



BARSTOW ST NE

FLORENCE AV NE

GLENDALE AV NE

B20E066 B20E067

MODESTO AV NE

EAGLE ROCK AV NE

ORMAN AV NE

EAGLE ROCK AV NE

EL PL NE

LA CUEVA CHANNEL NE

VIA ENCANTADA NE

VIA ALEGRE NE



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	B20E066	Project Name:	8400 & 8420 Glendale Ave NE		
NPDES Id. No.		Location:	8400 & 8420 Glendale Ave NE		
9/24/2020	Property Owner		Contractor		
Operator	Las Ventanas NM, Inc				
Contact name & title	Scott Ashcraft				
e-mail	tscott@lasventanasnm.com				
Contact Phone #	505-362-6824				
COA Inspector	Doug Hughes		Start/End Time:	8:30-9:30am	
Construction Phase:	Vertical				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?	Clear		Temperature: ~	76	
Estimated date of last storm 0.25" or greater					
Item Number	Deficiency/ Corrective Action				
1	These two lots have been graded and about 3700 cy fill has been stockpiled. This requires an Approved Grading and Drainage Plan and a Grading permit from Hydrology.				
2	The disturbed area is more than 1 acre so NPDES permit coverage is required and both the NOI and the ESC Plan must be approved by the City. BMPs are required.				
3	Fill has been placed in the floodplain without a Floodplain Development Permit and must be removed and the disturbed area stabelized immediately.				
2.1	Discharge off site? (Y/N)	Yes			
4	Self Inspection Reports		Latest report Date:	n/a	

Notes:	

City of Albuquerque Stormwater Inspector Signature and date:
 Contact information: Doug Hughes (505) 924-3420
jhughes@cabq.gov

9/30/20
James D. Hughes

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 30, 2020

Las Ventanas NM Inc. - Scott Ashcraft - tscott@lasventanasnm.com
8330 Washington Pl NE, Suite A
Albuquerque NM 87113-1674

Sites: 8400 and 8420 Glendale Ave NE - B20E066

Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control

The following violations were observed while inspecting the Site on Thursday Sept. 24, 2020.

1. Earth disturbance began prior to approval of an NOI and ESC Plan by the City. Loose fill material has also been placed in the floodplain and there are not any Erosion and Sediment Controls in place.
2. The disturbed area and construction activities overlap with construction support activities on the adjacent property at 8500 Glendale, owned by John Jones which also requires NPDES coverage also. The SWPPP must identify the areas of control by each Operator.
3. NPDES coverage is not posted and self-inspection reports are missing.





CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller



Sep 24, 2020 8:55:04 AM
8420 Glendale Avenue Northeast
Albuquerque
Bernalillo County
New Mexico

Required Mitigation:

1. The Erosion and Sediment Control Plan (ESC Plan) must be submitted to the City for approval.
2. The property owner's NOI and related documentation must be submitted and approved by the City.
3. Ensure that all stormwater controls (BMPs) are maintained and remain in effective operating condition during permit coverage per CGP 2.1.4. If at any time you find that a stormwater control needs routine maintenance, you must immediately initiate the needed maintenance work, and complete such work by the close of the next business day. When the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational, or complete the repair, by no later than seven (7) calendar days from the time of discovery per CGP 5.
4. Loose soil in the floodplain must be either compacted or removed as soon as it is exposed and not later than the end of same the day it is exposed.
5. Conduct self-inspections Once every 14 calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater per CGP 4.2 and City ESC Ordinance § 14-5-2-11. Provide copies self-inspection reports per CGP 4.7 and Corrective action reports per CGP 5.4 when requested.

6. 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.
7. The SWPPP must be kept up-to-date and available onsite per CGP 7. 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.
8. Prior to the commencement of construction activities, you must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:
 - a. Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
 - b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
 - c. Personnel who are responsible for conducting inspections as required in Part 4.1; and
 - d. Personnel who are responsible for taking corrective actions as required in Part 5.

If the violations are not mitigated within 9 days, the property owner is subject to a fine of \$500/day per the City's Drainage Control Ordinance and the non-compliance will be reported to the EPA.

If you have any questions, you can contact me at 924-3420, jhughes@cabq.gov.

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.

From: Hughes, James D.
To: ["tscott@lasventanasnm.com"](mailto:tscott@lasventanasnm.com)
Cc: [Biazar, Shahab](#); [Armijo, Ernest M.](#)
Subject: B20E066 - 8400 & 8420 Glendale Ave - ESC Violation Notice
Date: Wednesday, September 30, 2020 10:50:00 AM
Attachments: [09.24.20 Inspection-signed.pdf](#)
[image001.jpg](#)
[B20E066 Violation1-signed.pdf](#)

Mr Ashcraft,

Please see attached Inspection Report and Notice of ESC Violation. An ESC Permit is required. A follow-up inspection is scheduled for the end of next week to check for compliance.

Also note that a Grading Permit and Floodplain Permit may be required by Hydrology, Earnest Armijo.

[cid:image003.jpg@01D41F50.A8AE0A90](#)



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	B20E066	Project Name:	8400 & 8420 Glendale Ave NE		
NPDES Id. No.		Location:	8400 & 8420 Glendale Ave NE		
10/9/2020	Property Owner		Contractor		
Operator	Las Ventanas NM, Inc				
Contact name & title	Scott Ashcraft				
e-mail	tscott@lasventanasnm.com				
Contact Phone #	505-362-6824				
COA Inspector	Doug Hughes		Start/End Time:	8:30-9:30am	
Construction Phase:	Earthwork				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?	Clear		Temperature: ~	69	
Estimated date of last storm 0.25" or greater					
Item Number	Deficiency/ Corrective Action				
1	These two lots have been graded and about 3700 cy fill has been stockpiled. This requires an Approved Grading and Drainage Plan and a Grading permit from Hydrology.				
2	The disturbed area is more than 1 acre so NPDES permit coverage is required and both the NOI and the ESC Plan must be approved by the City. BMPs are required.				
3	Fill has been placed in the floodplain without a Floodplain Development Permit and must be removed and the disturbed area stabilized immediately.				
	Items 1, 2, & 3 have not changed since the previous inspection 09/24/20 and remained unchanged still on 10/13/20.				
2.1	Discharge off site? (Y/N)	Yes			
4	Self Inspection Reports		Latest report Date:	n/a	

Notes:	

City of Albuquerque Stormwater Inspector Signature and date:
Contact information: Doug Hughes (505) 924-3420
jhughes@cabq.gov

10/14/2020

James D. Hughes

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 14, 2020

Las Ventanas NM Inc. - Scott Ashcraft - tscott@lasventanasnm.com
8330 Washington Pl NE, Suite A
Albuquerque NM 87113-1674

Sites: 8400 and 8420 Glendale Ave NE - B20E066

Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control

The following violations were observed while inspecting the Site on Friday October 9th.

1. Earth disturbance began prior to approval of an NOI and ESC Plan by the City. Loose fill material has also been placed in the floodplain and there are not any Erosion and Sediment Controls in place.





2. The disturbed area and construction activities overlap with construction support activities on the adjacent property at 8500 Glendale, owned by John Jones which also requires NPDES coverage. The SWPPP must identify the areas of control by each Operator.



CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller



3. NPDES coverage is not posted and self-inspection reports are missing.

Required Mitigation:

1. The Erosion and Sediment Control Plan (ESC Plan) must be submitted to the City for approval.
2. The property owner's NOI and related documentation must be submitted and approved by the City.
3. Ensure that all stormwater controls (BMPs) are established and maintained and remain in effective operating condition during permit coverage per CGP 2.1.4. If at any time you find that a stormwater control needs routine maintenance, you must immediately initiate the needed maintenance work, and complete such work by the close of the next business day. When the problem requires a new or replacement control or significant repair, install the new or modified control and make it operational, or complete the repair, by no later than seven (7) calendar days from the time of discovery per CGP 5.
4. Loose soil in the floodplain must be either compacted or removed as soon as it is exposed and not later than the end of same the day it is exposed.
5. Conduct self-inspections Once every 14 calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater per CGP 4.2 and City ESC Ordinance § 14-5-2-11. Provide copies self-inspection reports per CGP 4.7 and Corrective action reports per CGP 5.4 when requested.
6. 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.
7. The SWPPP must be kept up-to-date and available onsite per CGP 7. 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.

Per the previous Violation letter, the City is assessing a fine of \$500. This fine is for 1 day. Additional days may be added if the violation is not mitigated within 9 days from the date of this letter. The non-compliance has been reported to the EPA.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 9 days from the date of this letter please let me know.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov.

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.

From: [Hughes, James D.](#)
To: tscott@lasventanasnm.com
Cc: [Cordero, Shannon D.](#); [Blazar, Shahab](#); [Esparza, David](#)
Subject: FW: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice
Date: Thursday, October 15, 2020 3:25:00 PM
Attachments: [8420 GLENDALE SWQ SCOTT ASHCRAFT LAS VENTANAS INC.pdf](#)

Mr Ashcraft,

Please see attached invoice and instructions below for online payment of the fine. E-mail the receipt to me and Shannon after it is paid.



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

From: Cordero, Shannon D.
Sent: Thursday, October 15, 2020 12:17 PM
To: Hughes, James D. <jhughes@cabq.gov>
Subject: RE: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Hello,

Here is the link and for permit number

<http://payments.cabq.gov>

Enter the permit number as shown below and click Find, Add to Cart, Checkout and then enter payment information.

Let me know when it is paid so I can verify it cleared in Posse. I also attached a copy of your receipt for your records. Thank you for your patience during this difficult time.

Online 311	Things to Do in ABQ	City Jobs & Employment	Getting Around ABQ	City Departments	Community Services	Business Services
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Total \$0.00

Checkout

Please verify this is the item you wish to pay

Account Information:

ReferenceNumber:

Permit Number: SI-2020-00078

Company Name:

Total Amt Due: 260.00

Payment Total 260.00

Add to Cart



SHANNON CORDERO

senior administrative assistant

o 505.924.3979

m 505.924.3979

e Sdcordero@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Thursday, October 15, 2020 11:53 AM

To: Cordero, Shannon D. <sdordero@cabq.gov>

Subject: FW: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Please make an invoice for \$500 fine for the SWQ Violation (see attached)



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

[e jhughes@cabq.gov](mailto:jhughes@cabq.gov)
cabq.gov/planning

From: Hughes, James D.
Sent: Wednesday, October 14, 2020 4:14 PM
To: 'tscott@lasventanasnm.com' <tscott@lasventanasnm.com>
Cc: Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>; 'Esparza, David' <esparza.david@epa.gov>
Subject: RE: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Mr. Ashcraft

Since there has been essentially no progress in mitigating the Violations identified in the notice e-mailed on September 30th a new Violation Notice is attached with a the City's follow-up inspection report from 10/09/2020. Following the City's standard escalation procedures a \$500 fine is assessed in association with this 2nd notice, and an invoice will be e-mailed separately. The fine and violation notice is just for violations of the City's ESC Ordinance and the EPA's NPDES requirements, and the inspection report identifies the need for two additional permits (Grading permit for more than 500 cy earthwork, and Floodplain Development Permit for fill placed in the floodplain) needed from City Hydrology Ernest Armijo).

Also attached please find a 10/2018 google earth image with the approximate 1.4 acres of disturbance outlined, final stabilization criteria from the CGP , and Appendix A of the CGP. Please see the definition of "Commencement of Construction Activities" in Appendix A of the CGP.



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

From: Hughes, James D.
Sent: Wednesday, September 30, 2020 10:51 AM
To: 'tscott@lasventanasnm.com' <tscott@lasventanasnm.com>
Cc: Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>
Subject: B20E066 - 8400 & 8420 Glendale Ave - ESC Violation Notice

Mr Ashcraft,

Please see attached Inspection Report and Notice of ESC Violation. An ESC Permit is required. A follow-up inspection is scheduled for the end of next week to check for compliance.

Also note that a Grading Permit and Floodplain Permit may be required by Hydrology, Earnest Armijo.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning



CITY OF ALBUQUERQUE INVOICE

LAS VENTANAS CONSTRUCTION SCOTT

PO BOX 10600

Reference NO: SI-2020-01146

Customer NO: CU-23297907

Date	Description	Amount
10/15/20	Application Fee (Manual)	\$500.00

Due Date: **10/15/20**

Total due for this invoice:

\$500.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 10/15/20
Amount Due: \$500.00
Reference NO: SI-2020-01146
Payment Code: 130
Customer NO: CU-23297907

LAS VENTANAS CONSTRUCTION SCOTT
PO BOX 10600
ALBUQUERQUE, NM 87184



130 0000SI202001146000993551122852899000000000000500000CU23297907

From: [Hughes, James D.](#)
To: [Scott Ashcraft](#)
Cc: [Biazar, Shahab](#); [Esparza, David](#); ["Nicole Friedt"](#); [Armijo, Ernest M.](#)
Subject: RE: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice
Date: Friday, October 16, 2020 2:14:00 PM
Attachments: [TimePhoto_20200924_085039.jpg](#)
[TimePhoto_20200924_085159.jpg](#)
[TimePhoto_20200924_085457.jpg](#)
[TimePhoto_20200924_085504.jpg](#)
[TimePhoto_20200924_085512.jpg](#)
[TimePhoto_20200924_085529.jpg](#)
[TimePhoto_20200924_085538.jpg](#)
[TimePhoto_20200924_085548.jpg](#)
[TimePhoto_20200924_085555.jpg](#)
[TimePhoto_20201006_153335.jpg](#)
[TimePhoto_20201002_175819.jpg](#)
[TimePhoto_20201002_175848.jpg](#)
[TimePhoto_20201002_175918.jpg](#)
[TimePhoto_20201002_175948.jpg](#)
[TimePhoto_20201006_153329.jpg](#)
[TimePhoto_20201009_085906.jpg](#)
[TimePhoto_20201009_085913.jpg](#)

Mr. Ashcraft,

The work that you have hired Inspections Plus to do will address several of the Areas of Concern, but all of the loose dirt piles in the floodplain also needs to be removed. Mr. Jones has not been fined because he removed nearly all of the loose dirt from the floodplain on his property and he hired a consultant to obtain permits and install BMPs all before the City's first follow-up inspection. He made excellent progress in a short period of time and has promised to continue to do so.

To avoid further fines you must remove all of the fill and loose dirt from the floodplain on your property before the next follow-up inspection which has been scheduled for Friday October 23rd. Avoid further damage to the remaining vegetation and sand bottom thalweg in the floodplain. The limits of the floodplain appears to be located 31' (max) north of the north thalweg of the arroyo based on the google map that I sent yesterday, but you should consult a professional engineer for plans and specifications and not rely on my estimate for the floodplain mitigation work.

A map showing the encroachment of Mr. Jones "Construction Support Activities" into your property should be included in your SWPPP and included on the ESC Plan submitted to the City for approval. I don't know the exact limits of the support activities but generally I have observed tracks from construction traffic going through your property in a fairly wide unconfined area from Glendale Avenue to the bank stabilization work on Mr. Jones site, and I have several pictures from different days showing the progression of the concrete rubble that was stockpiled on your property. Several new dirt piles appeared along with a new, fresh disturbance, path in the floodplain along the south edge of your property.

I am copying AMAFCA and City Hydrology on this e-mail because they reviewed the plans specifications prior to issuance of Mr. Jones Building Permit. They will also be checking the as-built documentation for compliance with the approved standards and specifications. I did not inspect the concrete rubble that was used for Mr. Johns bank stabilization. I did not see an overabundance of trash either in the rip-rap or in the dirt piles but a few scraps need to be cleaned up as the CGP requirements are implemented. I defer to AMAFCA and City Hydrology on the use of concrete rubbles as rip-rap.

Thank you for your cooperation.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Scott Ashcraft <tscott@lasventanasnm.com>

Sent: Thursday, October 15, 2020 4:55 PM

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

Cc: Cordero, Shannon D. <sdcordova@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Esparza, David <esparza.david@epa.gov>

Subject: Re: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

External

I now have signed and paid for the proposal from Inspections plus for the SWPP plan and they are scheduling installation of the BMP's.

Additionally, I met with John Jones (the property owner who caused the disturbance and is doing construction on my land) at the site yesterday and he has agreed to permanently stabilize the area he disturbed by Tuesday the 20th.

I want to be sure Mr. Jones is held accountable for the actions he has taken on my land WITHOUT my permission. I will pay my fine but it would be exceedingly inappropriate if he is not held accountable for his actions and fined accordingly.

Additionally, I question the erosion control measures that have been installed Mr. Jones' property. The concrete and trash that has been buried in the arroyo at the south end of his property seems inappropriate. He has also used concrete and other rubble to "stabilize" the slope adjacent to the arroyo. I question whether the city has adequately reviewed this installation and if it complies with standards that the rest of us follow. I would like some assurances that what he is doing on his property has been inspected and approved by the appropriate city departments and AMAFCA.



Scott Ashcraft

President and CEO at Las Ventanas NM, Inc.

A 8330-A Washington Place NE Albuquerque, NM
87113

P [505-600-3377](tel:505-600-3377) **M** [505-362-6824](tel:505-362-6824)

E tscott@lasventanasnm.com

W www.lasventanasnm.com



On Oct 15, 2020, at 3:25 PM, Hughes, James D. <jhughes@cabq.gov> wrote:

Mr Ashcraft,

Please see attached invoice and instructions below for online payment of the fine. E-mail the receipt to me and Shannon after it is paid.

<image003.jpg>

DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Cordero, Shannon D.

Sent: Thursday, October 15, 2020 12:17 PM

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

Subject: RE: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Hello,

Here is the link and for permit number

<http://payments.cabq.gov>

Enter the permit number as shown below and click Find, Add to Cart, Checkout and then enter payment information.

Let me know when it is paid so I can verify it cleared in Posse. I also attached a copy of

your receipt for your records. Thank you for your patience during this difficult time.
<image002.jpg>

<image003.jpg>

SHANNON CORDERO

senior administrative assistant

o 505.924.3979

m 505.924.3979

e Sdcordero@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Thursday, October 15, 2020 11:53 AM

To: Cordero, Shannon D. <sdcordero@cabq.gov>

Subject: FW: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Please make an invoice for \$500 fine for the SWQ Violation (see attached)

<image003.jpg>

DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Wednesday, October 14, 2020 4:14 PM

To: 'tscott@lasventanasnm.com' <tscott@lasventanasnm.com>

Cc: Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>;

'Esparza, David' <esparza.david@epa.gov>

Subject: RE: B20E066 - 8400 & 8420 Glendale Ave - 2nd ESC Violation Notice

Mr. Ashcraft

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Also attached please find a 10/2018 google earth image with the approximate 1.4 acres of disturbance outlined, final stabilization criteria from the CGP , and Appendix A of the CGP. Please see the definition of "Commencement of Construction Activities" in Appendix A of the CGP.

<image003.jpg>

DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

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e jhughes@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Wednesday, September 30, 2020 10:51 AM

To: 'tscott@lasventanasnm.com' <tscott@lasventanasnm.com>

Cc: Biazar, Shahab <sbiazar@cabq.gov>; Armijo, Ernest M. <earmijo@cabq.gov>

Subject: B20E066 - 8400 & 8420 Glendale Ave - ESC Violation Notice

Mr Ashcraft,

Please see attached Inspection Report and Notice of ESC Violation. An ESC Permit is required. A follow-up inspection is scheduled for the end of next week to check for compliance.

Also note that a Grading Permit and Floodplain Permit may be required by Hydrology, Earnest Armijo.

<image003.jpg>

DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

<8420 GLENDALE SWQ SCOTT ASHCRAFT LAS VENTANAS INC.pdf>

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Hughes, James D.](#)
To: [Scott Ashcraft](#)
Cc: [Asa Weber](#); [Cassandra Durkin](#)
Subject: B20E066G&D plan for 8400 and 8420 Glendale
Date: Tuesday, October 20, 2020 9:38:00 AM
Attachments: [8400 Glendale base.png](#)
[B20D067_BP_GP_SPBP_APPR.PDF](#)

Mr. Ashcraft,

The City has a policy of not approving the ESC Plan and NOI until after the G&D Plan is approved by Hydrology, but that does not prevent the ESC Plan and NOI from being prepared and included in the SWPPP so the owner can certify the NOI and obtain NPDES coverage from the EPA. Permit coverage and BMPs need to be in place soon.

The base map could consist of either the attached map showing existing contours and property lines, or the Google Earth map that I sent showing the flood plain and approximate limits of disturbance. You need to add Silt Fence around the disturbed area and identify the staging area for the separate Construction Site 8500 Glendale and indicate the areas of responsibility for each operator in the SWPPP. We will be flexible on the remaining ESC Plan requirements such as finished grades, scale, and north arrow.

Also attached please find the approved G&D Plan for 8500 Glendale. Note the proposed grading and drainage along the common lot line.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Scott Ashcraft [mailto:tscott@lasventanasnm.com]
Sent: Monday, October 19, 2020 4:07 PM
To: Hughes, James D. <jhughes@cabq.gov>
Cc: Åsa Weber <asaw@iacivil.com>; Cassandra Durkin <cassandra@inspectionsplus.com>
Subject: G&D plan for 8400 and 8420 Glendale

External

Mr. Hughes,

I spoke to Asa Weber with Isaacson and Arfman today about creating the grading and drainage plan for these two lots. Asa informs me that based on her current schedule she will

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Thank you,



Scott Ashcraft

President and CEO at Las Ventanas NM, Inc.

A 8330-A Washington Place NE Albuquerque, NM
87113

P [505-600-3377](tel:505-600-3377) **M** [505-362-6824](tel:505-362-6824)

E tscott@lasventanasnm.com

W www.lasventanasnm.com



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This message has been analyzed by Deep Discovery Email Inspector.



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	B20E066	Project Name:	8400 & 8420 Glendale Ave NE		
NPDES Id. No.		Location:	8400 & 8420 Glendale Ave NE		
11/5/2020	Property Owner		Contractor		
Operator	Las Ventanas NM, Inc				
Contact name & title	Scott Ashcraft				
e-mail	tscott@lasventanasnm.com				
Contact Phone #	505-362-6824				
COA Inspector	Doug Hughes		Start/End Time:	10am	
Construction Phase:	Earthwork				
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"	311/Complaint	Follow Up
Weather at time of inspection?		Clear		Temperature: ~	69
Estimated date of last storm 0.25" or greater					

Item Number	Deficiency/ Corrective Action				
1	The stock piles were graded smooth ready for seed, silt fence in place and fill removed from floodplain.				
2	The disturbed area is more than 1 acre so NPDES permit coverage is required and both the NOI and the ESC Plan still have not been submitted to the City				
2.1	Discharge off site? (Y/N)				
4	Self Inspection Reports	requested.	Latest report Date:	n/a	

Notes:	
Violation Letter sent to owner with \$500 fine.	

City of Albuquerque Stormwater Inspector Signature and date:
Contact information: Doug Hughes (505) 924-3420
jhughes@cabq.gov

From: [Hughes, James D.](#)
To: [Scott Ashcraft](#)
Cc: [Cassandra Durkin](#); [Esparza, David](#); [Biazar, Shahab](#)
Subject: RE: B20E066 - 8400 and 8420 Glendale
Date: Friday, November 06, 2020 2:22:00 PM
Attachments: [B20E066 Violation3 fine2-signed.pdf](#)

Mr Ashcraft,

Please find attached the third Notice of Violation. An invoice for a \$500 fine will be e-mailed separately.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Hughes, James D.
Sent: Tuesday, October 20, 2020 9:38 AM
To: 'Scott Ashcraft' <tscott@lasventanasnm.com>
Cc: Åsa Weber <asaw@iacivil.com>; Cassandra Durkin <cassandra@inspectionsplus.com>
Subject: B20E066G&D plan for 8400 and 8420 Glendale

Mr. Ashcraft,

The City has a policy of not approving the ESC Plan and NOI until after the G&D Plan is approved by Hydrology, but that does not prevent the ESC Plan and NOI from being prepared and included in the SWPPP so the owner can certify the NOI and obtain NPDES coverage from the EPA. Permit coverage and BMPs need to be in place soon.

The base map could consist of either the attached map showing existing contours and property lines, or the Google Earth map that I sent showing the flood plain and approximate limits of disturbance. You need to add Silt Fence around the disturbed area and identify the staging area for the separate Construction Site 8500 Glendale and indicate the areas of responsibility for each operator in the SWPPP. We will be flexible on the remaining ESC Plan requirements such as finished grades, scale, and north arrow.

Also attached please find the approved G&D Plan for 8500 Glendale. Note the proposed grading and drainage along the common lot line.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Scott Ashcraft [<mailto:tscott@lasventanasnm.com>]

Sent: Monday, October 19, 2020 4:07 PM

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

Cc: Åsa Weber <asaw@iacivil.com>; Cassandra Durkin <cassandra@inspectionsplus.com>

Subject: G&D plan for 8400 and 8420 Glendale

External

Mr. Hughes,

I spoke to Asa Weber with Isaacson and Arfman today about creating the grading and drainage plan for these two lots. Asa informs me that based on her current schedule she will not be able to complete a plan for these two lots until early December. As you know I am working with Cassandra Durkin at Inspections Plus to submit for a grading and Drainage permit per your request. Is there a process to make application for the permit prior to having the G & D plan from the engineer?

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P [505-600-3377](tel:505-600-3377) **M** [505-362-6824](tel:505-362-6824)

E tscott@lasventanasnm.com

W www.lasventanasnm.com



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This message has been analyzed by Deep Discovery Email Inspector.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 6, 2020

Las Ventanas NM Inc. - Scott Ashcraft - tscott@lasventanasnm.com
8330 Washington Pl NE, Suite A
Albuquerque NM 87113-1674

Sites: 8400 and 8420 Glendale Ave NE - B20E066

Re: Drainage Ordinance (14-5-2-1) Violations for Erosion and Sediment Control

The following violations were observed while inspecting the site yesterday.

1. Earth disturbance began prior to approval of an NOI and ESC Plan by the City and we still don't have the required submittals.
2. The disturbed area (1.4 acres) and construction activities overlap with construction support activities on the adjacent property at 8500 Glendale, owned by John Jones which also requires NPDES coverage. The SWPPP map show the overlap and identify the areas of control by each Operator.
3. NPDES coverage is not posted and self-inspection reports have not been provided.



Required Mitigation:

1. The Erosion and Sediment Control Plan (ESC Plan) must be submitted to the City for approval.
2. The property owner's NOI and related documentation must be submitted and approved by the City.
3. Conduct self-inspections Once every 14 calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches or greater per CGP 4.2 and City ESC Ordinance § 14-5-2-11. Provide copies self-inspection reports per CGP 4.7 and Corrective action reports per CGP 5.4 when requested.
4. 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.
5. The SWPPP must be kept up-to-date and available onsite per CGP 7. 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.

Per the previous Violation letter, the City is assessing a fine of \$500. This fine is for 1 day. Additional days may be added if the violation is not mitigated within 10 days from the date of this letter. The non-compliance has been reported to the EPA.

If you would like to schedule a follow-up inspection at a day and time of your convenience, prior to 10 days from the date of this letter please let me know.

If you have any questions, you can contact me at 924-3420 or jhughes@cabq.gov .

Sincerely,

James D. Hughes

James D. Hughes, P.E.
Principal Engineer, Hydrology/Stormwater Quality
Planning Dept.



CITY OF ALBUQUERQUE INVOICE

SCOTT ASHCRAFT

8330 WASHINGTON PL

Reference NO: SI-2020-01262

Customer NO: CU-124139294

Date	Description	Amount
11/09/20	Application Fee (Manual)	\$500.00

Due Date: **11/09/20**

Total due for this invoice:

\$500.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 11/09/20
Amount Due: \$500.00
Reference NO: SI-2020-01262
Payment Code: 130
Customer NO: CU-124139294

SCOTT ASHCRAFT
8330 WASHINGTON PL
ALBUQUERQUE, NM 87113



130 0000SI20200126200099355112413927500000000000050000CU124139294

From: [Hughes, James D.](#)
To: [Scott Ashcraft](#)
Cc: [Cordero, Shannon D.](#)
Subject: FW: B20E066 - 8400 and 8420 Glendale
Date: Tuesday, November 10, 2020 3:36:00 AM
Attachments: [8400 AND 8420 GLENDALE STORM WATER QUALITY.pdf](#)

Mr. Ashcraft,

Please see attached invoice and instructions on how to pay online below. Please e-mail a pdf copy of the receipt to Shannon and me.



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

From: Cordero, Shannon D.
Sent: Monday, November 09, 2020 1:34 PM
To: Hughes, James D. <jhughes@cabq.gov>
Subject: RE: B20E066 - 8400 and 8420 Glendale

Hello,

Here is the link and for permit number

<http://payments.cabq.gov>

Enter the permit number as shown below and click Find, Add to Cart, Checkout and then enter payment information.

Let me know when it is paid so I can verify it cleared in Posse. I also attached a copy of your receipt for your records. Thank you for your patience during this difficult time.

Online 311 Things to Do in ABQ City Jobs & Employment Getting Around ABQ City Departments Community Services Business Services

Please verify this is the item you wish to pay

Account Information:

ReferenceNumber:

Permit Number: SI-2020-00078

Company Name:

Total Amt Due: 260.00

Payment Total 260.00

Add to Cart

Total \$0.00

Checkout



SHANNON CORDERO

senior administrative assistant

o 505.924.3979

m 505.924.3979

e Sdcordero@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Friday, November 6, 2020 4:20 PM

To: Cordero, Shannon D. <sdordero@cabq.gov>

Subject: RE: B20E066 - 8400 and 8420 Glendale

The name and address are on the attached letter. Phone is 362-6824

From: Cordero, Shannon D.

Sent: Friday, November 06, 2020 2:57 PM

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

Subject: RE: B20E066 - 8400 and 8420 Glendale

Please provide me with the phone number and applicant information such as name and address and phone number

I need this to complete the invoice



SHANNON CORDERO

senior administrative assistant

o 505.924.3979

m 505.924.3979

e Sdcordero@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Friday, November 6, 2020 2:27 PM

To: Cordero, Shannon D. <sdcordero@cabq.gov>

Subject: FW: B20E066 - 8400 and 8420 Glendale

Shannon,

Please provide a \$500 invoice for the attached.



DOUG HUGHES, P.E., CFM

principal engineer construction SWQ

o 505.924.3420

e jhughes@cabq.gov

cabq.gov/planning

From: Hughes, James D.

Sent: Friday, November 06, 2020 2:23 PM

To: 'Scott Ashcraft' <tscott@lasventanasnm.com>

Cc: 'Cassandra Durkin' <cassandra@inspectionsplus.com>; 'Esparza, David' <esparza.david@epa.gov>;

Biazar, Shahab <sbiazar@cabq.gov>

Subject: RE: B20E066 - 8400 and 8420 Glendale

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o 505.924.3420
e jhughes@cabq.gov
cabq.gov/planning

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Cc: Åsa Weber <asaw@iacivil.com>; Cassandra Durkin <cassandra@inspectionsplus.com>
Subject: B20E066G&D plan for 8400 and 8420 Glendale

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E tscott@lasventanasnm.com

W www.lasventanasnm.com



=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Hughes, James D.](#)
To: [Scott Ashcraft](#)
Cc: [Cassandra Durkin](#)
Subject: RE: B20E066 - 8400 and 8420 Glendale
Date: Monday, November 16, 2020 3:00:00 PM

Mr. Ashcraft,

Thank you for paying the fine promptly. I am still looking for a submittal. An ESC Plan must be approved by the City for every project next to a floodplain regardless of size and timing of the project. This site may qualify for a LEW from the EPA now but if it is not stabilized by the expiration then an NOI will be required.



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

From: Scott Ashcraft [mailto:scottashcraft@comcast.net]
Sent: Tuesday, November 10, 2020 11:04 AM
To: Hughes, James D. <jhughes@cabq.gov>
Cc: Cordero, Shannon D. <sdcordova@cabq.gov>; Cassandra Durkin <cassandra@inspectionsplus.com>
Subject: Re: B20E066 - 8400 and 8420 Glendale

External

Mr. Hughes,

The receipt for payment of this fine is attached. I am disappointed to say the least that the city would continue to fine a private land owner given the circumstances of this situation. I have made considerable efforts at considerable expense to remediate the situation. Silt fencing has been installed on the two lots in question, illegally placed dirt has been removed from the water path and the debris that was illegally dumped on the land was removed.

I want to again point out that this was not a situation that construction was planned or started on land without obtaining the proper permits prior to doing so. Illegal dumping occurred on my land and a neighboring construction project used my land for construction activities without my permission. I am now put in a position that I am being **required** to obtain permits for "construction" activity that I have no intent of initiating.

The fine has been paid and the filing of permits (that have no basis in any actual construction

project) is in process.

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This message has been analyzed by Deep Discovery Email Inspector.