



March 16, 2016

Mr. Nevin Harwick, P.E.
Harwick Transportation Group
1440 Camino Cerrito SE
Albuquerque, New Mexico 87123

**Subject: Proposed Placitas Sage Co-Housing
NM 165 Mile Post 2
Placitas, Sandoval County, New Mexico**

Dear Mr. Harwick:

This letter is to inform you that the Site Threshold Assessment (STH) for the proposed Placitas Sage Senior Housing dated January 2016 has been reviewed. The proposed development is located south of NM 165 and access to the site would use the existing intersection of NM 165 and Placitas West Road located at approximately mile post 2. Placitas West Rd currently provides access to multiple residential lots and connects to several residential streets.

The NMDOT is satisfied with the information and data presented within the analysis and concur with the minimal anticipated traffic impacts on NM 165 associated with the proposed development. The anticipated Build Out Year for this development is 2017. Based on the provided information, no offsite improvements will be required for this development. Since the roadway accessing NM 165 for this development is an established county road there is no need for a driveway permit with the NMDOT.

If any questions, please feel free to call me at 505.798.6625.

Sincerely,

A handwritten signature in blue ink that reads "Nancy R. Perea".

Nancy R. Perea, P.E.
District Three Traffic Engineer

Copies: Jill Mosher, NMDOT D3 ADE Engineering Support (Actiing)
Margaret Haynes, NMDOT D3
File

Attachments: Placitas Sage Co-housing Site Threshold Assessment

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

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Chairman
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