

May 24, 2024

Ernest Armijo, P.E., C.F.M.
City of Albuquerque
Planning Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, NM 87102

RE: Drainage and Transportation Information Sheet (DTIS)
Taco Bell – Snow Vista Blvd.
Wallace Project No. 2175023.03

Dear Ernest:

The following is an Executive Summary that briefly discusses the proposed commercial development traffic circulation layout.

The project site is located on Lot 1D of the Snow Vista Investors Plat of Lots, Town of Artrisco Grant, Projected Section 33, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico. The site is a 1.51-acre parcel that is bounded to the north and south by future developments, to the east by Snow Vista Boulevard, and to the west by Snow Vista channel way. The major intersection of the site is De Vargas Rd SW and Snow Vista Blvd. SW. The site is zoned for MX-L – Mixed-Use. The existing site is currently undeveloped and consists of shrubs and off-road vehicle trails.

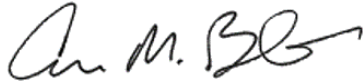
The development concept for the site proposes a commercial site development for a multitenant with Taco Bell endcap and drive-through with associated utilities, parking, landscaping, and appurtenant infrastructure improvements.

The traffic circulation concept for the site contains a single entrance and exit of the final built-out condition. Entering the development includes a right in from Snow Vista Blvd. SW to a parking lot with access to two 24' drive lanes that will either direct them to a single drive-through lane or to a future private drive on the north. The drive through lane will direct vehicles to a drive-up window and will then direct the vehicles back to the parking lot. Vehicles will be able to circulate the parking lot to either park, connect to the southern future private drive, or exit. Exiting the development includes a right out onto Snow Vista Blvd. SW.

There are no anticipated impacts to adjacent site. There is not a reference to any applicable Traffic Impact Studies or previously approved plans. There will be no variances required to accommodate unusual site circumstances.

We appreciate the opportunity to provide you with this information. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron M. Barnhart". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aaron Barnhart, P.E.
Associate

cc: TB-Snow Vista Traffic Circulation Layout
TB-Snow Vista Traffic Circulation Layout Grading and Drainage Plan
DTIS