

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 24, 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 05-20-2022 (B10-D003J)

Dear Mr. Monnin,

Based upon the information provided in your submittal received 05-23-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

**1. Condition of Final C.O. Approval:**

- Sidewalk and connection to Universe on Tract H-7A be completed/accepted/approved.
- Worker Order 670982 be completed/accepted/approved by City of Albuquerque.

**2. Proposed ADA ramps for Site (see attachments):**

- Provide cross slopes (2% max) for landings (5'x5') on all ramps adjacent to 12:1 max. taper.
- **Section A-A:** Provide cross slopes (2% max) for landings (5'x5') on all ramps adjacent to 12:1 max. taper.
- *Truncated domes is being shown on ramp to cross 15ft private Access Easement. Why? K, then I suggest a request to complete sidewalk and ramp fronting Blakes property to connect to this ramp with domes being proposed. This is just a suggestion not a requirement.*

**3. 28 ft Private Access Easement (see attachments):**

- **Proposed c&g:** Provide note specifying 6" c&g per COA std dwg 2415 for all c&g fronting all access easements fronting proposed site development plan.
- **A note will need added at end of sidewalk:** Provide 5:1 tie in taper to ground elevations.
- **Corner radius:** Suggest a 20ft radius instead of 15ft( slightly tight) and/or provide a turning templates (delivery vehicle) to substantiate the proposed 15ft raduis.

**4. Please provide a letter of response for all comments given.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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If you have any questions, please contact me at (505) 924-3630 for discussions on these comments provided. Thank you.

Sincerely,

A handwritten signature in red ink, appearing to read 'Nilo Salgado-Fernandez', is written over the typed name.

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

C: CO Clerk, File

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