



TIERRA WEST, LLC

January 31, 2022

Mr. Nilo Salgado-Fernandez, P.E.
City of Albuquerque, Planning Department
PO BOX 1293
Albuquerque, NM 87103

RE: 3-Bay Oil Change
5400 Menaul Blvd NE
Traffic Circulation Layout

Dear Mr. Salgado-Fernandez,

Per the correspondence dated January 26, 2022, please find the following responses addressing the comments listed below:

1. Provide approved Plat demonstrating adjusted lot lines. AGIS shows lots lines in a different location.
Response: See attached ALTA, plat and deed. AGIS lot lines in the immediate area seem to be off/skewed. For example Menaul Blvd. ROW is 100 ft. wide as shown on plat not 112 ft. as shown on AGIS.



2. The new proposed 6ft ADA pedestrian pathway from Menaul appears to be a bit close to the propose driveway transition. Please verify there is not conflict between pathway and driveway transition/ramp.
Response: See attached driveway exhibit, the proposed driveway is to be built per COA standard drawings 2425A and 2425B and there is no apparent conflict with the ADA pathway.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E

JN: 2021077
RRB/ln/mc

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