From:	Philip Clark
To:	Sandoval, Gary L.
Subject:	Re: TCL Comment Letter - Tam Le Salon
Date:	Tuesday, October 27, 2015 6:52:51 PM

Thank for clarifying where we are at if the owner gears back up!

Philip Clark
Clark **C**onsulting **E**ngineers
505.281.2444 c/t 264.6042

Sent from my Wireless 4G LTE DROID

"Sandoval, Gary L." <glsandoval@cabq.gov> wrote:

Per your submittal of 8-11-15 and your recent email on 10-26-15 with an updated Traffic Circulation Layout, here is our TCL comments in response to your email:

#1 and #2 need to be addressed, since the proposed building will be using the drive pad off of Coors now being used by Jiffy Lube and Papa John's buildings.

#3 – In September we changed position on ADA space length. After reviewing Code and ADA requirements, 18 ft. is now acceptable.

Since there will be only one drive pad entrance/exit for the three properties from the Jiffy Lube/Retail Building entrance to the south, please submit a written drive pad access and parking agreement for the properties. This is required for both Traffic and Hydrology submittals.

You seemed to have cover the other TCL concerns. Resubmit when project is ready and if you feel that the rest of the comments have been addressed.

Thank You,

Gary Sandoval

Engineer

City Traffic Planning Department

505-924-3675

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Tuesday, October 27, 2015 8:59 AM
To: Sandoval, Gary L.
Cc: Biazar, Shahab; Michel, Racquel M.
Subject: Re: TCL Comment Letter - Tam Le Salon

Thank you Gary - but this job/project is not a priority. The sluggish economy and the state of the lending institutions position with the private sector precludes us from moving forward.

I only responded to the comments for the record. Please attend to your more pressing matters, and again appreciate your quick responses.

Phil

---

(2) TCL letter attached...+ revised plan

Phil Clark
505.281.2444/264.6042
Clark Consulting Engineers

In a message dated 10/26/2015 1:28:04 P.M. Mountain Daylight Time, glsandoval@cabq.gov writes:

> Please send me a copy of the comment letter for my review and I will get back with you as soon as possible.
>
> Thank You,
>
> Gary Sandoval
>
> Engineer

City Traffic Planning Department

505-924-3675

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Monday, October 26, 2015 1:01 PM
To: Biazar, Shahab
Cc: Michel, Racquel M.; Sandoval, Gary L.
Subject: Re: TCL Comment Letter - Tam Le Salon

Shahab,

Regarding comment #3 - Standard parking space size comment is confusing to read. Furthermore, the Zoning Code states by definition that 8.5' X 18' is acceptable - please reference Ch.14, Art. 16-3-1, "Off-Street Parking Reqs" and *"Automobile and Light Truck Space Standards",* paragraph F, which references back to 14-16-1-5 "Definitions", Parking Space. The DPM (Ch. 23) currently being updated should be revised to be consistent with the zoning code.

Additionally, I have noticed that "standard" TCL comments are inserted into your comment letters, even when those specific concerns are addressed on the plans - please see #2, 4, 5, 7 (not applicable since a D.Pad is not being constructed), 8, 9, 10 (as stated verbally to you that access easement maintenance/beneficiary clearly stated on the 2003 plat which was included in the original electronic file).

11. A small portion of a flush 6' sidewalk (without ramps) will be constructed w/in the Coors Blvd R.O.W. - I do not feel this would require a W.O.

Sincerely,

Phil

Philip W. Clark, PE
Clark Consulting Engineers
Designing to Shape the Future
o/f: 505.281.2444 c/t: 505.264.6042

In a message dated 8/17/2015 11:12:37 A.M. Mountain Daylight Time, glsandoval@cabq.gov writes:

> Attached is the TCL Comment letter for Tam Le Salon.
>
> Thank You,
>
> Gary Sandoval
>
> Engineer
>
> City Traffic Planning Department
>
> 505-924-3675