



8345 Gunn Highway

Tampa, Florida 33626

April 13, 2023

Planning Department

2008 N 7TH Ave., Phoenix, AZ 85007

Phone: (505) 924-3860

RE: Response Letter to Comments

Project Name: Take 5 Car Wash

Dear City of Albuquerque Reviewers,

We received the comments for the ICWG Snow Vista project; Please see below for our response to the received comments.

1. The traffic circulation layout must be dated by an engineer or architect licensed in the state of New Mexico.

**Response: The traffic circulation layout has been dated and signed.**

2. Define the property line.

**Response: The property line has been called out on Sheet C-8.0.**

3. Detail sheet is missing. Please provide details for driveway access, proposed signs, and proposed interior ADA ramps.

**Response: The details can be found on Sheet C-8.1 and C-8.2.**

4. Site plan showing 7' wide curb cut off 98th St. Please clarify, is this a curb cut or it is a storm drain inlet?

**Response: The dimension is referring to a storm drain inlet. The dimension callout has been removed from Sheet C-8.0.**

5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.

**Response: The detail has been revised on Sheet C-8.1 and the location of the signs has been called out on Sheet C-8.0.**

6. Please show Motorcycle and Bicycle parking spaces on the site plan, and provide details.

We'll guide you through your development

**Response: Motorcycle and Bicycle parking has been provided on Sheet C-8.0. Details have been provided on Sheet C-8.1.**

7. Please provide Motorcycle parking space sign posted upright, either free-standing or wall mounted per the zoning code.

**Response: A motorcycle parking sign has been provided. See Sheet C-8.0.**

8. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.

**Response: The refuse vehicle maneuvering will be contained on-site. A copy of the refuse approval shall be submitted.**

9. Provide a copy of Fire Marshal approval.

**Response: A copy of the Fire Marshal approval shall be submitted.**

10. Please provide "One Way" signage and pavement markings at the entrance of the drivethrun lanes on the north east side of the building. Please show detail and location of posted signs and striping.

**Response: Signage and pavement markings have been provided on Sheet C-8.0. See details on Sheet C-8.2.**

11. Please specify the City Standard Drawing Number when applicable.

**Response: Acknowledged.**

12. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 Vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: [mgrush@cabq.gov](mailto:mgrush@cabq.gov)).

**Response: The traffic scoping form and plans have been sent to Matt for a determination.**

13. Please provide a letter of response for all comments given. 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.

**Response: A letter of response has been submitted along with the aforementioned documents and fees.**