



February 19, 2018

Ms. Kym Dicome, Chair
Development Review Board
600 Second NW
Albuquerque, NM 87102

Project #: # 1001081 18DRB-70038
Property Description/Address: Snow Heights Circle

Dear Ms. Dicome:

In connection with the application by TIERRA WEST LLC, agent for BEN SAPIR FAMILY TRUST, we offer the following comments:

CWPS Corp., dba Mister Car Wash operates a full-service car wash at 9516 Snow Heights Circle N.E. which is immediately adjacent to the applicant's property. We acquired this property in 2014. A car wash has operated on this site since at least 1980. In 2017, we serviced more than 222,000 cars at this site and it is one of our best performing sites in the Albuquerque area. We employ 58 individuals at this location.

After reviewing the applicant's plans and meeting with their representatives, we support the proposal and agree with the summary prepared by the facilitators Philip Crump and Leslie Kryder. Specifically, the applicant agreed:

- To maintain access and egress to the car wash from Menaul Blvd as provided on the preliminary traffic movement plan.
- To provide parking on the site for car wash employees.
- To maintain access to the southeast side of the car wash entrance for delivery and pickup of chemicals.
- To provide a shared trash enclosure for use by the car wash and tenants on the property.

Maintaining access to Menaul Blvd and mitigating congestion from the development are our principal concerns but we will work closely with the City and the applicant on the final design and improvements.

Overall, we feel this project will greatly benefit the surrounding area and look forward to its successful completion.

Sincerely,

CWPS CORP.

Anne C. Graham-Bergin, Esq.
On behalf of CWPS CORP.