

From: [Rodenbeck, Jay B.](#)
To: ["Amanda Bishop"](#)
Cc: [Blazar, Shahab](#); [Webb, Robert L.](#); [Wolfley, Jolene](#); ["Nancy Carreras"](#); ["Joey Winter@jll.com"](#); ["MKucaba@interplanllc.com"](#); ["Chrissy Schwartz"](#)
Subject: RE: URGENT 2021.1239 CFA#4107 Coors Boulevard - Approved Plans - Construction issues - Please help
Date: Monday, March 13, 2023 3:31:00 PM
Attachments: [image004.png](#)
[image005.png](#)

Good afternoon,

If the DRB approved the Site Plan Amendment with the layout as depicted on the approved Building Plans and the DRB-signed copy of the Site Plan Amendment had Plan sheets mistakenly included in the DRB-signed copy of the Site Plan Amendment, we can re-distribute the Site Plan Amendment for DRB signatures to match up with the approved Building Plans.

However, if the layout on the DRB-approved and signed Site Plan Amendment differs from the approved Building Plans, then an Administrative Amendment to the DRB-approved Site Plan Amendment must be applied for and approved. As it sounds, an Administrative Amendment is reviewed by staff and doesn't go through a hearing like your Site Plan Amendment did. Provided that no additional land disturbance is created and no changes to access or circulation are created, a revised Grading and Drainage Plan and TCL shouldn't be required, significantly reducing the review time of an Administrative Amendment.

Please confirm what is the case for our staff. If an Administrative Amendment is required, Robert can send you the application forms.

Thanks,



Jay Rodenbeck

Planning Manager
Development Review Services
o (505) 924-3994
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e jrodenbeck@cabq.gov
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From: Amanda Bishop [<mailto:ABishop@interplanllc.com>]
Sent: Monday, March 13, 2023 1:27 PM
To: Wolfley, Jolene <jwolfley@cabq.gov>; Planning Dev Help <devhelp@cabq.gov>; Planning Department <planningdepartment@cabq.gov>; Planning Department <planningdepartment@cabq.gov>
Cc: Nancy Carreras <NCarreras@interplanllc.com>; Winter, Joey <Joey.Winter@jll.com>; Michelle Kucaba <MKucaba@interplanllc.com>; Chrissy Schwartz <CSchwartz@interplanllc.com>
Subject: URGENT 2021.1239 CFA#4107 Coors Boulevard - Approved Plans - Construction issues - Please help
Importance: High

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

Good afternoon,

I am hoping you can help me as this is an urgent matter. We are currently working with PNM Electric on the transformer relocation for the existing Chick-fil-A located at 4001 Coors Boulevard NW. It has been brought to our attention that they current approved design by them will not work due to physical restraints regarding the Pull Box to the east of the site. Also along the right-of-way is a joint trench which is causing problems as well. With that being said we started to look into redesign. We are looking at having to do a new easement for the running of a new powerline.

Upon looking at the redesign of where to run the power line, it was noticed that the DRB stamped approved site plan shows there are canopy columns through the middle of the drive-thru (see highlighted snippet below.) Chick-fil-A does not place columns in the middle of the order meal delivery canopy in case cars need to exit the drive-thru or "bypass" cars if guests have received their meal(s). With that being said, the canopy columns should be placed on the outside of the canopy in the landscaped island to the north (please see the red dots in the snippet below).

DRB APPROVED Site Plan

PROJECT NUMBER: PRJ 2022-020274
Application Number: SI-2022-42061

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. ALL STRUCTURAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. ALL ELECTRICAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. ALL MECHANICAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL PLUMBING WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. ALL PAINTING WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
7. ALL LANDSCAPING WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
8. ALL SIGNAGE WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. ALL FENCE WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
10. ALL UTILITY WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
11. ALL CONCRETE WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
12. ALL MASONRY WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
13. ALL METAL WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
14. ALL WOODWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
15. ALL GLASSWORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
16. ALL FINISHES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

In addition to the issue above, there ALSO is suppose to be 4 canopy columns and footings not 3.

STAMPED APPROVED Building Plan

Now, cross referencing the above plan to our building plans which were stamped approved by the Albuquerque Building Department (this Please see the highlighted snippet below), the columns are in fact in their correct location. I believe as though when submitting this, it should have been caught by my team as well as the reviewers at the city as all documents had to be submitted for review.. I am looking to discuss what options we have and I am needing to get that rectified ASAP! PLEASE HELP! The red x's below show where they are per the site plan, but those are incorrect. I am going to need to get that fixed on our civil plans.

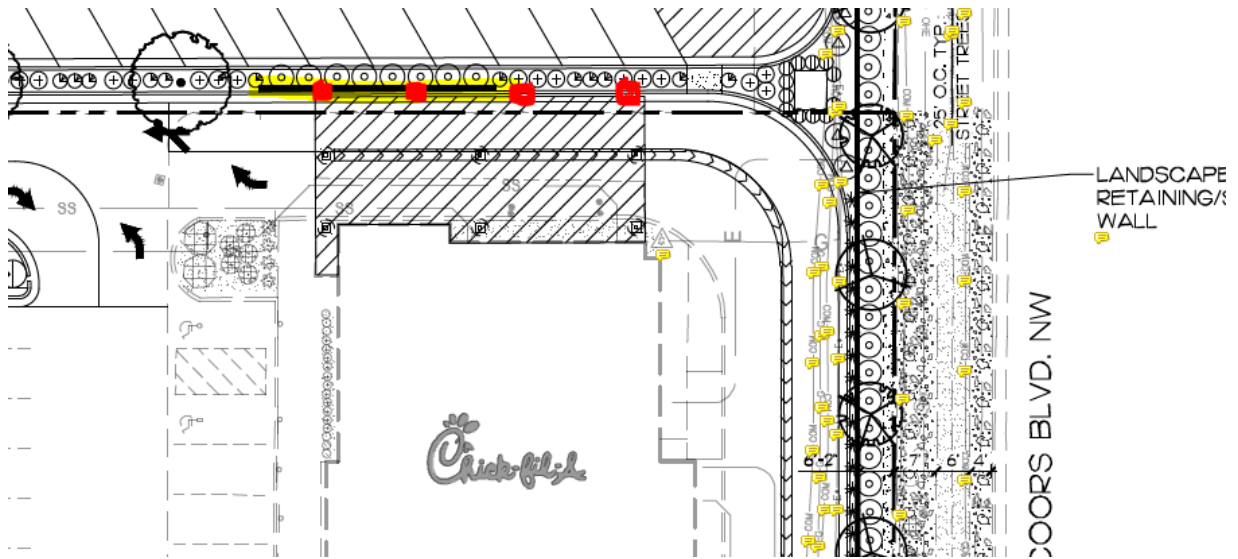
TIER 3 OUTSIDE MEAL DELIVERY CANOPY

APPROVED

NOTES:

- 1. SOLITE DOWNPOUT WITHIN COLUMN AND PROVIDE DOWNPOUT TO BE INSTALLED ABOVE TOP OF CURB/PAVEMENT SLAB WHICH EVER IS HIGHER.
- 2. SOLITE DOWNPOUT WITHIN COLUMN AND PROVIDE DOWNPOUT TO BE INSTALLED ABOVE TOP OF CURB/PAVEMENT SLAB WHICH EVER IS HIGHER.
- 3. SOLITE DOWNPOUT WITHIN COLUMN AND PROVIDE DOWNPOUT TO BE INSTALLED ABOVE TOP OF CURB/PAVEMENT SLAB WHICH EVER IS HIGHER.
- 4. SOLITE DOWNPOUT WITHIN COLUMN AND PROVIDE DOWNPOUT TO BE INSTALLED ABOVE TOP OF CURB/PAVEMENT SLAB WHICH EVER IS HIGHER.

- With all this being said, it has also brought two other issues;
1. The canopy columns being placed in the landscape island “technically” will not work with the retaining wall that I believe was “required” from the City/grading. (There is also a second one that runs along Coors Blvd which was also a requirement by the city.) Please see the snippet below where the highlighted yellow is the screen wall and where the red dots are suppose to be the canopy columns.
 2. **What does this mean for approvals? What does this mean for review? How can I rectify this situation. PLEASE HELP!**



As an FYI, I will be traveling tomorrow through the rest of the week to South Carolina for a site visit. I might not be able to be reached at the office number, but I will also have my cell and I can be reached at 941-447-7030.

I understand Jay Rodenbeck is out through the rest of the week as well, which is why I'm reaching out. I am hoping to get an idea as how to correct this?

I appreciate your help and coordination through this and look forward to hearing from you!

Kindest,
Amanda



AMANDA BISHOP

Permit Lead
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