

1100 Woodward PI NE_Neighborhood Meeting Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Wed 2/21/2024 10:26 AM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>

1 attachments (2 MB)

3 - Zone Atlas J-15-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE	Albuquerque	NM	87102	5055048620

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, February 20, 2024 8:49 AM

To: Office of Neighborhood Coordination <AJohnstone@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Adam Johnstone
Telephone Number
(505) 858-3100
Email Address
AJohnstone@tierrawestllc.com
Company Name
Tierra West, LLC
Company Address
5571 Midway Park Pl NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
Tract A Plat of Gateway Subdivision
Physical address of subject site:
1100 Woodward Pl NE 87102
Subject site cross streets:
Mountain Rd & Woodward Pl NE
Other subject site identifiers:
This site is located on the following zone atlas page:
J-15-Z
Captcha
x

Neighborhood Meeting Inquiry Sheet Submission

webmaster@cabq.gov <webmaster@cabq.gov>

Tue 2/20/2024 8:49 AM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>

Cc:onc@cabq.gov <onc@cabq.gov>

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Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Adam Johnstone

Telephone Number

(505) 858-3100

Email Address

AJohnstone@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A Plat of Gateway Subdivision

Physical address of subject site:

1100 Woodward Pl NE 87102

Subject site cross streets:

Mountain Rd & Woodward Pl NE

Other subject site identifiers:

This site is located on the following zone atlas page:

J-15-Z

Captcha

x

Sergio Lozoya

From: Sergio Lozoya
Sent: Monday, March 4, 2024 3:49 PM
To: SBMTNA
Cc: Donna Bohannon; Adam Johnstone
Subject: [#2023123] Neighborhood Meeting Offer - Site Plan - EPC Major Amendment
Attachments: SBMTNA Transmittal Letter.pdf; Theresa Illgen.pdf; Loretta Naranjo Lopez.pdf

Tracking:	Recipient	Delivery	Read
	SBMTNA		
	Donna Bohannon	Delivered: 3/4/2024 3:49 PM	Read: 3/4/2024 3:59 PM
	Adam Johnstone	Delivered: 3/4/2024 3:49 PM	

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2023/2023123 Rehab Hospital Mountain and I-25
12d Synergy Project: Tierra West llc/Projects/2023/2023123 Rehab Hospital Mountain and I-25
12dSynergySendGUID: 16986350-8a18-4f9c-a5e4-137dfae35fbe

Greetings,

Please see attached request for a Neighborhood Meeting regarding an upcoming Site Plan – EPC Major Amendment request.

The controlling site plan can be accessed via the link below.

<https://we.tl/t-xD9OAYzt0v>

Please contact me with any questions or concerns.

Thanks,

Sergio Lozoya
Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-278-7088
505-858-1118 (fax)
SLozoya@tierrawestllc.com
www.tierrawestllc.com



March 4, 2024

Loretta Naranjo-Lopez
Santa Barbara Martinez Town
1127 Walter NE
Albuquerque, NM 87102

**RE: SITE PLAN – EPC (MAJOR AMENDMENT)
REQUEST FOR A MEETING WITH SANTA
BARBARA NEIGHBORHOOD ASSOCIATION**

Dear Loretta:

Tierra West LLC, on behalf of Cross Development, is submitting a request for Site Plan – EPC Major Amendment. We are proposing a Physical Rehabilitation Hospital Use with 48 beds. The Site Plan – EPC Major Amendment request will add the hospital use to the existing, controlling Site Plan. This letter is to inform the Neighborhood Associations, prior to submittal, and to provide an opportunity to meet with us to discuss the project. We look forward to continuing to work with you and your Neighborhood Association.

Enclosed, please find the following items:

- Proposed Site Plan – EPC Major Amendment
- We Transfer Link - Existing, Controlling Site Plan
- Conceptual Elevations

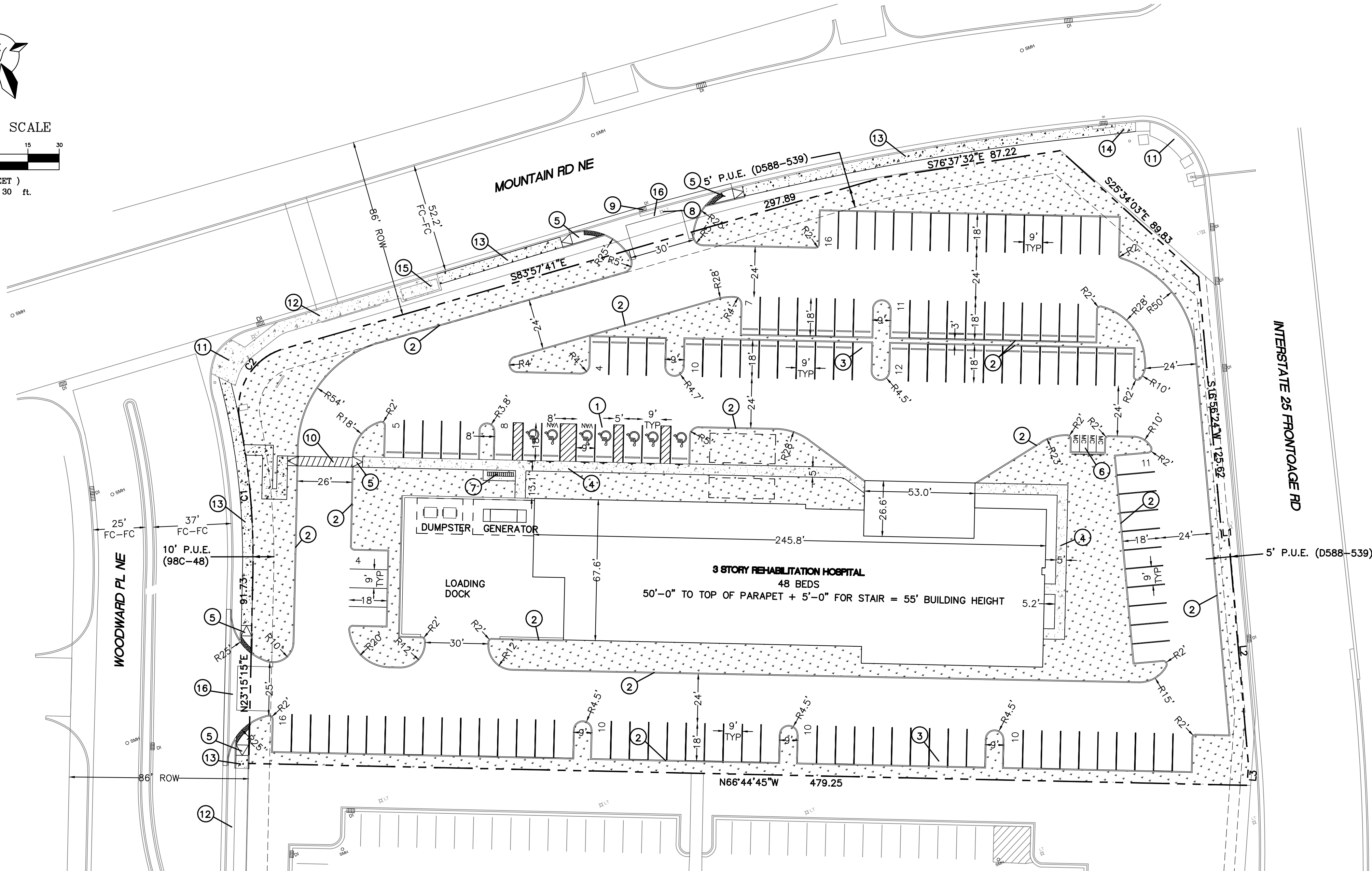
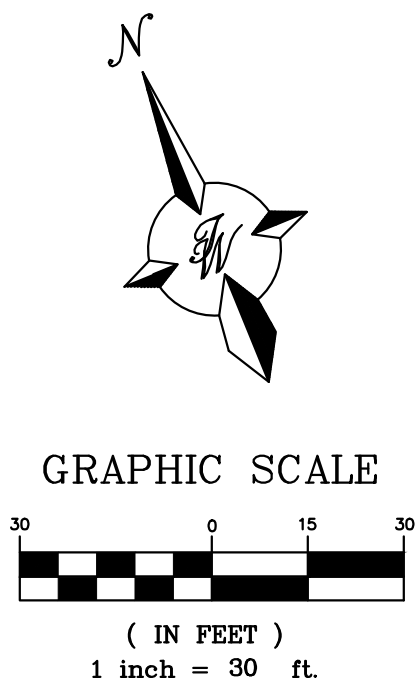
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sergio Lozoya", with a stylized flourish at the end.

Sergio Lozoya
Sr. Planner

JN: 2023123
SI/jn/db



LEGEND

—	CURB & GUTTER
- - -	BOUNDARY LINE
- - - -	EASEMENT
- - - - -	CENTERLINE
- - - - -	RIGHT-OF-WAY
—	BUILDING
—	SIDEWALK
- - - - -	EXISTING CURB & GUTTER
- - - - -	EXISTING BOUNDARY LINE
—	LANDSCAPING

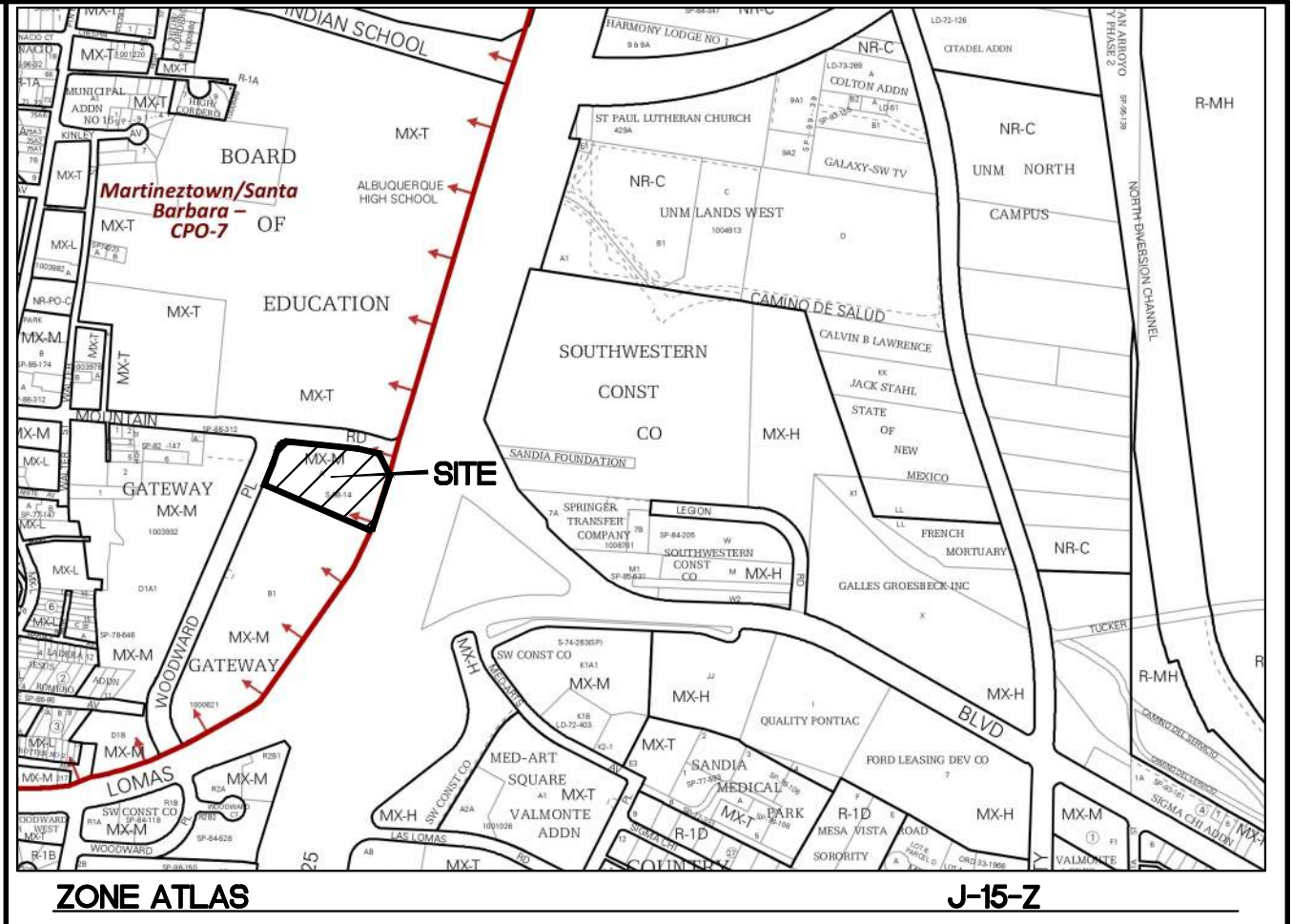
LINE TABLE

NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	335.00'	73.03'	12°29'23"
C2	30.00'	44.66'	85°17'07"

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (2 VAN ACCESSIBLE, 5 AUTO)
 - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
 - 3 WHEEL STOP SEE DETAIL SHEET DET-1
 - 4 5' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 5 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
 - 6 MOTORCYCLE SPACES (4, 8'X4') W/SIGN
 - 7 BICYCLE RACK
 - 8 LIGHT POLE TO BE RELOCATED EAST OF ENTRANCE
 - 9 CURB INLET TO BE RELOCATED EAST OF ENTRANCE
 - 10 5' PEDESTRIAN CROSSWALK
 - 11 EXISTING ACCESSIBLE RAMP
 - 12 EXISTING CONCRETE SIDEWALK
 - 13 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 14 EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK
 - 15 EXISTING BUS STOP
 - 16 6' VALLEY GUTTER PER COA STD DWG 2420



LEGAL DESCRIPTION:

TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

SITE DATA

PROPOSED USAGE	MEDICAL BUILDING
LOT AREA	119591 SF (2.75 ACRES)
ZONING	MX-M
BUILDING AREA	48000 SF
BUILDING FOOTPRINT	16015 SF
BUILDING COVERAGE	13%
BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE
GFA 48,000 SF/4 SPACE PER 1,000 = 192 SPACES	
5-5(C)(5)(A) PARKING REDUCTION = 20%	
5-5(C)(5)(C) PARKING REDUCTION = 20%	
REDUCED PARKING REQUIRED = 134 SPACES	
PARKING PROVIDED	126 SPACES
ACCESSIBLE PARKING REQUIRED	8 SPACES
ACCESSIBLE SPACES PROVIDED	8 SPACES (2 VAN ACCESSIBLE)
TOTAL	134 SPACES
BICYCLE SPACES REQUIRED	13
BICYCLE SPACES PROVIDED	13
MOTORCYCLE SPACES REQUIRED	4 SPACES
MOTORCYCLE SPACES PROVIDED	4 SPACES
LANDSCAPE REQUIRED	20340 SF
LANDSCAPE PROVIDED	33062 SF

PROJECT NUMBER: _____

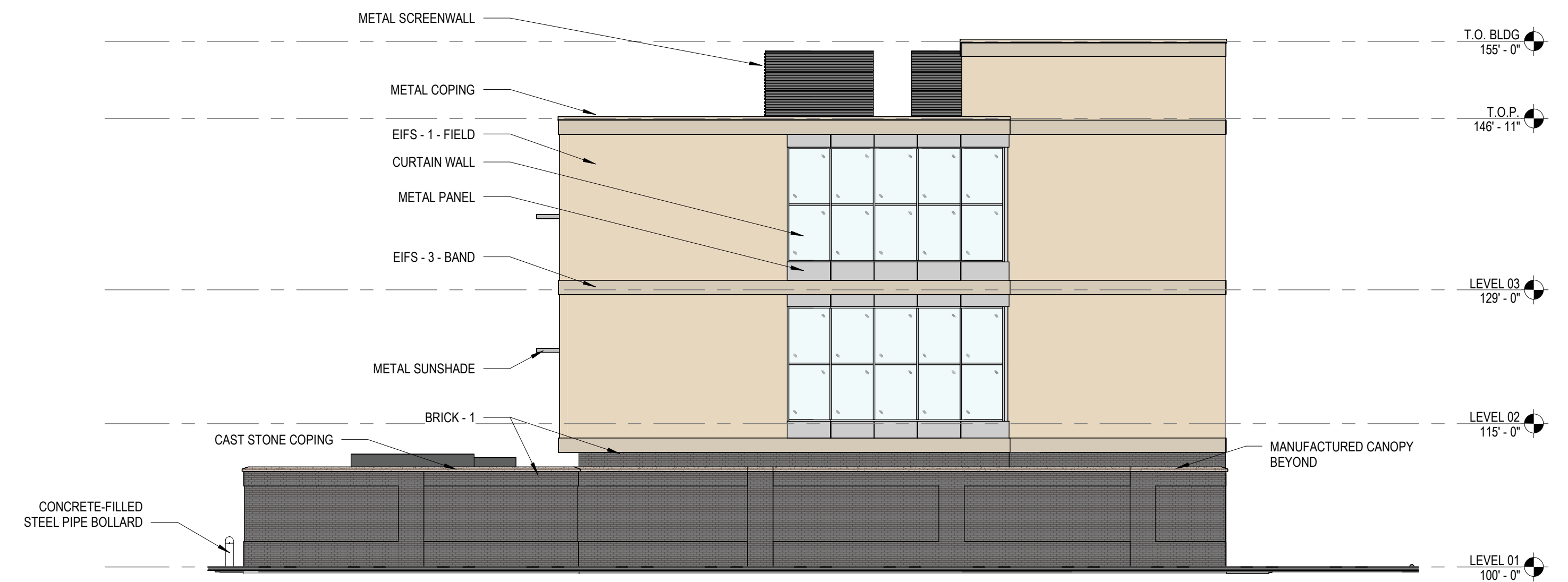
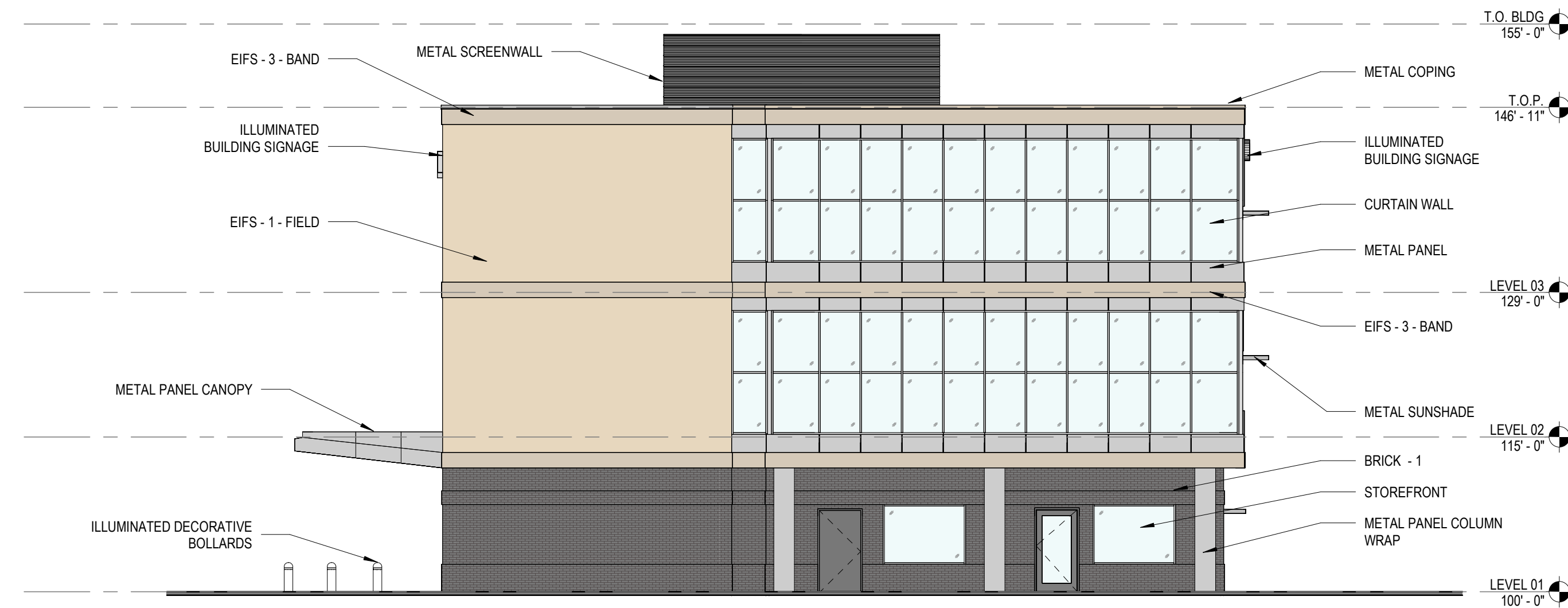
Application Number: _____

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	SITE PLAN	DATE 2-26-24
	 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023123-SP
		SHEET # SP-1 JOB # 2023123

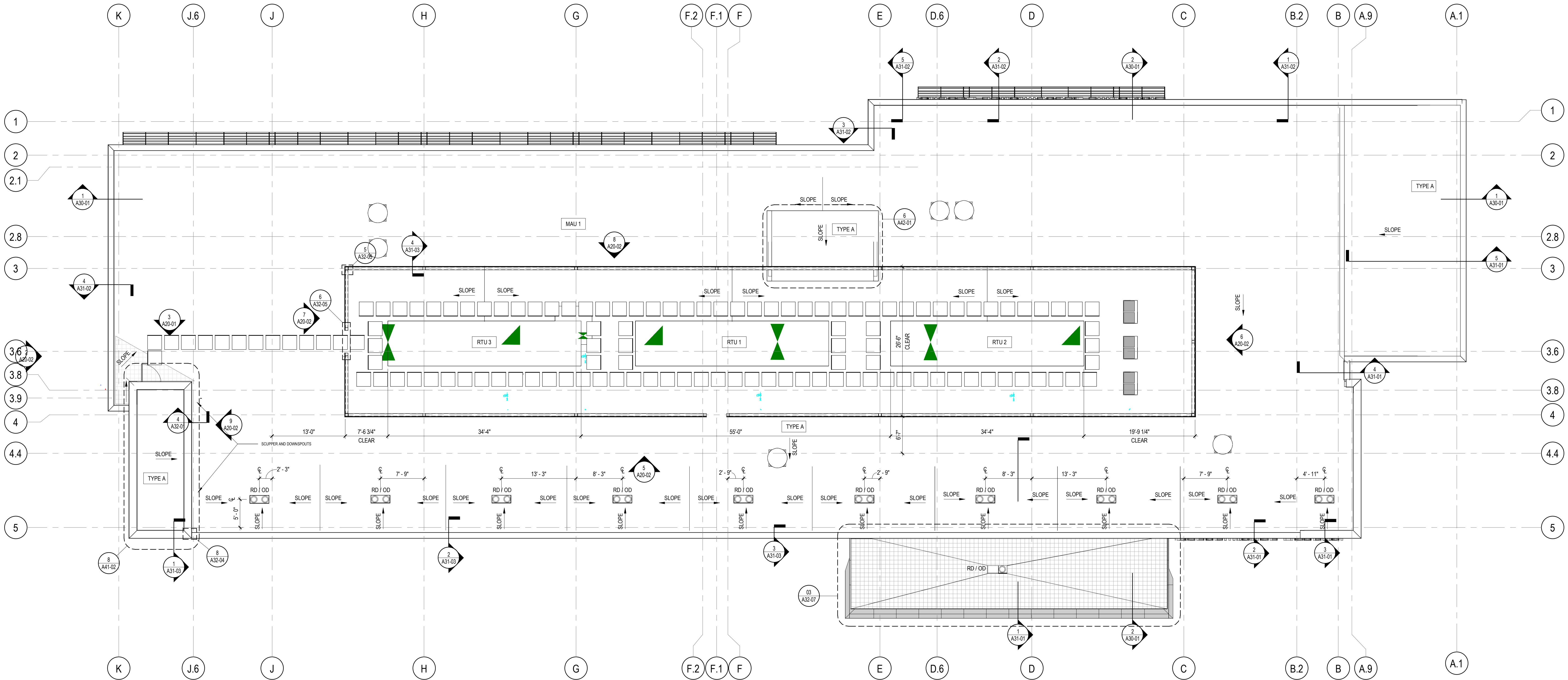


REHABILITATION HOSPITAL

ELEVATIONS

Perkins&Will

8/27/2023 10:23:14 PM Autodesk Docs - Clarksville Rehab Hospital/ARCH-Clarksville Rehab.vnt



1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN GENERAL NOTES	ROOF PLAN LEGEND	ROOF PLAN NOTES BY NUMBER
<ol style="list-style-type: none">REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT.ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.OVERFLOW ROOF DRAIN INLETS SHALL BE 2" ABOVE THE PRIMARY DRAIN INLETS.REFERENCE A32 SERIES FOR TYPICAL ROOF DETAILS.REFERENCE ELECTRICAL FOR LIGHTNING PROTECTION SYSTEMS.	<div><div><div><div><div></div><div>STACK INSULATION BOARD WITHIN ROOF SYSTEM TO CRICKET (PROVIDE 1/2" PER FOOT OR TWICE THE FIELD SCOPE MINIMUM FLOW TO DRAIN, UNO).</div></div><div><div></div><div>RD / OD</div></div></div><div><div><div></div><div>ROOF WALK PADS.</div></div><div><div></div><div>SLOPE</div></div></div><div><div><div></div><div>T.O.P.</div></div><div><div></div><div>TIE BACK</div></div></div></div><div><div>TYPE A</div><div>UL DESIGN # P-723 (1 HOUR RATED; ADHERED TPO ROOFING MEMBRANE OVER FOAM INSULATION; ON SLOPED STL ROOF DECK)</div></div><div><div>PRIMARY ROOF DRAIN (2" - 0" FROM BEAM CENTERLINE TYP.) ROOF DRAIN SHALL BE AT THE LOW POINT OF THE ROOF. REF: 2/A32-01.</div><div>OVERFLOW DRAIN (INLET TO BE SET AT 2" ABOVE THE PRIMARY ROOF DRAIN WITH A STANDARD 2" DMI). REF: 2/A32-01</div></div><div><div>SLOPE FOR 1/4" PER FOOT MINIMUM FLOW TO DRAIN UNLESS NOTED OTHERWISE.</div></div></div>	

Perkins&Will

2218 BRYAN STREET SUITE 200
DALLAS, TX 75201
1214.253.8700
www.perkinswill.com

CONSULTANTS

MEP
DBR, INC
1700 PACIFIC AVE, SUITE 2100
DALLAS, TX 75201

STRUCTURAL
CLICK ENGINEERING
325 NORTH ST PAUL STREET SUITE 2850
DALLAS TX 75201

CIVIL
FREELAND AND KAUFFMAN, INC
209 W STONE AVE,
GREENVILLE, SC 29609

LANDSCAPING
FREELAND AND KAUFFMAN, INC
209 W STONE AVE
GREENVILLE, SC, 29609

FOOD SERVICE
BOSMA DESIGN SOLUTIONS
2201 LONG PRAIRIE RD, SUITE 107-727
FLOWER MOUND, TX 75022

CONTRACTOR

OPERATOR
NOBIS REHABILITATION PARTNERS, LLC
450 CENTURY PARKWAY, SUITE 320
ALLEN, TEXAS 75013

OWNER
KENNOR CROSS INVESTMENTS, LLC
4332 MARCH RIDGE ROAD
CARROLLTON, TX 75010

FACILITY
CLARKSVILLE REHABILITATION HOSPITAL
4602 MEDICAL PLAZA WAY,
CLARKSVILLE, IN 47129

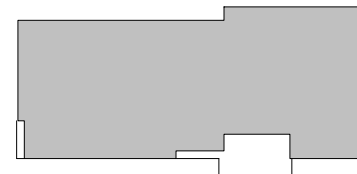
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION
10/05/2023

PROJECT

**CLARKSVILLE
REHABILITATION
HOSPITAL**
4602 MEDICAL PLAZA WAY
CLARKSVILLE, IN 47129

**KENNOR CROSS
INVESTMENTS, LLC**
4332 MARCH RIDGE ROAD
CARROLLTON, TX 75010

KEYPLAN



ISSUE CHART

ISSUE FOR CONSTRUCTION 10/05/2023

MARK	ISSUE	DATE
Job Number		147725.000

TITLE

ROOF PLAN

SHEET NUMBER

A11-04

© 2023 Perkins and Will

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 3/4/2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Santa Barbara Martineztown

Name of NA Representative*: Loretta Naranjo Lopez

Email Address* or Mailing Address* of NA Representative¹: sbmartineztown@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: slozoya@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

As soon as possible

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Woodward Place NE
Location Description Mountain Rd between I-25 Frontage and Woodward
2. Property Owner* JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

We are requesting a Site Plan - EPC Major Amendment to add a hospital use to the
controlling site plan

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |
| <input type="checkbox"/> City Council | |
6. Where more information about the project can be found^{4*}:
Contact Sergio Lozoya @ slozoya@tierrawestllc.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

n/a

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 2.7845
- b. IDO Zone District MX-H (Recently Approved)
- c. Overlay Zone(s) [if applicable] 3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7
- d. Center or Corridor Area [if applicable] Mountain, I-25, and Lomas Blvd - Major Transit

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

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- b. IDO Zone District MX-H (Recently Approved)
- c. Overlay Zone(s) [if applicable] 3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7
- d. Center or Corridor Area [if applicable] Mountain, I-25, and Lomas Blvd - Major Transit

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

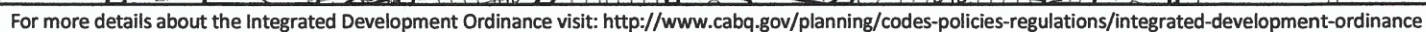
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



**The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).**



1100 Woodward PI NE_Neighborhood Meeting Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Wed 2/21/2024 10:26 AM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>

1 attachments (2 MB)

3 - Zone Atlas J-15-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102	5052707716
Santa Barbara Martineztown NA	sbmartineztown@gmail.com	Theresa	Illgen	theresa.illgen@aps.edu	214 Prospect NE	Albuquerque	NM	87102	5055048620

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, February 20, 2024 8:49 AM

To: Office of Neighborhood Coordination <AJohnstone@tierrawestllc.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Adam Johnstone
Telephone Number
(505) 858-3100
Email Address
AJohnstone@tierrawestllc.com
Company Name
Tierra West, LLC
Company Address
5571 Midway Park Pl NE
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
Tract A Plat of Gateway Subdivision
Physical address of subject site:
1100 Woodward Pl NE 87102
Subject site cross streets:
Mountain Rd & Woodward Pl NE
Other subject site identifiers:
This site is located on the following zone atlas page:
J-15-Z
Captcha
x

Neighborhood Meeting Inquiry Sheet Submission

webmaster@cabq.gov <webmaster@cabq.gov>

Tue 2/20/2024 8:49 AM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>

Cc:onc@cabq.gov <onc@cabq.gov>

 1 attachments (2 MB)

3 - Zone Atlas J-15-Z.pdf;

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Adam Johnstone

Telephone Number

(505) 858-3100

Email Address

AJohnstone@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A Plat of Gateway Subdivision

Physical address of subject site:

1100 Woodward Pl NE 87102

Subject site cross streets:

Mountain Rd & Woodward Pl NE

Other subject site identifiers:

This site is located on the following zone atlas page:

J-15-Z

Captcha

x

Sergio Lozoya

From: Sergio Lozoya
Sent: Monday, March 4, 2024 3:49 PM
To: SBMTNA
Cc: Donna Bohannon; Adam Johnstone
Subject: [#2023123] Neighborhood Meeting Offer - Site Plan - EPC Major Amendment
Attachments: SBMTNA Transmittal Letter.pdf; Theresa Illgen.pdf; Loretta Naranjo Lopez.pdf

Tracking:	Recipient	Delivery	Read
	SBMTNA		
	Donna Bohannon	Delivered: 3/4/2024 3:49 PM	Read: 3/4/2024 3:59 PM
	Adam Johnstone	Delivered: 3/4/2024 3:49 PM	

12d Synergy: -1
12d Synergy Job: Tierra West llc/Projects/2023/2023123 Rehab Hospital Mountain and I-25
12d Synergy Project: Tierra West llc/Projects/2023/2023123 Rehab Hospital Mountain and I-25
12dSynergySendGUID: 16986350-8a18-4f9c-a5e4-137dfae35fbe

Greetings,

Please see attached request for a Neighborhood Meeting regarding an upcoming Site Plan – EPC Major Amendment request.

The controlling site plan can be accessed via the link below.

<https://we.tl/t-xD9OAYzt0v>

Please contact me with any questions or concerns.

Thanks,

Sergio Lozoya
Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-278-7088
505-858-1118 (fax)
SLozoya@tierrawestllc.com
www.tierrawestllc.com



March 4, 2024

Loretta Naranjo-Lopez
Santa Barbara Martinez Town
1127 Walter NE
Albuquerque, NM 87102

**RE: SITE PLAN – EPC (MAJOR AMENDMENT)
REQUEST FOR A MEETING WITH SANTA
BARBARA NEIGHBORHOOD ASSOCIATION**

Dear Loretta:

Tierra West LLC, on behalf of Cross Development, is submitting a request for Site Plan – EPC Major Amendment. We are proposing a Physical Rehabilitation Hospital Use with 48 beds. The Site Plan – EPC Major Amendment request will add the hospital use to the existing, controlling Site Plan. This letter is to inform the Neighborhood Associations, prior to submittal, and to provide an opportunity to meet with us to discuss the project. We look forward to continuing to work with you and your Neighborhood Association.

Enclosed, please find the following items:

- Proposed Site Plan – EPC Major Amendment
- We Transfer Link - Existing, Controlling Site Plan
- Conceptual Elevations

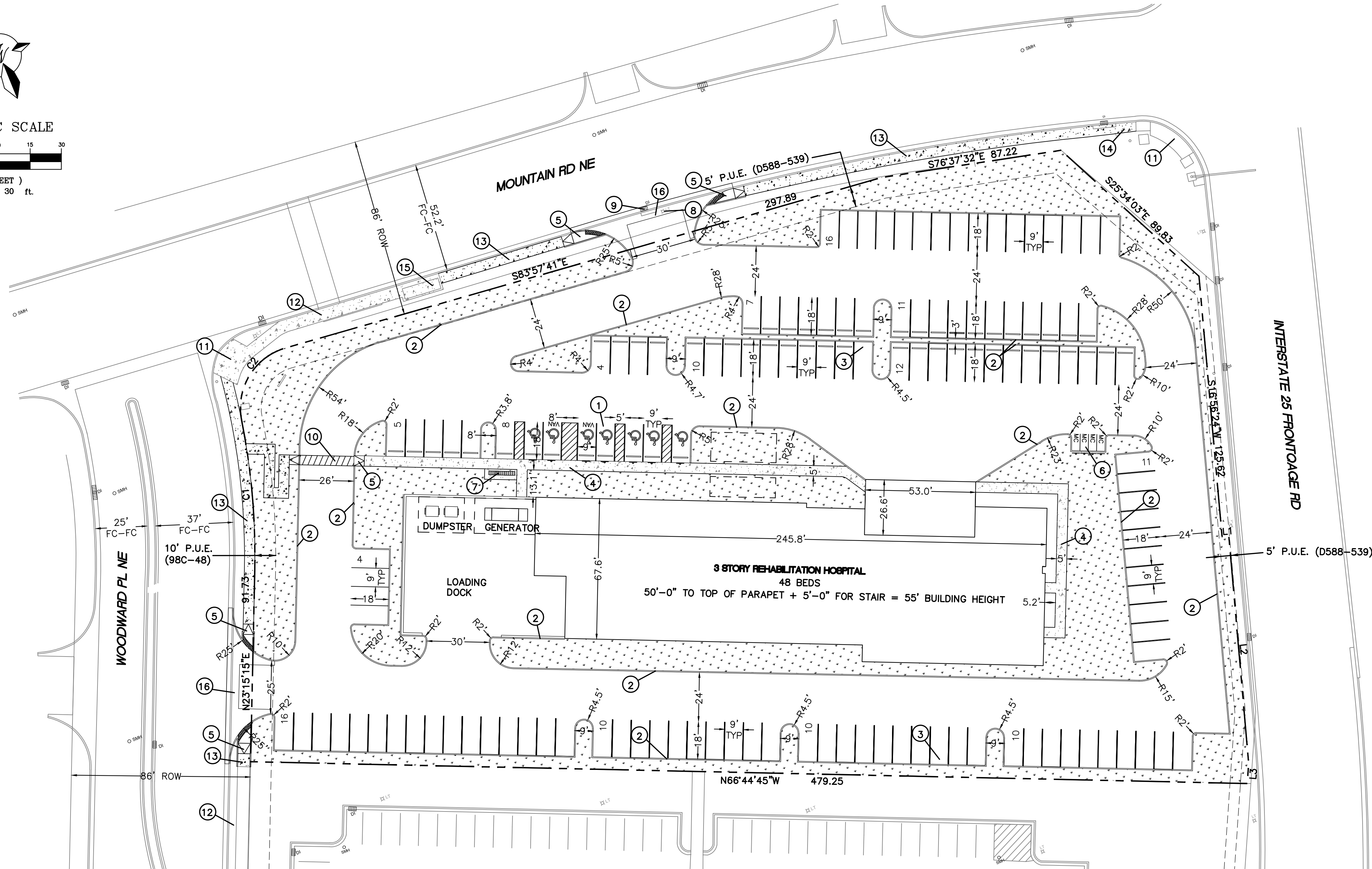
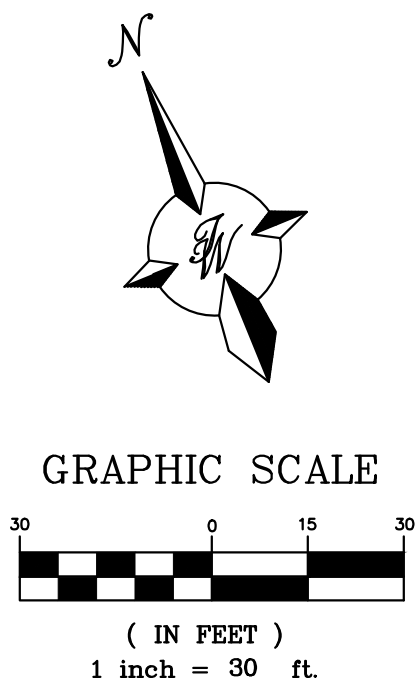
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sergio Lozoya", with a stylized flourish at the end.

Sergio Lozoya
Sr. Planner

JN: 2023123
SI/jn/db

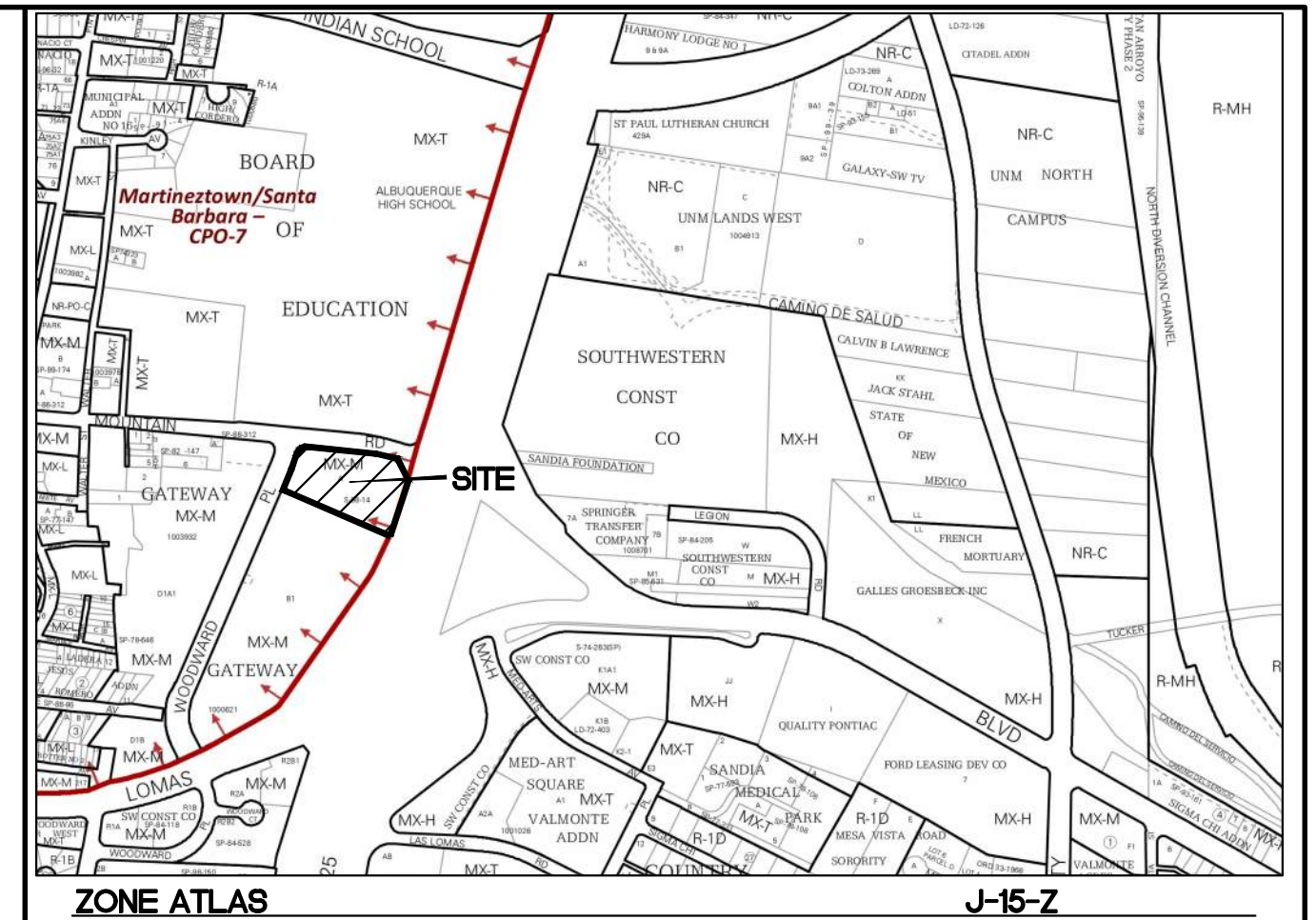


LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	LANDSCAPING

LINE TABLE	
NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	335.00'	73.03'
C2	30.00'	44.66'

- KEYED NOTES**
- 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (2 VAN ACCESSIBLE, 5 AUTO)
 - 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
 - 3 WHEEL STOP SEE DETAIL SHEET DET-1
 - 4 5' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 5 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
 - 6 MOTORCYCLE SPACES (4, 8'X4') W/SIGN
 - 7 BICYCLE RACK
 - 8 LIGHT POLE TO BE RELOCATED EAST OF ENTRANCE
 - 9 CURB INLET TO BE RELOCATED EAST OF ENTRANCE
 - 10 5' PEDESTRIAN CROSSWALK
 - 11 EXISTING ACCESSIBLE RAMP
 - 12 EXISTING CONCRETE SIDEWALK
 - 13 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 14 EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK
 - 15 EXISTING BUS STOP
 - 16 6' VALLEY GUTTER PER COA STD DWG 2420



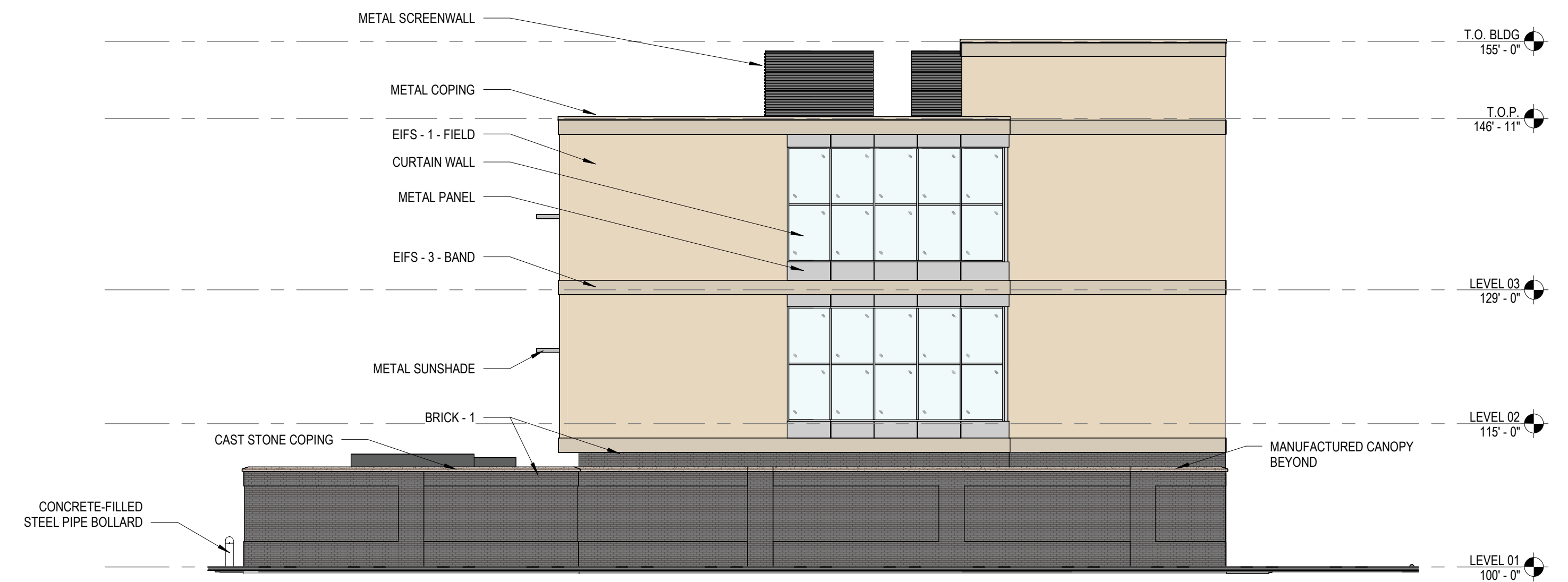
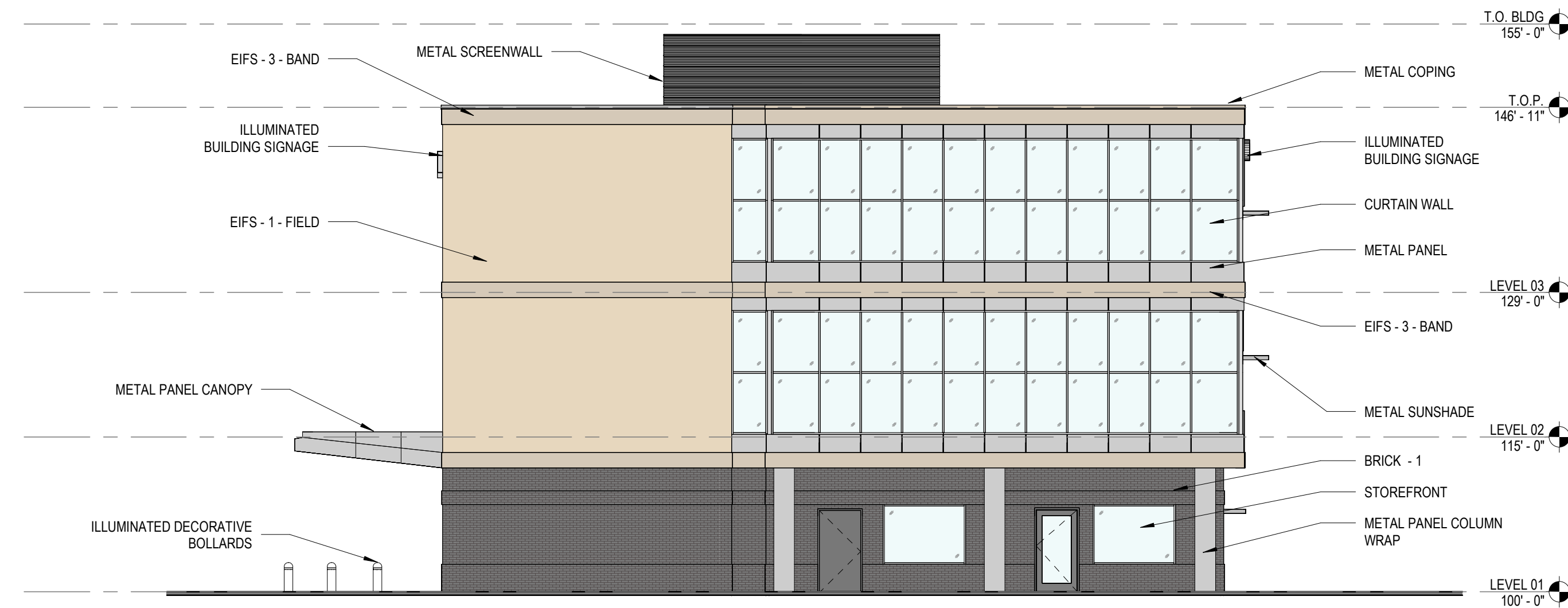
LEGAL DESCRIPTION:

TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

SITE DATA	
PROPOSED USAGE	MEDICAL BUILDING
LOT AREA	119591 SF (2.75 ACRES)
ZONING	MX-M
BUILDING AREA	48000 SF
BUILDING FOOTPRINT	16015 SF
BUILDING COVERAGE	13%
BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE
GFA 48,000 SF/4 SPACE PER 1,000 = 192 SPACES	
5-5(C)(5)(A) PARKING REDUCTION = 20%	
5-5(C)(5)(C) PARKING REDUCTION = 20%	
REDUCED PARKING REQUIRED = 134 SPACES	
PARKING PROVIDED	126 SPACES
ACCESSIBLE PARKING REQUIRED	8 SPACES
ACCESSIBLE SPACES PROVIDED	8 SPACES (2 VAN ACCESSIBLE)
TOTAL	134 SPACES
BICYCLE SPACES REQUIRED	13
BICYCLE SPACES PROVIDED	13
MOTORCYCLE SPACES REQUIRED	4 SPACES
MOTORCYCLE SPACES PROVIDED	4 SPACES
LANDSCAPE REQUIRED	20340 SF
LANDSCAPE PROVIDED	33062 SF

PROJECT NUMBER:	
Application Number:	
Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DFT SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

ENGINEER'S SEAL	NOBIS REHAB HOSPITAL 1100 WOODWARD PL.	DRAWN BY pm
	SITE PLAN	DATE 2-26-24
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023123-SP
	RONALD R. BOHANNAN P.E. #7868	SHEET # SP-1 JOB # 2023123



REHABILITATION HOSPITAL

ELEVATIONS

Perkins&Will

1 ROOF PLAN
1/8" = 1'-0"

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 3/4/2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Santa Barbara Martineztown

Name of NA Representative*: Loretta Naranjo Lopez

Email Address* or Mailing Address* of NA Representative¹: sbmartineztown@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: slozoya@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

As soon as possible

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Woodward Place NE
Location Description Mountain Rd between I-25 Frontage and Woodward
2. Property Owner* JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY
3. Agent/Applicant* [if applicable] Tierra West, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

We are requesting a Site Plan - EPC Major Amendment to add a hospital use to the
controlling site plan

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{4*}:
Contact Sergio Lozoya @ slozoya@tierrawestllc.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} J-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

n/a

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 2.7845
- b. IDO Zone District MX-H (Recently Approved)
- c. Overlay Zone(s) [if applicable] 3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7
- d. Center or Corridor Area [if applicable] Mountain, I-25, and Lomas Blvd - Major Transit

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 3/4/2024

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Santa Barbara Martineztown

Name of NA Representative*: Theresa Illgen

Email Address* or Mailing Address* of NA Representative¹: sbmartineztown@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: slozoya@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

As soon as possible

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 1100 Woodward Place NE
Location Description Mountain Rd between I-25 Frontage and Woodward
2. Property Owner* JDHQ LAND HOLDING LLC C/O ATRIUM HOLDING COMPANY
3. Agent/Applicant* [if applicable] Tierra West, LLC
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- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
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- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

We are requesting a Site Plan - EPC Major Amendment to add a hospital use to the
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5. This type of application will be decided by^{*}: ☐ City Staff
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☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
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2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

n/a

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☒ Total gross floor area of proposed project.
 - ☒ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 2.7845
- b. IDO Zone District MX-H (Recently Approved)
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- d. Center or Corridor Area [if applicable] Mountain, I-25, and Lomas Blvd - Major Transit

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>


[#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Adam Johnstone <AJohnstone@tierrawestllc.com>

Wed 4/10/2024 9:27 AM

To:kris042898@icloud.com <kris042898@icloud.com>

Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>;Donna Bohannon <djb@tierrawestllc.com>;martinez.renee@gmail.com <martinez.renee@gmail.com>

 4 attachments (2 MB)

Kristi Houde Meeting Request.pdf; Kristi Houde Submittal Notice.pdf; 13 - Site Plan.pdf; Elevations 3.18.24.pdf;

Kristi,

Attached is both a meeting request and submittal notice for the aforementioned project, along with relevant attachments. I had sent both you and Renee Martinez an email containing this, but it was not delivered to you due to a message size limitation. I have not attached the Zone Atlas Map or the controlling site plan as they were too large - they are both attached to the email successfully sent to Renee earlier today.

Please let us know if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100



Undeliverable: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:27 AM

To: kris042898@icloud.com <kris042898@icloud.com>

1 attachments (2 MB)

[#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice;



Your message to kris042898@icloud.com couldn't be delivered.

Security or policy settings at icloud.com have rejected your message.

AJohnstone

Office 365

icloud.com

Sender

Action Required

Security or policy violation

How to Fix It

The recipient's email server won't accept your message because it appears to violate their security or policy settings. Check the **Reported error** below to see if you can determine why it was blocked. Then try one or more of the following:

- If the error mentions SPF, DKIM, or DMARC issues, forward this message to your email admin for assistance.
- The recipient's email server might suspect that your message is spam. Follow the guidance in this article: [E-mailing Best Practices for Senders](#). Then resend your message.
- If the error suggests your message is too large, try to reduce the size of your attachment. If that isn't possible, place the file on a publicly accessible cloud storage location, like OneDrive. Then add a link to the file in your message, and resend the message.
- Contact the recipient (by phone, for example) and tell them to ask their email admin to add you or your email domain to their allowed senders list.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

Was this helpful? [Send feedback to Microsoft](#).

More Info for Email Admins

Status code: 550 5.7.1

This error occurs when the recipient's domain has security or policy settings that reject the sender's message. However, we were unable to determine the specific setting that's causing this rejection. Usually the error is reported by an email server outside of Office 365. Common issues include the following: the receiving server suspects the message is malicious or spam; the Sender Policy Framework (SPF) record for tierrawestllc.com is incorrectly configured or doesn't exist; or the message includes an attachment larger than the receiving server will accept. Try one or more of the following:

Review the reported error - Check the **Reported error** shown below to help determine what the issue might be. For example, if the issue is related to an SPF failure, the reported error will usually include the acronym "SPF" or the phrase "Sender Policy Framework."

Correctly configure your SPF records - If you're the sender's email admin, make sure your domain's SPF records at your domain registrar are properly configured. Office 365 supports only one SPF record (a TXT record that defines SPF) for your domain. Include

the following domain name: **spf.protection.outlook.com**. If you have a hybrid configuration (some mailboxes in the cloud and some mailboxes on premises) or if you're an Exchange Online Protection standalone customer, add the outbound IP address of your on-premises servers to the TXT record. To learn how, see [Customize an SPF record to validate outbound email sent from your domain](#) and [External Domain Name System records for Office 365](#).

Unable to relay - If the **Reported error** indicates a problem with relaying (e.g. "unable to relay"), then the email server that reported the error likely isn't set up correctly to receive and relay messages from the sender's domain. This server will usually be one of your on-premises servers in a hybrid environment, a smart host email service that you're trying to route messages through, or possibly even an email hosting service you used in the past yet still have mail flow settings pointing to (e.g. your MX record at your domain registrar still points to your previous email service provider). Check **Error reported by** shown below to determine what domain, service, or server is reporting the error. The email server needs to be configured to either accept messages from anonymous users or to include the sending domain or IP in its list of authenticated senders. On an Exchange server, you can set this up in the server's receive connector. If it's a smart host managed by another service or partner, contact the service or partner to configure their servers to accept and relay messages from your senders. Also, work with your domain registrar to make sure your MX records are properly configured.

Contact the recipient's email admin - For some scenarios, you can fix the issue by contacting the email admin at the recipient domain to ask them to add the sender's email address or your domain to their allowed senders list, or to relax the setting that's causing the rejection.

For more information and tips for fixing this issue, see [Fix email delivery issues for error code 5.7.1 in Office 365](#).

Original Message Details

Created Date: 4/10/2024 3:27:32 PM
Sender Address: AJohnstone@tierrawestllc.com
Recipient Address: kris042898@icloud.com
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Error Details

Error: 554 5.7.1 [CS01] Message rejected due to local policy. Please visit <https://support.apple.com/en-us/HT204137>
Message rejected by: p00-iscream-smtp-6bc4d7b9c-ph2c5

Notification Details

Sent by: DS7PR03MB5560.namprd03.prod.outlook.com

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	BN7PR03MB3681.namprd03.prod.outlook.com	map	*
2	4/10/2024 3:27:32 PM	BN7PR03MB3681.namprd03.prod.outlook.com	DS7PR03MB5560.namprd03.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	*

Original Message Headers

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=SGywjBNjgDPeFaOUTBJMiBNwns1xDX9WwrXLtzy6PAu+MqpWxeS/awKYVr01sshPs22y5FiMTmQTevUAYXBirSGrS1j1lrsPA5KgYV8TMjG+RctkiFgmfj01v0KrV1qn7iaoMZITQJpMwx162VDwmxDWBfS5ekygi1T+XTw42XorTJJfBdC3aNNP9MHuoz3ld1E/IAUDa88NCEwVK18LRKHyoDatrVY1ArU+UTHxler1jndIQBnZ12oV+9rgig/BbpWa3VLUYtIMsmfUgIpOE7zfw02zKHUEGvrMNgjwbI11srhGAPgPDBSjx1iCKR7nWjTokSmm/C6DGIWhrTEHQ==
ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;
h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;
bh=WuMw0tbtWs0YVoz7YED80VJVf9Xxc9dRX6t6wZfE+Ws=;

b=hnmJkOdu9xEcQrjbopYKwWTxbAyyjfpTtLrjVeThFITBiP/MeNI2QD94kwzPjFbN8xw1l8MEpYBR0Jq22GNsKIvc1DB0It25cAPuW9DqmkWW3/MaEfclV4FNiHzTsdBtaCIIMSr0fNXJ7o7A+yU1cmGjFBCxYi++KLsB7YcJX/2s/6mwMKA0pVRRziZpt1G08E8U979CQmqCoZfsKrycFNDcuQYAzFF61oiiArDrcEPg

4o6yKeKQh2HS1kLCA4r0SxHbN8knBB55RpqKBAI85QNztc7t7IPnq2ZL/2biVnChnpZ0Quordd6Q0rOtUrOQz0GX4Hg0GKPjEkqb1ZQQ==
ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass
smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none
header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none
Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)
by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with
Microsoft SMTP Server (version=TLS1_2,
cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.7409.55; Wed, 10 Apr
2024 15:27:32 +0000
Received: from BN7PR03MB3681.namprd03.prod.outlook.com
([fe80::159:7754:9ac5:c2]) by BN7PR03MB3681.namprd03.prod.outlook.com
([fe80::159:7754:9ac5:c2%4]) with mapi id 15.20.7409.053; Wed, 10 Apr 2024
15:27:32 +0000
From: Adam Johnstone <AJohnstone@tierrawestllc.com>
To: "kris042898@icloud.com" <kris042898@icloud.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannon
<djb@tierrawestllc.com>, "martinez.renee@gmail.com"
<martinez.renee@gmail.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
Thread-Index: AQHailsb19AP8i4OfkWH8vbUG+FdmA==
Return-Receipt-To: <AJohnstone@tierrawestllc.com>
Date: Wed, 10 Apr 2024 15:27:32 +0000
Message-ID: <BN7PR03MB36810E1EFA9DE809EF695BC5DB062@BN7PR03MB3681.namprd03.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
x-ms-publictraffictype: Email
x-ms-traffictypediagnostic: BN7PR03MB3681:EE_|DS7PR03MB5560:EE_
x-ms-exchange-senderadcheck: 1
x-ms-exchange-antispam-relay: 0
x-microsoft-antispam: BCL:0;
x-microsoft-antispam-message-info:
AWFEzrrhWPYaa2QR99tTLfkGksaWry1FD9DFhlhz9Mb6J9kXpM9mBBLyJy2zLi/9pibka9Xgkyj6W4Qi+C/fZnZjeidIZA8L0pX7E+aLI9dQ+9P1Rsb2TRLqv
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x-forefront-antispam-report:
CIP:255.255.255.255;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:BN7PR03MB3681.namprd03.prod.outlook.com;PTR:;CAT:NONE;SF
S:(13230031)(1800799015)(376005)(366007);DIR:OUT;SFP:1102;
x-ms-exchange-antispam-messagedata-chunkcount: 1
x-ms-exchange-antispam-messagedata-0: =?iso-8859-1?Q?y7MwJjAVJjDxE1aaDaXt+jv4xDNUKYGEKH5ExtLiBBdTfJyE9C7VcrNvTi?=
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=?iso-8859-1?Q?ovVVvmqEH00BNpCyR+KqMLLeDzqB6y6J5QRw8ZBFNPzIKRfjPCzfyRjy0Q?=
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=?iso-8859-1?Q?cXyosw25dh4jsyyE85v6STSZPtIX1F7TvDFh3hOYWEAE061ztB+O5vBA?=
=?iso-8859-1?Q?=3D=3D?=
Content-Type: multipart/mixed;
boundary="_009_BN7PR03MB36810E1EFA9DE809EF695BC5DB062BN7PR03MB3681nampr_"
MIME-Version: 1.0

X-OriginatorOrg: tierrawestllc.com
X-MS-Exchange-CrossTenant-AuthAs: Internal
X-MS-Exchange-CrossTenant-AuthSource: BN7PR03MB3681.namprd03.prod.outlook.com
X-MS-Exchange-CrossTenant-Network-Message-Id: 265d1851-f7bf-44a9-7556-08dc5972bde2
X-MS-Exchange-CrossTenant-originalarrivaltime: 10 Apr 2024 15:27:32.4101
(UTC)
X-MS-Exchange-CrossTenant-fromentityheader: Hosted
X-MS-Exchange-CrossTenant-id: 0148d582-3a5e-4f85-83d7-6c0b6269b5f0
X-MS-Exchange-CrossTenant-mailboxtype: HOSTED
X-MS-Exchange-CrossTenant-userprincipalname:
OxiLub8VsnJQCL2x4l3vsZULWmg1o1Cm/xgs5xh2tbrk1EPet3RyWzqLiE14jdDGBTr5ftxZsnLQgcrQE0Vv3I4mUCOC3gR4WejC2n9REsc=
X-MS-Exchange-Transport-CrossTenantHeadersStamped: D57PR03MB5560

Undeliverable: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:kris042898@icloud.com <kris042898@icloud.com>

p00-iscream-smtp-6bc4d7b9c-bsf5q rejected your message to the following email addresses:

kris042898@icloud.com (kris042898@icloud.com)

Your message is larger than the size limit for messages. Please make it smaller and try sending it again.

**p00-iscream-smtp-6bc4d7b9c-bsf5q gave this error:
Message size exceeds fixed limit**

Diagnostic information for administrators:

Generating server: DS7PR03MB5560.namprd03.prod.outlook.com

kris042898@icloud.com

p00-iscream-smtp-6bc4d7b9c-bsf5q

Remote server returned '552 5.3.4 Message size exceeds fixed limit'

Original message headers:

ARC-Seal: i=1; a=rsa-sha256; s=arcselector9901; d=microsoft.com; cv=none;

b=aylwjgFzFnKamrIQUBoIWbD0CTbICJyi1H5r7rsZT54cDbAx10vWLJgwZimG+Ju06WKzziIYNkG1tDCtpx50891NZuMddIJkAH3DTdaE7cCk4T+UH55/vjXsSdUm7NSD7gHmV1QyOxzHx77/18nzfNKEWE9C8YhsAiTPbgR2tU2t9VvGQXyRtB+1ypVHeAegRwuCVuz8e3IQZmPBpWZDbcSskAx0wx00SjypJu0wfPSo33dFQn+mvZ23yPZRWamU8imnw5kncmSA1I6fGKgQBtpJwM2h/M15qAB9IoMq39nMXYa0wW8vuY15FbpCZYtcqcq/IkLm7Uki1/DbcYUgw==

ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com; s=arcselector9901;

h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;

bh=jR2p+N3ziae33gALUbuFkHAmuWTKqNr7NPD19Ooryxs=;

b=dBu6uIamdAh36K7I6I4Ajj80rpE7lGRqAzu+E3dHfCi2vSp7p4+JGHtHxoXzanFK57S2lu1Mg/Dvn70lpJZmCVJ/nLZa+y3uy3v+LNj5QTCkmWNZayIzJj5y8CrpDOUzBIOafu4110FhJLrJ74DgxpT85wLpyDiCqWj0g+i4njZxIOcZe+7+IFr3PwPIVW9ie7oEyPI1E/fNvEoA71sLc6GDr93CgA/Jnwfi1TiKVj8XqxcJgQppgvQ1qCLK0RQ0lkBVvtJv3wHr79Iu3qMW64vc4zpYgN9ZlmvIcM8F7rqSm+2o+Ejr9/ZiCRwUmSSMTgKGwmVQwv0ZweiqbkLJoQ==

ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass

smtp.mailfrom=tierrawestllc.com; dmarc=pass action=none

header.from=tierrawestllc.com; dkim=pass header.d=tierrawestllc.com; arc=none

Received: from BN7PR03MB3681.namprd03.prod.outlook.com (2603:10b6:406:ce::22)

by DS7PR03MB5560.namprd03.prod.outlook.com (2603:10b6:5:2d0::17) with

Microsoft SMTP Server (version=TLS1_2,

cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384) id 15.20.7409.55; Wed, 10 Apr

2024 15:20:43 +0000
Received: from BN7PR03MB3681.namprd03.prod.outlook.com
([fe80::159:7754:9ac5:c2]) by BN7PR03MB3681.namprd03.prod.outlook.com
([fe80::159:7754:9ac5:c2%4]) with mapi id 15.20.7409.053; Wed, 10 Apr 2024
15:20:43 +0000
From: Adam Johnstone <AJohnstone@tierrawestllc.com>
To: "kris042898@icloud.com" <kris042898@icloud.com>,
"martinez.renee@gmail.com" <martinez.renee@gmail.com>
CC: Sergio Lozoya <SLozoya@tierrawestllc.com>, Donna Bohannan
<djb@tierrawestllc.com>
Subject: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice
Thread-Topic: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal
Notice
Thread-Index: AQHailomhIF2MTbA+E0Jn/zhByrbpg==
Return-Receipt-To: <AJohnstone@tierrawestllc.com>
Date: Wed, 10 Apr 2024 15:20:42 +0000
Message-ID: <BN7PR03MB36816643D08BE38B27E49918DB062@BN7PR03MB3681.namprd03.prod.outlook.com>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
x-ms-publictraffictype: Email
x-ms-trafficdiagnostictype: Email
x-ms-exchange-senderadcheck: 1
x-ms-exchange-antispam-relay: 0
x-microsoft-antispam: BCL:0;
x-microsoft-antispam-message-info:
p1t1a8V0btNEUsZpI+NtCyW1S1CVK3HAtyJ8xQQ6P+2Hnt901cudb7v4TI22eHWY01o1Ui15YadpEALQLowpS6nyPkcMjHMRv+H1sA
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g+G0qD2XqvLQQAcEdwx1Ssd97DYekJlCJNY09Fsw0exXwZqFFuo7Rlu0WCzGVFX0+
x-forefront-antispam-report:
CIP:255.255.255.255;CTRY:;LANG:en;SCL:1;SRV:;IPV:NLI;SFV:NSPM;H:BN7PR03MB3681.namprd03.prod.outlook.co
m;PTR:;CAT:NONE;SFS:(13230031)(1800799015)(376005)(366007);DIR:OUT;SFP:1102;
x-ms-exchange-antispam-messagedata-chunkcount: 1
x-ms-exchange-antispam-messagedata-0: =?iso-8859-1?Q?
MrE2RIqLQuL/Pl4ld63uwjtAumq/8kGBk8lagkiORWT1RpJPsu6dYkScUg?=
=?iso-8859-1?Q?5agHKP0VfoCwzkL6G6cW6+nBqunCLFLbgPxzwDRdzodMGWuVvVETskmsYC?=
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Relayed: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Wed 4/10/2024 9:21 AM

To:martinez.renee@gmail.com <martinez.renee@gmail.com>

 1 attachments (18 KB)

[#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice;

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

martinez.renee@gmail.com (martinez.renee@gmail.com).

Subject: [#2023123] 1100 Woodward PI NE - Meeting Request and Submittal Notice

Re: [#2023123] 1100 Woodward Pl NE - Meeting Request and Submittal Notice

Renee Martinez <martinez.renee@gmail.com>

Wed 4/10/2024 11:42 AM

To: Adam Johnstone <AJohnstone@tierrawestllc.com>; Kristi Houde <kris042898@icloud.com>; Roslyn Kloeppel <roslyn_kloeppel@live.com>; Sergio Viscoli <Sviscoli@yahoo.com>; susanhobson95@Yahoo.com <susanhobson95@yahoo.com>; Meghan Martinez <meghan.martinez@gmail.com>

Thanks Adam,

I will look at the documents and share them with the CICM board. The document seems too large to send on its own.

Renee Martinez, CICM president.

martinez.renee@gmail.com

On Wed, Apr 10, 2024 at 9:21 AM Adam Johnstone <AJohnstone@tierrawestllc.com> wrote:

Good morning, Citizens Information Committee of Martineztown representatives,

Attached are both Meeting Requests and Submittal Notices for the aforementioned project, along with all relevant materials. Please let us know if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

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(505) 858-3100

