Mulhall](#)
To: [Rodenbeck, Jay B.](#)
Subject: Fwd: [External] Re: NSD-11400 Sombra del Oeste
Date: Wednesday, August 28, 2024 9:59:10 AM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

----- Forwarded message -----

From: Duda, Nicole <nicole.duda@pnm.com>
Date: Mon, Aug 12, 2024 at 9:26 AM
Subject: RE: [External] Re: NSD-11400 Sombra del Oeste
To: Thompson Engineering consultan <tecnm@yahoo.com>, Eugene Chavez <echavez@homewise.org>, Amber Palmer <cartesianamber@gmail.com>
Cc: Mackenzie Bishop <mackenzie@abrazohomes.com>, Jaime Jaramillo <jjaramillo@homewise.org>, Joseph Marquez <joseph@abrazohomes.com>, Lisa Huval <lhuval@homewise.org>, Ortega, Jerrold <Jerrold.Ortega@pnm.com>, Ramirez, Carlos <Carlos.Ramirez@pnm.com>, Ryan Mulhall <cartesianryan@gmail.com>

Thank you David, the new PUE's look good to me.

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

○ 872-310-4414 | Nicole.Duda@pnm.com

From: Thompson Engineering consultan <tecnm@yahoo.com>
Sent: Monday, August 12, 2024 9:51 AM
To: Eugene Chavez <echavez@homewise.org>; Amber Palmer <cartesianamber@gmail.com>; Duda, Nicole <nicole.duda@pnm.com>
Cc: Mackenzie Bishop <mackenzie@abrazohomes.com>; Jaime Jaramillo <jjaramillo@homewise.org>; Joseph Marquez <joseph@abrazohomes.com>; Lisa Huval <lhuval@homewise.org>; Ortega, Jerrold <jerrold.ortega@pnm.com>; Ramirez, Carlos <carlos.ramirez@pnm.com>; Ryan Mulhall <cartesianryan@gmail.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Nicole,

There were 2 emails to everyone from Amber at Cartesian Surveys on August 1st with the PDF and DWG of the plat that shows the PUE's. I just forwarded both emails to you again.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Monday, August 12, 2024 at 07:57:32 AM MDT, Duda, Nicole <nicole.duda@pnm.com> wrote:

Hi David,

Which document shows the PUEs? I did not see any easement lines on the documents that I have so far.

Thanks,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

From: Thompson Engineering consultan <tecnm@yahoo.com>
Sent: Thursday, August 8, 2024 4:56 PM
To: Eugene Chavez <echavez@homewise.org>; Amber Palmer <cartesianamber@gmail.com>
Cc: Duda, Nicole <Nicole.Duda@pnm.com>; Mackenzie Bishop <mackenzie@abrazohomes.com>; Jaime Jaramillo <JJaramillo@homewise.org>; Joseph Marquez <joseph@abrazohomes.com>; Lisa Huval <LHuval@homewise.org>; Ortega, Jerrold <Jerrold.Ortega@pnm.com>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Ryan Mulhall <cartesianryan@gmail.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Hello Nicole,

Have you had a chance to review the plat to determine if you need to revise any of the PUE's? We are planning to submit the plat to the City on August 19th for DHO review.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Thursday, August 1, 2024 at 03:22:34 PM MDT, Amber Palmer <cartesianamber@gmail.com> wrote:

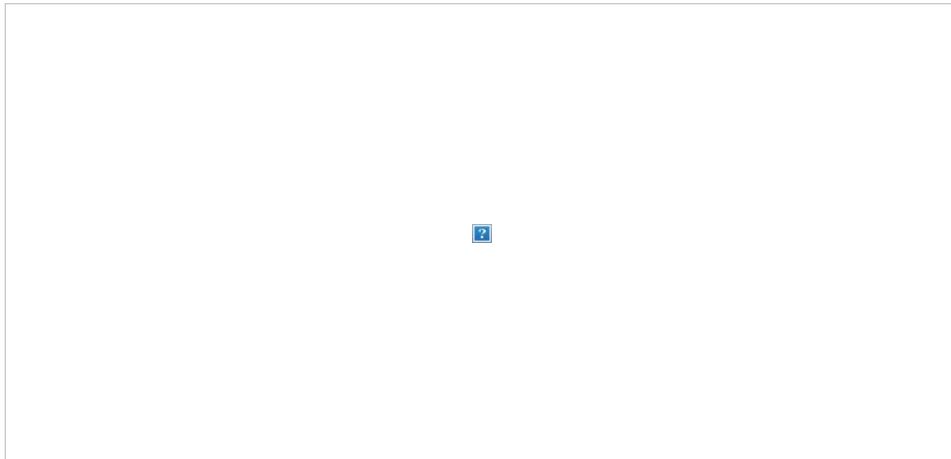
Good Afternoon,

Attached you will find the DWG for the above referenced plat. Once we know what easements will be changing I can update the plat and move forward with getting approvals and signatures.

Please let me know if you have any questions.

Thanks!!

Amber Palmer 😊



[CSI-Cartesian Surveys Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

Email: cartesianamber@gmail.com

On Thu, Aug 1, 2024 at 12:40 PM Amber Palmer <cartesianamber@gmail.com> wrote:

Good Afternoon,

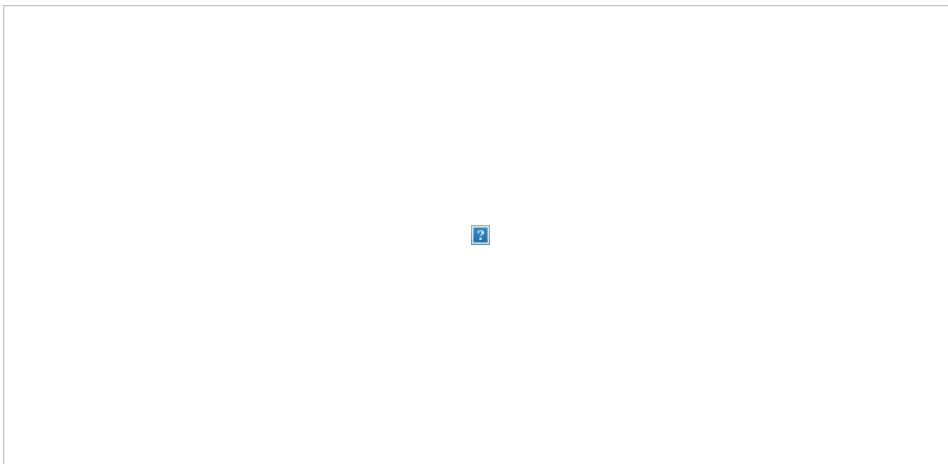
Attached you will find a PDF for the above referenced plat.

I will send the DWG as soon as possible.

Please let me know if you have any questions.

Thanks!!

Amber Palmer 😊



CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

Email: cartesianamber@gmail.com

On Fri, Jul 26, 2024 at 9:58 AM Eugene Chavez <echavez@homewise.org> wrote:

Good Morning Thanks for the meeting this am it was very helpful.

We have some easements to do,

7' ½ for PUE in front of buildings and 2' ½ for Private service easement. Tract 1 easement for PNM box also relocate easement at the pond area. Dave will share the Plan.

Also, transformers will need to be installed at property lines between buildings, so we don't have any issues with driveways.

What about Comcast and Lumen?

I have copied our surveyor Cartesian on this also

Please add anything else I may have missed.

Look forward to working with all of you on this Project.

Eugene Chavez

Real Estate Development Construction Director

Hablo español



Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

1301 Siler Road, Bldg. D
Santa Fe, NM 87507
www.homewise.org

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From: Eugene Chavez
Sent: Tuesday, July 23, 2024 12:09 PM
To: Duda, Nicole <Nicole.Duda@pnm.com>
Cc: Mackenzie Bishop <mackenzie@abrazohomes.com>; Jaime Jaramillo <JJaramillo@homewise.org>; Joseph Marquez <joseph@abrazohomes.com>; Lisa Huval <LHuval@homewise.org>; Ortega, Jerrold <Jerrold.Ortega@pnm.com>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Thompson Engineering consultan <tecnm@yahoo.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Works for me.

Eugene Chavez

Real Estate Development Construction Director

Hablo español

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

1301 Siler Road, Bldg. D
Santa Fe, NM 87507
www.homewise.org

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On Jul 23, 2024, at 11:22 AM, Duda, Nicole <Nicole.Duda@pnm.com> wrote:

[EXTERNAL SENDER]

Sounds good, I'll send out a meeting invite for this Friday (7/26) 9-10am. Will this work for everyone else?

Thanks,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

☎ 872-310-4414 | Nicole.Duda@pnm.com

From: Mackenzie Bishop <mackenzie@abrazohomes.com>

Sent: Tuesday, July 23, 2024 12:09 PM

To: Duda, Nicole <Nicole.Duda@pnm.com>
Cc: Eugene Chavez <echavez@homewise.org>; Jaime Jaramillo <JJaramillo@homewise.org>; Joseph Marquez <joseph@abrazohomes.com>; Lisa Huval <LHuval@homewise.org>; Ortega, Jerrold <Jerrold.Ortega@pnm.com>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Thompson Engineering consultan <tecnm@yahoo.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Friday morning works for me.

-Mackenzie

On Tue, Jul 23, 2024 at 10:54 AM Duda, Nicole <Nicole.Duda@pnm.com> wrote:

Hi Eugene,

Would you still like to setup a meeting for this week? We can schedule something for Wednesday (7/24) or Friday morning (7/26).

Please let me know!

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

📞 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>

Sent: Friday, July 19, 2024 9:32 AM

To: Duda, Nicole <Nicole.Duda@pnm.com>

Cc: Thompson Engineering consultan <tecnm@yahoo.com>; Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Ortega, Jerrold <Jerrold.Ortega@pnm.com>; Joseph Marquez <joseph@abrazohomes.com>; Mackenzie Bishop <mackenzie@abrazohomes.com>; Lisa Huval <LHuval@homewise.org>

Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Hello Nicole

I will get with our team.

Have a great weekend.

Eugene Chavez

Real Estate Development Construction Director

Hablo español

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

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On Jul 19, 2024, at 8:08 AM, Duda, Nicole <Nicole.Duda@pnm.com> wrote:

[EXTERNAL SENDER]

Hi Eugene,

Does next week Tuesday (7/23) 8-9am or 10-11am work for you?

We can make this an online teams meeting or in person, let me know which you prefer.

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

📞 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>

Sent: Thursday, July 18, 2024 5:54 PM

To: Duda, Nicole <Nicole.Duda@pnm.com>

Cc: Thompson Engineering consultan <tecnm@yahoo.com>; Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Joseph Marquez <joseph@abrazohomes.com>; Mackenzie Bishop <mackenzie@abrazohomes.com>; Lisa Huval <LHuval@homewise.org>

Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Hello Nicole and Team,

I have included our design and builderTQM,

As this is an all electric towthhome community we need to be mindful of pedestals and meter bank placements.

Can we please set up a meeting soon to discuss?

Thanks!

Eugene Chavez

Real Estate Development Construction Director

Hablo español

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

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On Jun 24, 2024, at 8:51 AM, Duda, Nicole <Nicole.Duda@pnm.com> wrote:

[EXTERNAL SENDER]

Thank you! Could I get a time estimate of when I can expect to receive the plans?

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

O 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>
Sent: Tuesday, June 18, 2024 10:47 AM
To: Thompson Engineering consultan <tecnm@yahoo.com>
Cc: Duda, Nicole <Nicole.Duda@pnm.com>; Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Thanks Dave.

Eugene Chavez
Real Estate Development Construction Director
Hablo español!

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

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On Jun 18, 2024, at 9:28 AM, Thompson Engineering consultan <tecnm@yahoo.com> wrote:

[EXTERNAL SENDER]

Nicole,

Yes, we are currently working on the update to the plans.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Tuesday, June 18, 2024 at 08:45:44 AM MDT, Duda, Nicole <nicole.duda@pnm.com> wrote:

Dave & Eugene,

Are we continuing plans for the subdivision application NSD-11400 - Sombra del Oeste? Please let me know.

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

☎ 872-310-4414 | Nicole.Duda@pnm.com

From: Duda, Nicole
Sent: Thursday, May 30, 2024 3:55 PM
To: Eugene Chavez <echavez@homewise.org>; Dave thompson consultan <tecnm@yahoo.com>
Cc: Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>
Subject: RE: [External] Re: NSD-11400 Sombra del Oeste

Thanks Eugene.

Dave – please see the below conversation about updates needed for NSD-11400.

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM New Service Delivery

☎ 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>
Sent: Thursday, May 9, 2024 1:28 PM
To: Duda, Nicole <Nicole.Duda@pnm.com>
Cc: Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Dave thompson consultan <tecnm@yahoo.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Hello I have copied our civil engineer Dave.

Eugene Chavez

Real Estate Development Construction Director

Hablo español

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echavez@homewise.org

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On May 9, 2024, at 10:49 AM, Duda, Nicole <Nicole.Duda@pnm.com> wrote:

[EXTERNAL SENDER]

Hello,

Following up for any site plan updates and a driveway plan for NSD-11400 Sombra del Oeste.

While I wait for these documents, I want to mention that existing transformer U14773 cannot be relocated. Therefore, pond B will either need to be redesigned or additional easement will be needed to feed the transformer.

Please let me know if you have any questions.

Thank you,

Nicole Duda | Burns & McDonnell Contractor to PNM

Assistant Electrical Designer

PNM Infrastructure Investment Projects

☎ 872-310-4414 | Nicole.Duda@pnm.com

From: Duda, Nicole
Sent: Thursday, April 4, 2024 12:00 PM
To: Eugene Chavez <echavez@homewise.org>
Cc: Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>;
Grantham, Joseph <Joseph.Grantham@pnm.com>; tecnm@yahoo.com; Hua Zhuang
<hzhuang@swinecable.com>
Subject: RE: [External] Re: NSD-11400 Sombra del Oeste

Sounds good! Please keep me updated with any new documents & if you are able to get the driveway plan so that I may proceed with the design

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Distribution Engineer

PNM Infrastructure Investment Projects

📞 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>
Sent: Friday, March 29, 2024 3:08 PM
To: Duda, Nicole <Nicole.Duda@pnm.com>
Cc: Jaime Jaramillo <JJaramillo@homewise.org>; Ramirez, Carlos <Carlos.Ramirez@pnm.com>;
Grantham, Joseph <Joseph.Grantham@pnm.com>; tecnm@yahoo.com; Hua Zhuang
<hzhuang@swinecable.com>
Subject: Re: [External] Re: NSD-11400 Sombra del Oeste

Hello Nicole we are doing some edits with our site plan.

This community will be all electric.

Will be in touch.

Best.

Eugene Chavez

Real Estate Development Construction Director

Hablo español

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

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On Mar 29, 2024, at 1:44 PM, Duda, Nicole <Nicole.Duda@pnm.com> wrote:

[EXTERNAL SENDER]

Thank you for the information!

Could I get a driveway plan for this project? I need to make sure that I am placing equipment properly between driveway pavements.

Best,

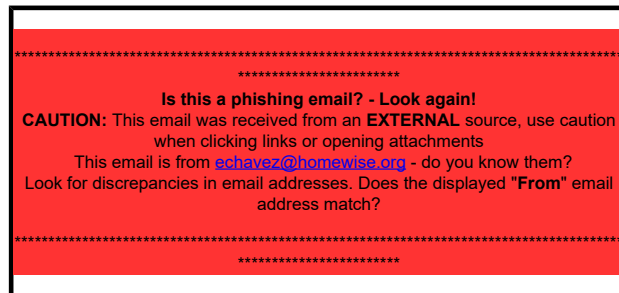
Nicole Duda | Burns & McDonnell Contractor to PNM

Distribution Engineer

PNM Infrastructure Investment Projects

☎ 872-310-4414 | Nicole.Duda@pnm.com

From: Eugene Chavez <echavez@homewise.org>
Sent: Thursday, March 28, 2024 4:21 PM
To: Jaime Jaramillo <JJaramillo@homewise.org>
Cc: Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Grantham, Joseph <Joseph.Grantham@pnm.com>; tecnm@yahoo.com; Duda, Nicole <Nicole.Duda@pnm.com>; Hua Zhuang <hzhuang@swlinecable.com>
Subject: [External] Re: NSD-11400 Sombra del Oeste



Hello all,

These will be metered and the HOA will pay the power bill in the future.

Eugene Chavez

Real Estate Development Construction Director

Hablo español

Office: 505.955-7036
Cell: 505.670-3404
Fax: 505.983.4655

echavez@homewise.org

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On Mar 28, 2024, at 1:33 PM, Jaime Jaramillo <JJaramillo@homewise.org> wrote:

Hi Nicole,

I am copying our construction director, Eugene Chavez here for response.

Thank you,

Jaime Jaramillo
Real Estate Development Planning Director

NMREL# 53836
phone: 505-372-8361
Email: jjaramillo@homewise.org
500 2nd Street SW
Albuquerque, NM 87102

From: Duda, Nicole <Nicole.Duda@pnm.com>
Sent: Thursday, March 28, 2024 1:28 PM
To: tecnm@yahoo.com; Jaime Jaramillo <JJaramillo@homewise.org>
Cc: Ramirez, Carlos <Carlos.Ramirez@pnm.com>; Grantham, Joseph <Joseph.Grantham@pnm.com>
Subject: NSD-11400 Sombra del Oeste

[EXTERNAL SENDER]

Hello,

I am currently working on subdivision project NSD-11400 Sombra del Oeste.

Reaching out to see if the streetlights will be metered or non-metered and who owns the streetlights ?

Best,

Nicole Duda | Burns & McDonnell Contractor to PNM

Distribution Engineer

PNM Infrastructure Investment Projects

☎ 872-310-4414 | Nicole.Duda@pnm.com



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