



Fred Arfman &lt;freda@iacivil.com&gt;

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**RE: Dutch Bros. - 10001 Central Ave.**

1 message

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**Armijo, Ernest M.** <earmijo@cabq.gov>

Mon, Nov 14, 2022 at 11:08 AM

To: Fred Arfman &lt;freda@iacivil.com&gt;

Cc: "Jake.Palmer@accelerateddevco.com" &lt;Jake.Palmer@accelerateddevco.com&gt;, "Alvaro.Vazquez@accelerateddevco.com" &lt;Alvaro.Vazquez@accelerateddevco.com&gt;, "Trey@accelerateddevco.com" &lt;Trey@accelerateddevco.com&gt;, "Dave.Lambert@accelerateddevco.com" &lt;Dave.Lambert@accelerateddevco.com&gt;, Justin Simenson &lt;Thors@iacivil.com&gt;

Fred,

No problem, I can waive both those requirements as they appear to be dictated by site constraints. The queue length is the critical factor here.

**ERNEST ARMIJO, P.E., C.F.M.**

principal engineer

transportation

o 505.924.3991

e [earmijo@cabq.gov](mailto:earmijo@cabq.gov)[cabq.gov/planning](http://cabq.gov/planning)**From:** Fred Arfman <freda@iacivil.com>**Sent:** Monday, November 14, 2022 10:54 AM**To:** Armijo, Ernest M. <earmijo@cabq.gov>**Cc:** Jake.Palmer@accelerateddevco.com; Alvaro.Vazquez@accelerateddevco.com; Trey@accelerateddevco.com; Dave.Lambert@accelerateddevco.com; Justin Simenson <Thors@iacivil.com>**Subject:** Dutch Bros. - 10001 Central Ave.

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

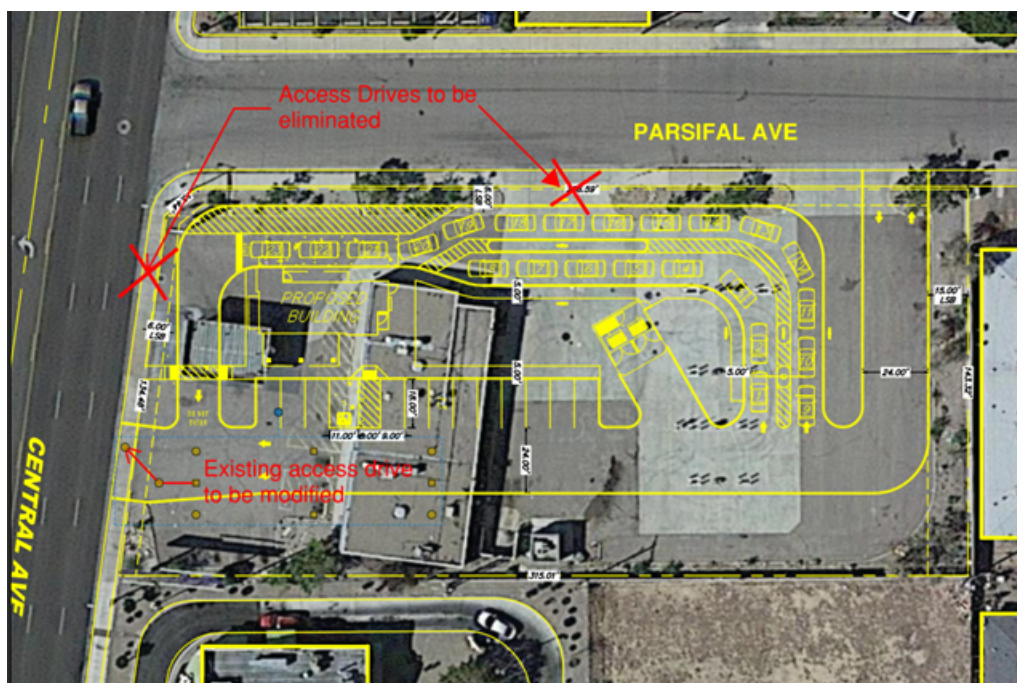
Ernest,

The next Dutch Brothers site will be located at 10001 Central Ave. There are two existing drive pads off of Central and we intend to eliminate the westerly site entrance closest to the intersection of Parsifal Ave. The developer and I would like to invite you to join in either a Zoom or Google meeting that we will set up to discuss this site prior to our submittal of the TCL plan.

Our two questions are:

1. the distance from the east drive on Central to the Parsifal intersections is less than the 150' separation requirement and;
2. the 50' clear throat off of Central is shown as being less than 50'.

We would like to know if there are any variances that would allow for a shorter throat distance and since the existing entrance is being modified, is it grandfathered in and we do not have to comply with the 150' separation?



1.

Please let me know when we could set up a quick meeting on the above.

Thanks,

Fred

**Fred C. Arfman, P.E.**  
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11/14/22, 11:18 AM

Isaacson & Arfman, Inc. Mail - RE: Dutch Bros. - 10001 Central Ave.