

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 17, 2023

Fred C. Arfman, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Dutch Bros. Coffee**  
**2501 Juan Tabo Blvd. NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 11-17-22 (H21-D004B)  
Certification dated 11-07-23

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11-08-23 and the required field correction made, Transportation Development has no objection to a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or (505) 924-3986.

Sincerely,

NM 87103

Curtis Cherne, PE  
Senior Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

C: Alyssa Covarrubias-Powell, Laurie Elliot, Yvette Lucero

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 14, 2023

Fred C. Arfman, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

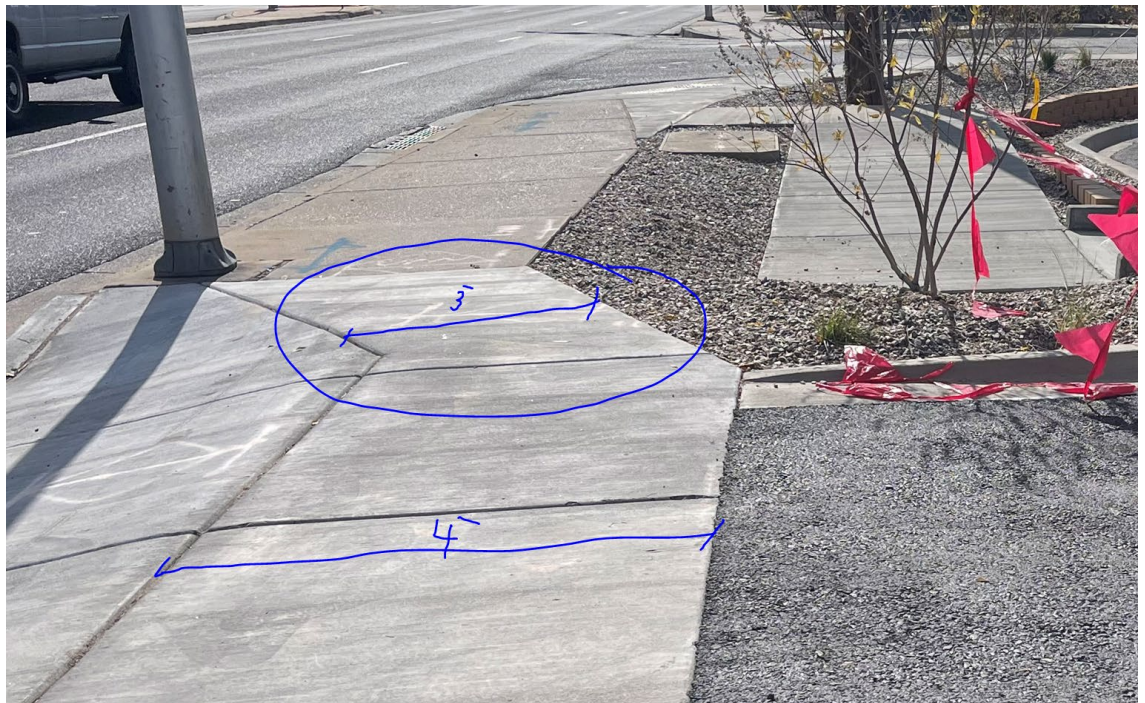
**Re: Dutch Bros. Coffee**  
**2501 Juan Tabo Blvd. NE**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 11-17-22 (H21-D004B)  
Certification dated 11-07-23

Dear Mr. Arfman,

Based upon the information provided in your submittal received 11-08-23, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Site access off Juan Tabo Blvd: Per city std the pedestrian pathway should be minimum 4 ft. wide. Per site visit the pathway was only 3 ft. wide. Please provide 4 ft. pathway.



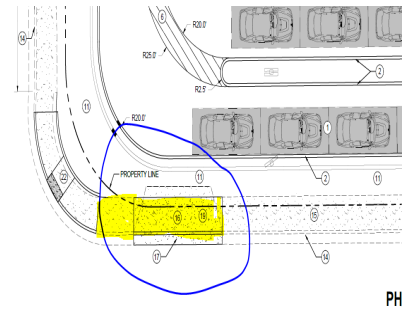
# CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

- Per site visit, the new sidewalk off Phoenix Ave. has a cross slope range between 2.8% and 3.4%. Please note that maximum allowable cross slope should be 2%.



PO Box 1293

Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

Albuquerque

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

Sincerely,

NM 87103

*Marwa Al-najjar*

[www.cabq.gov](http://www.cabq.gov)

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

Ma via: email

C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Dutch Brothers - Juan Tabo **Building Permit #** \_\_\_\_\_ **Hydrology File #** H21D004A

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** Tract "H" Juan Tabo Subdivision **City Address OR Parcel** 2501 Juan Tabo NE

**Applicant/Agent:** Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman / Justin Thor Simenson / Bryan Bobrick

**Address:** 128 Monroe St NE, ABQ, NM 87108 **Phone:** (505)268-8828

**Email:** freda@iacivil.com / thors@iacivil.com / bryanb@iacivil.com

**Applicant/Owner:** Accelerated Development **Contact:** Jake Palmer

**Address:** 2415 E. Camelback Rd Ste 400 Phoenix AZ, 85016 **Phone:** 602.682.8153

**Email:** Jake.Palmer@accelerateddevco.com

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

**RE-SUBMITTAL:** X YES NO

**DEPARTMENT:** X 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
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 11/07/2023

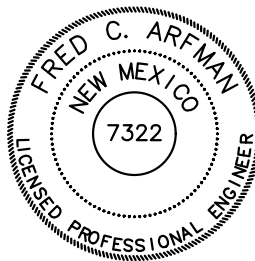


## TRAFFIC CERTIFICATION LAYOUT CERTIFICATION

I, Fred C. Arfman, NMPE No. 7322 OF THE FIRM ISAACSON & ARFMNA, INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED **NOV. 22, 2022**. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C> ARFMAN< PEOF THE FIRM ISAACSON & ARFMAN, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **NOV. 6, 2023**, 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 **PERMANENT CERTIFICATE OF OCCUPANCY**.

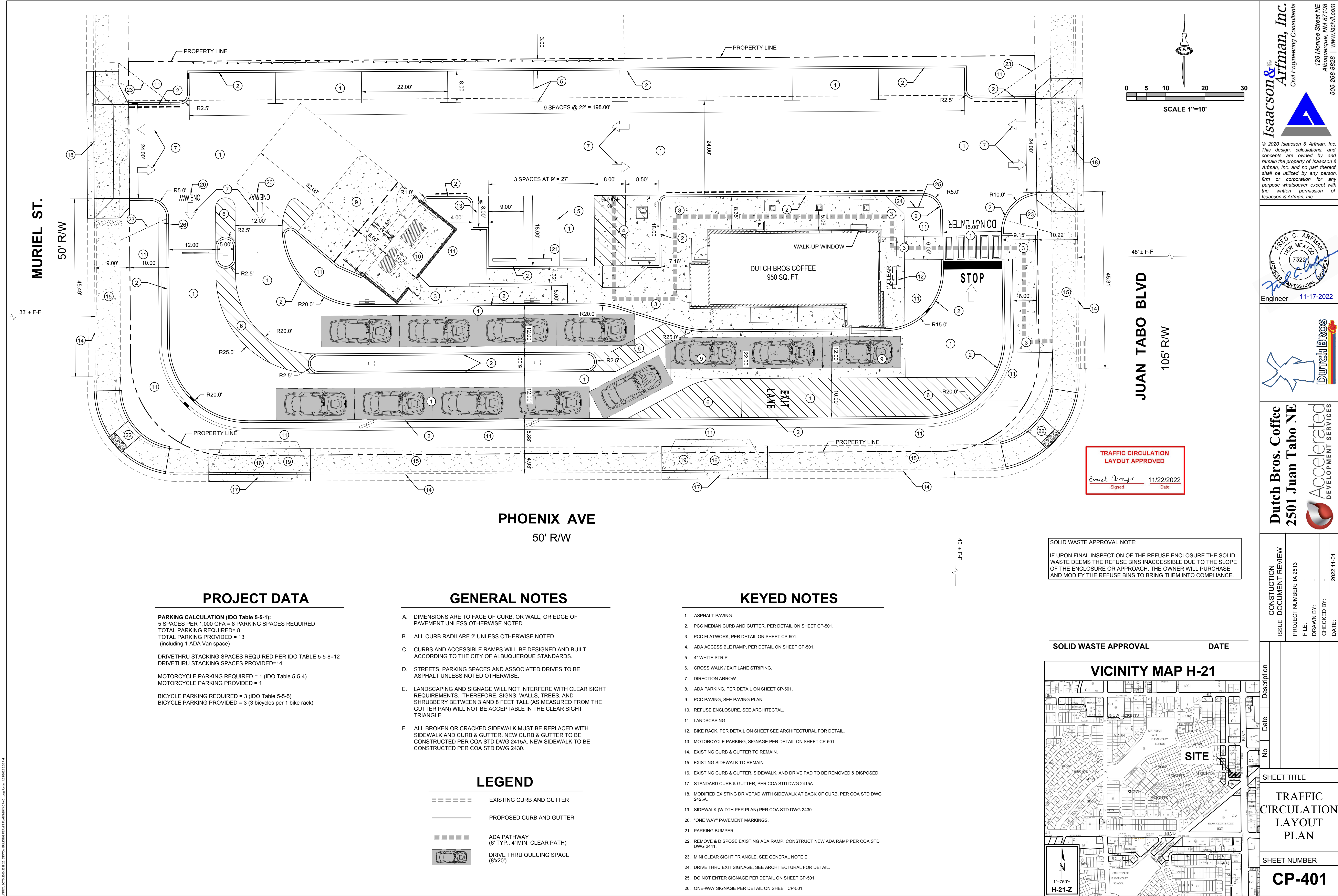
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
Fred C. Arfman, PE



11-07-2023  
Date







## **Cherne, Curtis**

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**From:** Cherne, Curtis  
**Sent:** Wednesday, November 15, 2023 10:23 AM  
**To:** Genny Donart (gennyd@iacivil.com); Fred Arfman (freda@iacivil.com)  
**Cc:** Al-najjar, Marwa G.  
**Subject:** Dutch Brothers-2501 Juan Tabo- slept on it- revised condition for Perm CO

Genny/Fred,

Good morning.

Thinking about this project before work today, I decided to delete one of the items from the 30-day temporary CO Letter issued 11-14-23.

The deleted item is the sidewalk on Phoenix.

Please accept this email as a revision to the letter. This has been discussed with Marwa Al-najjar.

Sincerely,



**CURTIS CHERNE, P.E.**

senior engineer

o 505.924.3986

e [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)