

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 3, 2025

Andrew Sutliff, P.E.  
Greenprints Consulting LLC  
4442 Avenida Del Sol NE  
Albuquerque, NM 87110

[andrew.c.sutliff@gmail.com](mailto:andrew.c.sutliff@gmail.com)

**Re: Fireflower @ Eubank- PHASE 1**  
**2120 Eubank blvd. NE**  
**Traffic Circulation Layout-Revised**  
Engineer's Stamp 12-27-24 (H21D056)(Approved date 8-19-24)

Dear Mr. Sutliff,

The TCL submittal received 1-2-2025 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.

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](mailto: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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Fireflower @ Eubank - Phase 1 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** H21-D056  
**DRB#:** N/A **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot 2-A-2, Block 129, Snow Heights Addition  
**City Address:** 2120 Eubank Boulevard NE, Albuquerque, NM

**Applicant:** Greenprints Consulting LLC **Contact:** Andrew Sutliff  
**Address:** 4442 Avenida Del Sol NE, Albuquerque, NM, 87110  
**Phone#:** (505) 307-6467 **Fax#:** \_\_\_\_\_ **E-mail:** andrew.c.sutliff@gmail.com

**Other Contact:** Fireflower Consulting Group **Contact:** Ben Franz  
**Address:** \_\_\_\_\_  
**Phone#:** (412) 979-1812 **Fax#:** \_\_\_\_\_ **E-mail:** BFranz@fireflowernm.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes \_\_\_\_\_ No

**DEPARTMENT** ☒ 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  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY  
\_\_\_\_ 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  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

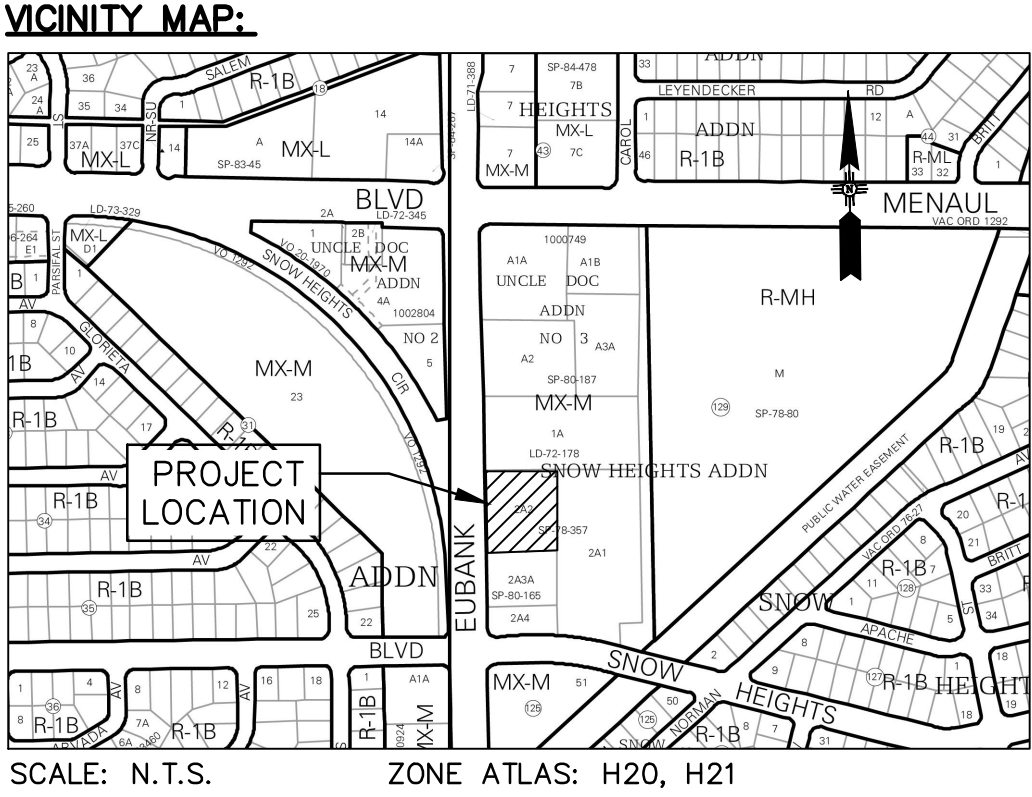
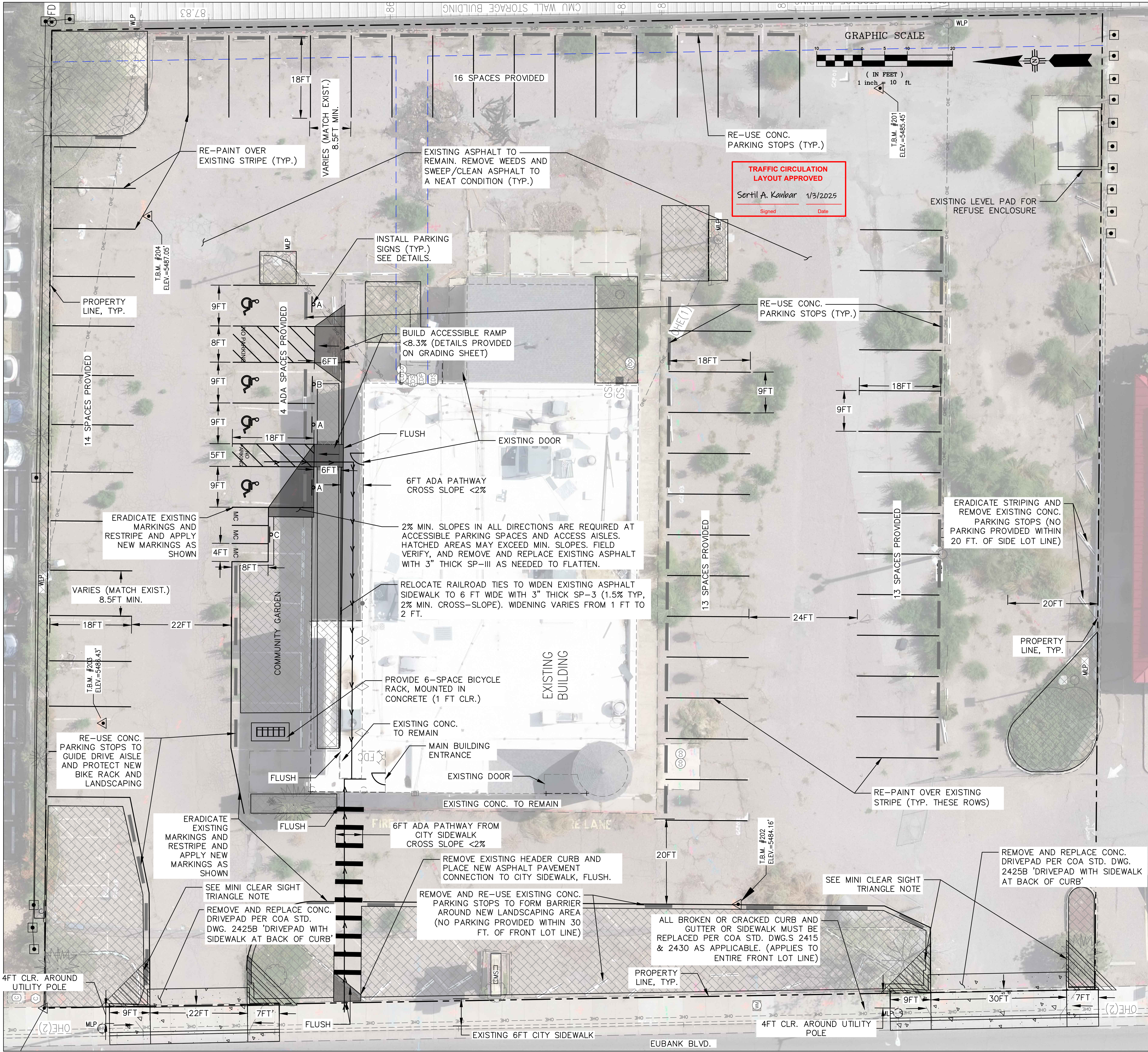
**DATE SUBMITTED:** 12/31/2024 **By:** Andrew Sutliff

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





**OFF-STREET PARKING CALCULATIONS:**

Parking Requirement Calculations	Required Rate	Unit (persons or SF)	Required spaces	Rounded spaces	Spaces Provided
Use (ICD Table 5-5-1)					
Food, Beverage, and Indoor Entertainment - Other Indoor Entertainment	1 per 3 persons capacity	263	87.67	87	
Retail Sales - Cannabis Retail	4 per 1000 SF	296	1.18	1	
Subtotal				88	
Allowed reductions					
Shared parking reduction - Retail and Food, Beverage, and Indoor Entertainment	1.3			21	
Proximity to transit stop with peak service frequency between 15 and 45 minutes per 5-5(C)(5)(c) less than 330 feet - ABQ Ride Route #2 has 30min. service frequency	10%			7	
Total				60	60
Accessible Parking (NMBC Table 1106.1)					
Total Accessible Parking	4 spaces per 51-100 total	60	4	4	4
Van Accessible within total	1 space per 51-100 total	60	1	1	1
Alternative Modes					
Motorcycle spaces (IDO Table 5-5-4)	3 spaces per 51-100 total	60	3	3	3
Bicycle parking per (IDO Table 5-5-5)	3 spaces min. (10% total)	60	6.00	6	6

**NARRATIVE:**

THIS SITE IS LOCATED ON THE EAST SIDE OF EUBANK BOULEVARD NE, NORTH OF SNOW HEIGHTS BOULEVARD NE. THE PREVIOUS USE WAS ADULT ENTERTAINMENT, AND THE PROPOSED FIRST PHASE OF RENOVATION AND NEW USE WILL BE A CANNABIS RETAIL AND INDOOR LOUNGE. THE SITE PREVIOUSLY INCLUDED A LARGE QUANTITY OF PARKING SPACES, BUT THE STRIPING IS FADED, AND NOT ALL SPACES WILL BE RE-USED FOR THIS NEW USE. NEW AND REFRESHED STRIPING IS PROPOSED AS SHOWN ON THE PLAN.

THIS PROJECT IS AN INTERIOR RENOVATION WITH NO ADDITION. THE SCOPE OF THE SITE WORK IS AS FOLLOWS:

- STRIPING NEW PARKING SPACES INCLUDING ADA, MOTORCYCLE, AND BICYCLE PARKING.
- RECONSTRUCTING PORTIONS OF ASPHALT AS NEEDED TO FLATTEN CROSS-SLOPES.
- NEW ADA WALKWAY FROM CITY SIDEWALK TO MAIN BUILDING ENTRANCE.

**PLAN NOTES AND LEGEND:**

MINI CLEAR SIGHT TRIANGLE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE 11FT X 11FT CLEAR SIGHT TRIANGLE. HATCHING IN PLAN DENOTES LIMITS.

A: INSTALL NEW SIGN, SEE DETAILS BASED ON TYPE.

--- PROPERTY LINE

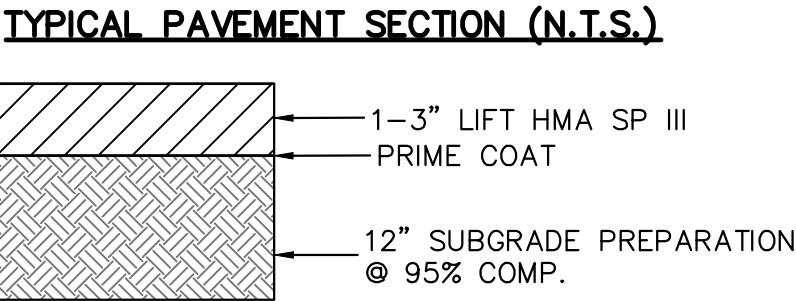
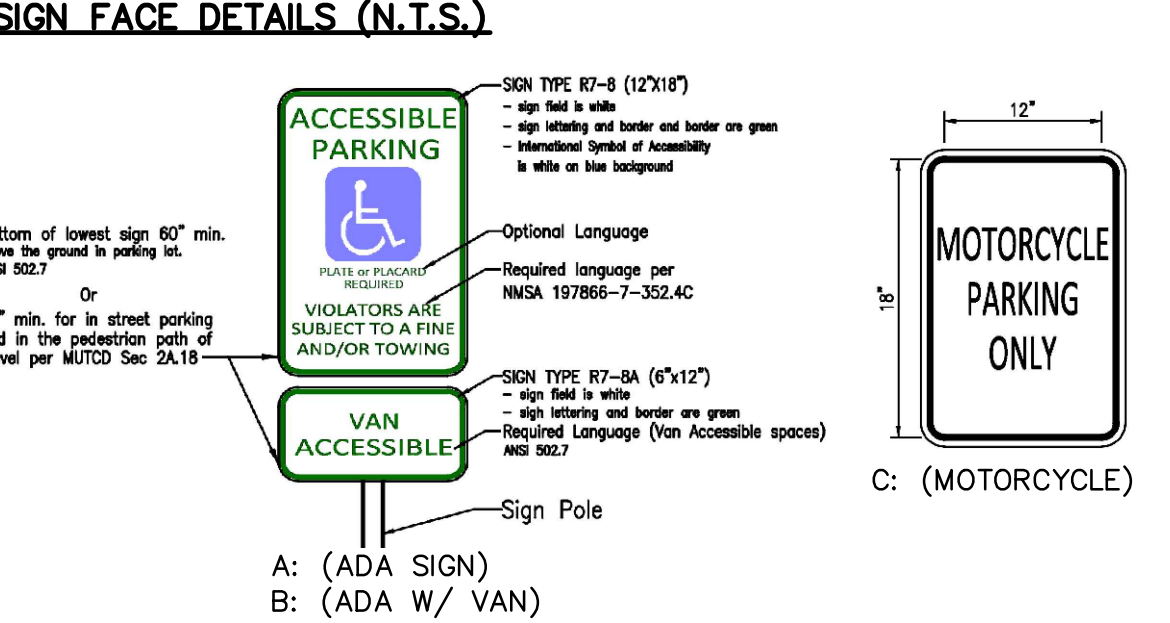
REMOVE AND REPLACE ASPHALT, SEE DETAIL.

PLACE CONCRETE DRIVEPAD PER COA STD. DWG. 2425B.

MINI CLEAR SIGHT TRIANGLE LIMITS.

LANDSCAPING AREA, SEE LANDSCAPE PLANS.

ADA PATHWAY, SEE ADDITIONAL NOTES ON PLAN.



**GREENPRINTS CONSULTING LLC**

ARCHITECT/ENGINEER

**ANDREW C. SUTTER**  
Professional Engineer  
No. 26129  
12/27/2024

**FIREFLOWER @ EUBANK - PHASE 1**

2120 EUBANK BLVD  
ALBUQUERQUE, NM 87112

**100% CONSTRUCTION DRAWINGS**

REVISION	DATE

DATE: 12/27/24  
PROJECT NO: 2207

**TRAFFIC CIRCULATION LAYOUT PLAN**

SHEET NO.

**C101**