

Planning Department Transportation Development Services

October 22, 2015

Raimund McClain McClain + YU Architecture & Design 2009 Ridgecrest Dr., SE Albuquerque, NM

Re: Green Jeans Farmery Shell Permit

Certificate of Occupancy – Transportation Development Administrative Amendment dated 3-11-15 (H17-D036A2) Certification dated 10-20-15

Dear Mr. McClain,

Based upon the information provided in your submittal received 10-20-15, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building

and Safety Division.

Albuquerque If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

www.cabq.gov

PO Box 1293

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Racquel M. Michel, P.E.

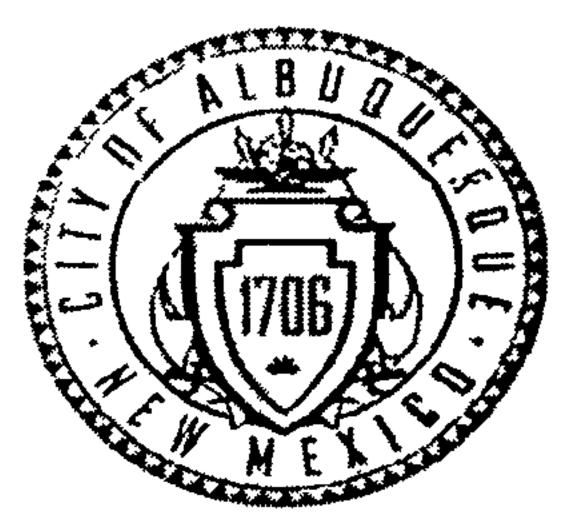
Senior Engineer, Planning Dept.

Development Review Services

c: File

Sincerely,

CO Clerk



COA STAFF

ELECTRONIC SUBMITTAL RECEIVED. ____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project	Title: GREEN.	IEANS FARMERY SHELL PERMIT	Building Permit #: 2014 - 9 - 3067 City Dramage #: HITO
DRB#:	14DRB70342	EPC#: 14E	Work Order#:
Legal D	escription: T	RACK A-1-B OF ACME ACRES, WITHIN SECTION 11	T 10 N R 3 E, NMPM CITY OF ALBUQUERQUE BERNALLILLO COUNTY
City Ad	dress: 3600 Cu	tler NE Albuquerque, NM 87110	
Enginee	ring Firm:	Miller Engineering Consultants	Contact: Verlyn Miller
Address	· ·	che NE Building F Albuquerque NM 87107	
Phone#:		Fax#: -	E-mail:
Owner	GREEN IEAN	S FARMERY LLC	Contact: ROY SOLOMON
Owner: Address		IE Albuquerque NM 87110	Contact
Phone#:	505 660 0565	Fax#: -	E-mail: ROY@ROYSOLOMON ORG
Archite		Yu Architecture and Design	Contact: Raimund Mcclain
Address	·	est Dr SE Albuquerque, NM 87109	
Phone#:	2662142	Fax#	E-mail: raimund@mcclain-yu com
Other C	Contact: none		Contact:
Address	:		
Phone#.		Fax#:	E-mail:
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		IFY)	PRE-DESIGN MEETINGOTHER (SPECIFY)
	SUBMITTED		By: RAIMUND MCCLAIN



TRAFFIC CERTIFICATION

PROJECT: GREEN JEANS FARMERY

DATE: OCTOBER 20, 2015

PERMIT NUMBERS:

2014 9 3067 - SITE & FOUNDATION PERMIT

NOTE THIS SITE PERMIT PERTAINS TO THE FOLLOWING BUILDING PERMITS:

2015 9 1620 - GREEN JEANS SHELL PERMIT (SHELL BUILDING PERMIT)

2015 9 0615 - SANTA FE BREWING COMPANY TAPROOM (BUILDING PERMIT)

I, RAIMUND MCCLAIN, NMRA #4757, OF THE FIRM MCCLAIN + YU ARCHITECTURE & DESIGN, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAR 11, 2015 (AA SIGN OFF... THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RAIMUND MCCLAIN OF THE FIRM MCCLAIN + YU ARCHITECTURE & DESIGN. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCT 20, 2015 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SITE CERTIFICATION FOR GREEN JEANS FARMERY.

EXCEPTIONS: NOTED ON ATTACHED AS BUILT SITE PLAN, SEE ATTACHED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

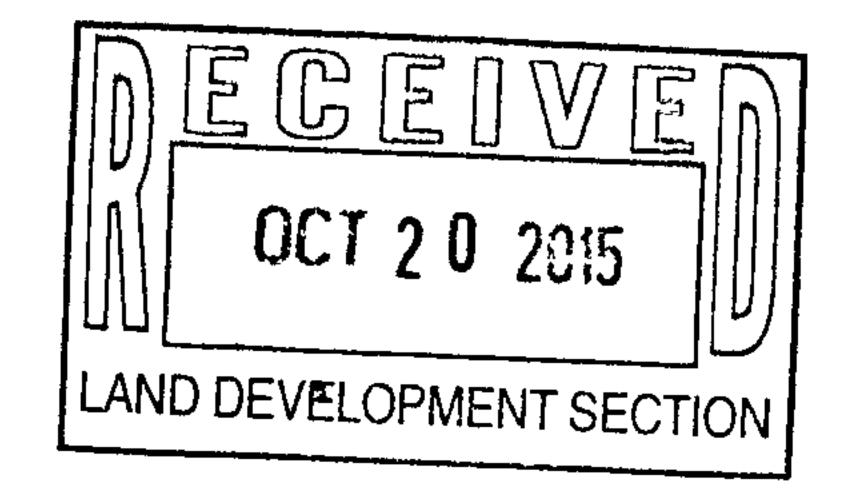


SIGNATURE OF ARCHITECT:

DATE:

October 20, 2015

Raimund McClain AIA NCARB LEED AP raimund@mcclain-yu.com
McClain + Yu Architecture and Design
2009 Ridgecrest Dr. SE Albuquerque, NM 87108 (505)266-2142





TRAFFIC CERTIFICATION

PROJECT: GREEN JEANS FARMERY

DATE: OCTOBER 20, 2015

PERMIT NUMBERS:

2014 9 3067 - SITE & FOUNDATION PERMIT

NOTE: THIS SITE PERMIT PERTAINS TO THE FOLLOWING BUILDING PERMITS:

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S RAIMUNAS MCCLAIN No. 004757

SIGNATURE OF ARCHITECT:

DATE:

October 20, 2015

Raimund McClain AIA NCARB LEED AP raimund@mcclain-yu.com
McClain + Yu Architecture and Design
2009 Ridgecrest Dr. SE Albuquerque, NM 87108 (505)266-2142



Planning Department Transportation Development Services

September 23, 2015

Raimund McClain McClain + YU Architecture & Design 2009 Ridgecrest Dr., SE Albuquerque, NM

Re: Green Jeans, Phase 1, Tenant No.1- Santa Fe Brewing

3600 Cutler Ave. NE

30-Day Temporary Certificate of Occupancy- Transportation Development

Administrative Amendment dated 3-11-15 (H17-D036A2)

Certification dated 9-22-15

Dear Mr. McClain,

Based upon the information provided in your submittal received 9-23-15, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the

Building and Safety Division.

Permanent Certificate of Occupancy will only be given upon completion of all

parking improvements.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or

repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have

any questions, please contact me at (505) 924-3991.

www.cabq.gov

PO Box 1293

Albuquerque

Racquel M. Michel, P.E.

Sincerely,

All Manual

Sincer

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	EPC# 14EPC-40036	Work Order#:
· —	-B-1, ACME ACRES SUBDIVISION, UNIFORM PRO	PERTY CODE 101 705 904 513 431 010
ity Address: 3600 CUTLER A	VE NE ALBUQUERQUE, NM 87110	
ngineering Firm: MILLER E	ENGIEERING CONSULTANTS	Contact: VERLYN MILLER
Address: 3500 COMANCHE NE	E BLDG F, ALBUQUERQUE, NM 87107	
Phone# 505 888 7500	Fax#	E-mail: vmıller@mecnm com
)wner: GREEN JEANS FARM	MERY LLC	Contact: ROY SOLOMON
Address: 2929 MONTE VISTA	NE, ALBUQUERQUE, NM 87106	
hone# 505 401 1000	Fax#·	E-mail: roy@roysolomon org
Architect: McCLAIN + YU Arcl	chitecture & Design	Contact: RAIMUND MCCLAIN
Address: 2009 RIDGECREST D		
hone# 505 266 2142	Fax#:	E-mail: raımund@mcclain-yu com
Other Contact:		Contact:
Address:		Contact.
Phone#:	Fax#	E-mail:
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TRAFFIC CERTIFICATION

PROJECT: GREEN JEANS FARMERY

DATE: SEPTEMBER 23, 2015

PERMIT NUMBER: 2014 9 3067 - SITE & FOUNDATION PERMIT

I, RAIMUND MCCLAIN, NMRA __#4757 __, OF THE FIRM ___MCCLAIN + YU ARCHITECTURE & DESIGN ___, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED __OCT 31, 2014 (WITH REVISION 1 DATED JAN 21, 2015) __. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY __RAIMUND MCCLAIN __OF THE FIRM __MCCLAIN + YU ARCHITECTURE & DESIGN __. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON __SEPT 22, 2015 ___ AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR __SITE CERTIFICATION FOR ___ PORTIONS AFFECTING THE CERTIFICATE OF OCCUPANCY FOR PHASE I __SANTA FE BREWING COMPANY TAPROOM (TENANT #1) .

EXCEPTIONS: NOTED ON ATTACHED AS BUILT SITE PLAN, SEE ATTACHED.

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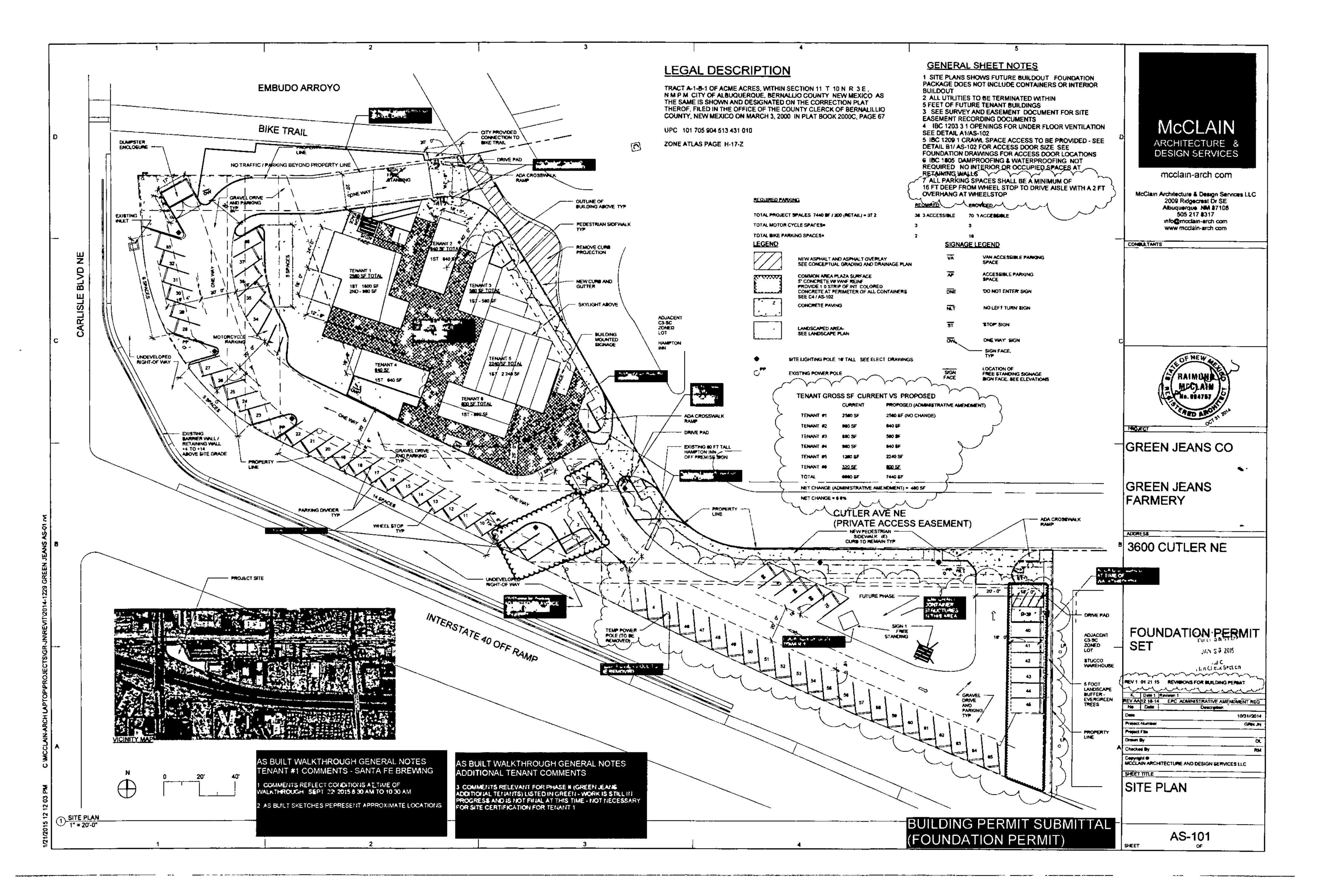


SIGNATURE OF ARCHITECT:

DATE:

September 23, 2015

Raimund McClain AIA NCARB LEED AP raimund@mcclain-yu.com
McClain + Yu Architecture and Design
2009 Ridgecrest Dr. SE Albuquerque, NM 87108 (505)266-2142





October 19, 2015

Verlyn Miller, PE Miller Engineering Consultants 3500 Comanche NE Bldg. F Albuquerque, NM 87110

Re: Green Jeans Farmer

3600 Cutler Ave NE

Request for Permanent C.O. - Accepted

Engineer's Stamp dated: 2-10-15 (H17D036A2)

Certification dated: 10-16-15

Dear Mr. Miller,

Based on the Certification received 10/15/2015, the site is acceptable for release of a permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

www.cabq.gov

TE/RH

C:

email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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Project Title: (一)	
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City Address 3000 City E. Alle. 15.	,
Engineering Firm: MILLET ENGINEERIGE (615)	Contact Fill 19 KI 19 Million
Address 2500 CANGELO	A ANDREA . A
Phone# =5-9-7-00 Fax#. =0-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9	
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Phone#: Fax#:	E-mail
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OTHER (SPECIFY)	PRE-DESIGN MEETING
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S THIS A RESUBMITTAL? Yes No	OTHER (SPECIFY)
IS THIS A RESUBMITTAL? Yes No DATE SUBMITTED	OTHER (SPECIFY)

Permit #'s SANTÀ FE Brewing 2015-9-0615 Green Jeans LLC 2015-9-1620

Jana Miller

From: Jana Miller

Sent: Friday, October 16, 2015 11:49 AM

To: plndrs@cabq.gov

Cc: Verlyn Miller; John Jacquez

Subject: RE: H17D036A Green Jeans As-Built

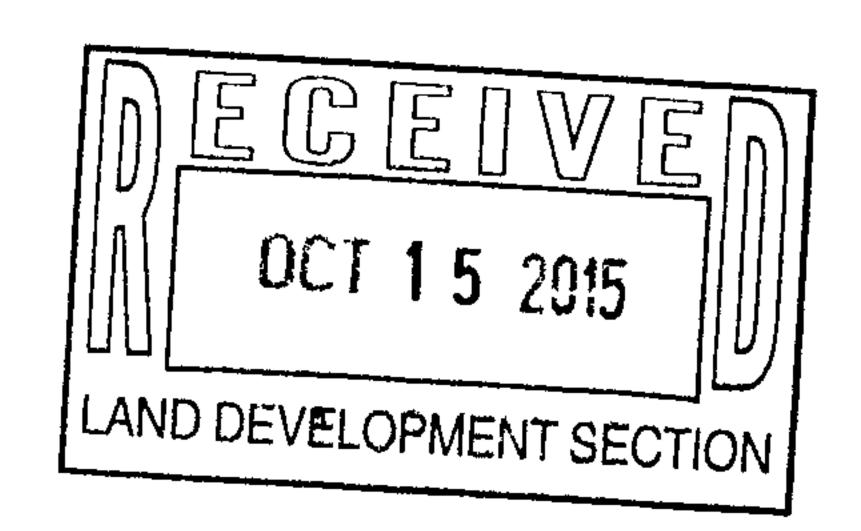
Attachments: 20151016_11393686.pdf

Please find the attached Application and As-Built certification for approval. The hard copies will be turned in this afternoon.

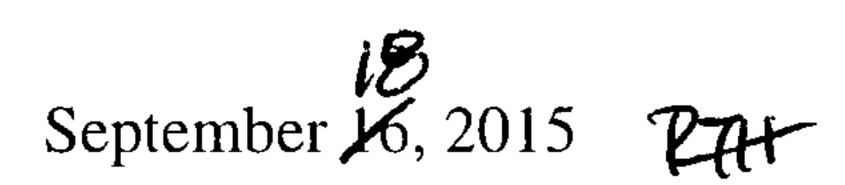
Best Regards,

Jana Miller
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, NM 87107
Phone: 505-888-7500

Fax: 505-888-3800



PLANNING DEPARTMENT - Development Review Services



Verlyn Miller, PE
Miller Engineering Consultants
3500 Comanche NE
Albuquerque, NM 87107



Richard J. Berry, Mayor

RE: Green Jeans Farmery -

3600 Cutler Ave NE, **Bldg 1 only** 87110

Grading and Drainage Plan (File: H17D036A) AZ

Engineer's Stamp Date 2-10-2015 Engineer's Certification Date 9-15-15

Dear Mr. Miller:

Based on the Certification received 9/16/2015, the site is acceptable for a TEMPORARY 30-day Certificate of Occupancy by Hydrology.

Prior to permanent C.O. the following improvements must me complete:

PO Box 1293

- 1) The slope tie along the southern boundary must be stabilized. (Western portion completed prior to Temporary C.O. including area around inlet)
- 2) Metal strips between parking bumpers to be modified to allow for drainage.

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Lite-C-

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

Development Review Services

Orig.

Dramage file

c.pdf

via email. Recipient, Francis Connor, Camelle Cordova, Darlene Sandoval





City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: GREEN JEANS FARMERY Building Permit #: City Drainage # DRB#: 14DRB-70089 EPC#: 14EPC-40036 Work Order# Legal Description TRACT A-1-B-1 ACME ACRES City Address 3600 CUTLER AUE. N.E. ALBUQUERQUE, NM Engineering Firm: MILLER ENGINEERING CONSULTANTS Contact: VERNAN MILLE	<u> </u>
Engineering Firm: MILLER ENGINEERING CONSULTANTS Contact: VERLINN MILL	ER_
Address. 3500 COMANCHE NE BLDG. F ALB., NM Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail VMILLER OME	CNM.c
Owner: Roy Solomon Address Phone#: 505-401-1000 Fax# Contact Roy Solomo ALB. NM & 71010 E-mail	.
Architect: McCLAIN ARCHITECTURE & DESIGN Contact RAIMUND McAddress Phone#: 505-217-8317 Fax#: E-mail.	CLAIN
Other Contact: Address Contact.	
Phone#: E-mail.	
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DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGH BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY	HT:
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GRADING PLAN SIA/ RELEASE OF FINANCIAL GUARANTEE	
DRAINAGE MASTER PLAN FOUNDATION PERMIT APPROVAL DRAINAGE REPORT	
GRADING PERMIT APPROVAL CLOMR/LOMR SO-19 APPROVAL	
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EROSION & SEDIMENT CONTROL PLAN (ESC) —— CLOMR/LOMR	
OTHER (SPECIFY)PRE-DESIGN MEETINGOTHER (SPECIFY)	
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED 9/15/15 By. Co. A. T. T. E. T.	
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED: SEP 1 6 2015	



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

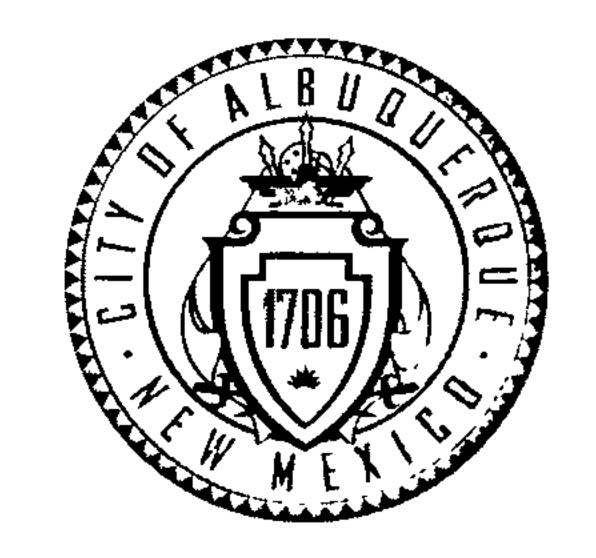
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Project Title: GREEN JEANS FARMS	Building Permit #: City Drainage #
DRB#: 140RB-70089 EPC#: 14E	PC - 40036 Work Order#
Legal Description: TRACT A-1-B-1 ACM	ie Acres
City Address. 3600 CUTLER AUE. N.	E. Albouerque, nm
Engineering Firm: MILLER ENGINEERING	CONSULTANTS Contact: VERLIN MILLER
Address: 3500 COMANCHE NE 1	3LDG.FALB., NM
Phone#: 505-888-7500 Fax#: 505-	888-3800 E-mail. VMILLER DINECHIN, CO
Owner: Rou Solomow	Contact: Roy Solomon
Address: 29-29 MONTE UISTA NE	ALB. NM. 87100
Phone#: 505-401-1000 Fax#:	E-mail
	ESIGN Contact: RAIMUND MCCLAIN
Architect: MCCLAIN HRCHITECTURI Address: DOG RIDGE CREST ALB	NW 87108
Phone#: 565-217-8317 Fax#:	F-mail:
Other Contact:	Contact:
Address	
Phone#: Fax#:	E-mail.
Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY
MIS4/ EROSION & SEDIMENT CONTROL	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
	SITE PLAN FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & D PLAN CP A DING BLAN	FINAL PLAT APPROVAL
GRADING PLAN DRAINAGE MASTER PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE REPORT	FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL
CLOMR/LOMR	SO-19 APPROVAL
•	PAVING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED: 9/15/15 By: _	Comen in Ecelyen
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:	SEP 1 6 2015
	LAND DEVELOPMENT SECTION

PLANNING DEPARTMENT - Development Review Services

March 2, 2015

Verlyn Miller, PE

Miller Engineering Consultants
3500 Comanche NE
Albuquerque, NM 87107



Richard J. Berry, Mayor

RE:

Green Jeans Farmery - 3600 Cutler Ave NE

Grading and Drainage Plan

Engineer's Stamp Date 2-10-2015 (File: H17D036A)

Dear Mr. Miller:

Based upon the information provided in your submittal received 2-10-15, the above referenced plan is approved for Administrative Amendment (Site Development for Building Permit) and Building Permit with the following condition:

1. At the South edge of site, along the NMDOT ROW, the elevations match existing grades. However, looking at parking lots numbered 3,4,5, 47, 48,49, 64, 65, and 66, the grade changes from a 5% drop to a 30% drop within the parking space. Adjust the contours so that there is not a "hinge line" within the parking spaces.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development Review Services

Orig: Drainage file

c.pdf via email: Recipient, Monica Ortiz

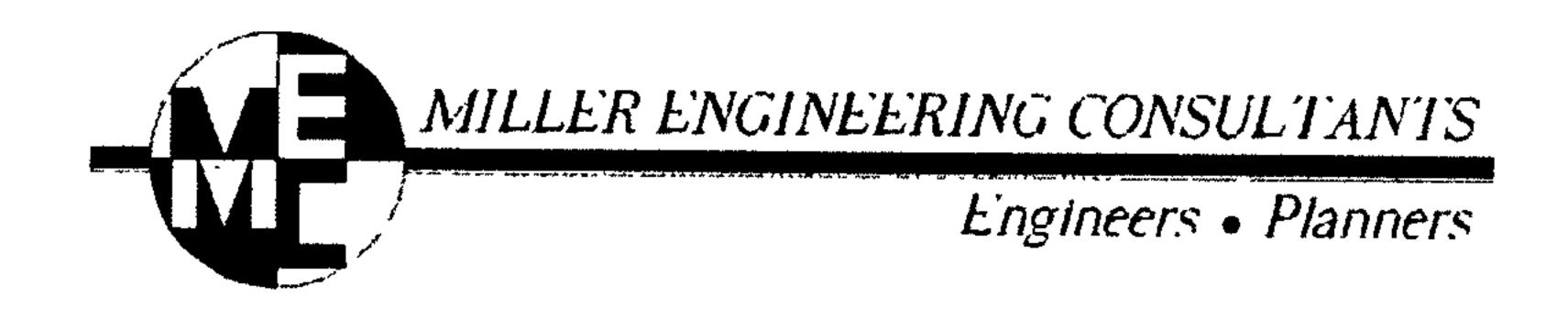
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ADDRESS: 2570 COMMING IN	vo.	CONTACT:		MILLSP
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Conceptual Grading and Drainage Plan: Requires for approval of Sue Development Plans greater than five of sucres and

Sector Plans

Drainage Plans. Required for when side extraining more than ten in the manner five is acres or more.



February 10, 2015

City of Albuquerque
Planning Department
Development and Building Services
P.O. Box 1293
Albuquerque, NM 87103

Attn: Rita Harmon, P.E., Senior Engineer, Planning Dept.

RE: Green Jeans Farmery-3600 Cutler Avenue NE, Grading and Drainage Plan Engineers Stamp Date 12/19/2014 (H17D036A)

Dear Ms. Harmon:

This letter is in response to your comments by letter dated January 27, 2015. All of your comments have been addressed as follows:

1. Amend the Proposed Conditions in the Drainage Report describing the current drainage scheme which now utilizes a private storm drain system.

Please see sheet C-101, the Proposed Conditions have been amended.

2. Provide Calculations showing private storm drain is sized properly.

Please see attached hydrology calculations and Flowmaster calculation for the 12" storm drain pipe.

3. Amend narrative and the Conclusion on the Drainage Report to state that the peak discharge is 5.22 cfs.

Please see sheet C-101, the narrative and the Conclustion have been amended.

4. Along the South edge of the site, along the NMDOT ROW/easement, there need to either be a retaining wall or match existing grades at the property line.

Please see Sheet C-102 to see that the elevations have been changed to match the existing elevations at the South Property line.

5. NMDOT approval is required since there is an increase in runoff from 4.9 to 5.2 cfs to a NMDOT facility, and grading adjacent to their facility.

NMDOT had no comments regarding this project. Please find attached email from Tim Trujillo, Drainage District 3.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	(11.06) ZONE MAP DRG. FILE = 4-17-7 WORK ORDER#:
LEGAL DESCRIPTION: TRACK A-1-13-1 SELA CITY ADDRESS: 3000 (UNEQ AVE NE	
ENGINEERING FIRM: MILLER FAMILIEERING COM- ADDRESS: 3500 COMANCHE ME CITY, STATE: ALBUQUERRUE NM	S. CONTACT: 15PUN MILLER PHONE: 838-7500 ZP CODE: 87107
ADDRESS: 2929 MONTE VIGTA INECITY STATE: ALBUQUEDQUE	CONTAC1 PHONE: & OU 1000 ZIP CODE: 27106
ARCHITECT: MCCLAIN-ARCHITECTURE E DE ADDRESS: 2009 PLOGECREST CITY, STATE: ALBURUERQUE, NM	SIGN CONTACT: FAIMUND MYCLAIN PHONE: ZIT CODE: AT 108
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO. DATE
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT· PHONE: ZIP CODE:
DRAINAGE PLAN I" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER ARCHITECT CERT (TCL) ENGINEER ARCHITECT (DRB SITE PLAN) OTHER	K TYPE OF APPROVAL SOUGHT: SIA FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. FOR BLDG, PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) DOO APPROVAL
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Reduests for approvals of Site Development Plans and or Subdivision Franticular nature, location and suope to the proposed development definitivels of submittal may be required based on the following:	lats shall be accompanied by a drainage submittal. The cibe degree of drainage detail. One or more of the following
Conceptual Grading and Drainage Plan: Requires for approve Sector Plans Drainage Plans: Reported for subdivision continuous more than Drainage Report. Required for subdivision continuous more than	
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6. Roof discharge from containers labeled Tenants 3, 4, 5, and 6 (or the east most collection of containers) should be directed towards the first flush pond.

Please see Sheet C-102 to see that Roof discharge points will be discharged into the First Flush Pond. See key note no. 33.

7. Turn off Traffic Pattern layer – much too cluttered.

Traffic Pattern layer was turned off as requested. Please see Sheet C-102.

8. Contour labels are to faint to read.

Contour label were darkened as requested. Please see Sheet C-102.

If you have any questions or need any additional information, please feel free to contact our office.

MILLER ENGINEERING CONSULTANTS, INC.

Verlyn A. Miller, P.E. President

VAM:vam
Enclosures

cc: File

Worksheet for Circular Pipe - 1

Project Description		
Flow Element:	Circular Pipe	
Friction Method:	Manning Formula	
Solve For:	Discharge	
Input Data		
Roughness Coefficient:	0.013	
Channel Slope:	0.00500	ft/ft
Normai Depth:	1.00	n
Diameter:	1.00	ñ
Results Discharge:	2.52 > 2.12 cfs	63 /~
Flow Area:	0.79	ft³/s
Wetted Perimeter:	3.14	ft² ♣
Top Width:	0.00	ft -
Critical Depth:	0.68	ft •
Percent Full:	100.0	π %
Critical Slope:	0.00770	R/ft
Velocity:	3.21	ft/s
Velocity Head:	0.16	it s
Specific Energy:	1.16	ft
Froude Number:	0.00	
Maximum Discharge:	2.71	ft³/s
Discharge Full:	2.52	ft³/s
Slope Full:	0.00500	ft/ft
Flow Type:	SubCritical	
GVF Input Data		
Downstream Depth:	0.00	ft
Length:	0.00	î. N
Number Of Steps:	0	**
GVF Output Data		
Upstream Depth:	0.00	ft
Profile Description:	N/A	**
Profile Headloss:	0.00	1
Average End Depth Over Rise:	0.00	%
Normal Depth Over Rise:	0.00	%
Downstream Velocity:	0.00	ft/s
		•••

THEREFORE 1-12"
SO PIPE CAN
DELIVER ALL

IMPERVIOUS AREA.

WE THEREFORE

OK

Worksheet for Circular Pipe - 1

Upstream Velocity:	0.00	ft/s
Normal Depth:	1.00	t
Critical Depth:	0.68	n
Channel Slope:	0.00500	ft/ft
Critical Slope:	0.00770	ft/ft

DPM HYDROLOGY CALCULATIONS

Precipita	tion Zone 2 -	100-year S	torm	P(360) =	2.33	in	P(1440) =	2.67	in
	Basin	L	Land Treatment Factors						
Basin	Area	Α	В	С	D	Ew	V(100-6)	V(100-24)	Q(100)
	(Ac)		(Acres	5)		(in)	(af)	(af)	(cfs)
Existing	Conditions								
С	1.49	1.49	000	0.00	0.00	0.53	0.066	0.006	2.32
John	4.40								2 32
Proposed Conditions									
С	0.45	0.00	0.00	0.00	0.45	2.12	0.080	0.095	2.12
Total	0.45								2.12

RUNDFF FROM ALL IMPERVIOUS AREA

= 2.12 Cfs

Verlyn Miller

From:

Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>

Sent:

Thursday, February 05, 2015 10:54 AM

To:

Verlyn Miller

CC.

Cherne, Curtis

Subject:

RE: Green Jeams Farmery Carlisle and I40

I have no further comments regarding this development! The site is retaining the first flush storm event and the downstream infrastructure has sufficient capacity. If you have any further questions regarding this approval please get back to me.

Thanks,

Tim Trujillo, PE NMDOT - D3 Drainage 505-798-6690

----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]

Sent: Tuesday, February 03, 2015 3:50 PM

To: Trujillo, Timothy R, NMDOT

Cc: Cherne, Curtis

Subject: RE: Green Jeams Farmery Carlisle and 140

Hi Tim,

The pond volume was initially designed and is currently designed to capture the first flush from impervious areas as per the City's ordinance. As outlined on our plans, the peak discharge from the site is less than the allowable peak discharge that is in the master drainage plan that was previously approved by the City.

Thanks, Verlyn

Verlyn A. Miller, P.E., President Miller Engineering Consultants, Inc. 3500 Comanche NE, Bldg. F Phone: 505-888-7500

Fax: 505-888-3800

----Original Message-----

From: Trujillo, Timothy R, NMDOT [mailto:TimothyR.Trujillo@state.nm.us]

Sent: Tuesday, February 03, 2015 3:33 PM

To: Verlyn Miller Cc: Cherne, Curtis

Subject: RE: Green Jeams Farmery Carlisle and 140

Verlyn,

Quick question for you. Does the pond volume reflect the added runoff generated from the additional parking?



Parcel: NDC Embudo Channel

ZAP: H-17

ENCROACHMENT PERMIT AGREEMENT FOR IMPROVEMENTS WITHIN DRAINAGE AND SLOPE EASEMENTS

WHEREAS, the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA") possesses a Drainage Easement, filed for public record in the Office of the County Clerk of Bernalillo County, New Mexico, on December 30, 1974, in Volume 975, Folio 107, and a Slope Easement, filed for public record in the Office of the County Clerk of Bernalillo County, New Mexico, on September 16, 1975, in Volume 440, Folio 226-227, within Tract A-1-B-1, Acme Acres Subdivision, as shown and designated on the following plats thereof:

Plat of Right-of-Way Parcel B-1 AMAFCA North Diversion Channel Embudo Channel Drainage Right-of-Way Phase 3, filed for public record in the Office of the County Clerk of Bernalillo County, New Mexico, on January 10, 1997, in Volume 97C, Folio 17,

Plat of Tracts A-1-B-1, A-1-B-2 and A-1-B-3, Acme Acres, filed for public record in the Office of the County Clerk of Bernalillo County, New Mexico, on October 26, 2001, in Book 2001C, Page 286; and

WHEREAS, said easements grant and convey to AMAFCA the right to prohibit the use of said lands for structures; and

WHEREAS, the owner of said lands, Green Jeans LLC ("OWNER"), desires to encroach into said AMAFCA easement areas and to construct thereon drive aisles, parking, curbs and a dumpster enclosure ("IMPROVEMENTS"); and

WHEREAS, AMAFCA has determined that the IMPROVEMENTS will not interfere with the function of the Embudo Channel or AMAFCA's maintenance activities.

NOW, THEREFORE, in return for the promises and covenants contained herein, AMAFCA hereby grants to OWNER, its successors and assigns, this Permit to encroach upon the AMAFCA easements and to construct, operate and maintain the IMPROVEMENTS shown on attached Exhibit "A", subject to the following terms and conditions:

- 1. OWNER shall obtain AMAFCA's written approval for the following:
 - a. Any changes to the approved construction plans.
 - b. All future repair, modification, removal, or other activities affecting the completed IMPROVEMENTS.

- 2. AMAFCA shall have the authority to cause the installation of any of the IMPROVEMENTS to be stopped or to require the IMPROVEMENTS to be removed from the easement areas if the construction does not comply with the approved plans or if the IMPROVEMENTS are not maintained.
- 3. All construction, operation, maintenance, repair, relocation and removal of the IMPROVEMENTS shall be accomplished at OWNER'S sole expense and in such a manner as shown on the plans approved by AMAFCA. OWNER will be responsible for obtaining any additional permits as may be required.
- 4. OWNER shall maintain the IMPROVEMENTS as shown on the approved plans in good operating order. OWNER shall repair any damage which may occur to the IMPROVEMENTS in a timely manner.
- OWNER shall indemnify and hold AMAFCA harmless from all claims or judgments for damages or injury to property or persons arising from the construction, operation, maintenance, relocation or removal of the IMPROVEMENTS and use of related equipment, and shall defend AMAFCA against any such claim. OWNER shall reimburse AMAFCA for all costs and expenses incurred by AMAFCA resulting from the installation, operation, maintenance or removal of the IMPROVEMENTS should such activities be required to prevent damage to AMAFCA or others. Determination of whether such damage is likely shall be by AMAFCA, which determination shall be reasonable. This agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of: (a) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by AMAFCA, its agents or employees; or, (b) the giving of or the failure to give directions or instructions by AMAFCA, its agents or employees, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 6. Should OWNER fail to properly and timely maintain or repair IMPROVEMENTS after notice from AMAFCA, AMAFCA may terminate this Permit and all rights and privileges herein granted. AMAFCA will provide OWNER with thirty (30) days' notice of such intent to terminate. Should AMAFCA need to terminate this Permit for any other reason, AMAFCA will provide OWNER with at least six (6) months' notice of such.
- 7. If OWNER asserts that any AMAFCA action under this Permit is unreasonable, OWNER shall have the right to appeal to the AMAFCA Board of Directors.
- 8. This Permit shall be in full force and effect for thirty (30) years from the date of signature from AMAFCA and must be renewed upon expiration. The burden of timely renewal shall be on OWNER.
- Nothing in this Permit shall be construed to create in any person or entity, other than AMAFCA and OWNER, any rights whatsoever, including, but not limited to, the rights of a third party beneficiary, nor to authorize any third party to maintain a suit or any other claim.

10. OWNER covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to enter into this Agreement.
The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors, and assigns of the parties hereto.
Witness my hand and seal this 14 day of January, 2015.
TERMS AND CONDITIONS OF PERMIT AGREED TO AND ACKNOWLEDGED.
OWNER: Green Jeans, LLC
By: Roy Solomon
Title: Manager

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY:

By:

ACKNOWLEDGMENTS

STATE OF NEW MEXICO))SS	
COUNTY OF BERNALILLO)	
This instrument was acknowledged by Roy Solomon as	of Green Jeans, LLC, a New Mex	
My Commission Expires: 10-2	1-16	
	MM S MM	
(SEAL)	Notary Public	
	OFFICIAL SEAL Jeffrey S. Willis NOTARY PUBLIC STATE OF NEW MEXICO	
STATE OF NEW MEXICO) SS My Commission Expires 10-2-16	
COUNTY OF BERNALILLO		
This instrument was acknowledged by Jerry M. Lovato, Executive Eng Authority, a political subdivision of	before me on	on.
My Commission Expires:		
OFFICIAL SEAL Jeffrey S. Willis NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires (SEAL)	Matari Bublic	

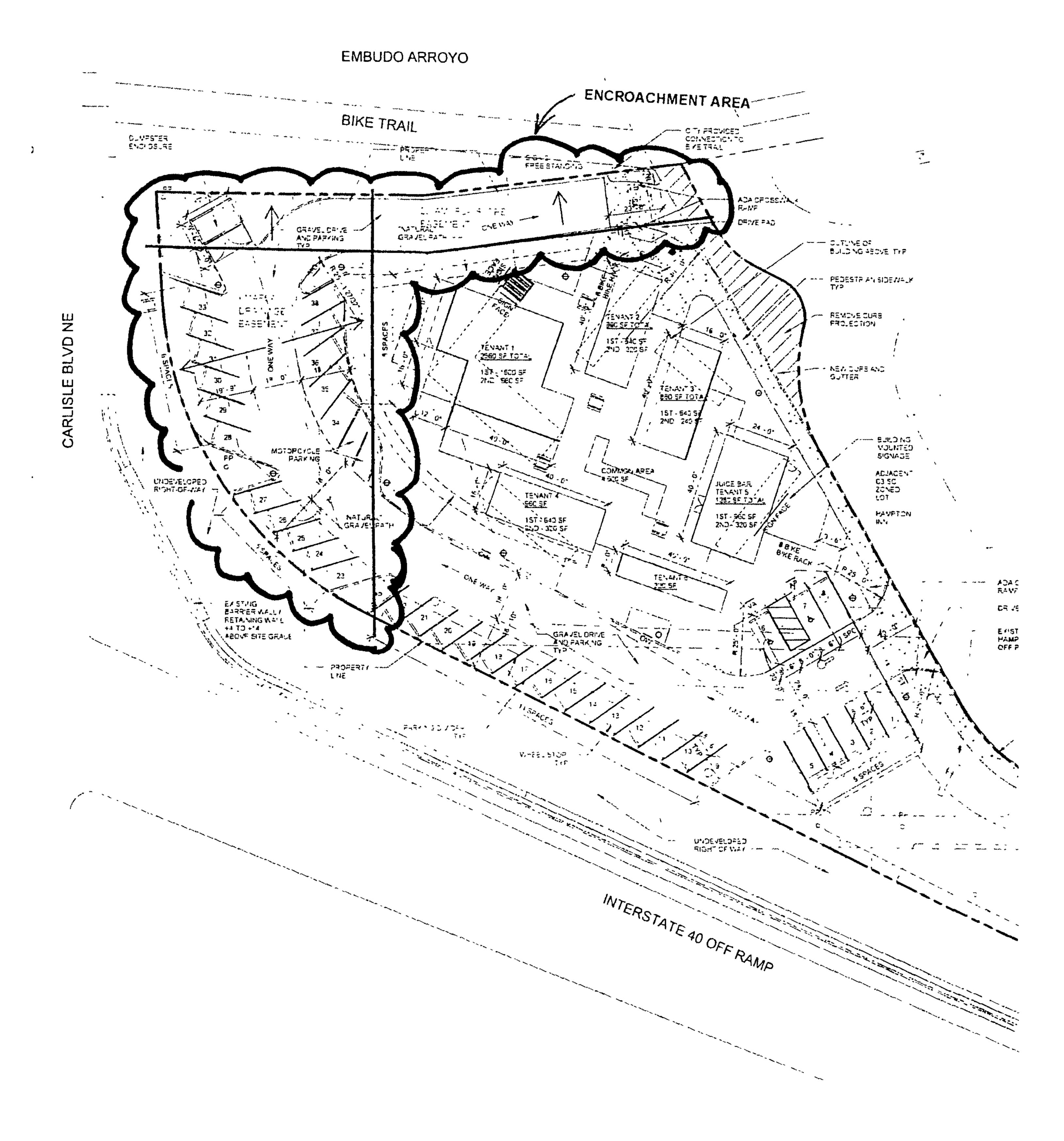


EXHIBIT "A"

PLANNING DEPARTMENT - Development Review Services

January 27, 2015

Verlyn Miller, PE
Miller Engineering Consultants
3500 Comanche NE
Albuquerque, NM 87107



Richard J. Berry, Mayor

RE: Green Jeans Farmery - 3600 Cutler Ave NE

Grading and Drainage Plan

Engineer's Stamp Date 12-19-2014 (File: H17D036A)

Dear Mr. Miller:

Based upon the information provided in your submittal received 1-20-15, the above referenced plan cannot be approved for Administrative Amendment (Site Development for Building Permit) not Building Permit until the following comments are addressed.

- 1. Amend the Proposed Conditions in the Drainage Report describing the current drainage scheme which now utilizes a private storm drain system.
- 2. Provide calculations showing the private storm drain sized properly.
- 3. Amend the narrative and the Conclusion on the Drainage Report to state that the peak discharge is 5.22 cfs.
- Along the South edge of site, along the NMDOT ROW/easement, there need to either be a retaining wall or match existing grades at the property line.
- 5. NMDOT approval is required since there is an increase in runoff from 4.9 to 5.2cfs to a NMDOT facility, and grading adjacent to their facility.
- 6. Roof discharge from containers labeled Tenant 3, 4, 5, and 6 (or the east most collection of containers) should be directed towards the first flush pond.
- $\sqrt{7}$. Turn off traffic pattern layer much too cluttered.

New Mexico 87103 68. Contour labels are to faint to read.

9. AMAFCA permits need to be obtained. Contact Lynn Mazur. 0/<

www.cabq.gov

PO Box 1293

Albuquerque

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf via email: Recipient

H17D036A_AA_Cmmt.doc

No electronic Copy Submitted

DRAINAGE AND TRANSPORT	ATION INFORMATION SHEET #170036A2
PROJECT TITLE: GOFFN JEANS FAOMPON	(11/06)
PROJECT TITLE: GOEEN JEANS FARMERY DRB=: 140P8-10029 EPC#: 14EPC-40036	WORK ORDERS.
LEGAL DESCRIPTION: TRACK A-1-B-1 SELAC CITY ADDRESS: 3600 CUMER WE NE	ME ACRES
ENGINEERING FIRM: MILLER FAGINEERING CON ADDRESS: 3500 COMMENCHE ME	S. CONTACT: JERLYN MILLER
ADDRESS: 3500 COMMENTE ME	PHONE: 826-7500
CITY STATE: ALBUQUERQUE NM	ZIP CODE: 87107
OWNER: ROY SOIOMON	AT ATOM A Proper a proper
ADDRESS: 2929 MONTE MIGHT NE	CONTACI PHONE: 401.1000
CITY, STATE: ALBUQUEDQUE	ZIP CODE: 97106
ARCHITECT: MCCLAIN-ARCHITECTURE & DE	
ADDRESS: 2009 PIOGECREST	
CITY, STATE: ALBUQUERQUE, NIM	FHONE: 277
	ZIP CODE: 87108
SURVEYOR:	CONTACT:
ADDRESS:CITY, STATE:	PHONE:
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EROSION CONTROL PLAN	SECTOR PLAN APPROVALFENAL PLAT APPROVAL
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CLOMR/LOMR X	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	_CERTIFICATE OF OCCUPANCY (PERM)
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SUBMITTED BY:	DATE. 111314
Requests for approvais di Site Developmentane and on constant of	loss should be a superior of the superior of t
Requests for approvals of Site Development lans and or Subdivision P particular nature, location and scope to the proposed development define levels of submittal may be required based on the following.	e the degree of draining descil time of more for a men
levels of submittal may be required based on the following:	or a remase arian. One of more of the following

Conceptual Grading and Drainage Plan. Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

Drainage Plans: Required for hyllding normality of the first ten (10) lots or constituting five (5) acres or more.

AA 1001178- Green Jeans

Hydrology is not approving the AA until the following comments are addressed:

- 1. The revised grading and drainage plan proposes fill along the southern boundary that abuts the NMDOT ROW. The fill will cause a 2' vertical slope or most likely will require grading in the NMDOT ROW. The amount of fill should be eliminated or reduced.
- The grading and drainage plan: 1. Does not provide any drainage discussion or calculations; 2.
 Proposes an increase in runoff to a NMDOT facility; 3. Increases the required first flush volume.
 Changes the drainage scheme to an interior drain; and 5. Adds a concrete swale.
- 3. The grading and drainage plan should be submitted to Hydrology and should include revised drainage calculations for all proposed improvements.
- 4. Since the proposed changes increases stormwater runoff to a NMDOT facility and grading adjacent to their ROW, NMDOT approval is required.
- 5. Show the water quality pond and associated channels and rip-rap on the Site Plan, Sheet 1.
- 6. Hydrology has also included an e-mail from AMAFCA concerning the necessary required permits that have not yet been obtained. The applicant should contact Lynn Mazur as soon as possible. The necessary permits should have been obtained prior to building permit approval, but instead will be required prior to Certificate of Occupancy.

Cherne, Curtis

From:

Mazur, Lynn < lmazur@amafca.org> Monday, December 22, 2014 8:46 AM

Sent: To:

raimund mcclain

Cc:

Cherne, Curtis; dan; Willis, Jeffrey

Subject:

RE: Green Jeans - Encroachment Permit

Grading has started in AMAFCA's easement, and I still have not received the final DRB plan to use an exhibit to the permit. I also need a Temporary Construction and Access License with the contractor. If you prefer that I work directly with the owner, send me his contact information. AMAFCA will take appropriate action if we do not receive the permits this week.

Albuquerque Metropolitan Arroyo Flood Control Authority

Lynn M. Mazur, P.E., C.F.M.

Development Review Engineer

2600 Prospect Ave NE

Albuquerque, NM 87107

Office: (505) 884-2215 Mobile: (505) 362-1273

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From: raimund mcclain [mailto:raimund@mcclain-arch.com]

Sent: Thursday, December 11, 2014 3:27 PM

To: Mazur, Lynn

Cc: Quevedo, Vicente M.; dan

Subject: Green Jeans - Encroachment Permit

Lynn,

We will get the signed/approved DRB drawings plans scanned and sent to you via PDF. Let us know if you would prefer a hard copy instead.

Thanks,

Raimund McClain AlA LEED AP NCARB

McCLAIN + YU Architecture & Design

2009 Ridgecrest Dr SE
Albuquerque, NM 87108
o: 505.266.2142
c: 505.217.8317
www.mcclain-arch.com

This message is confidential. You may not copy this message or disclose its contents. If you have received it by mistake, please let us know by e-mail reply and delete it from your system.

From: dan [mailto:dan@mcclain-arch.com]
Sent: Thursday, December 11, 2014 3:11 PM

To: raimund@mcclain-arch.com

Subject: FW: Green Jeans - Encroachment Permit



From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Thursday, December 11, 2014 1:46 PM

To: dan

Subject: RE: Green Jeans - Encroachment Permit

I did not receive the final DRB-approved grading plan for the encroachment permit. Has it been approved? I notice that dirt is being stockpiled on the site, so I assume grading will soon begin. Please update.

Albuquerque Metropolitan Arroyo Flood Control Authority

Lynn M. Mazur, P.E., C.F.M. Development Review Engineer

Office: (505) 884-2215
Mobile: (505) 362-1273
Web: <u>www.amafca.org</u>

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

From: dan [mailto:dan@mcclain-arch.com]

Sent: Wednesday, September 17, 2014 1:34 PM

'To: Mazur, Lynn

Cc: raimund@mcclain-arch.com

Subject: Green Jeans - Encroachment Permit

Hi Lynn-

I have confirmed with our planner that he needs to see the encroachment permit before we can be approved to submit to the DRB. With this in mind the sooner it is ready the better for us. So please let us know as soon as it is ready. Also, please be sure to let us know if you have any additional questions or comments.

Thanks again for your continued help with this, and for keeping us in the loop

Sincerely,

Dan Leckman

McCLAIN Architecture & Design Services LLC

2009 Ridgecrest SE
Albuquerque, NM 87108
t: 505.266.2142
www.mcclain-arch.com

PLANNING DEPARTMENT - Development Review Services

November 14, 2014

Verlyn Miller, PE

Miller Engineering Consultants
3500 Comanche NE
Albuquerque, NM 87107



Richard J. Berry, Mayor

RE: Green Jeans Farmery - 3600 Cutler Ave NE

Grading and Drainage Plan

Engineer's Stamp Date 11-13-2014 (File: H17D036A)

Dear Mr. Miller:

Based upon the information provided in your submittal received 11-13-14, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing 3/4 of an acre or more.

New Mexico 87103

www.cabq.gov

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development Review Services

Orig: Drainage file

c.pdf via email: Recipient, Monica Ortiz

Cherne, Curtis

From: Cherne, Curtis

Sent: Wednesday, December 31, 2014 3:08 PM

To: Dicome, Kym; Roy Solomon; Quevedo, Vicente M.

Cc: raimund mcclain; Biazar, Shahab

Subject: RE: Green Jeans Farmery

The applicant has an approved grading and drainage plan for Building Permit. The plan shows about 30 parking spaces and parking may be available on Cutler Ave.

This should be adequate for the tentative client.

I know it may mean another mob/demob, but the applicant could build to his/her current site plan, get the client in then expand the parking area for future clients.

Hope this helps.

Curtis

From: Dicome, Kym

Sent: Tuesday, December 30, 2014 4:49 PM **To:** Roy Solomon; Quevedo, Vicente M.

Cc: raimund mcclain; Cherne, Curtis; Biazar, Shahab

Subject: RE: Green Jeans Farmery

All;

I will check with Hydrology tomorrow but with the holidays, there is a slight delay on reviews, albeit temporary, as well as there are AA currently in the system (routed). We will certainly do what we can so this project can proceed.

Kym E. Dicome
Current Planning Manager
Urban Design and Development
Planning Department
City of Albuquerque
505-924-3814 direct

From: roysolomonzdb@gmail.com [mailto:roysolomonzdb@gmail.com] On Behalf Of Roy Solomon

Sent: Tuesday, December 30, 2014 2:40 PM **To:** Quevedo, Vicente M.; Dicome, Kym

Cc: raimund mcclain

Subject: Green Jeans Farmery

re: 3600 Cutler Ave N.E.

Hi Vicente and Kim,

Thank you for your time today. As i mentioned by phone, my need to submit for an Administrative Amendment has caused some hardships for our potential tenants and the construction crews that have been put on hold until our our request can be reviewed and (hopefully) approved.

This delay is due to my own need to accommodate our tenants and insure the success of the development but anything you can do to help expedite the process would be greatly appreciated.

Thanks again for your help,

Roy Solomon 505-401-1000

roy@roysolomon.org

DRAINAGE AND TRANSPORTA	ATION INFORMATION S	HEET 411103642
PROJECT TITLE: GDEEN JEANS FARMERY DRB#: 14088-10029 EPC#: 14EPC-40036	01./06)	
DRB#: 14029-10029 FPC#: 14EV/ 40027	ZONE MAP DRG. FIL	E = I - I - E
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CITY ADDRESS: 3600 CIMED AVE NE		
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ENGINEERING FIRM: MILLER FAGINEERING ON ADDRESS: 3500 COMMENCHE NE	S. CONTACT: V	FRUIN MILLER
ADDRESS: 2500 COMMANCHE ME	PHONE:	20-7500
CITY, STATE: ALBUQUE LAVE NM	ZIP CODE:	57107
OWNER. 204 S/1/13/11)	/** // **** · · · · · · · · · · · · · ·	•
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CITY, STATE: ALBUQUEDQUE,		01.1000
	ZIP CODE:	9(100
ARCHITECT: MCCLAIN-ARCHITECTURE & DE	SIGN CONTACT: 2	MWWD MCCLAIN
ADDRESS: Zees KIVUELIUS	PHONE:	217 9-217
CITY, STATE: ALBUQUERQUE, NIM	ZIP CODE:	87108
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Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

Drainage Plans: Required for building names and all parties pour promise and also fine fine first time first (5) acres or more.

Drainage Report. Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

John Jacquez

From: John Jacquez

Sent: Thursday, November 13, 2014 1:29 PM

To: 'mortiz@cabq.gov'

Cc: 'Verlynn Miller'; 'raimund mcclain'
Subject: Green Jeans Hydrology Resubmittal

Attachments: Hydro re-submit 11-13-14370.pdf

Best Regards,
John Jacquez
Project Manager
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, NM 87107

Phone: 505-888-7500 Fax: 505-888-3800



	RIATION IN ROPENSATION SHEET 14/7/2018
PROJECT TITLE: COEST JESTS FARMED DRB#: 14-DES-10025 EPC#: 14-EFC40025.1	ev. 01/06) ZONE MAR/DRG. FILE = 1-17-7 WORK GRDER=:
LEGAL DESCRIPTION: Tひんて ルーレーロー (三) CITY ADDRESS: アルバウ (11年21年21年)	Line Pous
ENGINEERING FIRM: MILLEU FILINIE DING // ADDRESS: 3500 COMMUNE NE CITY, STATE: ALBUQUE LOUE NIM	PHONE
ONNER: COY SINDIVIDIO ADDRESS: 2979 MONTO MARE ISE CITY. STATE: ALENGUES DUE	CONTACI PHONE: 2-01 1000 ZIP CODE: 2-10%
ARCHITECT: MCLIAN - FRECHITECTURE 5 ; ADDRESS: DAM ELOSSICALIST CITY, STATE: ALBUCULARDIE, N/M	PHONE: CODE: 37105
SURVEYOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO. DATE
CONTRACTOR: ADDRESS. CITY, STATE:	CONTACT:
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN IS SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'ARCHITECT CERT (TCL) ENGINEER'ARCHITECT (DRB SITE PLAN) OTHER "	ECK TYPE OF APPROVAL SOUGHT: SIA-FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV, FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL OTHER (SPECIFY)
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UBMITTED BY:	DATE:
equests for approvals of Site Development Plans and or Subdivision articular nature, location and scope in tradbroposed development de vels of submittal may be required based on the following:	n Plats shall be accompanied by a drainage submittal. The fine the degree of drainage detail. One or more of the following

- Conceptual Grading and Drainage Plan. Requires for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans: Required for horlding namely to prove than sen (10) lots of constituting five (5) acres of more.

John Jacquez

From: John Jacquez

Sent: Thursday, November 06, 2014 9:51 AM

To: 'mortiz@cabq.gov'
Cc: 'Verlynn Miller'

Subject: Green Jeans Farmary

Attachments: GREEN JEANS SIGNED.pdf

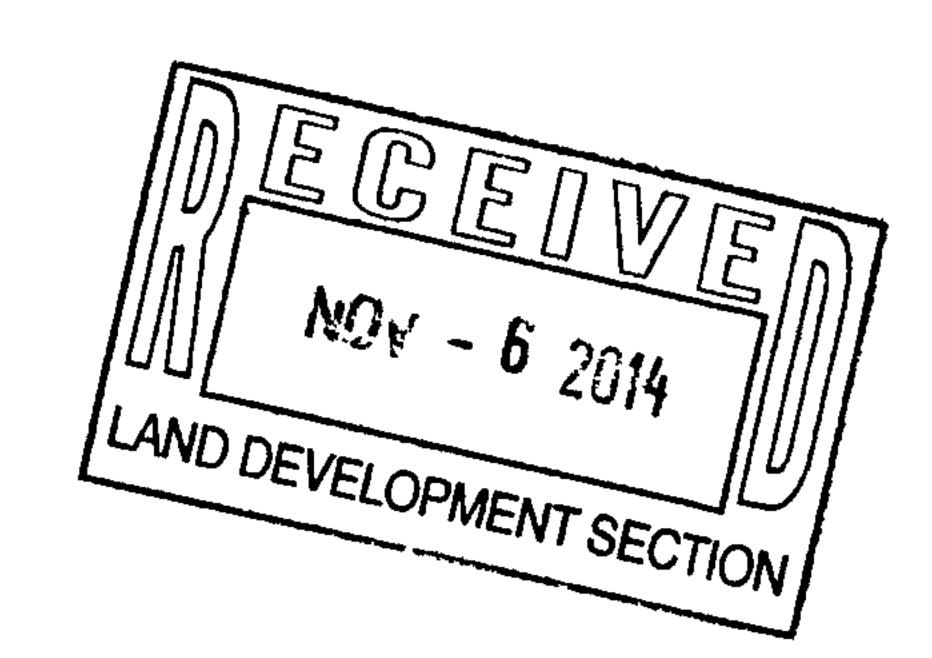
Monica,

My runner is on his way so I sent him with a copy of this email, could you let them know I emailed it to you so they let us drop it off.

Thanks

Best Regards,
John Jacquez
Project Manager
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, NM 87107

Phone: 505-888-7500 Fax: 505-888-3800





NOAA Atlas 14, Volume 1, Version 5 Location name: Albuquerque, New Mexico, US* Latitude: 35.1005°, Longitude: -106.6031° Elevation: 5167 ft*



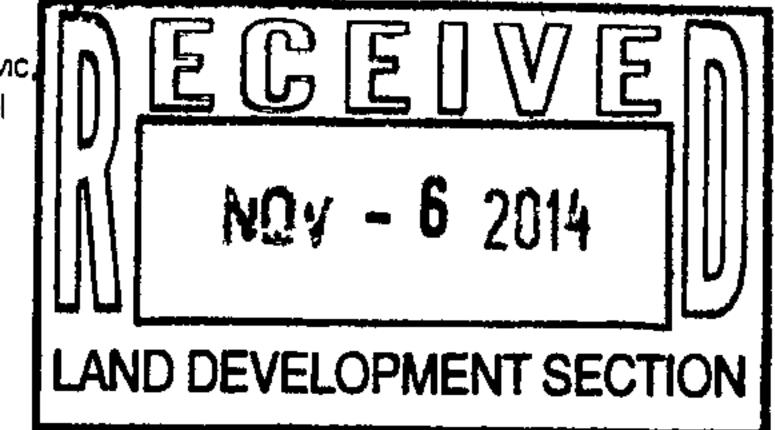
POINT PRECIPITATION FREQUENCY ESTIMATES

* source: Google Maps

Sanja Penca, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitana, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials



PF tabular

Duration		Average recurrence interval (years)								
Duration	1	2	5	10	25	50	100	200	500	1000
5-min	0.175 (0 150-0.205)	0.226 (0 193-0 266)	0.304 (0 258-0 356)	0.364 (0 308-0 426).	0.446 (0.376-0.521)	0.510 (0 428-0.596)	0.578 (0.481-0.674)	0.649 (0.537-0.756)	0.745 (0.610-0 869)	0.821 (0.669-0 959
10-min	0.266 (0.228-0.312)	0.345 (0 293-0 405)	0.462 (0 393-0.543)	0.554 (0 469-0.648)	0.679 (0.572-0.793)	0.776 (0 651-0 907)	0.879 (0 732-1 03)	0.987 (0 817-1 15)	1.13 (0 928-1 32)	1.25 (1 02-1 46)
15-min	0.330 (0.282-0 387)	0.427 (0 363-0 501)	0.573 (0 487-0 673)	0.687 (0 581-0 803)	0.841 (0.709-0.983)	0.962 (0 807-1 12)	1.09 (0 907-1.27)	1.22 (1 01-1 43)	1.40 (1 15-1 64)	1.55 (1 26-1 81)
30-min	0.444 (0.380-0 521)	0.575 (0.489-0.675)	0.771 (0 656-0.906)	0.925 (0.782-1 08)	1.13 (0 955-1.32)	1.29 (1 09-1 51)	1.47 (1.22-1 71)	1.65 (1 36-1.92)	1.89 (1 55-2 21)	2.08 (1 70-2.44)
60-min	0.549 (0.471-0.645);	0.712 (0.606-0 835)	0.955 (0 811-1 12)	1.15 (0 968-1.34)	1.40 (1.18-1.64)	1.60 (1.34-1 87)	1.82 (1.51-2 12)	2.04 (1 69-2 38)	2.34 (1.92-2 73)	2.58 (2.10-3.01)
2-hr	0.639 (0.540-0 771)	0.819 (0 692-0 989)	1.08 (0.913-1.31)	1.30 (1.09-1.55)	1. 59 (1.32-1.90)	1.83 (1.51-2.18)	2.08 (1.71-2 48)	2.35 (1.91-2.79)	2.71 (2 19-3 23)	3.02 (2 41-3 59)
3-hr	0.681 (0 579-0.816)	0.865 (0.733-1.04)	1.13 (0 962-1.35)	1.35 (1.14-1 60)	1.65 (1.38-1.96)	1.89 (1.57-2 24)	2.14 (1 77-2 54)	2.41 (1 98-2.86)	2.79 (2 27-3.30)	3.09 (2.49-3.67)
6-hr	0.793 (0 679-0 944)	1.00 (0 856-1 19)	1.29 (1.10-1.53)	(1.52 (1.29-1.79)	1.83 (1.55-2.16)	2.07 (1.75-2.45)	(1 96-2.75)	2.60 (2 17-3.06)	2.97 (2.45-3.50)	3.27 (2.68-3.86)
12-hr	0.872 (0.754-1.01)	1.10 (0 952-1.28)	1.40 (1 20-1.61)	1.63 (1.40-1.88)	1.94 (1.66-2.24)	2.18 (1 86-2 52)	2.44 (2 07-2.81)	2.70 (2.27-3 11)	3.05 (2.55-3 52)	3.34 (2.77-3 88)
24-hr	0.993 (0.868-1 14)	1.25 (1 09-1 43)	1.56 (1.36-1.78)	(1.57-2.07)	2.14 (1.85-2.45)	2.40 (2 07-2.74)	(2.67 (2.30-3.04)	2.94 (2 52-3 35)	3.30 (2.81-3.76)	3.59 (3.04-4.09)
2-day	1.04 (0 910-1 18)	1.30 (1 14-1 48)	1.63 (1 43-1 84)	1.88 (1.64-2 13)	2.22 (1.94-2.51)	2.49 (2 16-2.81)	2.76 (2.38-3.12)	3.04 (2 61-3 44)	3.40 (2 92-3 86)	3.69 (3 15-4 19)
3-day	1.13 (1.00-1 26)	1.41 (1.25-1.58)	1.74 (1 55-1 95)	2.01 (1 78-2.24)	2.36 (2 09-2.64)	2.64 (2.32-2.95)	2.92 (2 56-3 26)	3.20 (2.79-3.58)	3.57 (3.11-4 00)	3.86 (3.35-4.33)
4-day	1.22 (1 10-1 35)	1.51 (1.36-1.67)	1.86 (1 67-2 06)	2.14 (1 91-2 36)	2.50 (2.24-2 77)	2.79 (2 48-3 09)	3.07 (2 73-3.40)	3.36 (2 98-3 72)	3.74 (3.30-4.15)	4.03 (3.54-4 48)
7-day	1.38 (1.25-1 52)	1.72 (1.55-1.89)	2.10 (1 89-2.30)	2.39 (2.15-2 62)	2.78 (2 50-3.05)	3.07 (2.75-3 37)	3.37 (3 01-3.70)	3.65 (3 26-4 01)	4.02 (3.58-4.43)	4.30 (3 82-4.75)
10-day	1.53 (1.39-1 68)	1.90 (1 72-2 08)	2.33 (2.12-2.55)	2.67 (2 42-2 92)	3.12 (2 82-3.41)	3.45 (3.12-3 77)	3.79 (3 41-4.15)	4.13 (3.70-4.52)	4.56 (4.08-5 01)	4.89 (4 35-5.37)
20-day	1.91 (1 72-2 11)	2.37 (2.14-2 62)	2.88 (2 60-3 18)	3.26 (2 95-3 60)	3.75 (3.38-4.15)	4.11 (3 70-4 54)	4.46 (4 00-4 92)	4.79 (4 29-5.28)	5.20 (4.64-5.75)	5.50 (4.89-6.09)
30-day	2.29 (2 06-2 50)	2.83 (2.56-3 10)	3.42 (3.09-3.74)	3.85 (3 47-4 21)	4.39 (3 95-4 79)	4.78 (4.29-5.21)	5.14 (4 62-5 62)	5.49 (4.92-6 00)	5.91 (5 29-6.47)	6.21 (5.54-6 81)
45-day	2.80 (2 54-3 07)	3.47 (3 16-3.80)	4.14 (3.76-4 54)	4.62 (4 18-5.06)	5.20 (4.72-5.71)	5.61 (5 08-6 16)	5.98 (5 41-6.56)	6.31 (5.70-6.93)	6.70 (6.04-7.36)	6.94 (6 26-7 63)
60-day	3.22	3.98	4.75	5.30	5.97	6.43	6.86	7.23	7.67	7.96

Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

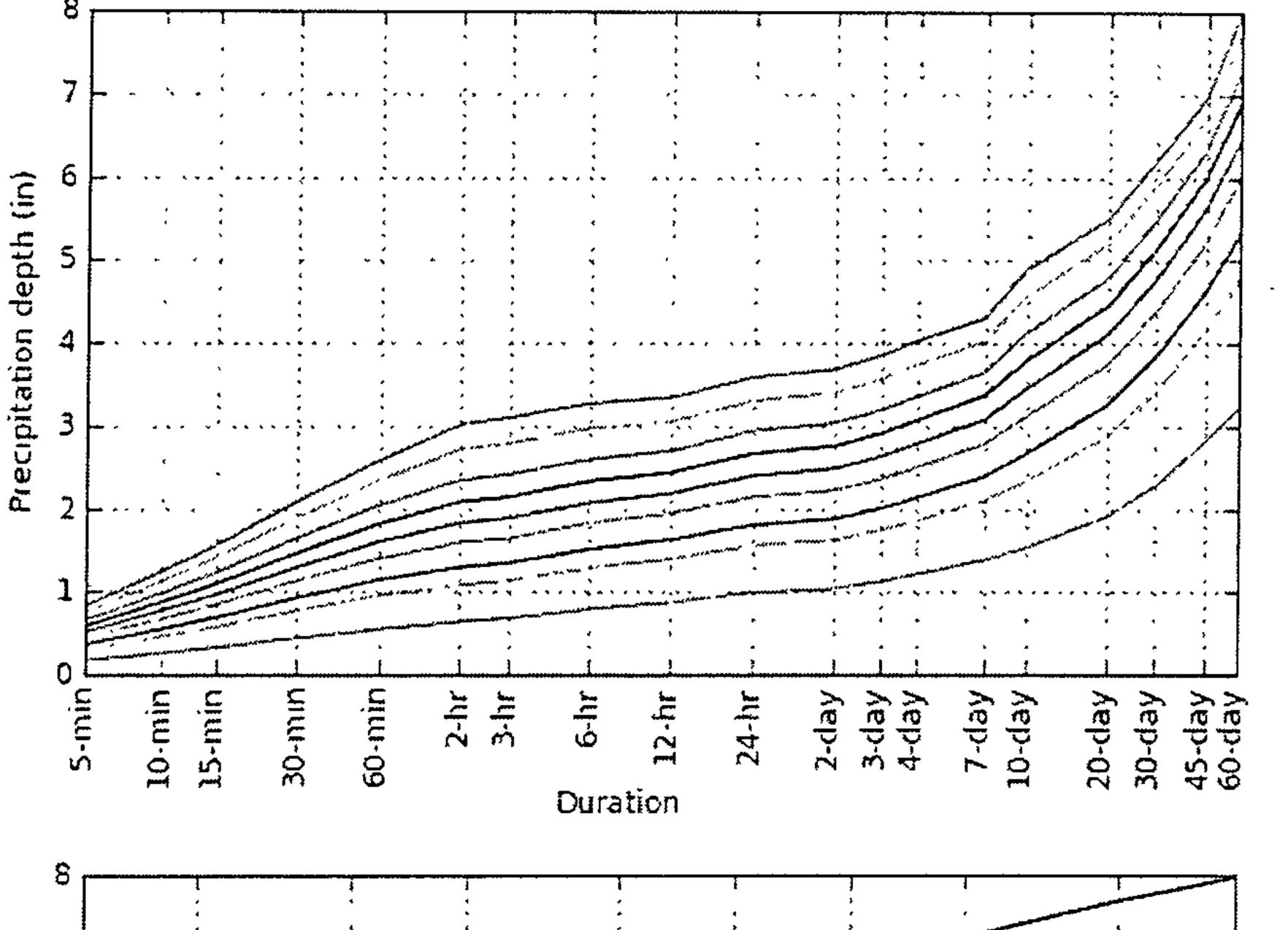
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

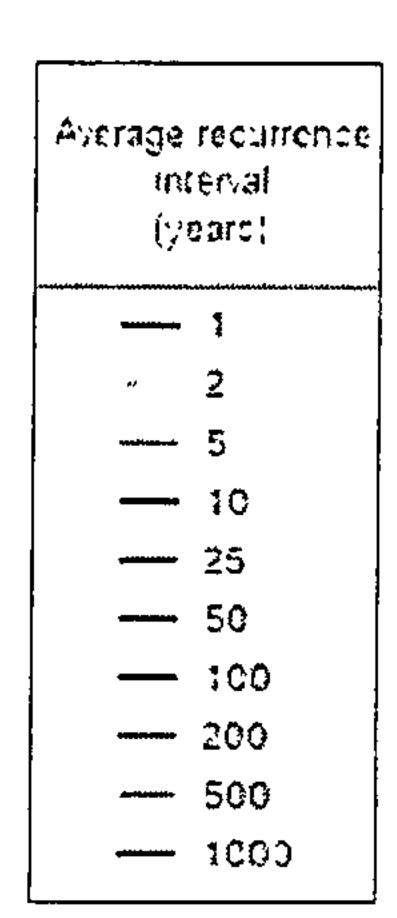
Please refer to NOAA Atlas 14 document for more information

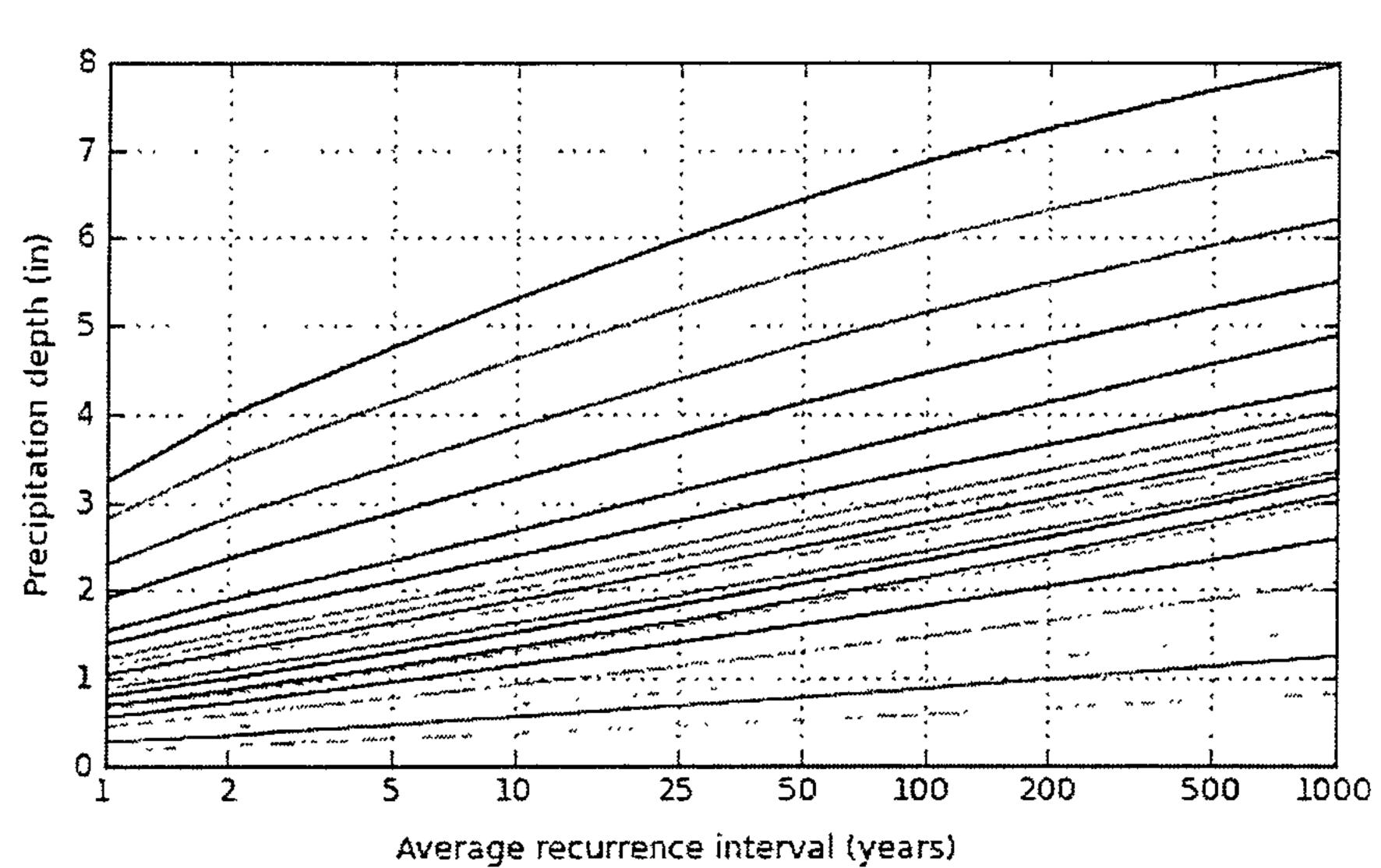
Back to Top

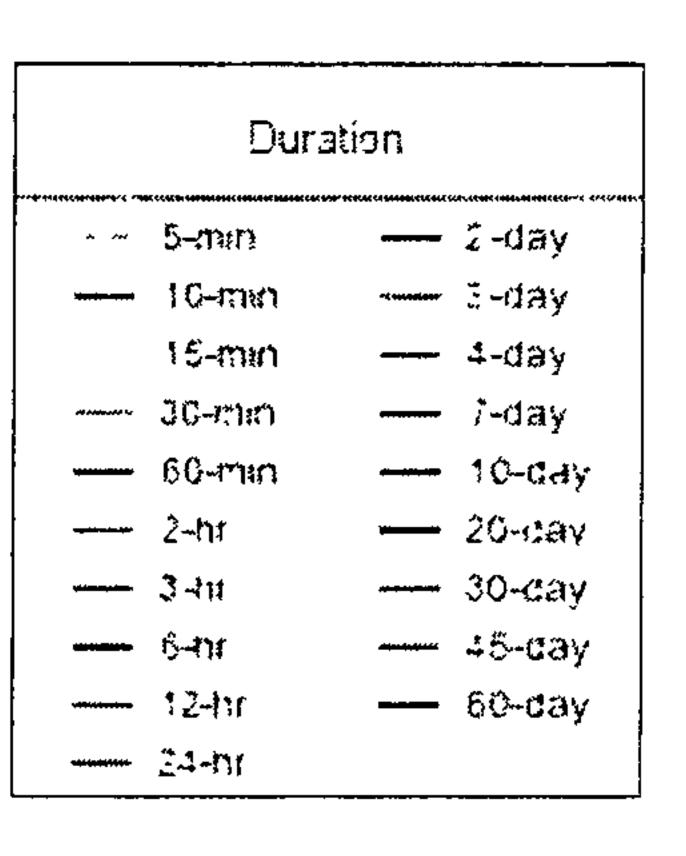
PF graphical

PDS-based depth-duration-frequency (DDF) curves Latitude: 35.1005°, Longitude: -106.6031°







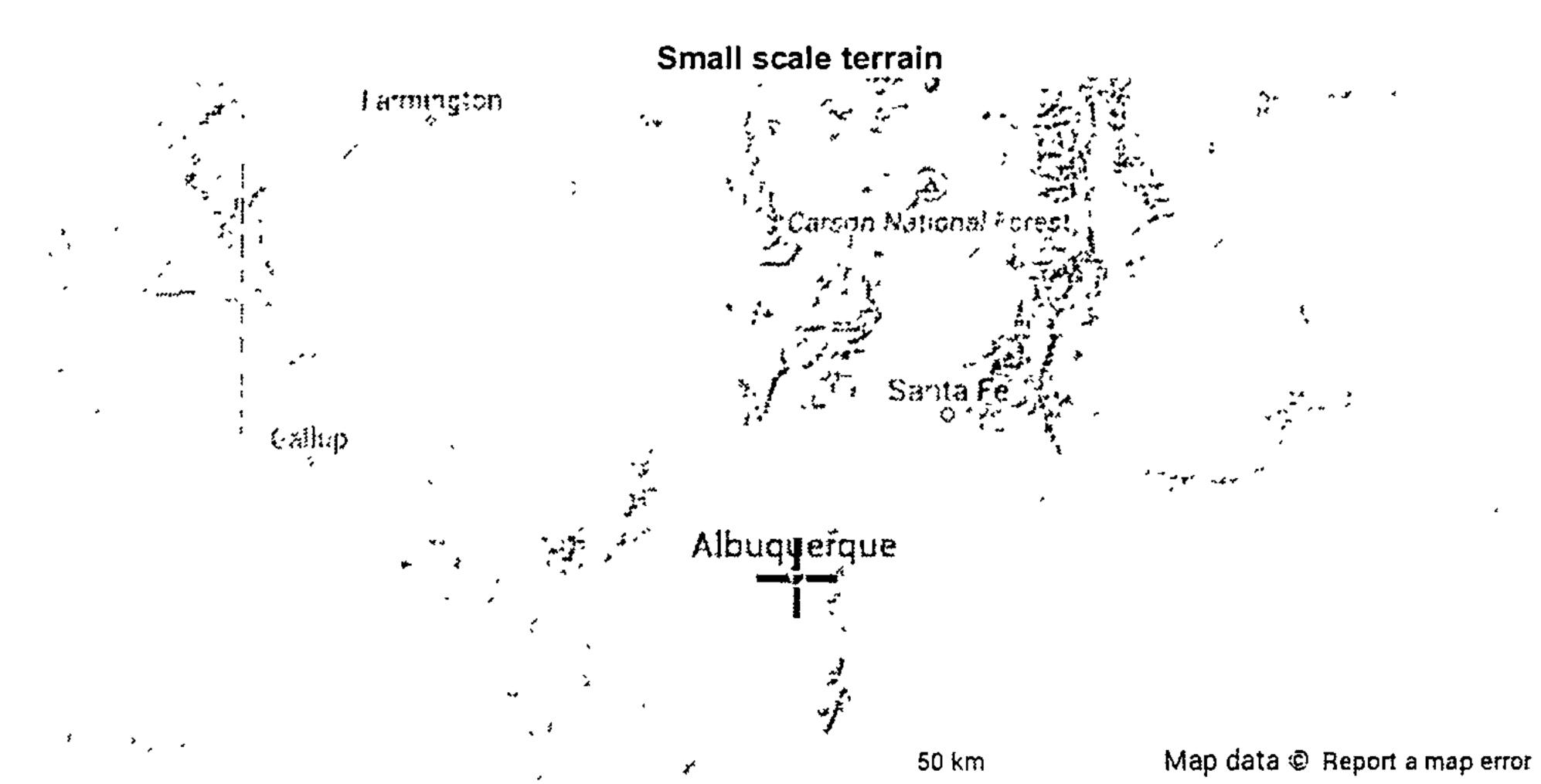


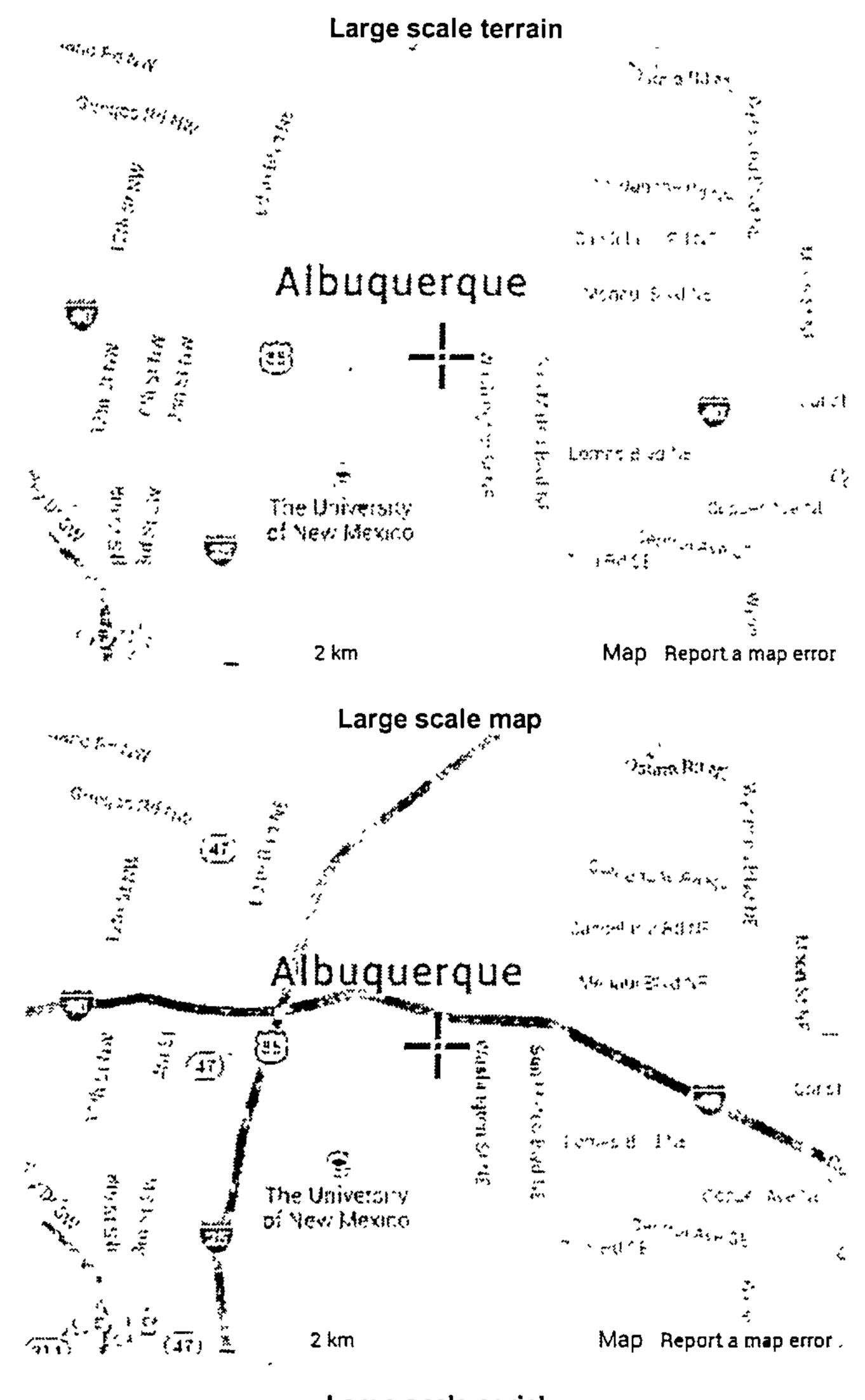
NOAA Atias 14, Volume 1, Version 5

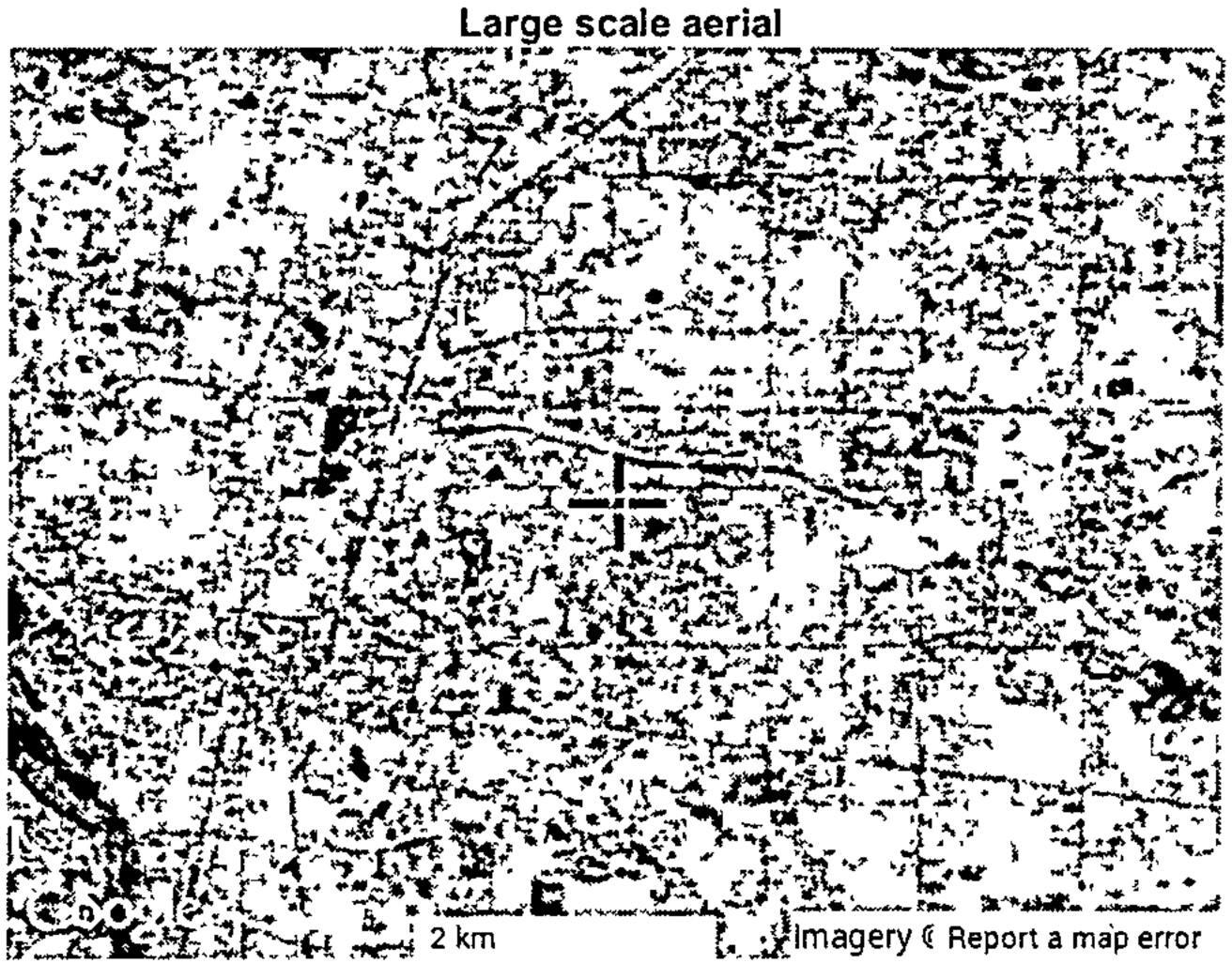
Created (GMT): Wed Oct 29 21:16:13 2014

Back to Top

Maps & aerials







Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
Office of Hydrologic Development
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

<u>Disclaimer</u>

Pond Ra	ating Tabl	le			
Side Slo		2:1			
Depth	Area		Volume	Cum Volume	
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)	
61	428	0.010	0.000	0.000	
62	844	0.019	0.015	0.015	spillway
63	1383	0.032	0.026	0.040	

650

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CITY OF ALBUQUERQUE.

PLANNING DEPARTMENT – Development Review Services

October 14, 2014

Verlyn Miller, PE Miller Engineering Cons. 3500 Comanche NE Albuquerque, NM 87107



Richard J. Berry, Mayor

RE: Green Jeans Farmery - 3600 Cutler Ave NE

Conceptual Drainage Plan for Site Development for Building Permit

Engineer's Stamp Date (none) (File: H17D036A)

Dear Mr. Miller:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 10-9-14, the above referenced plan cannot be approved for Site Plan for Building Permit by the DRB until the following comments are addressed:

- 1. Approval from the NMDOT is a prerequisite for COA approval. We are waiting to hear from Tim Trujillo, as they may need access for maintenance.
- 2. An email from AMAFCA confirms that they accept the Site Plan with the condition that the buildings do not encroach into AMAFCA easements. Indicate on the Grading Plan AMAFCA easements.
- 3. The Site Plan does not show curb around the south and west property boundary (along the NMDOT ROW), but it is shown on the Grading Plan with curb cuts (keyed notes 6 and 7). To prevent erosion from concentrated flow, it is preferable to allow sheet flow into the NMDOT swale. Adjust flow arrows to reflect this.
- Adjust Flow arrows to direct runoff from buildings and the commons area to the water harvesting/first flush ponds.

 New Mexico 87103 5. Show the private storm drain that goes through this site.
 - - In the narrative, use "first flush" rather than "90th percentile..."

www.cabq.gov

Please note that this review is for DRB approval only, and was not reviewed at the level required for Building Permit approval. If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf Addressee via Email

DRAINAGE AND TRANSPOR	RTATION II	NFORMATION SHE	ET UITONA 2
PROJECT TITLE: COFFN SFANS FAOMEDIA	v. 01/06)	TT 3 & 4 TO 200 TO 200 TO THE TO	
PROJECT TITLE: GDEEN JEANS FARMERY DRB#: 14088-10029 EPC#: 14EPC-40036.	ZON	RE MAP/DRG. FILE (RK ORDER#:	
	•		
LEGAL DESCRIPTION: TRACK A-1-13-1 SET CITY ADDRESS: 3600 CUTTED AVE NE	ACME P	CRES	
		· · · · · · · · · · · · · · · · · · ·	
ENGINEERING FIRM: MILLER FAGINEERING CO	XX.	CONTACT: VE	WWW MILLER
ADDRESS: 2500 COMMUNE NE		PHONE: 826	2-7500
CITY, STATE: ALBUQUE LAUE NM		ZIP CODE:	
OWNER: ROY SOIDWAN		CONTRACT	•
ADDRESS: 2929 MONTE JUSTA NE		CONTACI PHONE: 40	. 1000
CITY, STATE: ALBUQUEDQUE	· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	V ••·
ARCHITECT: MCCLAIN-ARCHITECTURE : 1) ese.		
ADDRESS: 2009 PIOGECREST	SIGN		MUND MCCLAIN
CITY, STATE: ALBUQUERQUE, NY		PHONE:	1,50
		ZIP CODE:	7108
SURVEYOR:	· · · · · · · · · · · · · · · · · · ·	CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
			-
PROPERTONAL TROPARTOR CERTAGOR CECTAL CONTRACTOR	····		
PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICEN	SE NO.	DATE
CONTRACTOR:		CONTACT:	· · · · · · · · · · · · · · · · · · ·
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
TYPE OF SUBMITTAL:	ECK TYPE	OF APPROVAL SOU	GHT.
DRAINAGE REPORT		NANCIAL GUARAN	
DRAINAGE PLAN 1 st SUBMITTAL		MINARY PLAT APP	
DRAINAGE PLAN RESUBMITTAL		V. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN GRADING PLAN		V. FOR BLDG. PERM	
EROSION CONTROL PLAN	SECI(OR PLAN APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	EULIVI THANT	DATION PERMIT	PROWAT - 9 2014
CLOMR/LOMR	вішт	ING PERMIT A HAR	VAT
TRAFFIC CIRCULATION LAYOUT	CERTI	FICATE OF OCCUP	NCY. (PERMIENT SECTION
ENGINEER/ARCHITECT CERT (TCL)	CERTI	FICATE OF OCCUPA	WOCE (PERHWENT SECTION WAL
ENGINEER/ARCHITECT (DRB SITE PLAN)	GRAD	ING PERMIT APPRO	VAL
OTHER		IG PERMIT APPROV	
	A	ORDER APPROVAL	
	C_OTHE	R (SPECIFY) DEX	APPROVAL
WAS A PRE-DESIGN CONFERENCE ATTENDED: ,			
YES W/CURTIS CHURNE ON 10/8			
NO			
COPY PROVIDED		. .	
SUBMITTED BY:		- Inlalia	
SUDIVILLED DI.		DATE: 1019114	
	1		چ <u>نده میشد. در این در</u>
Requests for approvals of Site Development Plans and/or Subdivision particular nature, location and scope to the proposed development d	on Plats shall	be accompanied by a	drainage submittal. The

levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for huilding nermits, grading nermits, paving permits and sits plant loss than five (5) acres or more.

 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

(505-888-7500)2 tartlamen John Jacques, (Miller Eng.) Provided Copy of Acme Acres Ph. II Master G+DPlan + Approval Letter rom Hus plan looker like original plan was to drain said site to NMDOT dravage suale Hampton Inn Fike (H17D36) - Developed Vainage Basins (STAMP DATE 8/5/97) Avon Chavez Grieves Bradins & Drainage Report Jaly 97 Pg 3 saus City owns inlet so a SO-19 Dequired. Leule adjacent HTT-D36A1 · drains to private access Easement (oc (utles)

le Engueren o tru récords du not show 36''SD à who owns easement? e who owns ex. SO N of Hermpton?

- may be able to connect to

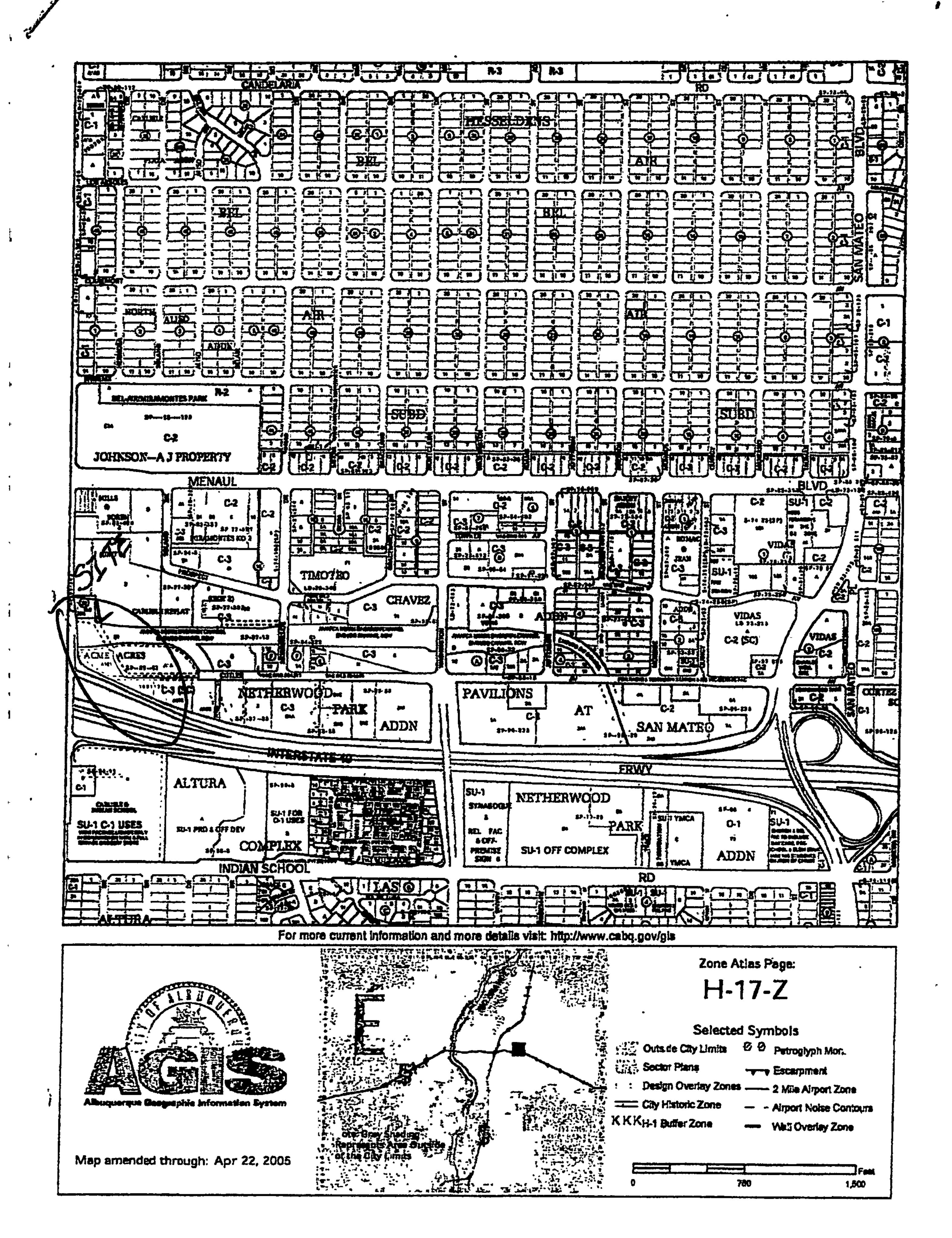
existing 24" onleds to coord. w/ Hophway Dept H17100360 H1710036A

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning.

,

PA# 14-06		ved By Ma Cut	•	لے Date	15/14
Applicant Name_	Roy	Solomon	. <u> </u>	Phone # 505-46	1-1000
		4.29.14			
		NG DEPARTMENT AT 92 Friday noon will be sched			
BRIEFLY DESCI	RIBE YOUR REQ	JEST: (What do you plan	to develop on t	his site?)	
PLEASE RESP	OND TO THE F	DLLOWING QUESTIO	VS:		
Size of Site:	.49 E	disting Zoning:	350	Proposed Zoning	<u>:3</u>
Previous zone ch	ange or site plan a	approval case number(s) 1 5-527; 2-95-81	for this site(0F-5 8 F110(-79: ORB - 96-50
Applicable Area o	or Sector Plans: _				
Residential: Typ	e and No. of Units	Proposed:			· · · · · · · · · · · · · · · · · · ·
Commercial: Est	imated building so	uare footage:	<u> </u>	No. of Employees	
LOCATION OF	REQUEST:				
Physical Address	3600	Cutter			
Please provide Zo	one Atlas Page (id	entify the subject site)	Attackall		
LIST ANY QUE	STIONS OR CO	NCERNS YOU HAVE F	REGARDING T	HIS REQUEST:	
	Attached				
					<u> </u>
7				<u> </u>	
······································					





REQUEST FOR ZONE MAP AMENDMENT

Proposed Zone Map Amendment

Parcel:

TRACT A-1-B-1 Acme Acres [Section 11, T.10N, R.3E NMPM]

Current Condition:

Vacant Land

Current Zoning:

C3 SC

Proposed Zoning:

C3

Background:

The intent of the project is to develop the site as a micro-retail venue offering high quality boutique goods and services. The project proposes programming consistent with neighboring uses of small retail, small food service, and potentially small service-oriented businesses such as a yoga studio or nutrition coaching. The Green Jeans development will be health-centric with a focus on fresh, high-quality ingredients. The first tenant will be a Fresh Pressed-Juice Company with juice produced on-site from locally sourced plants, some of which will actually be grown on site.

The parcel in question was originally part of a larger parcel which was zoned "C3 SC." (Appendix, Item A) Since that original designation, the original parcel has been subdivided. This occurred in 2001. The parcel in question is the last parcel to be developed in the <u>Acme Acres Subdivision</u>.

Justification of the Zone Map Amendment

- (A) The proposed zone change is consistent with the health, safety, morals and general welfare of the city. The Parcel in questions has been attempted to be developed a number of times, without success. We feel that our strategy can bring liveliness and benefit to the area by way of increased access to products and services of high quality. The development will also bring jobs to the area.
- (B) Considering that stability of land use is desirable, the proposed Zone Map Amendment is:not proposing changes in use. Instead, this request aims to update the zoning overlay designation (SC designation) which should likely have been changed upon the subdivision or the original parcel and subsequent sale to disparate owners. There is no known Site Development Plan that was ever presented regarding the original parcel and its adherence to the guidelines of the "SC" designation. The restrictions of the "SC" designation and the provisions or Large Scale Planning do not apply to this smaller site.

- (C) The proposed Zone Map Amendment is not in conflict with the adopted elements of the Comprehensive Plan or other city master plans and amendments thereto.
- 1. The proposed use will be compatible with goals established in the Comprehensive Plan for Developing and Established Urban Areas:

"The Goal is to create a quality urban environment which perpetuates the tradition of identifiable individual but integrated communities within the metropolitan area and which offers variety and maximum choice in house, transportation, work areas, and life styles, while creating a visually pleasing built environment." (Comprehensive Plan, page 11-23).

- 2. In conjunction with the adopted Albuquerque Comprehensive On-Street Bicycle Plan, Adopted Nov 6, 2000, our project intends to tie into Albuquerque's comprehensive bikeway network. This direction is not dependent on the zone map amendment. The adjacency of the bikeway network to the parcel in question makes the connection/ linkage possible and promotes the "good health" aspect of the Green Jeans development in general. It is hoped that the project will help to promote commuting by bicycle by making everyday products and services within easy biking range. The site borders the Embudo Channel Bike Trail which is a major component of the Long Range Bikeway System.
- (D) The existing zoning of C3 SC is inappropriate because of (2) changed neighborhood or community conditions justify the change. The original parcel, ACME ACRES A1, zoned C3 SC, was subdivided over the years into at least four parcels (see Appendix, Items A) A private roadway was paved providing access to the parcels but serving to separate the parcels from any shared function as a shopping center. (see see development sequence, Appendix, Items B,C,D, E, and F). As a result, the parcel in question, ACME ACRES A1-B1 is approximately 1.49 Acres in surface area. Per the Zoning Code, General Provisions, Definitions, Section 14-16-1-5, Shopping Center Site is defined as:

"A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof, or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing . . ."

The parcel in question does not meet the minimum size requirement for the SC designation and thus the regulations included in the zoning code regarding the SC designation are not appropriate for the parcel in question. It should be noted that due to extensive utility easements, only about 54% of the site area is buildable (See Appendix, Item G). The buildable area is further decreased when front, side and rear easements are added and the resulting buildable area reduces to approximately 44% or 28,600 SF.

It is possible to conclude that the site will not accommodate the larger scale development addressed by the SC designation; nor will it accommodate the "Large Retail Facility" (a single tenant structure with at least 75,000 square feet of net leasable area") meant to be addressed by the SC designation. For these reason, we are requesting the zoning designation be changed from "C3 SC" to "C3." Moreover, the regulations of the SC designation regarding "block sizes," "site division" and "development phasing" would unnecessarily burden the development of the parcel in question.

it should be noted that an Off Premise Sign, owned by others, is located on the parcel, and existed prior to the current ownership. Per Part 14-16-3-2(B)(4) of the Zoning Code, this sign is non-conforming: "Off premise signs shall not be permitted on shopping center sites." The proposed zone map amendment would bring this signage into compliance.

(E) To our knowledge, there was never a Site Development Plan (as required for Shopping Center development) for the larger parcel before it was subdivided. It follows from observation that the development of the other parcels adjacent to the property, including the Hampton Inn (to the Northeast), the Reule Building (to the East), and the Whitener Office building (further to the East) were carried out as individual developments which were not operating under the provisions of a common Site Development Plan. Per 14-15-3-2-A-(4), we request the SC designation to be removed:

"The Planning Commission may modify the boundaries of or eliminate an existing Shopping Center designation for any site, upon application by the property owner, if the Planning Commission finds no public benefit in continued application of the shopping center regulations because most of the site has been allowed to develop without the guidelines of a site development plan."

- (F) No requirements for the City to participate in major unplanned capital expenditures are being introduced in this request.
- (G) The cost of land or other economic considerations are not presented as items to justify the request.
- (H) The site is located at the intersection of I-40 and Carlisle. The location is not presented as justification of the request.
- (i) The zone map amendment request will not lead to "spot zoning" as the surrounding properties are primarily C3 zones similar to the parcel in question.
- (J) The zone map amendment request will not lead to "strip zoning" as the surrounding properties are primarily C3 zones similar to the parcel in question.

Thank you for your attention in considering this Request.

Sincerely,

Raimund McClain AIA NCARB LEED AP

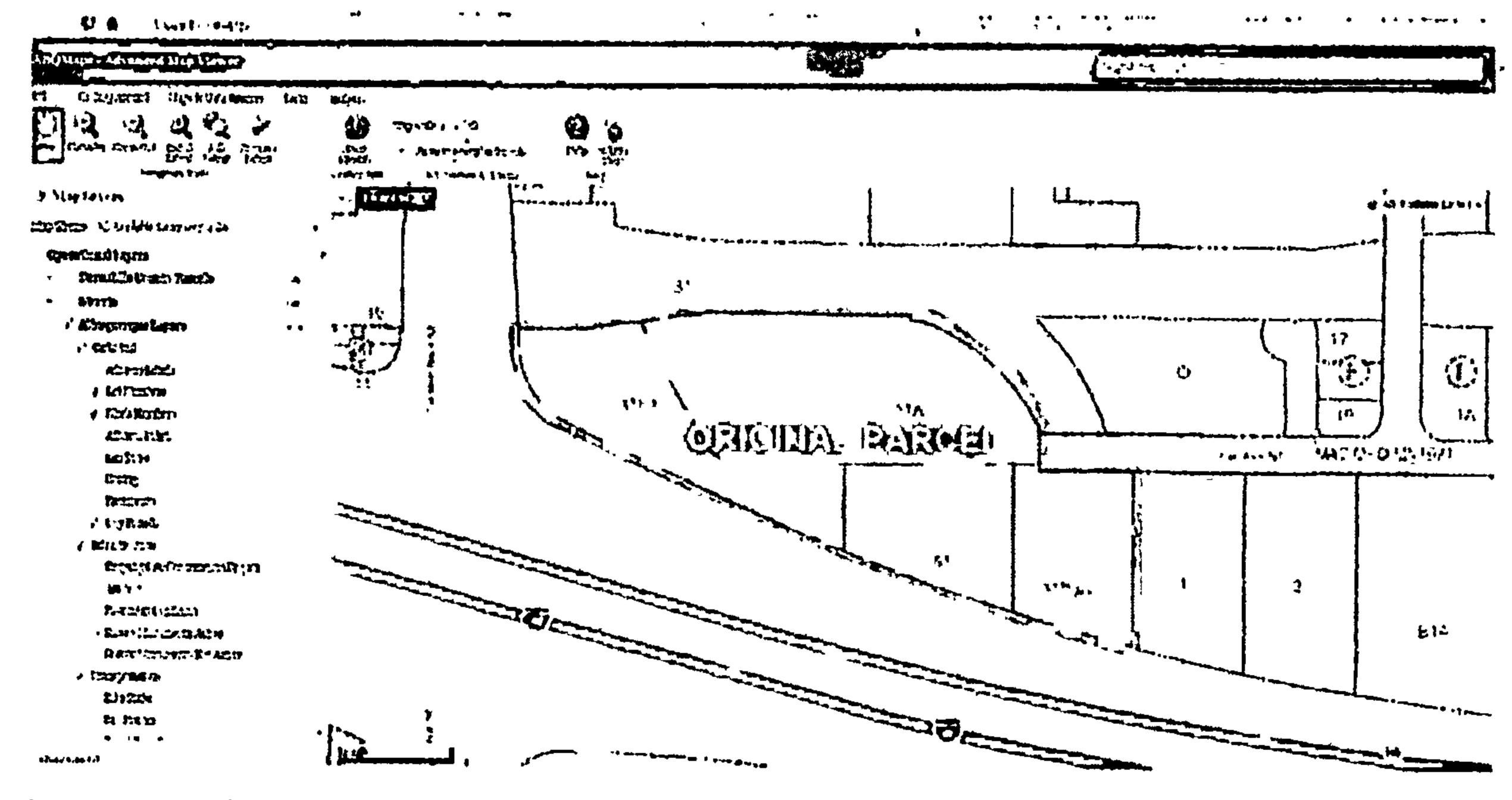
FAIMUND Mcam

Please contact our office in case there are items missing or needing further clarification.

Raimund McClain AIA NCARB LEED AP

Office: 505.266.2142
Ceil: 505.217.8317
raimund@mcclain-arch.com
McClain Architecture and Design

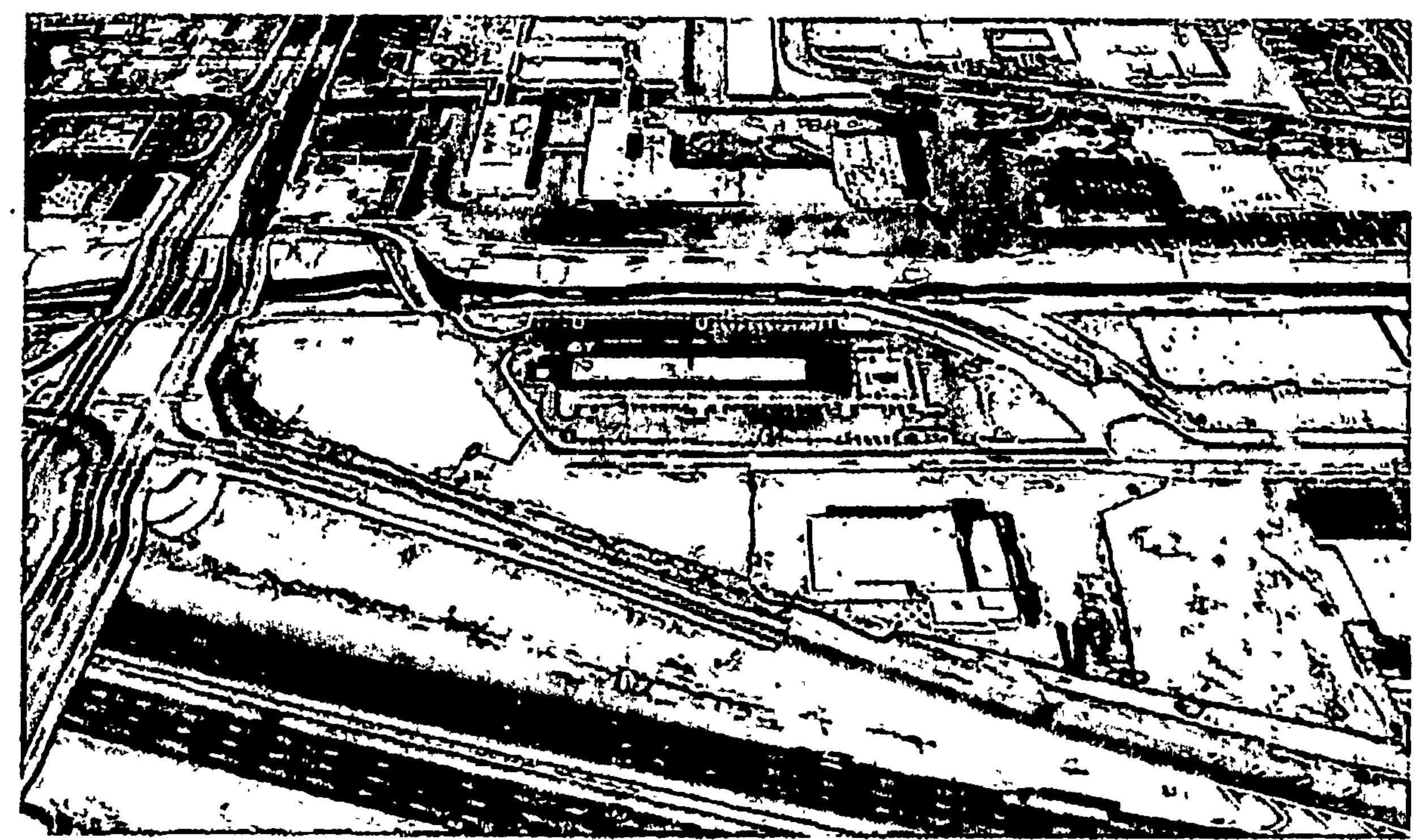
2009 Ridgecrest Dr. SE Albuquerque, NM 87108



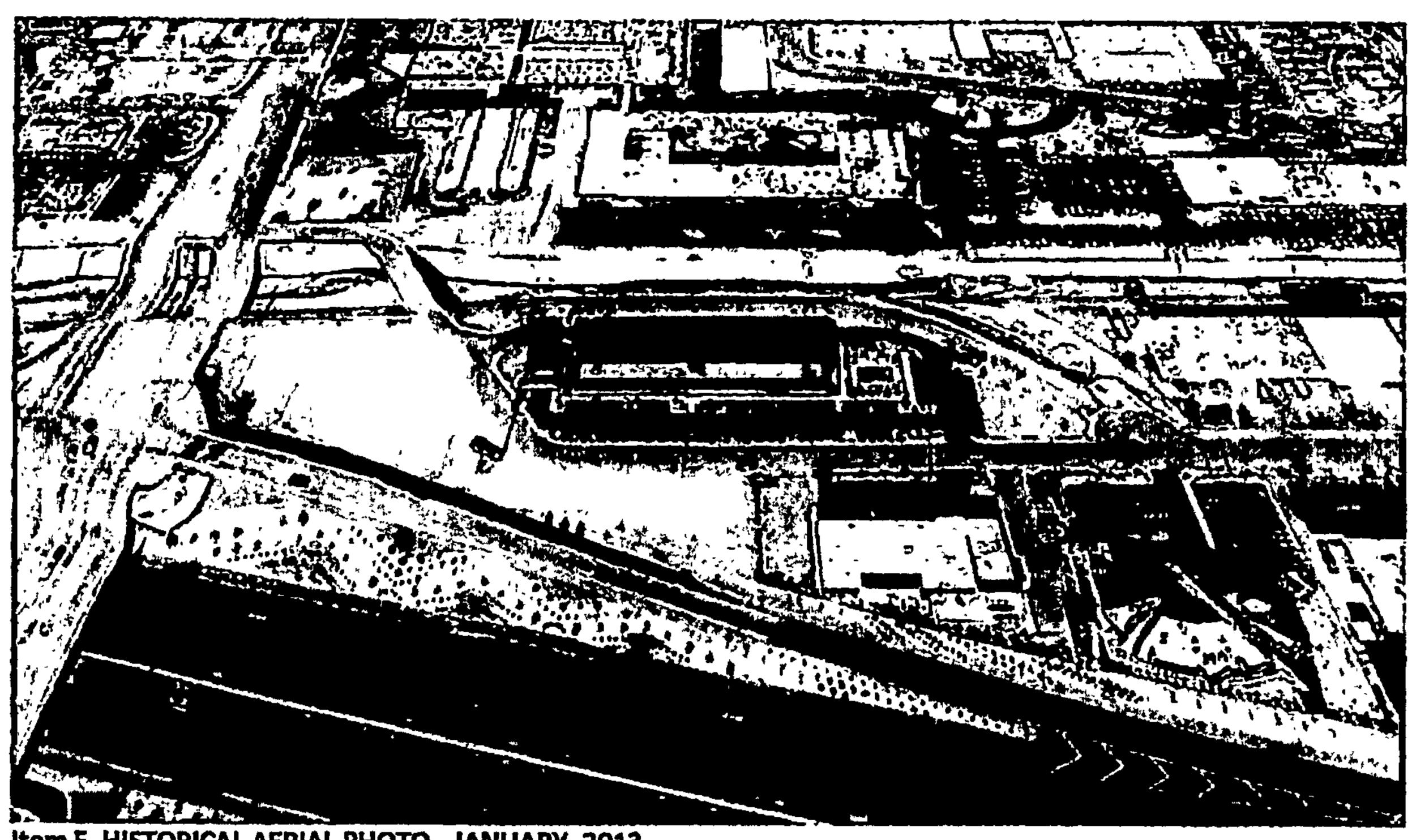
Item A_Original Parcel



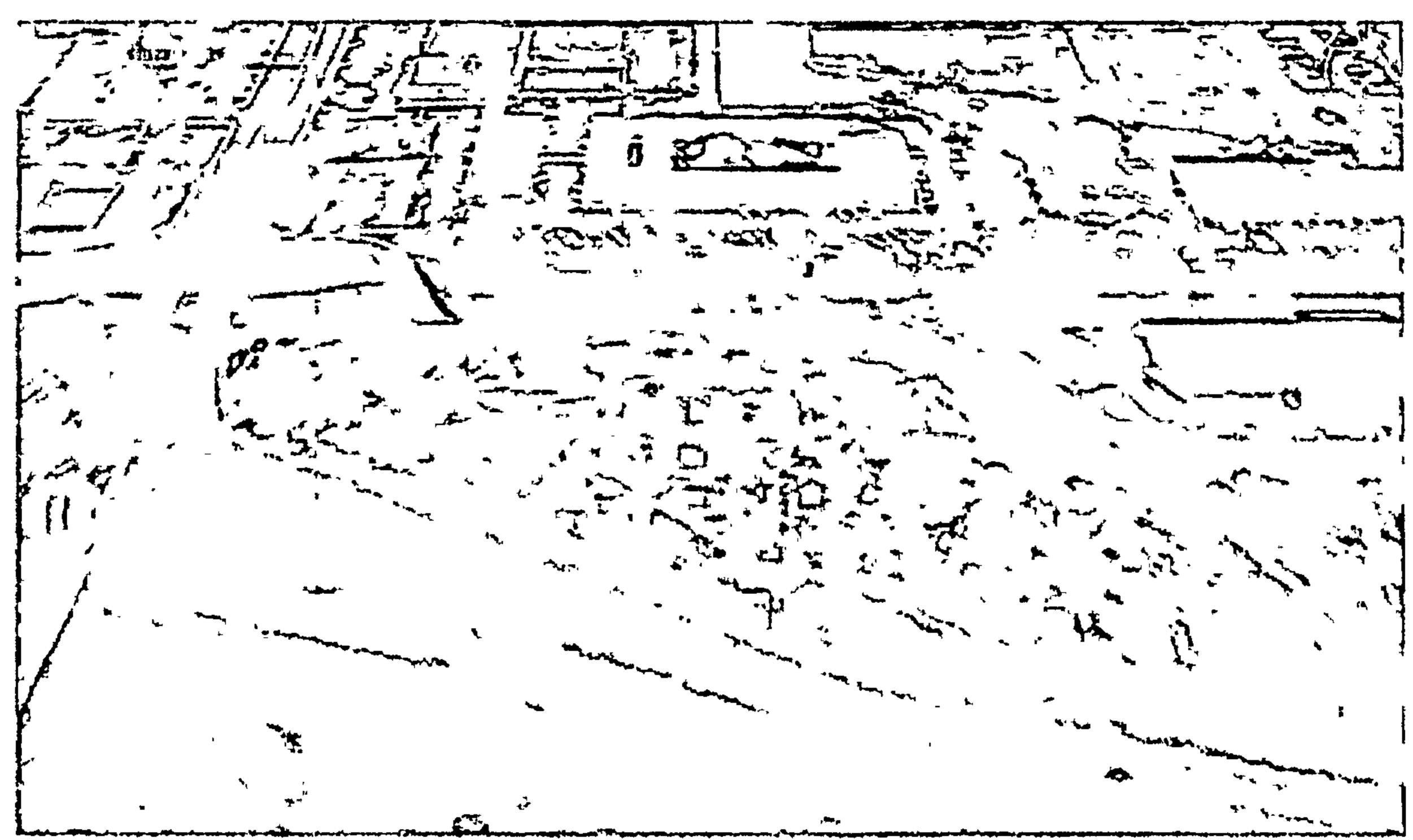
Item B_HISTORICAL AERIAL PHOTO - MAY_1991



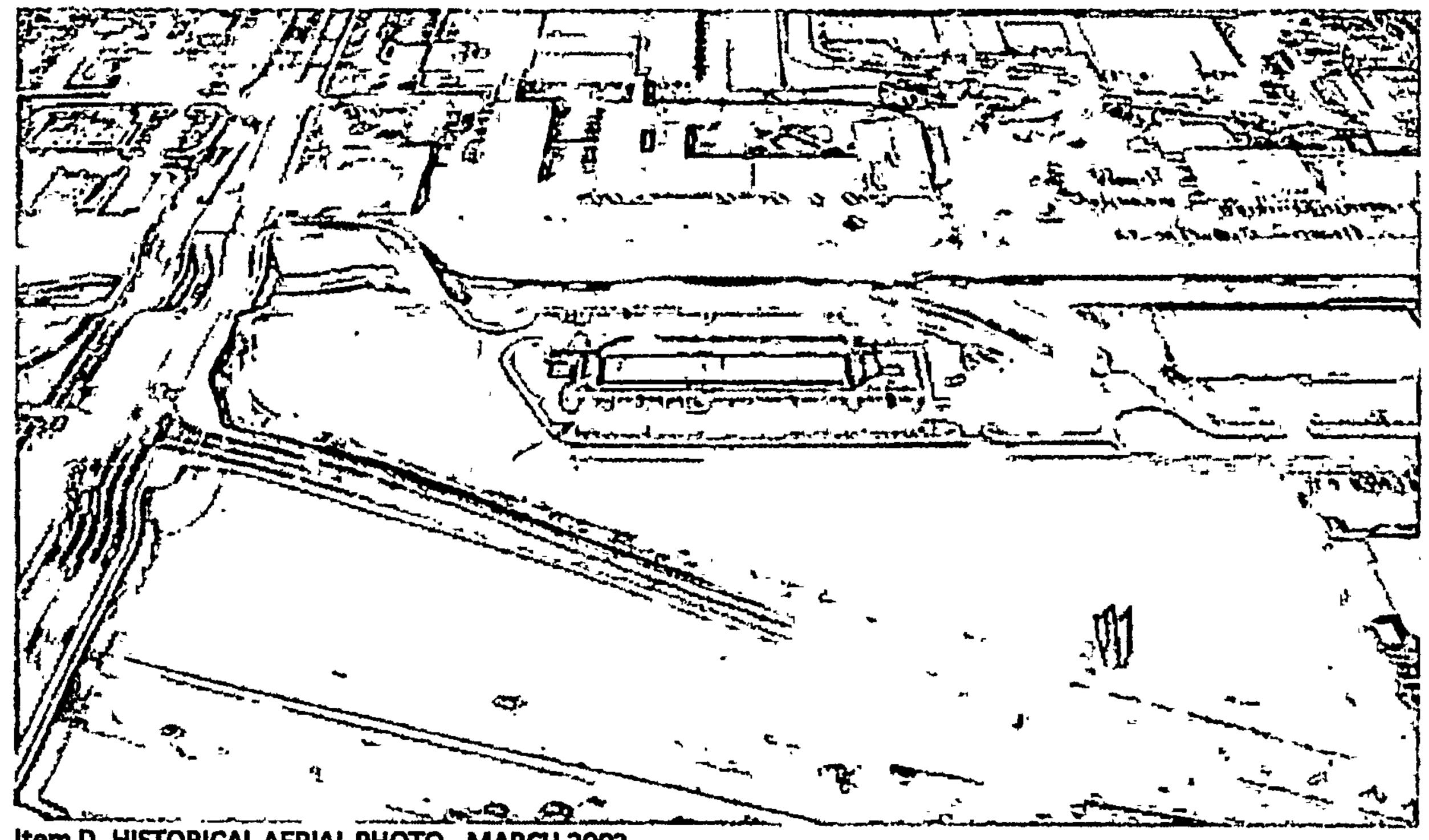
Item E_HISTORICAL AERIAL PHOTO - MARCH_2004



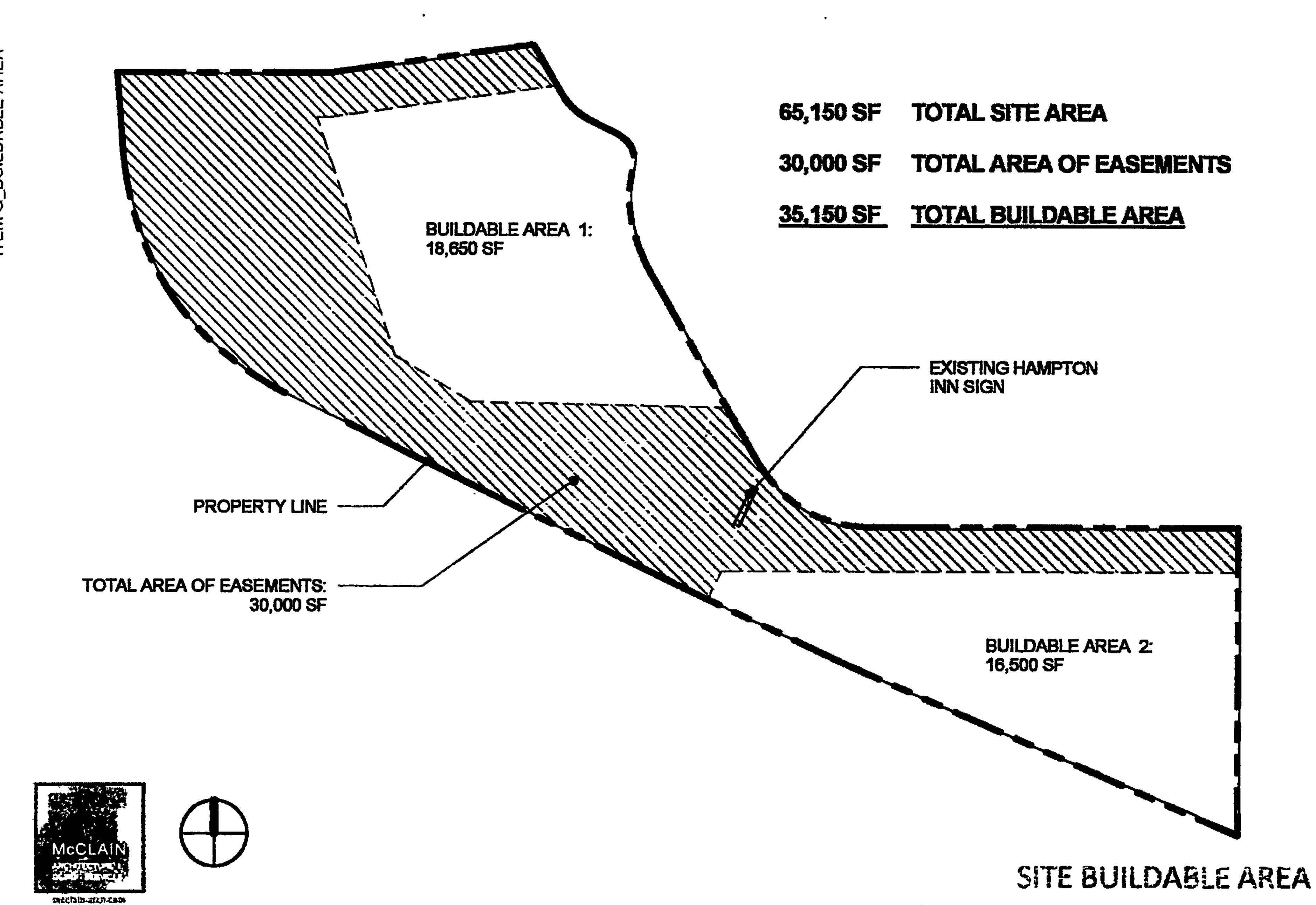
Item F_HISTORICAL AERIAL PHOTO - JANUARY_2013

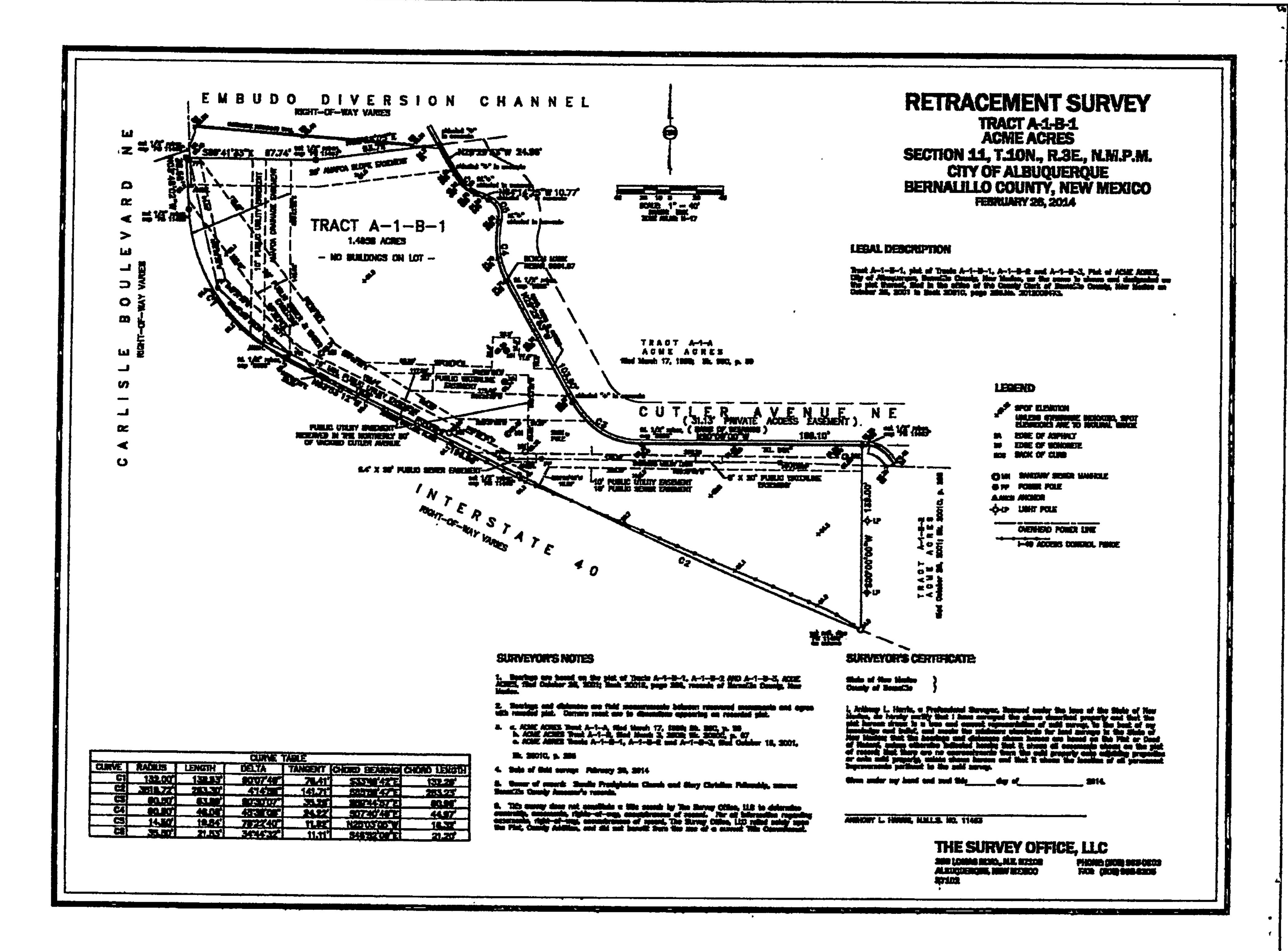


Item C_HISTORICAL AERIAL PHOTO - OCTOBER-1996



Item D_HISTORICAL AERIAL PHOTO - MARCH 2002





- - -

Olson, Greg

From:

Olson, Greg

Sent: Tuesday, May 13, 2014 2:57 PM

'Verlyn Miller' To:

Harmon Rita T.; Olson, Greg Cc:

H17-D036A2 Tract A-1-B-1. Acme Acres (NE Corner of Carlisle & I-40) - with attachments Subject:

Attachments: H17D036A2_SPforBP-c2006_comments.pdf; 575481_As-Builts.pdf; H17D036A2_2012 aerial

base.jpg; H17D036A2_c2006_SPforBP-with-comments.pdf

With Attachments

From: Olson, Greg

Sent: Tuesday, May 13, 2014 2:56 PM
To: 'Verlyn Miller' - MILL ENG. Consultants

Cc: Harmon Rita T.; Olson, Greg

Subject: H17-D036A2 Tract A-1-B-1. Acme Acres (NE Corner of Carlisle & I-40)

Verlyn,

Per our discussion this morning, I did some quick research on the subject site, which we have as Drainage file H17D036A2.

This site is also affected by <u>DRB Case No. 1001178.</u>

Attached is some info I found in our files.

I currently do not have ready access to our large scanner, so I pasted together scanned pieces of a previous drainage submittal (by Dennis Lorenz, c2006) for this site.

You are welcome to come in to review and request copies of these documents if you need more information.

also am attaching a screen print of our 2012 aerial base map around the site, and the as-built plans for project 575481, which include some existing utility info for the site.

am copying this to Rita Harmon (924-3695), who will be covering some of my projects after I leave, 5/20/14.

Please let us know if you want to schedule a Pre-Design meeting for this project.

Thanks,

Greg Obson, PE Senior Engineer Planning - Hydrology 505-924-3994

John Jacquez

From:

Ortiz, Monica <mortiz@cabq.gov>

To:

John Jacquez

Sent:

Thursday, October 09, 2014 12:18 PM

Subject:

Read: GREEN JEANS FARMERY-CONCEPTUAL G & D PLAN APPRVL FOR DRB

Your message

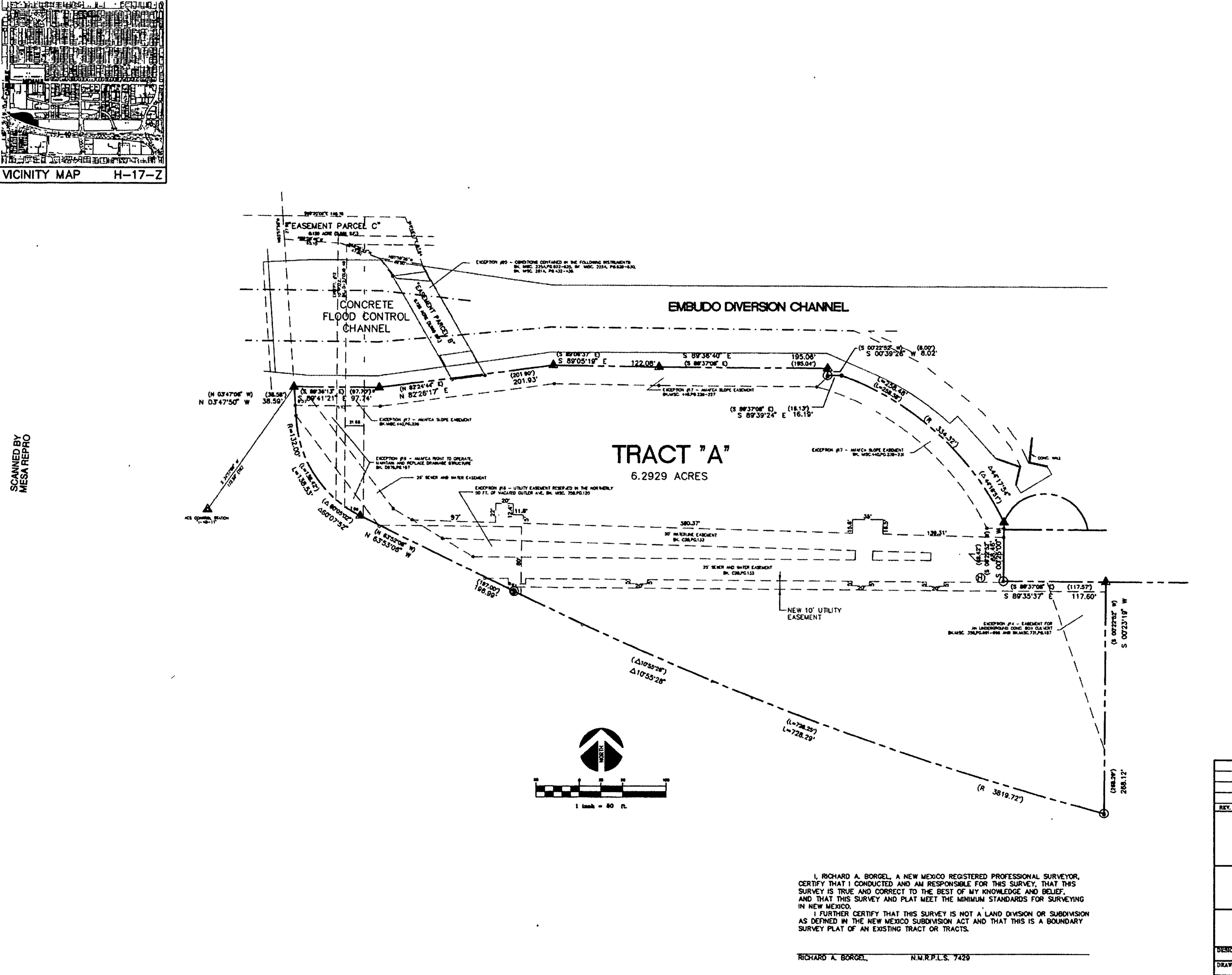
To: Ortiz, Monica

Subject: GREEN JEANS FARMERY-CONCEPTUAL G & D PLAN APPRVL FOR DRB Sent: Thursday, October 9, 2014 12:00:21 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Thursday, October 9, 2014 12:17:45 PM (UTC-07:00) Mountain Time (US & Canada).



2012 Aerial Base Map; 2-ft contours and Drainage File Number



EGAL DESCRIPTION

4.4 4.4

THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING ALL OF TRACT "A" ACME ACRES AS THE SAME IS SHOWN ON THE PLAT ENTITLED "ACME ACRES", FILED OCT 17, 1985 IN BOOK C28, PAGE 133 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK.

BENCHMARK

NMSHC BRASS TABLET IN CONCRETE MONUMENT ON MEDIAN ISLAND OF CARLISLE AT SOUTHWEST CORNER OF SITE STAMPED "STA 1-40-11".

ELEVATION = 5135.39

REV. DATE DESCRIPTION DRAWN APPRID

CHAVEZ - GRIEVES CONSULTING ENGINEERS, INC.

5636 JEFFERSON STREET N.E. - ALBUQUERQUE, NEW MEXICO 87106 PHONE (506) 344-4080 - FAX (565) 543-8750

TRACT A
ACME ACRES

ALBUQUERQUE, NM

PRELIMINARY PLAT

DESIGNED BY:

DEAWN BY

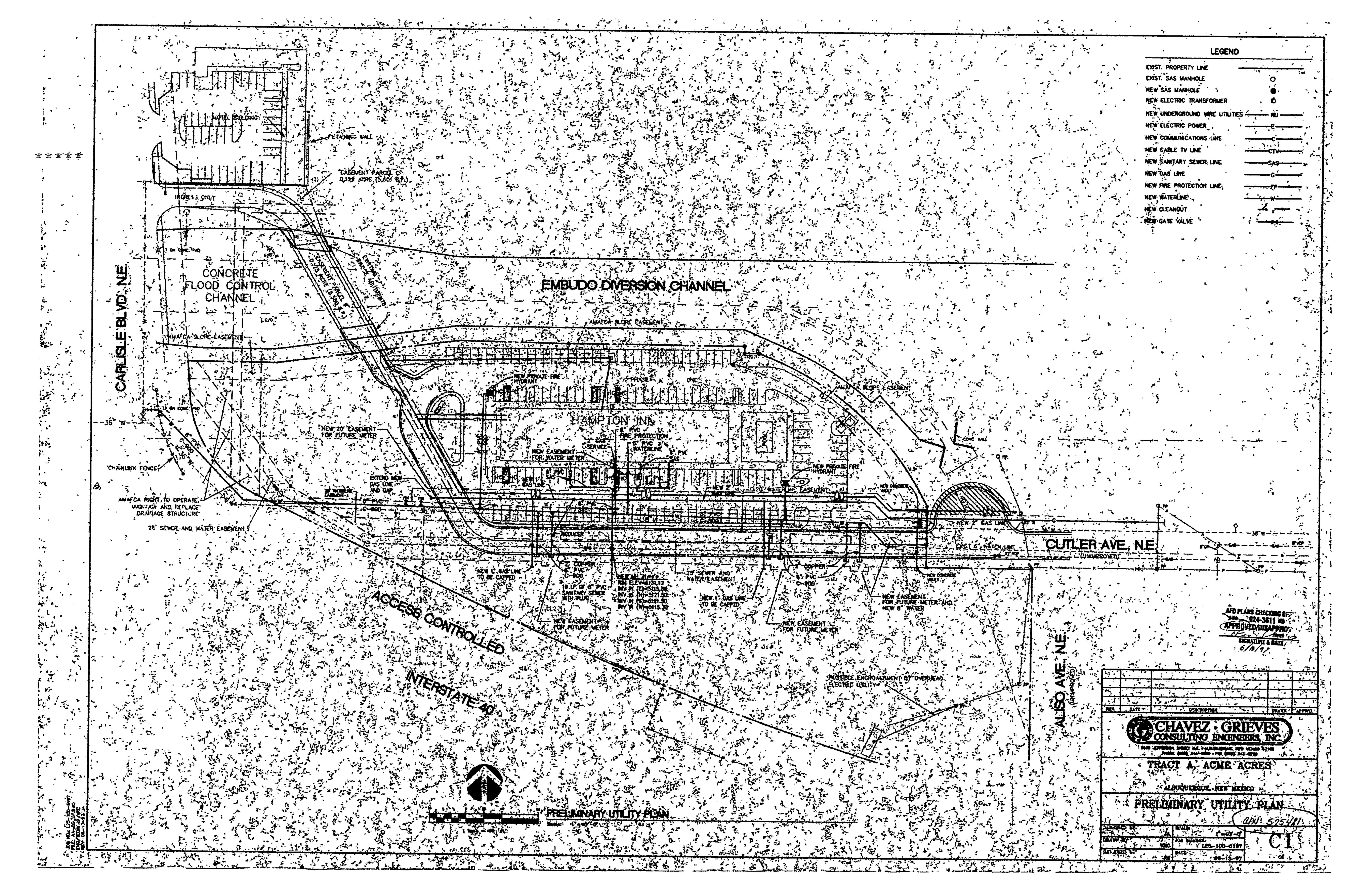
REVIEWED BY:

JA

DATE:

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28 ND: 1.25-100-5197 1E: AA-PLAT.DMG 46/TEO: JA/ARC



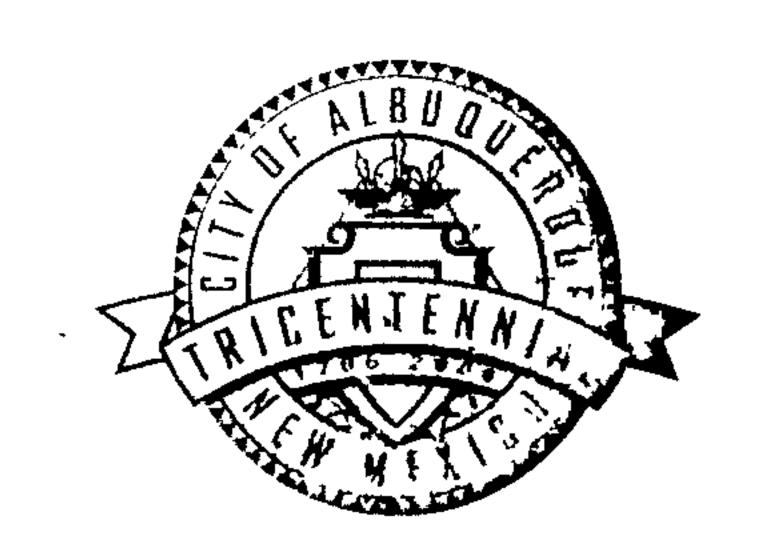
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

PROJECT TITLE: CANCER CENTER OF NM	4.17 /50 / 10
DRB#: EPC#:	ZONE MAP/DRG. FILE #/ リンターへ WORK ORDER#:
LEGAL DESCRIPTION: TRACT A.I.B.I ACME CITY ADDRESS: CUTLER AVE NE	
ENGINEERING FIRM: BRASHER + LORENZ ADDRESS: 2201 SAN 1265120 NE CITY, STATE: ALBQ, NM	CONTACT: D. LORENZ PHONE: 800-6088 ZIP CODE: 87110
OWNER: DAVID DAVIS ADDRESS: 1315 LAS LOMAS NE CITY, STATE: AUGO NM	CONTACT: SAME PHONE: 604.3414 ZIP CODE: 87106
ARCHITECT: VAN GILBERT + ASSOC ADDRESS: 2428 BAYLOK SE CITY, STATE: ALBO NM	CONTACT: J. MULBURGEN PHONE: 241. 9955 ZIP CODE: 87106
SURVEYOR: HAPPIS SUPWILLION ADDRESS: 2410.B MONFOE NE CITY, STATE: AUBO NM	CONTACT: T・
CONTRACTOR: NA ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1" SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) OTHER	STYPE OF APPROVAL SOUGHT: SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED SUBMITTED BY: D. LOPENZ	DECEIVE DUL 0 6 2006 TO HYDROLOGY SECTION

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

ETY OF ALBUQUERQUE



July 18, 2006

Dennis A. Lorenz, P.E. Brasher & Lorenz 2201 San Pedro NE Albuquerque, NM 87110

Re:

Dermatology and Cancer Center of New Mexico, Tract A1B1 of Acme Acres Engineer's Stamp dated 7-5-06 (H17/D36A2)

Dear Mr. Lorenz,

Upon review of the information provided in your submittal dated July 6, 2006, there are several issues that must be addressed prior to approval the proposed Site Development Plan for Building Permit. Those issues are detailed below.

- 1. The extents of the three (3) drainage basins must be delineated.
- 2. A detail must be provided for the proposed concrete channel (note 9). As this infrastructure element will be within the NMDOT right-of-way, coordination with that entity will be necessary.
- 3. The summation values shown in the "Project Hydrology" table are inconsistent with the individual data values and must be revised.
- 4. The invert and surface elevations of the two (2) new drop inlets must be given along with the type of inlet to be constructed.
- 5. The invert and surface elevations for the existing drop inlet near the northeast corner of the site must be given along with a sufficient amount of spot elevations so as to determine the drainage conditions in that area.

If you have any questions, you can contact me at 924-3990.

Sincerely,

www.cabq.gov

P.O. Box 1293

Albuquerque

New Mexico 87103

Jeremy Hoover, P.E. Senior Engineer

Hydrology Section

Development and Building Services

cc:

file H17/D36A2

file DRB #1001178