

## Cherne, Curtis

**From:** Proffitt, Sydney <Sydney.Proffitt@kimley-horn.com>  
**Sent:** Thursday, September 19, 2024 1:16 PM  
**To:** Cherne, Curtis; Trujillo, Concetta M.  
**Cc:** Willmot, Liz; Regina Okoye  
**Subject:** RE: RC1156 Albuquerque, NM Raising Cane's TCL- streetlight in sidewalk?  
**Attachments:** RC1156\_Albuquerque\_NM\_TCL Resubmittal\_2024.09.19.pdf

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

I've fixed that in our plans, please see attached. Let me know if you need anything else from us!

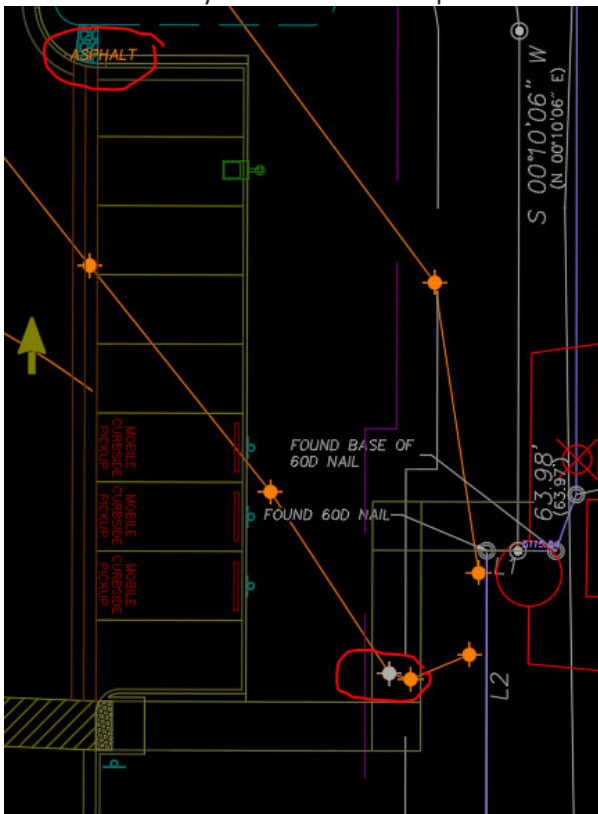
**Sydney Proffitt, EIT**  
**Kimley-Horn**  
Direct: (206) 207-5618

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**From:** Proffitt, Sydney  
**Sent:** Thursday, September 19, 2024 11:18 AM  
**To:** Cherne, Curtis <CCherne@cabq.gov>; Trujillo, Concetta M. <cmtrujillo@cabq.gov>  
**Cc:** Willmot, Liz <Liz.Willmot@kimley-horn.com>; Regina Okoye <rokoye@modulusarchitects.com>  
**Subject:** RE: RC1156 Albuquerque, NM Raising Cane's TCL- streetlight in sidewalk?

Hi Curtis,

I've attached our ALTA for your reference. It looks like it is just a point on the edge of the existing asphalt onsite that will be demolished by the overall developer that was accidentally left off a demo layer.



Let me know if you have any other questions!

**Sydney Proffitt, EIT**  
**Kimley-Horn**  
Direct: (206) 207-5618

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**From:** Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)>  
**Sent:** Thursday, September 19, 2024 11:01 AM  
**To:** Proffitt, Sydney <[Sydney.Proffitt@kimley-horn.com](mailto:Sydney.Proffitt@kimley-horn.com)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Subject:** RE: RC1156 Albuquerque, NM Raising Cane's TCL- streetlight in sidewalk?

Sydney,  
Is there an existing street light in the proposed new location of the sidewalk?  
I see the symbol on the plan.



**CURTIS CHERNE, P.E.**  
senior engineer  
o 505.924.3986  
e [ccherne@cabq.gov](mailto:ccherne@cabq.gov)  
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**From:** Proffitt, Sydney <[Sydney.Proffitt@kimley-horn.com](mailto:Sydney.Proffitt@kimley-horn.com)>  
**Sent:** Thursday, September 19, 2024 11:15 AM  
**To:** Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Subject:** RE: RC1156 Albuquerque, NM Raising Cane's TCL

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Hi Curtis,

Thanks for getting back to us so quickly! I've attached our updated plans for your review.

See snip of the building permit comment below.

Correct TCL parking space for restaurant is 5.6 spaces per/1000 GFA and outdoor seating is 3s pace per/1000

I have updated our calculations in our site data table based on these values for a total required parking of 23 spaces. We are providing 31 spaces onsite, so no additional base changes were needed.

PARKING / SITE DATA		
LOT 7 THE UNIVERSITY OF ALBUQUERQUE		
EXISTING ZONING	COMMERCIAL	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
LOT AREA	56,623 SF / 1.299 AC	
BUILDING AREA	3,174 SF	
FINISHED FLOOR ELEVATION	5117.50'	
IMPERVIOUS AREA	34,292 SF	
LOT COVERAGE	5.61%	
	REQUIRED	PROVIDED
TOTAL PARKING	23 SPACES	31 SPACES
ACCESSIBLE	2 SPACES (1 VAN)	2 SPACES (1 VAN)
MOTORCYCLE	1 SPACE	3 SPACES
BICYCLE	3 SPACES	4 SPACES
PARKING REQUIRED FOR RESTAURANT IS 5.6 SPACES / 1,000 GFA. PATIO SPACE IS 3 SPACES/1,000 SF		

Let me know if you need anything else from us!

Thank you,  
**Sydney Proffitt, EIT**  
**Kimley-Horn**  
 Direct: (206) 207-5618

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**From:** Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)>  
**Sent:** Thursday, September 19, 2024 9:29 AM  
**To:** Proffitt, Sydney <[Sydney.Proffitt@kimley-horn.com](mailto:Sydney.Proffitt@kimley-horn.com)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>  
**Subject:** RE: RC1156 Albuquerque, NM Raising Cane's TCL

Sydney,  
 The sidewalk change is minor.  
 What needs to be changed for the parking calcs?

I will be able to better answer your submittal question when I understand the magnitude of the parking calc change.



**CURTIS CHERNE, P.E.**  
 senior engineer  
 o 505.924.3986  
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[cabq.gov/planning](http://cabq.gov/planning)

**From:** Proffitt, Sydney <[Sydney.Proffitt@kimley-horn.com](mailto:Sydney.Proffitt@kimley-horn.com)>

**Sent:** Wednesday, September 18, 2024 7:19 PM

**To:** Cherne, Curtis <[CCherne@cabq.gov](mailto:CCherne@cabq.gov)>; Trujillo, Concetta M. <[cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)>

**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Regina Okoye <[rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)>

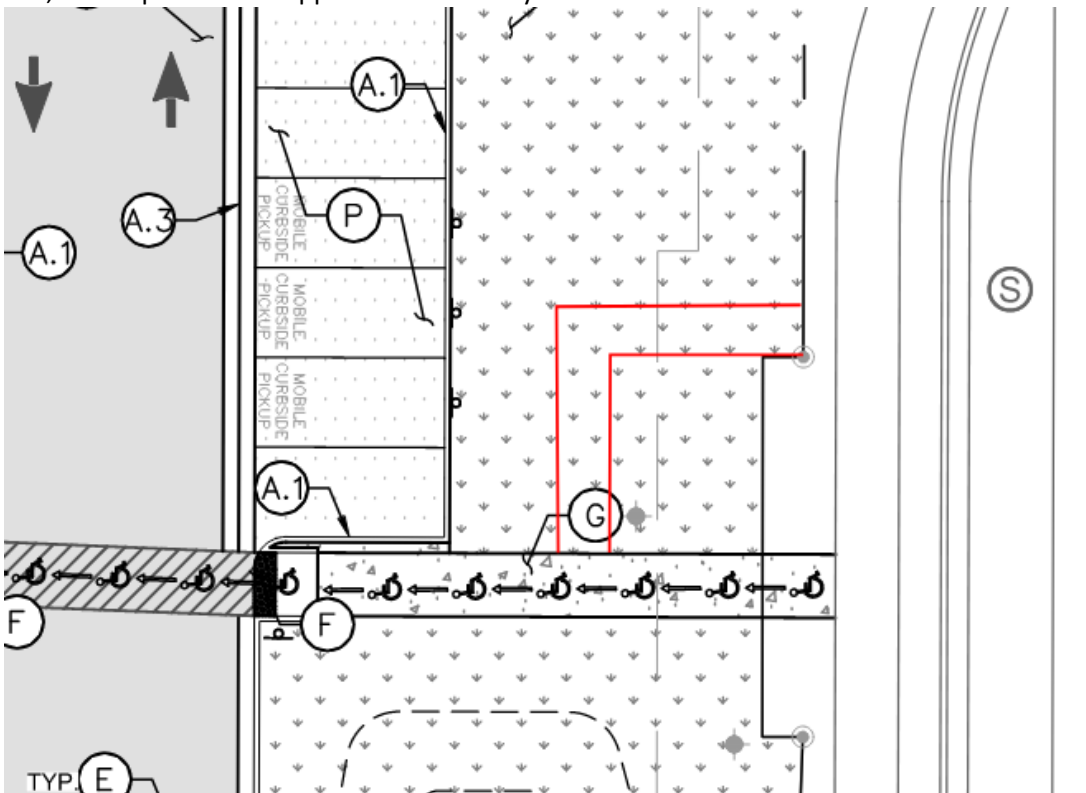
**Subject:** RC1156 Albuquerque, NM Raising Cane's TCL

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Hello,

We are working on a Raising Cane's on the SW corner of St. Joseph's Drive and Coors Blvd NW. We are addressing our second round of building permit comments and had a question.

We received TCL Approval on 4/23/24 and have included our stamped TCL plans and approval letter in our building permit submittals. I have attached these files for reference. In the second round of comments, we received a note to correct our parking calculations. We are working to update those based on the comments provided. We also have been coordinating with the overall developer and will need to make a slight adjustment to the sidewalk on the east side of our site, see snip below for approximate new layout.



What the timeline is for getting these TCL plans reapproved with the two minor changes above? Can we submit directly through you all or do we need to go through PLNDRS? We can provide these revised drawings tomorrow.

Please let me know. Thank you!

**Sydney Proffitt, EIT**

**Kimley-Horn** | 1201 Third Avenue, Suite 2800, Seattle, WA 98101

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