

From: [Rodenbeck, Jay B.](#)
To: [Donna Bohannan](#); [Planning Development Review Services](#); [Biazar, Shahab](#)
Cc: [Ron Bohannan](#); [Amadeo Trujillo](#); [April Christie](#)
Subject: RE: [#2023024] 2023024 Playa Del Sur Maimi Rd Noise Study (PR-2023-008674)
Date: Monday, January 6, 2025 11:37:00 AM
Attachments: [PR-2023-008674 Comments 12-4-24.pdf](#)

Thanks for the Noise Study supplemental submittal Donna.

Please confirm as well if you are submitting a supplemental submittal(s) featuring documentation/exhibits for the wall material and design addressing 5-7(E) of the IDO per the attached Parks/Planning comments and per our December 12th Zoom meeting with you and your team; I believe we will need that/those documentation/exhibits before the DHO meeting as well.

Additionally, we haven't received a supplemental submittal addressing the following Planning comments in the attached memos PDF:

The Project and Application numbers must be added to the Plat.

The AGIS DXF file approval must be submitted.

The Preliminary Plat for PR-2023-008674 / SD-2024-00056 had the following conditions of approval which must be met:

c. Show on the Plat that an 8-foot wall, no less than 6 inches wide, with an irregular, not flat, surface that bounces noise, possibly split face block, will be built along the entire eastern property boundary and to wrap around the corner with Lot 4 on Miami Road for a distance of 35-50 feet, stepping down as it approaches the front façade.

This condition is partially met with a label for this wall on Sheet 3. Please modify to the exact language above which includes 6 inches wide and the wrap around the corner with Lot 4 on Miami Road for a distance of 35-50 feet, stepping down as it approaches the front façade. This note must be added to Sheet 4 as well.

Confirm that the wall drawing on the wall permit document shows at least a 6-inchwide wall.

e. A solid gate shall be provided in the eastern wall to provide access to the trail from the neighborhood.

Provide documentation showing the solid gate design and its location in the wall to provide access to the trail from the neighborhood.

Please confirm if an additional submittal(s) will be submitted addressing these comments.

Thanks,



Jay Rodenbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning

From: Donna Bohannon <djb@tierrawestllc.com>

Sent: Monday, January 6, 2025 11:01 AM

To: Planning Development Review Services <PLNDRS@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Cc: Ron Bohannon <rrb@tierrawestllc.com>; Amadeo Trujillo <ATrujillo@tierrawestllc.com>; April Christie <achristie@tierrawestllc.com>

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

Good morning,

Attached please find the Updated Noise Study for the referenced project. If you have any questions, please contact Ron Bohannon (rbohannon@tierrawestllc.com) or Amadeo Trujillo (atrujillo@tierrawestllc.com).

Thank you!

Donna J. Bohannon

Owner

Tierra West LLC

5571 Midway Park Pl., NE

Albuquerque, NM 87109

505-858-3100

505-858-1118 (fax)

djb@tierrawestllc.com

www.tierrawestllc.com

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