March10, 2025

Derek Bohannan

Tierra West LLC

5571 Midway Park Pl NE

Albuquerque NM, 8710

dbohannan@tierrawestllc.com

**Re**: **Mister Car Wash**

 **1020 Juan Tabo NE**

 **Conceptual Traffic Circulation Layout for DFT Approval**

 **Engineer’s Stamp 3-4-25 (J22D074)**

Dear Mr. Bohannan,

The conceptual TCL submittal received 3-10-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting TCL for building permit approval, please ensure that:**

**1-The first existing entrance on Mountain should be blocked.**

**2-The far east 14 ft existing entrance on Mountain may be widened to 26 ft if needed.**

**3-The Car Wash Use stalls may be counted as parking space. And**

**4-One ADA Van, one Motorcycle, and two Bike Racks should be provided.**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in “substantial compliance” with the TCL. Submit this certification and the TCL to [ABQ-PLAN](https://cityofalbuquerquenm-energovweb.tylerhost.net/apps/selfservice#/home) for evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

**Sertil A. Kanbar**

Sertil Kanbar, PhD,PE,CFM

Sr. Engineer, Planning Dept.

Development Review Services

C: File