



Stormwater Quality Plan Information Sheet and Inspection Fee Schedule

Project Name: NOBIS Rehabilitation Hospital

Project Location: (address or major cross streets/arroyo)
1100 Woodward PI NE

Plan Preparer Information:

Company: Tierra West LLC

Contact: Jon Niski

Address: 5571 Midway Park Place NE ABQ New Mexico

Phone Number: (O) 361-336-6169 (Cell (optional)) _____

e-Mail: jniski@tierrawestllc.com

Property Owner Information:

Company: Albuquerque Rehab Real Estate Investors, LLC

Contact: Deno Maggi

Address: 4317 Marsh Ridge Rd.

Phone: 352-871-8953

e-Mail: deno@crossdevelopment.net

I am submitting the ESC Plan (SWPPP map) and NOI to obtain approval for:

Grading Building Permit Work Order Construction Plans

Note: More than one item can be checked for a submittal

I am submitting the SWPPP map and NOT to obtain a Stabilization Determination

Stormwater Quality Inspection fee: (based on development type and disturbed area)

Commercial BP	< 2 acres \$300	<input type="checkbox"/>	2 to 5 acres \$500	<input checked="" type="checkbox"/>	>5 acres \$800	<input type="checkbox"/>
Work Order (WO)	< 5 acres \$300	<input type="checkbox"/>	5 to 40 acres \$500	<input type="checkbox"/>	>40 acres \$800	<input type="checkbox"/>
Multi – family BP	< 5 acres \$500	<input type="checkbox"/>	>5 acres \$800	<input type="checkbox"/>		
Single Family Residential BP	<5 acres \$500	<input type="checkbox"/>	5 to 40 acres \$1000	<input type="checkbox"/>	> 40 acres \$1500	<input type="checkbox"/>

Plan Review fee is \$105 for the first submittal and \$75.00 for a resubmittal

Total due equals the plan review fee plus the Stormwater Quality Inspection fee.

Total Due \$575.00

If you have questions, please contact Doug Hughes, Stormwater Quality 924-3420, jhughes@cabq.gov

Rev June 2023

INVOICE (INV-00080209) FOR CITY OF ALBUQUERQUE

BILLING CONTACT

Meagan Vieren
 Cross Development
 4317 Marsh Ridge Road
 Carrollton, TX 75010

Tierra West
 Tierra West LLC
 5571 Midway Park PI NE Albuquerque NM, 8710
 Albuquerque NM, 8710
 Albuquerque, NM 87109



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00080209	03/02/2026	03/02/2026	Due	NOBIS Rehabilitation Hospital at 1100 Woodward PI NE - J15E053

REFERENCE NUMBER	FEE NAME	TOTAL
SWQ-2026-00007	Storm Water Quality Plan Resubmittal	\$75.00
	Technology Fee - Manual	\$5.25
1100 Woodward PI Ne Albuquerque, NM 87102		SUBTOTAL \$80.25

REMITTANCE INFORMATION
PO Box 1293 Albuquerque NM, 87103 Attn: Planning Department

TOTAL **\$80.25**



From: [Sergio Lozoya](#)
To: [Hughes, James D.](#); [Jon Niski](#); [Ron Bohannon](#)
Cc: [Brad Frosch](#); [Derek Bohannon](#); [Codie Counts](#); [Martinez, Richard](#); [Meagan Vieren](#)
Subject: RE: [#2023123] 26.02.05 ESC Plan comments for NOBIS Rehabilitation Hospital at 1100 Woodward Pl NE - J15E053 - (SWQ-2026-00007) - (CPN 703383)
Date: Monday, March 2, 2026 11:15:31 AM
Attachments: [image003.png](#)
[image004.png](#)

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CITY OF ALBUQUERQUE

 Your transaction is complete – Thank you!

[PRINTABLE VERSION](#)

Your request for payment has been received.

An additional confirmation will be sent to your email account if it was provided with the payment.

Your Reference Number: 2026060001-102

03/02/2026 11:13:02 AM

Total Amount: \$82.46

EPL Online Payment - EPL 2026060001-102-1 \$80.25

EPL Online Plan Fee Payment \$75.00

INVOICE NUMBER: INV-00080209
INVOICE DESCRIPTION: NOBIS Rehabilitation Hospital at 1100 Woodward Pl NE - J15E053
FEE NAME: Storm Water Quality Plan Resubmittal

EPL Online Plan Fee Payment \$5.25

INVOICE NUMBER: INV-00080209
INVOICE DESCRIPTION: NOBIS Rehabilitation Hospital at 1100 Woodward Pl NE - J15E053
FEE NAME: Technology Fee - Manual

Visa Service Fee 2026060001-102-4 \$2.21

Visa Credit Sale M \$80.25

CARD NUMBER: *****0227
FIRST NAME: Sergio
LAST NAME: Lozoya
AUTH CODE: 01850G

Visa Service Fee Credit Sale M \$2.21

CARD NUMBER: *****0227
FIRST NAME: Sergio
LAST NAME: Lozoya
PAYMENT TYPE: credit
AUTH CODE: 09339G

Total Amount: \$82.46

Sergio Lozoya
Senior Planner



5571 Midway Park Pl., NE
Albuquerque, NM 87109
Office: (505)858-3100
email: slozoya@tierrawestllc.com

From: Hughes, James D. <jhughes@cabq.gov>
Sent: Monday, March 2, 2026 11:00 AM
To: Jon Niski <JNiski@tierrawestllc.com>; Sergio Lozoya <SLozoya@tierrawestllc.com>; Ron Bohannon <rrb@tierrawestllc.com>
Cc: Brad Frosch <bfrosch@tierrawestllc.com>; Derek Bohannon <dbohannon@tierrawestllc.com>; Codie Counts <codie@crossdevelopment.net>; Martinez, Richard <richardmartinez@cabq.gov>; Meagan Vieren <Meagan@crossdevelopment.net>
Subject: RE: 26.02.05 ESC Plan comments for NOBIS Rehabilitation Hospital at 1100 Woodward Pl NE - J15E053 - (SWQ-2026-00007) - (CPN 703383)

Mr. Bohannon and all,
Please return the receipt showing the attached resubmittal invoice has been paid.



JAMES HUGHES, P.E., CFM, CPESC
principal engineer construction SWQ
o 505.924.3420
e jhughes@cabq.gov
cabq.gov/planning

The Construction Stormwater Quality (SWQ) Submittal Process, the SWQ Information Sheet (SWQIS), Erosion and Sediment Control (ESC) Plan Checklist, ESC Plan Standard Notes, City Ordinances, the EPA's Construction General Permit (CGP), and Frequent Questions are available at [Stormwater Quality Section — City of Albuquerque](#)

From: Hughes, James D.
Sent: Thursday, February 5, 2026 1:48 PM
To: 'Jon Niski' <jniski@tierrawestllc.com>; 'Sergio Lozoya' <slozoya@tierrawestllc.com>; 'Ron Bohannon' <rrb@tierrawestllc.com>
Cc: 'Brad Frosch' <bfrosch@tierrawestllc.com>; 'Derek Bohannon' <dbohannon@tierrawestllc.com>; 'Codie Counts' <codie@crossdevelopment.net>; Martinez, Richard <richardmartinez@cabq.gov>; 'Meagan Vieren' <Meagan@crossdevelopment.net>
Subject: 26.02.05 ESC Plan comments for NOBIS Rehabilitation Hospital at 1100 Woodward Pl NE - J15E053 - (SWQ-2026-00007) - (CPN 703383)

Mr. Bohannon and all,
I have attached the ESC plan comments letter and invoice. Please return the receipt and resubmit the ESC Plan, NOI, and SWQ Information sheet in ABQ-PLAN.



JAMES HUGHES, P.E., CFM, CPESC

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

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From: Hughes, James D.

Sent: Thursday, February 5, 2026 11:06 AM

To: 'Meagan Vieren' <Meagan@crossdevelopment.net>

Cc: Ron Bohannon <rrb@tierrawestllc.com>; Jon Niski <jniski@tierrawestllc.com>; Brad Frosch <bfrosch@tierrawestllc.com>; Derek Bohannon <dbohannon@tierrawestllc.com>; Sergio Lozoya <slozoya@tierrawestllc.com>; Codie Counts <codie@crossdevelopment.net>; Martinez, Richard <richardmartinez@cabq.gov>

Subject: RE: ECS Plan - 1100 Woodward Place NE

Meagan.

Thank you for the Deed. Hopefully, the NOI can be corrected soon.

In the meantime, please review Appendix G11.1 and G11.2 of the EPA's Construction General Permit (CGP) (attached) for details on who can sign the NOI and other documents in the SWPPP. The person who signs the certification statement at the end of the NOI must be a "responsible corporate officer" per CGP G.11.1. Please provide documentation in the form of the Operating Agreement (AKA Certificate of Formation or Certificate of Organization) that the officer signing the NOI satisfies the requirements of the CGP. The officer may delegate his signatory authority to another member of the corporation in accordance with CGP G.11.2, for the purpose of signing the remaining documents in the SWPPP and the required reports.

I reviewed the DRC Plans and confirmed that all Work Order land-disturbing activity is already shown on the ESC plan. The DRC Chair, Richard Martinez, said the DRC Plans haven't been approved yet. One of the DRC comments is that the ESC plan must be approved.



JAMES HUGHES, P.E., CFM, CPESC

principal engineer construction SWQ

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Permit (CGP), and Frequent Questions are available at [Stormwater Quality Section — City of Albuquerque](#)

From: Meagan Vieren <Meagan@crossdevelopment.net>

Sent: Thursday, February 5, 2026 9:30 AM

To: Hughes, James D. <jhughes@cabq.gov>

Cc: Ron Bohannon <rrb@tierrawestllc.com>; Jon Niski <jniski@tierrawestllc.com>; Brad Frosch <bfrosch@tierrawestllc.com>; Derek Bohannon <dbohannon@tierrawestllc.com>; Sergio Lozoya <slozoya@tierrawestllc.com>; Codie Counts <codie@crossdevelopment.net>

Subject: ECS Plan - 1100 Woodward Place NE

Morning Doug

Thank you for the call this morning.

Attached is the recorded warranty deed which conveys the property from **JDHQ LAND HOLDING LLC** to **Albuquerque Rehab Real Estate Investors, LLC**.

If you need anything else to wrap up your review today, please let me know, always happy to help when I can.

Thank you!

Meagan Vieren

Development Manager

Cell: 352-871-8953

meagan@crossdevelopment.net

4317 Marsh Ridge Rd.

Carrollton, TX 75010

