September 1, 2021

Luis Noriega

Tierra West LLC

5571 Midway Park Place

Albuquerque, NM 87109

**Re**: **3-Bay Oil Change (5400 Menaul)**

**5400 Menaul Blvd NE**

**Traffic Circulation Layout**

Architect’s Stamp 08-31-2021 (H18-D074)

Dear Mr. Noriega,

Based upon the information provided in your submittal received 09-01-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **La Veta Drive frontage:**

* The proposed ADA ramp slope **APPEARS** to be in conflict with the 6 ft pedestrian pathway connection producing a safety hazard and not compliance with ADA 2% landing at top on ramp**. Please address this concern.**

1. **Menaul Blvd frontage:**

* Proposed driveway is offset from drive aisle lane.
* Vehicles might run over the proposed driveway ramp transition due to the misalignment of drive aisle lane versus driveway ramp location.
* A suggestion would be to realign header curb to end at the beginning of the proposed driveway ramp. Of course, header curb tapered to zero at the connection would be applicable.
* The above concern will need to be addressed.

1. Please provide a letter of response for all comments given**.**
2. The Resubmittal fee receipt will need to be provided**.**

Once corrections are complete resubmit

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

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File