



**City of Albuquerque  
Stormwater, Erosion, and Sediment Control  
Construction Site Inspection Report**



**General Information**

ESC File #:	J15E053	Project Name:	Norbis Rehabilitation Hospital	
ABQ-PLAN #:	SWQ-2026-00007	Project Address:	1100 Woodward Pl. NE	
NPDES ID #:	NMR1007R6	Inspection Type:	Pre-Construction	
	<b>Owner</b>		<b>Contractor</b>	
Operator:	Albuquerque Rehab Real Estate Investors, LLC			
Contact Name:	Deno Maggi			
Contact e-mail:	<a href="mailto:Deno@crossdevelopment.net">Deno@crossdevelopment.net</a>			
Contact Phone:	375-871-8953			
<b>COA Inspector:</b>	<b>James Hughes</b>	<b>Date of Inspection:</b>	<b>4/1/2026</b>	<b>2:20pm</b>
NPDES Posting?	No	SWPPP?	No	Notice of Intent? Yes
Self-Inspection Reports?	No	Date of last report:	n/a	
Weather during inspection:	Rain	Estimated date of last storm 0.25" or greater:	1/8/2026	Snow
Temperature: ~	58	Construction Phase:	Mobilization	
Discharge off-site?	No	ROW:	Street	
Item #	Violation Category	Deficiency/Corrective Action		
1	NOI	missing - Construction Support activity on the neighbor's property is missing from the ESC Plan and the neighbor's NOI is also missing. The ESC Plan shows a pavement connection to the neighbor's parking lot which doesn't require the neighbor's NOI since Albuquerque Rehab Real Estate Investors, LLC has an access easement, but the fenced area extends beyond that easement. The missing neighbor's NOI and inaccurate ESC Plan are violations of both the CGP and City Ordinance. <b>Required mitigation:</b> Either remove the Construction Support activities and stabilize any disturbed areas, or update the ESC Plan to show the construction support activities and provide the Neighbor's NOI.		
2	Porta-potty	Not supported and next to an inlet in violation of CGP 2.3.3.f. <b>Required mitigation:</b> Move the toilets away from the inlet and stake them down.		
3	Posting	Missing in violation of CGP 1.5. <b>Required mitigation:</b> You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of-way per CGP 1.5.		
4	SWPPP	Missing in violation of City Ordinance and CGP 4.7.3, 5.4.3 and 7.3. <b>Required mitigation:</b> The SWPPP, including the SWPPP Map, Self Inspection Reports, and Corrective Action Reports, must be kept up-to-date per CGP 7.1 and available on-site per CGP 4.7.3, 5.4.3 and 7.3. If an on-site location is unavailable to keep the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance of your construction site CGP 7.3.		
5	BMPs	Missing but not a violation since land disturbance hasn't started		
Notes:	Land disturbance hasn't begun and nobody was on-site.			

City of Albuquerque Stormwater Inspector Signature and date:

Contact information: James Hughes (505) 924-3420

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*James D. Hughes*