

**From:** [Grush, Matthew P.](#)  
**To:** [Brianna Uy](#)  
**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B) TCL review 8/26/2022  
**Date:** Friday, August 26, 2022 2:39:09 PM  
**Attachments:** [TCL\\_Reviewof\\_98th\\_Volcano\\_R\\_26\\_3073.pdf](#)

Hi Brianna,

I have finished the initial TCL review date submitted 5/20/2022. Comments to be address before approval are as follows:

1. Include bicycle and motorcycle parking in the parking calculation
2. Reference all COA Standard Drawing numbers for improvements in the City ROW.
3. Add a general note requiring City of Albuquerque Work Order plans for work within the City's ROW.
4. Identify street right-of-way widths and pavement widths and medians for adjacent streets.
5. Developer must provide sidewalk according to the COA DMP requirements along 98th St.
6. Signs. Provide sign face detail drawings for all proposed traffic signs. One-way, Do Not Enter, Motorcycle Parking, Handicapped parking with fine.
7. Place the one-way and do not enter signs with appropriate pavement markings in the site plan.
8. Add one Motorcycle Parking space with sign
9. Add three bicycle parking spaces. Provide bicycle rack details.
10. Build the 2 lane driveway at 98<sup>th</sup> with curb returns and valley gutter.
11. Show the delivery truck path and assure that there is sufficient clearance.
12. Provide Fire Marshall and Solid Waste approvals.
13. Increase the pedestrian sidewalk/pathway from the public sidewalk to the main entrance to 6 feet. Plans have a 5-foot wide path.
14. Show the sight triangles for the driveway on 98<sup>th</sup> and the driveway into the site.

I have grouped together selected drawing from the plans provided that represent the content need for a TCL. Some of the drawing could be combined for convenience.

An example of typical TCL drawing can be provide if you would like. If you have any questions feel free to contact me.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

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

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**From:** Brianna Uy <[buy@Barghausen.com](mailto:buy@Barghausen.com)>  
**Sent:** Tuesday, August 23, 2022 8:32 PM  
**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>  
**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

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

Matt,

Please see attached sign plan and the updated form. Please let me know if you have any questions. I also could not find the posted speed for 98<sup>th</sup> Street NW near Volcano Road. I left that blank for now, but if you can point me in the right direction to find that, I will be happy to update the form.

Thank you,

**Brianna Uy | Project Planner**  
Office: 425-251-6222 | Ext: 7327  
Barghausen Consulting Engineers, Inc.  
18215 72<sup>nd</sup> Avenue South, Kent, WA 98032  
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**From:** Brianna Uy  
**Sent:** Tuesday, August 23, 2022 2:58 PM  
**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>  
**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Wonderful. Thank you! I will get the sign plans and complete the updated application and return to you.

**Brianna Uy | Project Planner**  
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**From:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>  
**Sent:** Tuesday, August 23, 2022 2:57 PM  
**To:** Brianna Uy <[buy@Barghausen.com](mailto:buy@Barghausen.com)>  
**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Hi Brianna,

The executive summary will work. I have downloaded the drawing. I can sort them and pull out the sheets that relate to the TCL.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

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**From:** Brianna Uy <[buy@Barghausen.com](mailto:buy@Barghausen.com)>  
**Sent:** Tuesday, August 23, 2022 3:49 PM  
**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>  
**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

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

Matt,

For the executive summary, will the attached be adequate? It describes traffic circulation and the Dutch Bros process that minimizes impacts to adjacent sites. The only thing not in there is the existing traffic report. Please let me know if I need to revise this to be specific to this submittal.

I am working on getting the sign plan.

Here is a link to the full civil plans stamped by an engineer that will be more detailed for your review. I apologize it is a link, but unfortunately this file is too large to send: <https://drive.google.com/file/d/1pWBfRtZM7Qg2eXy0B97V6vYBxEy5-View2usp=sharing>

**Brianna Uy | Project Planner**

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18215 72<sup>nd</sup> Avenue South, Kent, WA 98032  
[http://secure.web.cisco.com/1317o2QbYVPTFSMcJEU2qK7Gaa56dBArc\\_7L82KPlzPR7q3W5\[evsXnRqjNYHwmOpWcDP6mnr7\\_4eJnBdeeDd0kC\\_bcyEaNH5ZpHkbbMFb9yuMf0khhbBXUyaL6uI13FwYjamaPimljwaA9SOz2ybny311L7HAmOusvz42GxuCYpOusSLixHe11bzQCa3Mn\\_NBTD8Zphb18RM1ha1aw5152eafRuXfFwZaj\\_eYBSCFnDycCYoBusKvaYLDePPRkL\\_Ce4upz6TWpGKYx-c70um1HMAG3Hk0-fxU02kTL\\_mf6qzZnGpGnYcDfS-Qw9\\_4pQa8xmYjpdW18q7E4-QyLXX1N0mCgGNVQ0NvYk16qLXTzjBG/http%3A%2F%2Fwww.barghausen.com](http://secure.web.cisco.com/1317o2QbYVPTFSMcJEU2qK7Gaa56dBArc_7L82KPlzPR7q3W5[evsXnRqjNYHwmOpWcDP6mnr7_4eJnBdeeDd0kC_bcyEaNH5ZpHkbbMFb9yuMf0khhbBXUyaL6uI13FwYjamaPimljwaA9SOz2ybny311L7HAmOusvz42GxuCYpOusSLixHe11bzQCa3Mn_NBTD8Zphb18RM1ha1aw5152eafRuXfFwZaj_eYBSCFnDycCYoBusKvaYLDePPRkL_Ce4upz6TWpGKYx-c70um1HMAG3Hk0-fxU02kTL_mf6qzZnGpGnYcDfS-Qw9_4pQa8xmYjpdW18q7E4-QyLXX1N0mCgGNVQ0NvYk16qLXTzjBG/http%3A%2F%2Fwww.barghausen.com)

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**From:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>

**Sent:** Tuesday, August 23, 2022 2:10 PM

**To:** Brianna Uy <[buy@Barghausen.com](mailto:buy@Barghausen.com)>

**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Hi Brianna,

A TCL checklist is attached. There may be some references, chapter and sections, to the City's old Development Process Manual but the intent is the same.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

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

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**From:** Grush, Matthew P.

**Sent:** Tuesday, August 23, 2022 2:48 PM

**To:** 'buy@Barghausen.com' <[buy@Barghausen.com](mailto:buy@Barghausen.com)>

**Subject:** RE: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Hello Brianna,

The TCL is not complete. The detail drawings for the signs, handicap parking .... are missing. Were they submitted in another packet. I recently reviewed a TCL for Megan Palmer and that was the case. If they are in another submittal would you pull out those sheets and send them to me so I can compile a TCL package. You can email directly to me. If you have any questions feel free to contact me.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

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

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**From:** Grush, Matthew P.

**Sent:** Tuesday, August 23, 2022 2:22 PM

**To:** 'buy@Barghausen.com' <[buy@Barghausen.com](mailto:buy@Barghausen.com)>

**Subject:** FW: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Hello Brianna,

I have your TCL submittal for NM0203 NEQ of 98th Street NW and Volcano Road. The Traffic scoping form submitted is an old document. I have attached the current Traffic Scoping form. Please complete this and email it back to me.

The overall site has an approved TIS, see attached approval letter. The improvements listed in the letter have been taken care of by the prime developer.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

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

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**From:** Devargas, Tanya <[tdevargas@cabq.gov](mailto:tdevargas@cabq.gov)>

**Sent:** Tuesday, August 23, 2022 1:35 PM

**To:** Armijo, Ernest M. <[earmijo@cabq.gov](mailto:earmijo@cabq.gov)>; Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>; Al-najjar, Marwa G. <[malnajjar@cabq.gov](mailto:malnajjar@cabq.gov)>; Salgado-Fernandez, Nilo E. <[nsalgado-fernandez@cabq.gov](mailto:nsalgado-fernandez@cabq.gov)>

**Subject:** FW: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (K09D048B)

Hello,

Please see attached Transportation submittal.

Thank you,  
Tanya De Vargas

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**From:** Tena, Victoria C. <[ytena@cabq.gov](mailto:ytena@cabq.gov)>

**Sent:** Monday, July 11, 2022 2:35 PM

**To:** [buy@Barghausen.com](mailto:buy@Barghausen.com)

**Cc:** Montoya, Yolanda <[yolandamontoya@cabq.gov](mailto:yolandamontoya@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>; Devargas, Tanya <[tdevargas@cabq.gov](mailto:tdevargas@cabq.gov)>

**Subject:** FW: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (BCE# 22187)

**PLEASE FOR ALL DRB CASES PAYMENT MUST BE SUBMITTED PRIOR TO 12:00 NOON THE FRIDAY BEFORE YOUR HEARING**  
**Payment for Hydrology/Drainage or Transportation must be made before placed on the Queue to be reviewed:**

Here is the link and Permit number for you to enter, do not use the Project number.

Your application permit number is [SI-2022-01320](https://www.cabq.gov/311/pay-a-bill)

<https://www.cabq.gov/311/pay-a-bill>

• **Building Permits, Business Registrations, Code Enforcement Permits, & Planning Applications**  
Enter the permit number click Find, Add to Cart, Checkout and then enter payment information.  
Let us know when payment is made so we can verify it cleared.

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**From:** Brianna Uy <[buy@Barghausen.com](mailto:buy@Barghausen.com)>

Sent: Monday, July 11, 2022 1:56 PM

To: Planning Development Review Services <[PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)>

Subject: NM0203 NEQ of 98th Street NW and Volcano Road, Albuquerque, NM: Development Review Services Submittal - TCL (BCE# 22187)

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

Good afternoon,

Please see the below link for the Traffic Circulation Layout submittal for a 950 SF Dutch Bros Coffee located on Tract D of the R5 Bluewater Addition on the northeast corner of 98<sup>th</sup> street NW and Volcano Road NW. The UPC is 100905706518130705 with address 99999 Volcano Road. I also attached the same documents if that is easier for you to download.

[https://drive.google.com/drive/folders/1HNWtCn05ZqM7PKX1ZTD79qVWM\\_at2usp=sharing](https://drive.google.com/drive/folders/1HNWtCn05ZqM7PKX1ZTD79qVWM_at2usp=sharing)

Please let me know if there is anything you need from me.

**Brianna Uy | Project Planner**

Office: 425-251-6222 | Ext: 7327

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[http://secure.web.cisco.com/1PseGkwaufQedof04tEYFa7\\_HC4mgp455ZuNOFsih-0h0mkEDNPks0Re\\_7RKakmiL1HHGHPCCk4bUu0iWD6B8cswP6RZ\\_5weYEVm5yFCdC-7eshDgXHA1p2w8KynQWBOcVV3o-dEIT7ROYKOkvdy\\_GpIxi\\_5i80qg4-6EImJWuMhjkT8UeIBXGqR1HrkvjldUWObGZdPpb9REaGZgEX5B3HA9aLLR6XCSP\\_f\\_OXKzRBqTbG6i0auiLx3dANsYGrF93mccAHyzJHnNR2Tj06yMnd4bFakngaYvPoGggYfhMb3jX888gmFfcCndNecFCIC29A8wODEkrKNz28vW7BHDFGsk11SzjdNmmPR31salqefV\\_MmN3FaQ4Hhttp%3A%2F%2Fwww.barghausen.com](http://secure.web.cisco.com/1PseGkwaufQedof04tEYFa7_HC4mgp455ZuNOFsih-0h0mkEDNPks0Re_7RKakmiL1HHGHPCCk4bUu0iWD6B8cswP6RZ_5weYEVm5yFCdC-7eshDgXHA1p2w8KynQWBOcVV3o-dEIT7ROYKOkvdy_GpIxi_5i80qg4-6EImJWuMhjkT8UeIBXGqR1HrkvjldUWObGZdPpb9REaGZgEX5B3HA9aLLR6XCSP_f_OXKzRBqTbG6i0auiLx3dANsYGrF93mccAHyzJHnNR2Tj06yMnd4bFakngaYvPoGggYfhMb3jX888gmFfcCndNecFCIC29A8wODEkrKNz28vW7BHDFGsk11SzjdNmmPR31salqefV_MmN3FaQ4Hhttp%3A%2F%2Fwww.barghausen.com)