February 16, 2021

Luis Noriega

Tierra West, LLC

5571 Midway Park NE

Albuquerque, NM 87109

Re: **Dutch Brothers Coffee**

 **3615 NM 528**

 **Traffic Circulation Layout**

 Architect’s Stamp date 2/09/2021 (A14D019)

 Via email lnoriega@tierrawestllc.com

Dear Mr. Noriega,

Based upon the information provided in your submittal received 2/11/2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a Traffic Scoping Form or approved Traffic Impact Study for the development.
2. Provide shared access agreement for the adjacent property and share use agreement for the driveway on NM 528.
3. Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division. Provide approval from the Fire Marshall.
4. Suggested sidewalk and ramp alignment on attached drawing.

After corrections are complete resubmit for log in and evaluation by Transportation.

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The $75 re-submittal fee.

If you have any questions, please contact me at (505) 924-3362.

Sincerely,



Matt Grush, P.E., PTOE

Senior Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File