

From: [Rodenbeck, Jay B.](#)
To: [Wolfley, Jolene](#)
Subject: FW: [#2023024] [EXTERNAL] FW: PR-2023-008674 Deferral Request Suggestion
Date: Monday, April 8, 2024 1:04:00 PM

Jolene,

Margaret notes below that they have no further comments on the Plat for PR-2023-008674.

I think this addresses our comment regarding NMDOT review. Please confirm.

Jay

From: Jon Niski <JNiski@tierrawestllc.com>
Sent: Monday, April 8, 2024 12:58 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>
Cc: Ron Bohannon <rrb@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>; Adam Johnstone <AJohnstone@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>
Subject: FW: [#2023024] [EXTERNAL] FW: PR-2023-008674 Deferral Request Suggestion

Jay,

See Margarets email below. They don't have any comments on this case.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
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From: Haynes, Margaret, DOT <margaret.haynes@dot.nm.gov>

Sent: Monday, April 8, 2024 12:56 PM

To: Jon Niski <JNiski@tierrawestllc.com>

Cc: Ron Bohannan <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>; Thompson, Keith, DOT <Keith.Thompson@dot.nm.gov>; Haynes, Margaret, DOT <margaret.haynes@dot.nm.gov>

Subject: RE: [EXTERNAL] FW: [#2023024] PR-2023-008674 Deferral Request Suggestion

Hi Jon,

We have no further comments on this case. Keith added the comment as a catch-all, but I know he has already coordinated with your team.

Thanks,
M

Margaret L. Haynes, P.E.

District 3 Assistant Traffic Engineer

New Mexico Department of Transportation
7500 Pan American Freeway N.E.
Albuquerque, NM 87109
505-288-2086 cell

From: Jon Niski <JNiski@tierrawestllc.com>

Sent: Monday, April 8, 2024 12:52 PM

To: Haynes, Margaret, DOT <margaret.haynes@dot.nm.gov>

Cc: Bohannan, Ronald <rrb@tierrawestllc.com>; Terry Brown <tbrown@tierrawestllc.com>

Subject: [EXTERNAL] FW: [#2023024] PR-2023-008674 Deferral Request Suggestion

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Margaret,

We received this letter in regards to a project we have near Coors / I-40. Also attached is our approved Conceptual TCL. As you can see, we are not taking to/from either Coors or I-40. Also, there is City of Albuquerque property between our property and your facilities that contain a multi-purpose trail and 14'x14' box culvert. I'm not sure what we would need to coordinate with NMDOT. Can you please review and let me know if you concur? We are trying to get Preliminary Plat approval on Wednesday. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

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From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Monday, April 8, 2024 12:34 PM
To: Sergio Lozoya <SLozoya@tierrawestllc.com>
Cc: Webb, Robert L. <rwebb@cabq.gov>; Adam Johnstone <AJohnstone@tierrawestllc.com>; Jon Niski <JNiski@tierrawestllc.com>; Wolfley, Jolene <jwolfley@cabq.gov>
Subject: [#2023024] PR-2023-008674 Deferral Request Suggestion

Good morning Sergio,

For the Preliminary Plat for PR-2023-008674, due to the site abutting both Coors and I-40 we need to receive NMDOT review and comment on the project, and you as the applicant must demonstrate that noise walls and/or mitigations will provide a subdivision that meets the requirements of 5-4(C) (2) of the IDO. This was noted in the attached Sketch Plat comments from June 7th, 2023 (see pages 4 and 5 in the attachment).

Regarding noise mitigation, you mention in your application submittal for the Preliminary Plat that a noise study was performed and reviewed by Michael Pittman from the Environmental Health Department, but I didn't see it in the submittal. Please confirm and submit the noise study ASAP.

Additionally, the attached comments memo we received from NMDOT on this project notes that coordination needs to be made with NMDOT District 3 Assistant Engineer Margaret Haynes. Based on the attached NMDOT comments memo, it sounds like NMDOT has not reviewed and commented on the project yet. Without review and comment yet from NMDOT on this project, a decision can't be made by the DHO yet on the Plat.

Therefore, staff suggests submitting a request for deferral so that there will be adequate time for you to coordinate with NMDOT on the project. In the meantime, please send us the noise study and any correspondence from Mr. Pittman on the study if it's available.



Jay Rodenbeck

Planning Manager

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