

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

August 28, 2024

Debra West  
ARIA Studio Consultants, Inc  
1801 Lomas Blvd. NW  
Albuquerque, NM 87104

**Re: Tidal Wave Auto Spa  
10601 Unser Blvd. NW  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Architect's Stamp dated 04-05-23 (A11-D017C)  
Certification dated 08-22-24

Dear Ms. West,

Based upon the information provided in your submittal received 08-26-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The construction of the ADA pathway from the public sidewalk to the building entrance must be finished.



Once these corrections are complete, email pictures to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

# CITY OF ALBUQUERQUE

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If you have any questions, please contact me at (505) 924-3675.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marwa Al-najjar', with a long horizontal flourish extending to the right.

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**TYPE OF DEVELOPMENT:**      Plat (# of lots) \_\_\_\_\_      Single Family Home  
All other Developments

RE-SUBMITTAL:      YES      NO

**DEPARTMENT:**      TRANSPORTATION      HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

Engineering / Architect Certification  
Conceptual Grading & Drainage Plan  
Grading & Drainage Plan, and/or Drainage Report  
Drainage Report (Work Order)  
Drainage Master Plan  
Conditional Letter of Map Revision (CLOMR)  
Letter of Map Revision (LOMR)  
Floodplain Development Permit  
Traffic Circulation Layout (TCL) – Administrative  
Traffic Circulation Layout (TCL) – DFT Approval  
Traffic Impact Study (TIS)  
Street Light Layout  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

Pad Certification  
Building Permit  
Grading Permit  
Paving Permit  
SO-19 Permit  
Foundation Permit  
Certificate of Occupancy -      Temp      Perm  
Preliminary / Final Plat  
Site Plan for Building Permit - DFT  
Work Order (DRC)  
Release of Financial Guarantee (ROFG)  
CLOMR / LOMR  
Conceptual TCL - DFT  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



August 22, 2024

**City of Albuquerque**

Public Works Department  
Development & Building Services Division  
Plaza del Sol, 600 2nd NW  
Albuquerque, NM 87102

Re: Transportation Final C.O.- Tidal Wave Auto Spa, Unser and McMahon, Albuquerque NM 87114  
Traffic Circulation Layout Zone: A-11-Z Permit #: BP-2023-01601, TCL Site Plan Dated 5-18-23

To Whom It May Concern:

I, Daniel Puzak, AIA, NMRA #5317, of Aria Studio Consultants, Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated May 18, 2023. The record information edited onto the original design documentation has been obtained by Daniel Puzak, AIA of the firm Aria Studio Consultants, Inc. I further certify that I personally visited the project site on August 7, 2023 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

1. (Describe any exceptions and/or qualifications here in a separate paragraph.) NONE
2. (Describe any deficiencies and/or required corrections here in a separate paragraph) NONE

The Record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project as they relate to the above-mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Please feel free to contact me with any questions at 505.506.2314.

Sincerely,

Daniel Puzak  
Principal / Architect  
Aria Studio Consultants, Inc.





GENERAL NOTES

1. ALL BUILDINGS, ENCLOSURES AND CANOPIES SHOWN ARE TO BE NEW CONSTRUCTION
2. ALL NEW PAVING TO BE CONCRETE. REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH
3. ALL RED NOTES ARE IN RESPONSE TO TCL COMMENTS

KEYED NOTES

1. PROPERTY LINES
2. EMPLOYEE ENTRANCE TO SITE
3. INDICATES 15' TALL PROPERTY SITE LIGHTING
4. PAY KIOSK
5. PROPOSED VEGETATION LAYOUT AS INDICATED
6. CAN'T WASH LANE
7. LANDSCAPE SCREENING FOR HEADLIGHTS IN QUEUE
8. EXISTING WALK AND BIKE PATHS ALONG UNSER. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS
9. UNOBSTRUCTED SIGHT TRIANGLE FOR SIGHT DISTANCE, LEFT HAND TURN, THREE LANES UNDIVIDED, 50MPH OF 590'. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
10. EXISTING TRAFFIC LIGHTS AT THE INTERSECTION OF UNSER AND BANDELIER
11. 120' AUTO WASH TUNNEL
12. ADA SIGNAGE
13. IDENTIFIED ACCESSIBLE PEDESTRIAN PATHWAY
14. MOTORCYCLE SPACE & SIGN
15. BICYCLE RACK SPACES
16. NEW ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW
17. SMOOTH SURFACE SLOPE TO MEET 1/2" / 12" AT APPROACH AND TIE IN TO EXISTING INNER ACCESS ROAD
18. DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS
19. 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER
20. GENERAL REFUSE NOTES:
- GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY 5AM
  - NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE SERVICE AREA
  - NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED
21. EXISTING FIRE HYDRANT
22. ALL EXISTING CONDITIONS SHOWN GRAYED
23. EXISTING WALK PATHS ALONG BANDELIER
24. PROPERTY SIGNAGE
25. DO NOT ENTER SIGN
26. 12" ONE WAY DO NOT ENTER STRIPING
27. ONE WAY SIGN
28. STOP SIGN
29. ONE WAY PAVEMENT MARKINGS
30. UNOBSTRUCTED SIGHT TRIANGLE FOR SIGHT DISTANCE, LEFT HAND TURN, TWO LANES WITH MEDIAN. SITE TRIANGLE DRAWN TO INTERSECTION OF UNSER AND BANDELIER ~250' IN LENGTH. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

GENERAL INFORMATION

Address Assignment/ U.P.C.: 101106625123310209

IDO ZONE ATLAS: A-11-Z (NTS)



Legal Description: LOT 2 Block 0000 Subdivision Unser and McMahon Center  
Address: 10601 Unser Blvd NW

Variances requested: N/A

Type of Development: Auto Carwash Tunnel and Vacuums

Size of Development:  
Lot Area: 1.2513 Acres  
Auto Carwash Tunnel Area: 3,450sf

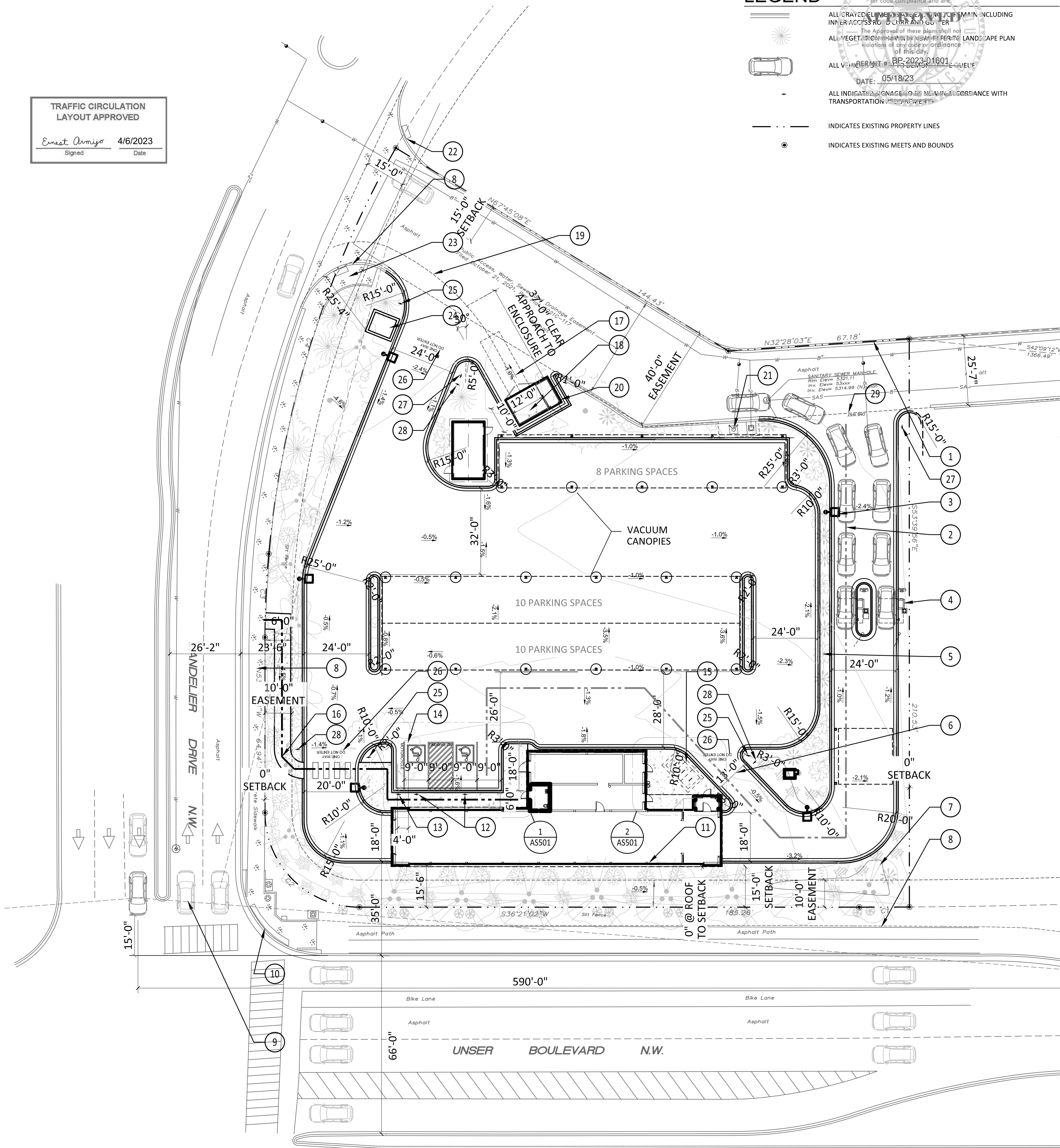
Parking Requirements: IDO TABLE 5-5-1  
2 spaces/1,000 sqft GFA of Retail, Office & Waiting Area  
2 handicap accessible spaces provided  
Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle  
Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

Executive Summary:

- a. General Project Location: Corner SE lot of the Unser and McMahon Center Subdivision at the Intersection of Unser and Bandelier
- b. Development Concept: Project scope to include construction of a new car wash tunnel, accessory vacuum building, (1) prep canopy, (2) accessory canopies with vacuuming stalls for vehicles and associated site and landscape work for new site development.
- c. Traffic Circulation Concept: Customers will enter the northwest of the site from the inner access road and be queued to pay at the kiosk station. If circumstances disallow them use of the wash tunnel, vehicles exit prior to the tunnel from the "can't wash lane" and exit the site from the southeast along with freshly washed vehicles.
- d. Impact on adjacent sites: The unpaid queue for cars allows for 8 vehicles to be queued within the property lot. Excess of 8 unpaid vehicles will queue at the inner road as shown on the site plan.
- e. TIS or previously approved plans: N/A
- f. Variances: N/A

TRAFFIC CIRCULATION  
LAYOUT APPROVED

Ernest Armijo 4/6/2023  
Signed Date



LEGEND

- ALL GRADED EASEMENTS SHOWN FOR MAIN INCLUDING INTERACCESS ROAD CURB AND GUTTER
- ALL VEGEATION SHOWN TO BE SIGNIFICANT PER THE LANDSCAPE PLAN
- ALL V-HIGHER MITIGATION REQUIRED
- DATE: 05/18/23
- ALL INDICATED SIGNAGE TO BE IN MINIMUM CONFORMANCE WITH TRANSPORTATION DEPARTMENT
- INDICATES EXISTING PROPERTY LINES
- INDICATES EXISTING MEETS AND BOUNDS

STUDIO CONSULTANTS, INC  
100 Gold Ave. SW, Suite 205,  
Albuquerque, NM 87102  
Daniel@ariasinc.com  
(505) 506-2314  
ARCHITECT

KLINGER  
CONTRACTOR

Civil:  
RESPEC  
7770 Jefferson St NE  
Suite #200  
Albuquerque, NM 87109

Landscape:  
The Hilltop  
Landscape Architects  
and Contractors  
7909 Edith Blvd NE,  
Albuquerque, NM 87113

Structural:  
Walla Engineering, LTD  
6501 Americas Pkwy #301,  
Albuquerque, NM 87110

MEP:  
BG Buildingworks  
7007 Wyoming Blvd NE # F2,  
Albuquerque, NM 87109

CONSULTANTS

TIDAL WAVE  
AUTO SPA  
120 LEFT ENTRY  
STD

Unser & McMahon  
Albuquerque, NM 87114

OWNER

4/05/23	COA COMMENTS
3/24/23	COA COMMENTS

MARK DATE DESCRIPTION

Architect/Engineer Stamp

PROJECT DATE: 01/13/23

PROJECT NUMBER: 2213

DRAWN BY: BEM

Architectural Site Plan  
Traffic Control Layout

AS101



## 10 PARKING LOT STRIPING

9 ONE WAY  
1/2" = 1'-0"

8 ONE WAY  
1/2" = 1'-0"

7 DO NOT ENTER

## 6 BICYCLE RACK DETAIL

SURFACE MOUNTS

5 LIGHT POLE BASE  
1/2"=1'-0" 0 1' 2'

#### 4 ACCESSIBLE PARKING SIGN

3 MOTORCYCLE PARKING SIGN

**2 BIKE RACK**

$\frac{1}{4}" = 1'-0"$

0 2' 4' 8'

1 ADA PARKING PLACE  
1/4" = 1'-0"