

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 18, 2022

Mitchell Monnin  
Burkhardt Engineer Surveyors  
28 North Cherry Street  
Germantown, OH 45327

**Re: Champion Xpress Car Wash  
9640 Universe Blvd NW  
Traffic Circulation Layout  
Engineer's Stamp 04-14-2022 (B10-D003J)**

Dear Mr. Monnin,

Based upon the information provided in your submittal received 04-14--2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Sidewalk infrastructure on Tract H-7A will need to be in place prior to the issuance of a Final C.O. This is the condition set for sidewalk connection to Universe Blvd for this project.
2. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.  
**Coordinate/discuss with Zoning (Prior comment not addressed). You will need to coordinate/discuss with Zoning.**
3. **15 ft Private Access Easement (running West-East):**
  - Proposed Curbing : Please provide a note defining the frontage curbing since line type has overlapped onto curbing.
  - A detail will be needed for back to back ramps and orthogonal ramp connection to ensure ADA accessibility is met.
  - Are you proposing any type surface pavement design for the proposed 12.5 ft Access Easement? Or is it existing? Because there are no legends defining line type.
  - Provide **Sheet 5.0** for review of truncated domes ( as stated on your response letter)
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). **Provide detail for pavement marking text " NO PARKING".(prior comment not addressed)**
5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. **You will need a ramp to connect VAN access aisle to pathway to restroom entrance. There is a thick line type covering the access onto the 6ft ADA pathway to restroom so not able to define proper ADA accessible route.**

PO Box 1293

Albuquerque

NM 87103

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6. A copy of receipt for Resubmittal fees paid will need to be provided.
7. Please provide a letter of response for all comments given.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.  
Senior Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

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