

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 6, 2023

Graeme Means, PE
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Fireflower
2120 Eubank Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 03-14-23 (H21-D056)

Dear Mr. Means,

Based upon the information provided in your submittal received 03-17-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please provide ADA compliant driveway accesses. Suggestion: provide a sidewalk taper per COA std dwg 2425B.
2. Define ADA pathways by form the public sidewalk and from the ADA aisle to the building entrance, by labeling of ramps or flush pavement.
3. Please provide ADA ramp details, if any.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
5. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File

PO Box 1293

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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:

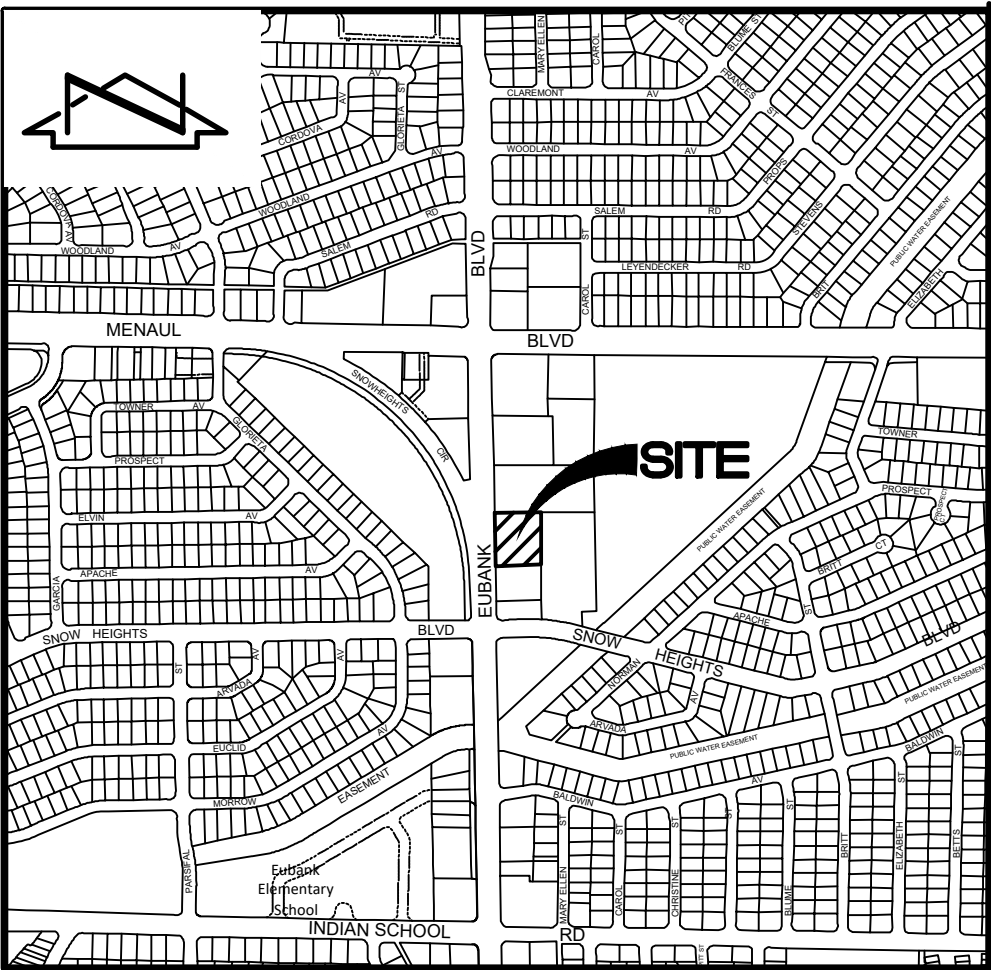
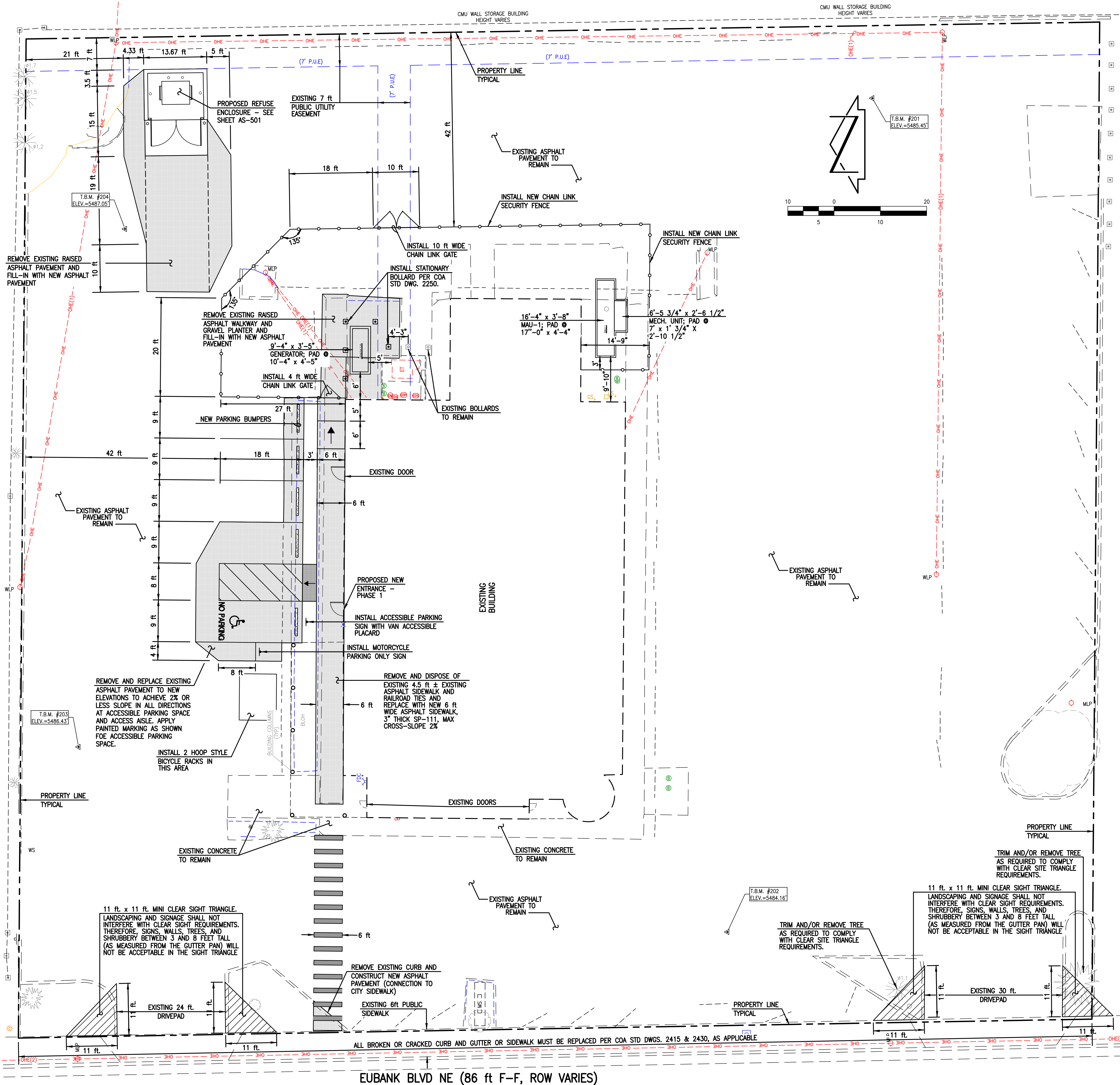
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP
NOT TO SCALE
H-20, H-21

OFF-STREET PARKING CALCULATIONS:

GROSS SQUARE FOOTAGE / DESIGN CAPACITY OF PROPOSED USES = 3,050 SF AS FOLLOWS:
2,350 SF OF THE USE IS FOR CANNABIS CULTIVATION AND CANNABIS-DERIVED PRODUCTS MANUFACTURING
REQUIREMENT PER TABLE 5-5-1 IS 1 SPACE PER 1,000 SF GFA = 2,350 / 1000 = 2.35 SPACES
700 SF OF THE USE IS FOR OFFICE
REQUIREMENT PER TABLE 5-5-1 IS 3.5 SPACES PER 1,000 SF GFA = 0.7 8 3.5 = 2.45 SPACES
TOTAL REQUIRED PARKING IS 4.8 SPACES - WILL USE 5 EVEN THOUGH YOU CAN ROUND DOWN PER 5-5(C)(1)(c)
10% REDUCTION ALLOWED PER 5-5(C)(5)(c)2 WHEN LOCATED WITHIN 330 FT OF TRANSIT STOP WITH PEAK SERVICE FREQUENCY BETWEEN 15 AND 45 MINUTES
SITE IS 300 FT FROM TRANSIT ROUTE 2 THAT HAS A PEAK SERVICE FREQUENCY OF 30 MINUTES.
5 SPACES LESS 10% REDUCTION (1 SPACE) FOR PROXIMITY TO TRANSIT = 4 SPACES.
TOTAL REQUIRED PARKING IS 4 SPACES (5 PROVIDED).

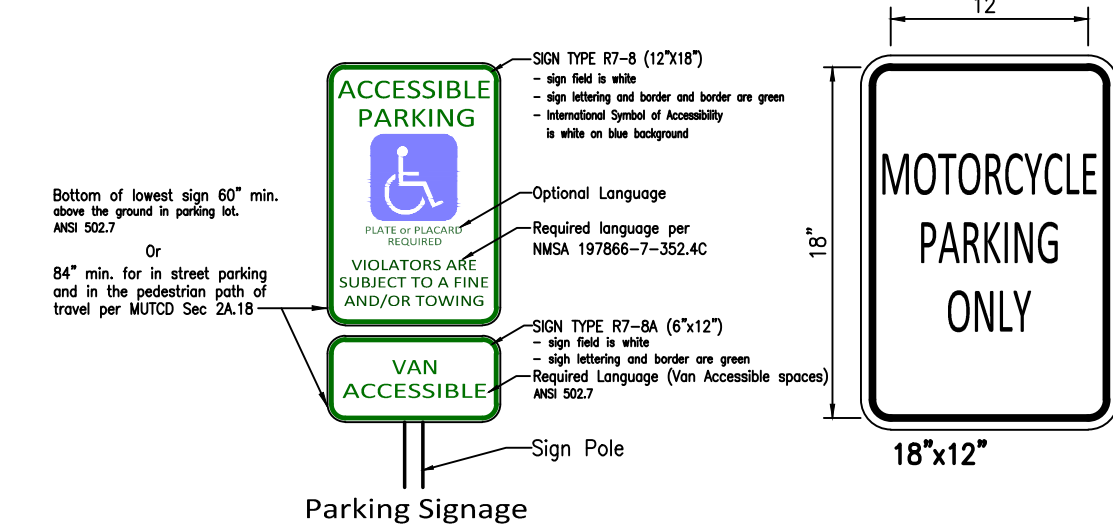
TRAFFIC CIRCULATION LAYOUT PLAN NARRATIVE:

THE SITE IS LOCATED ON THE EAST SIDE OF EUBANK BLVD NE, NORTH OF SNOW HEIGHTS BLVD NE. THE PREVIOUS USE WAS ADULT ENTERTAINMENT. THE PROPOSED FIRST PHASE OF RENOVATION AND NEW USE WILL BE CANNABIS RETAIL CULTIVATION AND CANNABIS-DERIVED PRODUCTS MANUFACTURING WITH AN OFFICE COMPONENT. A FUTURE PHASE WILL EXPAND THE USES TO INCLUDE RETAIL AND A CANNABIS CONSUMPTION LOUNGE. THE SITE PREVIOUSLY INCLUDED DOZENS OF PARKING SPACES, BUT THE STRIPING IS MOSTLY FADED AND WILL NOT BE RE-USED FOR THIS NEW USE. NEW PARKING SPACES WILL BE STRIPED AND PROVIDED AS DESCRIBED BY THE FOLLOWING. A NEW TCL WILL BE SUBMITTED IN CONJUNCTION WITH THAT FUTURE PROJECT TO ADDRESS ADDITIONAL PARKING REQUIREMENTS AT WHICH TIME THE PARKING LOT WILL BE RECONSTRUCTED, RESTRIPTED, AND MODIFIED.

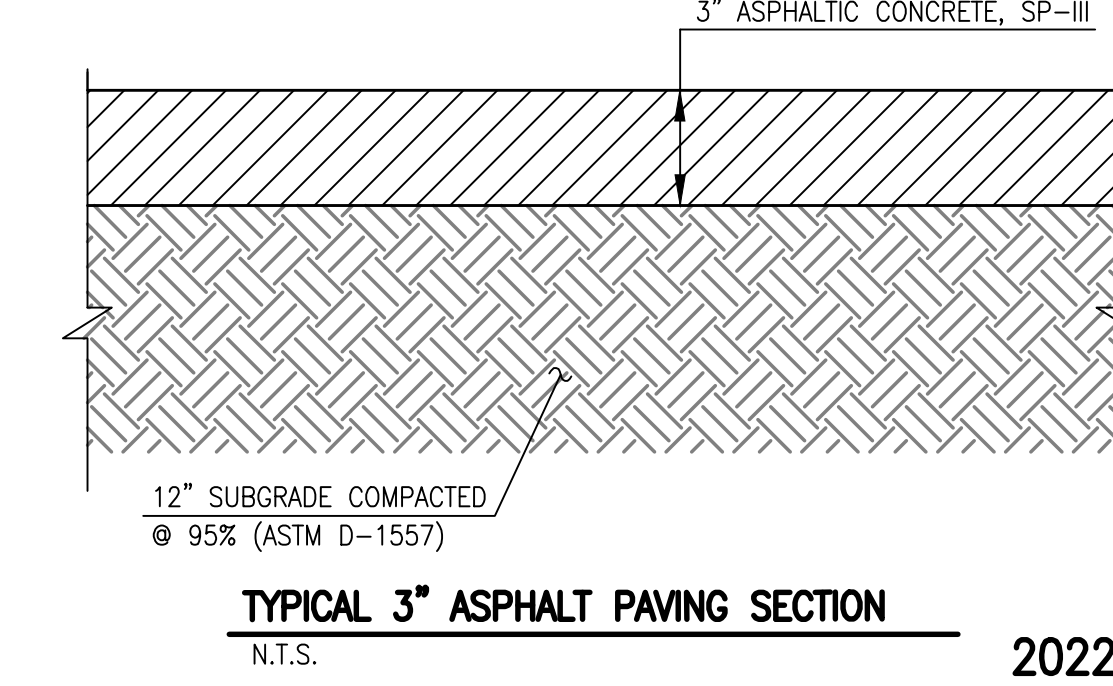
THE PROJECT IS AN INTERIOR RENOVATION WITH NO ADDITION. THE ONLY SITE WORK WILL BE AS SHOWN BY THIS PLAN. PROPOSED SITE IMPROVEMENTS INCLUDE THE FOLLOWING:

- STRIPING NEW PARKING SPACES AND ADDING MOTORCYCLE AND BICYCLE PARKING.
- ADDING A REFUSE ENCLOSURE.
- REMOVING A PORTION OF A PLANTER TO ALLOW A PAINTED CROSSWALK / PEDESTRIAN CONNECTION TO EUBANK.
- ADDING A SECURITY FENCE TO A PORTION OF THE SITE
- RECONSTRUCTING THE EXISTING WALKWAY ON THE NORTH SIDE OF THE BUILDING TO MAKE IT 6 FT WIDE AND WITH AN ACCESSIBLE CROSS-SLOPE (CURRENT WALKWAY IS 4.5 FT WIDE AND EXCEEDS 2% CROSS-SLOPE).

AS SHOWN BY THE OFF-STREET PARKING CALCULATIONS TABLE HEREON, 5 SPACES ARE REQUIRED AND 4 ARE PROVIDED.
THE MOTORCYCLE PARKING REQUIREMENT IS 1 SPACE FOR 1-25 REQUIRED VEHICLE SPACES. ONE MOTORCYCLE SPACE IS PROVIDED.
THE ACCESSIBLE PARKING REQUIREMENT IS 1 SPACE FOR 1-25 REQUIRED TOTAL PARKING SPACES. ONE ACCESSIBLE SPACE IS PROVIDED (VAN ACCESSIBLE).
THE BICYCLE PARKING REQUIREMENT IS 3 SPACES OF 10% OF REQUIRED, WHICHEVER IS GREATER. 3 SPACES ARE REQUIRED AND TWO HOOP STYLE SPACES THAT EACH ACCOMMODATE 2 BICYCLES ARE PROVIDED. 3 SPACES REQUIRED AND 4 SPACES PROVIDED.



SIGN FACE DETAILS
(N.T.S.)



**FIREFLOWER @ EUBANK -
PHASE 1**

2120 EUBANK BLVD
ALBUQUERQUE, NM 87112

**100%
CONSTRUCTION
DRAWINGS**

REVISION DATE

DATE 03.14.23
PROJECT NO 2207

**TRAFFIC
CIRCULATION
LAYOUT PLAN**

SHEET NO.