

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Dan Ponder, P.E.
Short Elliott Hendrickson Inc.
934 Main Ave., Unit C
Durango, CO 81301

Re: NUVUE 6th & Cutler
2300 6th St NW
Traffic Circulation Layout
Engineer's Stamp 06-26-23 (H14D117)

Dear Mr. Ponder,

The TCL re-submittal received 6-27-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: NuVue - 6th and Cutler **Building Permit #** TBD **Hydrology File #** TBD
DRB# TBD **EPC#** TBD

Legal Description: TR A BLK B LINCOLN ADDN (REPL **City Address OR Parcel** 2300 6th Street NW
OF LTS 9 10 & POR OF 11 BLK B)

Applicant/Agent: SEH, Inc. **Contact:** Philip Rennhack
Address: 934 Main Avenue, Unit C Durango, CO 81301 **Phone:** 970.459.4317
Email: prennhack@sehinc.com

Applicant/Owner: NuVue Pharma **Contact:** Paul Julian
Address: 4740 Dillon Drive Pueblo, CO 81301 **Phone:** 919.619.2443
Email: paulj@nuvuepharma.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE X ADMIN SITE: RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

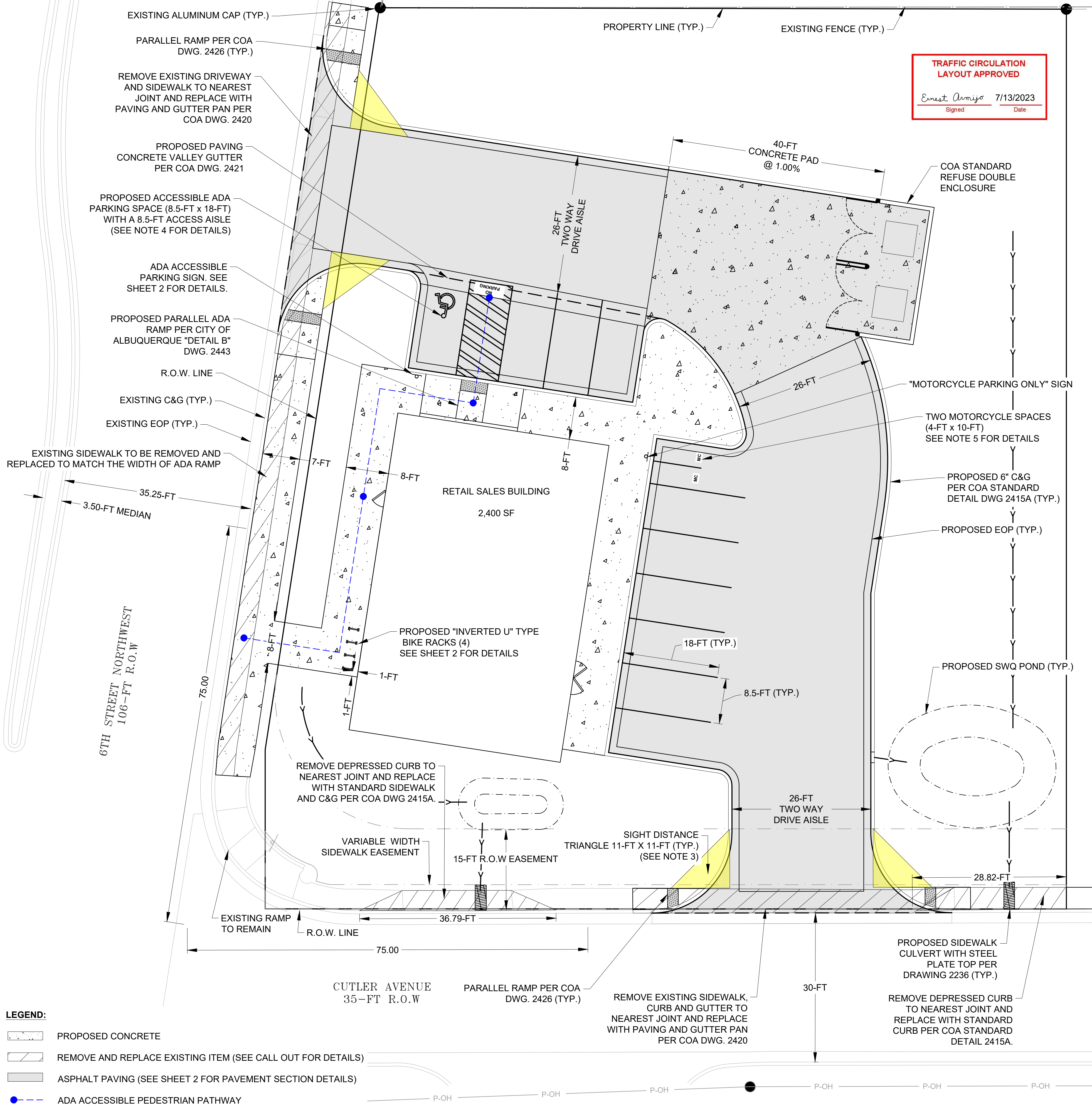
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
FLOOD PLAN DEVELOPMENT PERMIT APP.
ELEVATION CERTIFICATE
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
X TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY)
PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DRB APPROVAL
PRELIMINARY PLAT APPROVAL
SITE PLAN FOR SUB'D APPROVAL
SITE PLAN FOR BLDG PERMIT APPROVAL
FINAL PLAT APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
FLOOD PLAN DEVELOPMENT PERMIT
OTHER (SPECIFY)

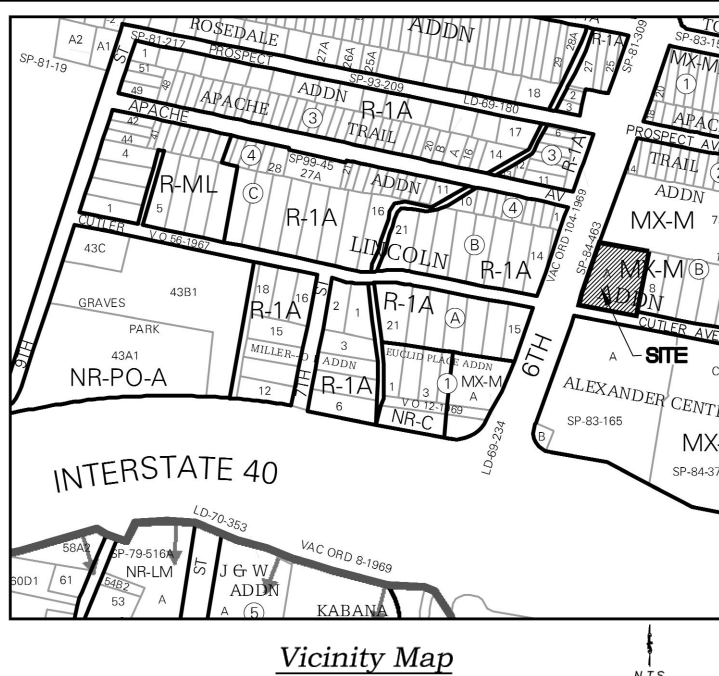
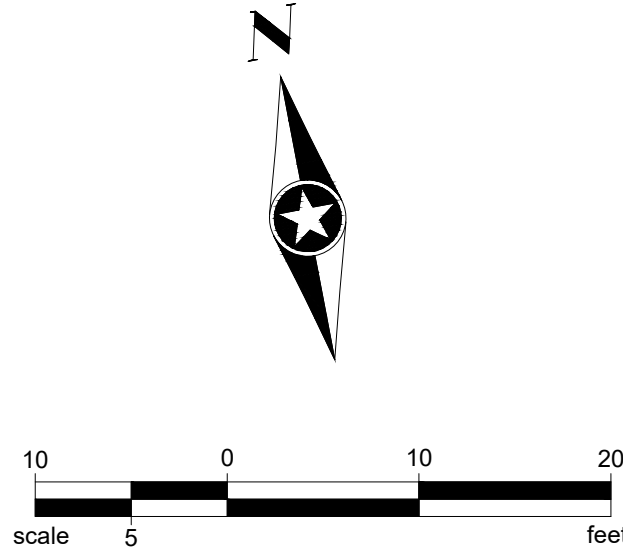
DATE SUBMITTED: 06.06.2023

Save: 6/26/2023 2:21 PM c:\nmlna\Plot: 6/26/2023 2:23 PM
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**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Amijo 7/13/2023
Signed Date



EXECUTIVE SUMMARY:

NUVUE DISPENSARY/RETAIL STORE WILL CONSIST OF A 2,400-SF RETAIL BUILDING LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION BETWEEN 6TH STREET NW AND CUTLER AVENUE NW.

THE SITE WILL PROVIDE A 26-FT DRIVEWAY ENTRANCE FROM THE WEST AND SOUTH SIDE OF THE PROPERTY TO FACILITATE TRAFFIC CIRCULATION THROUGHOUT THE SITE AND ACCESS TO PARKING STALLS.

PARKING CALCULATIONS WERE CALCULATED AS FOLLOWS:

OFF-STREET PARKING REQUIREMENTS PER IDO TABLE 5-5-1:

CANNABIS RETAIL: 4 SPACES / 1,000 SQ. FT. GFA = 10

TOTAL = 10 SPACES

PARKING ADJUSTMENTS AND CREDITS:

PER IDO TABLE 5-5(C)(5)(c) - A 30% REDUCTION IS ALLOWED FOR TRANSIT STOP LOCATED WITH 1/4-MILE.

(10 SPACES REQUIRED) * (0.30) = 3 SPACE REDUCTION

- TOTAL REQUIRED = 7 SPACES
- TOTAL PROVIDED = 10 SPACES

REQUIRED ACCESSIBLE PARKING SPACES:

PER IDO SECTION 5-5(C)(8) ADAAG DETERMINES NUMBER OF ACCESSIBLE SPACES. FOR A PARKING LOT THAT PROVIDES 1-25 PARKING SPACES THE TOTAL ACCESSIBLE SPACES REQUIRED = 1

- TOTAL ACCESSIBLE SPACES PROVIDED = 1

ALLOWANCE FOR COMPACT SPACES PER IDO SECTION 5-5-F(1)(A):

IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES

- THE REQUIRED PARKING FOR THIS DEVELOPMENT DOES NOT EXCEED 20 SPACES.

BICYCLE PARKING REQUIREMENTS PER IDO TABLE 5-5-5:

NON-RESIDENTIAL USES NOT LISTED IN TABLE: 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES - WHICHEVER IS GREATER = 3 SPACES

- TOTAL BICYCLE SPACES REQUIRED: 3 SPACES
- TOTAL BICYCLE SPACES PROVIDED: 4 SPACES

MOTORCYCLE PARKING REQUIREMENTS PER IDO 5-5(D)(1):

ALL USES, EXCEPT RESIDENTIAL USES, SHALL PROVIDE OFF-STREET MOTORCYCLE PARKING PER TABLE 5-5-4. IF THE TOTAL REQUIRED OFF-STREET VEHICLE PARKING SPACES IS LESS THAN 25 SPACES, 1 MOTORCYCLE SPACE IS REQUIRED.

OFF-STREET VEHICLE PARKING SPACES REQUIRED: 7 SPACES

- TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE
- TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACES

GENERAL NOTES:

1. ALL IMPROVEMENTS WITHIN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH STANDARD SIDEWALK AND CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS 2415A & 2430.
3. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (ALL MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
4. THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS. All "NO PARKING" TEXT SHALL BE IN CAPITAL LETTERS, AT LEAST 1-FT HIGH AND 2-IN WIDE PLACED AT THE REAR OF THE SPACE SO AS TO BE CLOSE TO WHERE A REAR TIRE WOULD BE.
5. THE PAVEMENT MARKING "MC" SHOULD BE SHOWN IN THE OPPOSITE DIRECTION FOR MOTORCYCLES ENTERING THE PARKING SPACE.
6. ALL PAVEMENT MARKING ALONG PARKING LOT SHALL BE 4-IN SOLID WHITE RETROREFLECTIVE PAVEMENT PAINT.



CALL 811 ONE-CALL
SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION

**Short Elliott
Hendrickson, Inc.**

934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



TRAFFIC CIRCULATION
PLAN



BY SEAL

REVISIONS

DATE

NO.

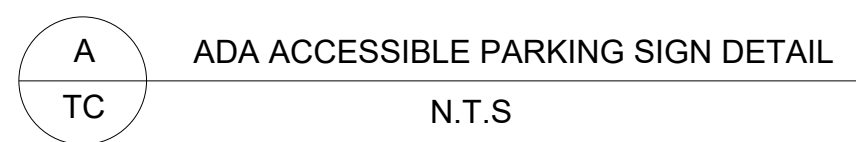
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DRAWN BY: CM

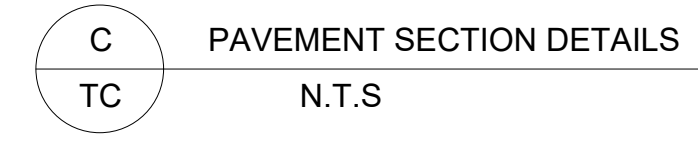
CHECKED BY: PR

DATE: 06/26/2023

PAGE: 1 OF 2



- TRAFFIC CIRCULATION
LAYOUT APPROVED**
- Ernest Armijo 7/13/2023
Signed Date



LOCATION: 6TH STREET NW & CUTLER AVE NW
 ZONE ATLAS: H-14-Z
 RETAIL BUILDING SQUARE FOOTAGE: 2,400 SF
 RETAIL BUILDING HEIGHT: 14 FEET
 RETAIL BUILDING CONSTRUCTION TYPE: VB
 RETAIL BUILDING OCCUPANCY GROUP: B
 RETAIL BUILDING SPRINKLERED: NO
 RETAIL BUILDING FIRE FLOW: 1,500 GPM
 RETAIL BUILDING FLOW DURATION: 2 HOURS
 HYDRANTS REQUIRED: 1

1. PROVIDE PREMISE ID: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY
2. PROVIDE KEY BOX: A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH. ONE KEY BOX SHALL BE LOCATED AT THE MAIN ENTRANCE.
3. ALL DRIVE AISLES, INCLUDING FIRE LANE, ARE PAVED AND WILL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
4. SLOPES WILL NOT EXCEED 10% FOR FIRE ACCESS ROADS.
5. RED PAINTED CURB WITH "NO PARKING - FIRE LANE" PAINTED IN WHITE AT EACH END AND NO MORE THAN 30-FT APART.



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICIAL PLANS
CHECKING DIVISION**

PERMIT

PERMIT NUMBER: FP 23- 3615

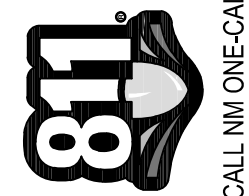
APPROVED DATE: 05/20/23

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1500 GPM 1 FH

FIRE FLOW: 1500 GPM 1 FH



**SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION**

**Short Elliott
Hendrickson, Inc.**

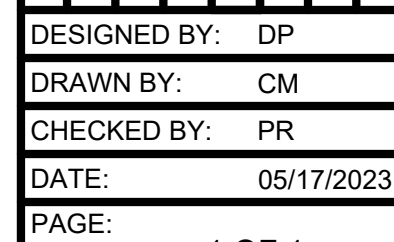
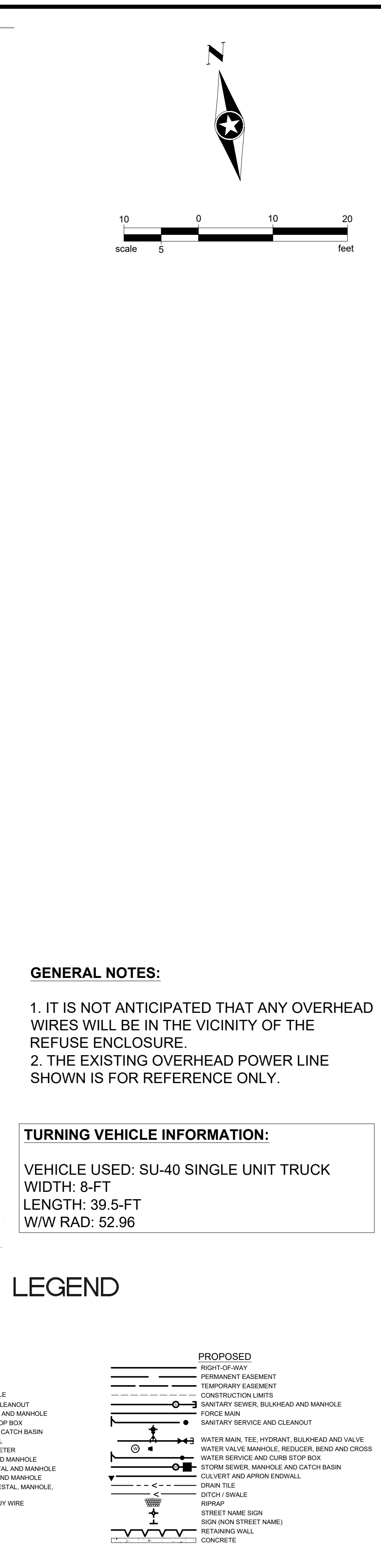
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



FIRE ONE PLAN



NO.	DATE	REVISIONS	BY	SEAL
DESIGNED BY: DP				
DRAWN BY: CM				
CHECKED BY: PR				
DATE: 05/24/2023				
PAGE:				



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PUBLIC SIDEWALK EASEMENT

Project No: H14D117

Project Name: NuVue - 6th and Cutler 2300 6th St. NW (H14D117)

Grant of Sidewalk Easement, between 4740 Dillon Drive, LLC ("Grantor"), whose address is 4740 Dillon Drive, Pueblo, CO 81008 and whose telephone number is (919) 619-2443 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Grantor, for and in certain valuable non-monetary consideration received from the City, the receipt of which is acknowledged by Grantor, does hereby give, bargain, sell, grant and convey unto City an exclusive, perpetual sidewalk easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** with the Legal Description set forth in Exhibit A and attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public sidewalk easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer and recorded at the Bernalillo County Clerk.

County Clerk's Recording Label

GRANTOR: 4740 Dillon Drive, LLC

By [signature]: Paul Julian

Name [print]: Paul Julian

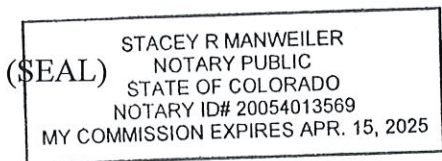
Title: Corporate Counsel

Date: 6/1/23

GRANTOR'S NOTARY

STATE OF COLORADO)
)ss.
COUNTY OF PUEBLO)

This instrument was acknowledged before me on this 1 day of June, 2023 by Paul Julian, Corporate Counsel of 4740 Dillon Drive, LLC, the Developer.



Stacey R Manweiler
Notary Public

My Commission Expires: Apr 15, 2025

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

DS
BMR

Date: 6/12/2023 | 8:33 AM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12th day of June,
20 23 by Shahab Biazar, P.E., City Engineer, City of Albuquerque, a municipal corporation,
on behalf of said corporation.

Rachael Miranda
Notary Public

(SEAL.)
STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

(EXHIBIT "A" ATTACHED)

*Exhibit for
A Portion within Tract "A",
Block "B",
Lincoln Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2023*

Legal Description

A CERTAIN PARCEL, WITHIN TRACT "A", IN BLOCK LETTERED "B", OF LINCOLN ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 2, 1984, IN MAP BOOK C25, FOLIO 103.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "A" LYING ON THE NORTHERLY RIGHT OF WAY OF CUTLER AVENUE N.W., WHENCE A TIE TO ACS MONUMENT "A-438", BEARS N 66°08'21" E, A DISTANCE OF 2159.13 FEET;


THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID CUTLER AVENUE N.W. RIGHT OF WAY, N 79°09'16" W, A DISTANCE OF 150.00 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", LYING ON THE EASTERLY RIGHT OF WAY OF 6TH STREET NW;

THENCE, LEAVING SAID NORTHERLY CUTLER AVENUE N.W. RIGHT OF WAY, AND COINCIDING SAID EASTERLY 6TH STREET N.W. RIGHT OF WAY, N 10°50'20" E, A DISTANCE OF 14.54 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

CONTINUED ON SHEET 2 OF 3

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 5/30/23
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374



 **CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

*Exhibit for
A Portion within Tract "A",
Block "B",
Lincoln Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2023*

Legal Description

CONTINUED FROM SHEET 1 OF 3

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY, 10.68 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 18.66 FEET, A DELTA OF 32°47'05", AND A CHORD BEARING S 42°43'11" E, A DISTANCE OF 10.53 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, 2.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2.00 FEET, A DELTA OF 84°26'44", AND A CHORD BEARING S 16°52'23" E, A DISTANCE OF 2.69 FEET TO A POINT OF TANGENCY;

THENCE, S 25°20'59" W, A DISTANCE OF 0.74 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, 2.69 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 23.09 FEET, A DELTA OF 06°39'47", AND A CHORD BEARING S 65°24'53" E, A DISTANCE OF 2.68 FEET TO A POINT OF TANGENCY;

THENCE, S 79°09'16" E, A DISTANCE OF 137.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EAST BOUNDARY LINE OF SAID TRACT "A";

THENCE, COINCIDING WITH SAID EAST BOUNDARY LINE, S 10°50'20" W, A DISTANCE OF 4.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0170 ACRES (740 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2022 AND JANUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

 *CSI-CARTESIAN SURVEYS INC.*

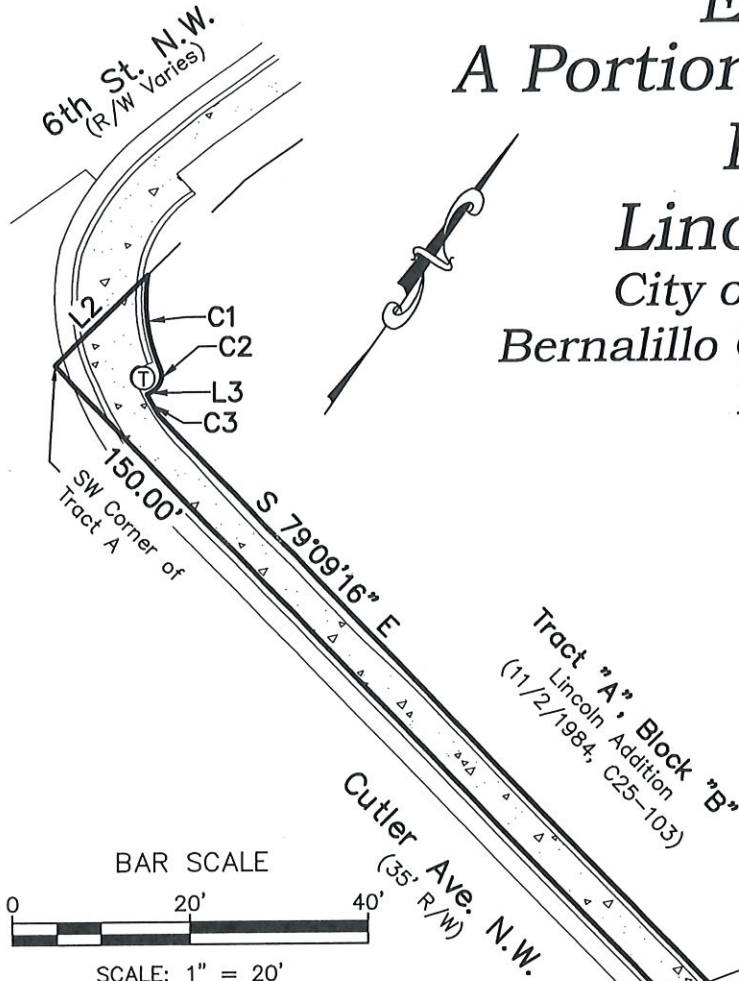
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Exhibit A

Exhibit for A Portion within Tract "A", Block "B", Lincoln Addition City of Albuquerque Bernalillo County, New Mexico May 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
▨	CONCRETE
Ⓣ	TELEPHONE MANHOLE



Total Area
740 Sq. Ft.
0.0170 Acres

Line Table		
Line #	Direction	Length (ft)
L1	S 10°50'20" W	4.55'
L2	N 10°50'20" E	14.54'
L3	S 25°20'59" W	0.74'
L4	N 66°08'21" E	2159.13'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.68'	18.66'	32°47'05"	10.53'	S 42°43'11" E
C2	2.95'	2.00'	84°26'44"	2.69'	S 16°52'23" E
C3	2.69'	23.09'	6°39'47"	2.68'	S 65°24'53" E

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

ACS Monument "A-438"
NAD 1983 CENTRAL ZONE
X=1523137.246 *
Y=1495747.494 *
Z=4975.35 * (NAVD 1988)
G-G=0.999681662
Mapping Angle=-0°13'31.98"

*U.S. SURVEY FEET

Sheet 3 of 3

222070