



City of Albuquerque Stormwater Construction Site Inspection Report

General Information

ESC File No.	M15E021F	Project Name:	Panda Express
NPDES Id. No.	None	Location:	2040 Gibson Blvd SE
2/13/2025	Owner Lot C-2	Owner Lot C-1	
Operator	CFT NV Developments, LLC	I25 & Gibson LLC	
Contact name & title	Derek Knight	Wes Butero	
e-mail	derek.knight@pandarg.com	wes@mdgrealestate.com	
Contact Phone #	626-799-9898	505-228-2149	
COA Inspector	Chancellor English	Start/End Time:	12pm
Construction Phase:	Utilities, foundation		
Type of Inspection:	Regular	Storm Event	Post Storm Event >0.25"
Weather at time of inspection?	Clear	Temperature:	~ 55
Estimated date of last storm 0.25" or greater	11/7/2024		

Item Number	Deficiency/ Corrective Action		
1	NOI - Construction activity has started before City SWQ Approval, the City has no NOI or ESC Plan on record in violation of City Ordinance §14-5-2-11. Required mitigation: For projects that disturb one acre or more, or less than one acre but are part of a common plan of development exceeding one acre, the property owner is to provide the CGP Notice of Intent documentation that contains the property owner name and contact information a minimum of 14 days prior to earth disturbance and prior to obtaining Work Order or Building Permit approval per City Ordinance §14-5-2-11(A).		
2	Posting - Permit postage coverage was missing from the site in violation of CGP Part 1.5. Required mitigation: You must post a sign or other notice of your permit coverage at a safe, publicly accessible location in close proximity to the construction site. The notice must be located so it is visible from the public road that is nearest to the active part of the construction site, and it must use a font large enough to be readily viewed from a public right-of-way per CGP Part 1.5.		
3	SWPPP - The SWPPP and self-inspection reports were unavailable during the inspection in violation of CGP Parts 4.7.3 and 7.3. Required mitigation: You must keep a copy of the current SWPPP and all copies of inspection reports at the site or at an easily accessible location so that they can be made immediately available at the time of an on-site inspection per CGP Parts 4.7.3 and 7.3.		
4	BMPs - A stockpile on the pavement of the neighboring property (Lot C-1) has no stormwater controls to prevent being washed into the City's curb and gutter storm system in violation of CGP Parts 2.1.3 and 2.2.3. Required mitigation: Complete installation of stormwater controls by the time each phase of construction activities has begun per CGP Part 2.1.3. By the time construction activity in any given portion of the site begins, install and make operational any downgradient sediment controls that control discharges from the initial site clearing, grading, excavation, and other earth-disturbing activities. Install sediment controls along any perimeter areas of the site that are downslope from any exposed soil or other disturbed areas per CGP Part 2.2.3.		
2.1	Discharge off site? (Y/N)	no	
4	Self Inspection Reports	No	Latest report Date: N/A

Notes:

City of Albuquerque Stormwater Inspector Signature and date: 2/19/2025
 Contact information: Chancellor English (505) 924-3325
cenglish@cabq.gov

Chancellor English