

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

June 2, 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 06-01-2022 (B10-D003J)

Dear Mr. Monnin,

The TCL submittal received 06-01-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

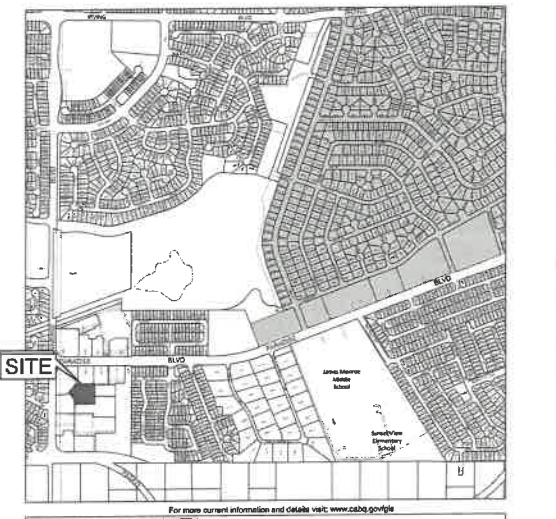
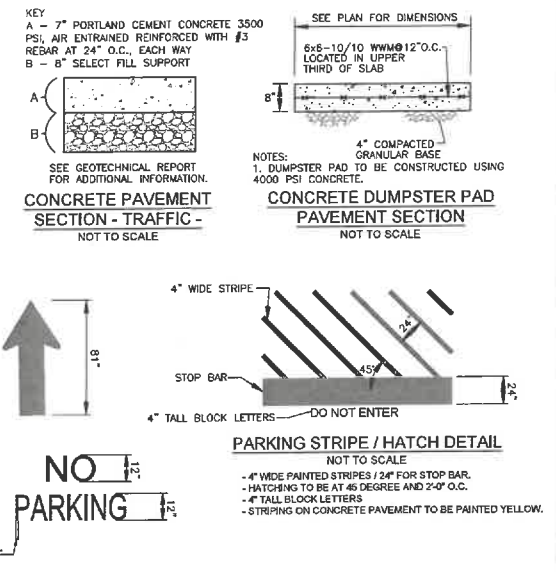
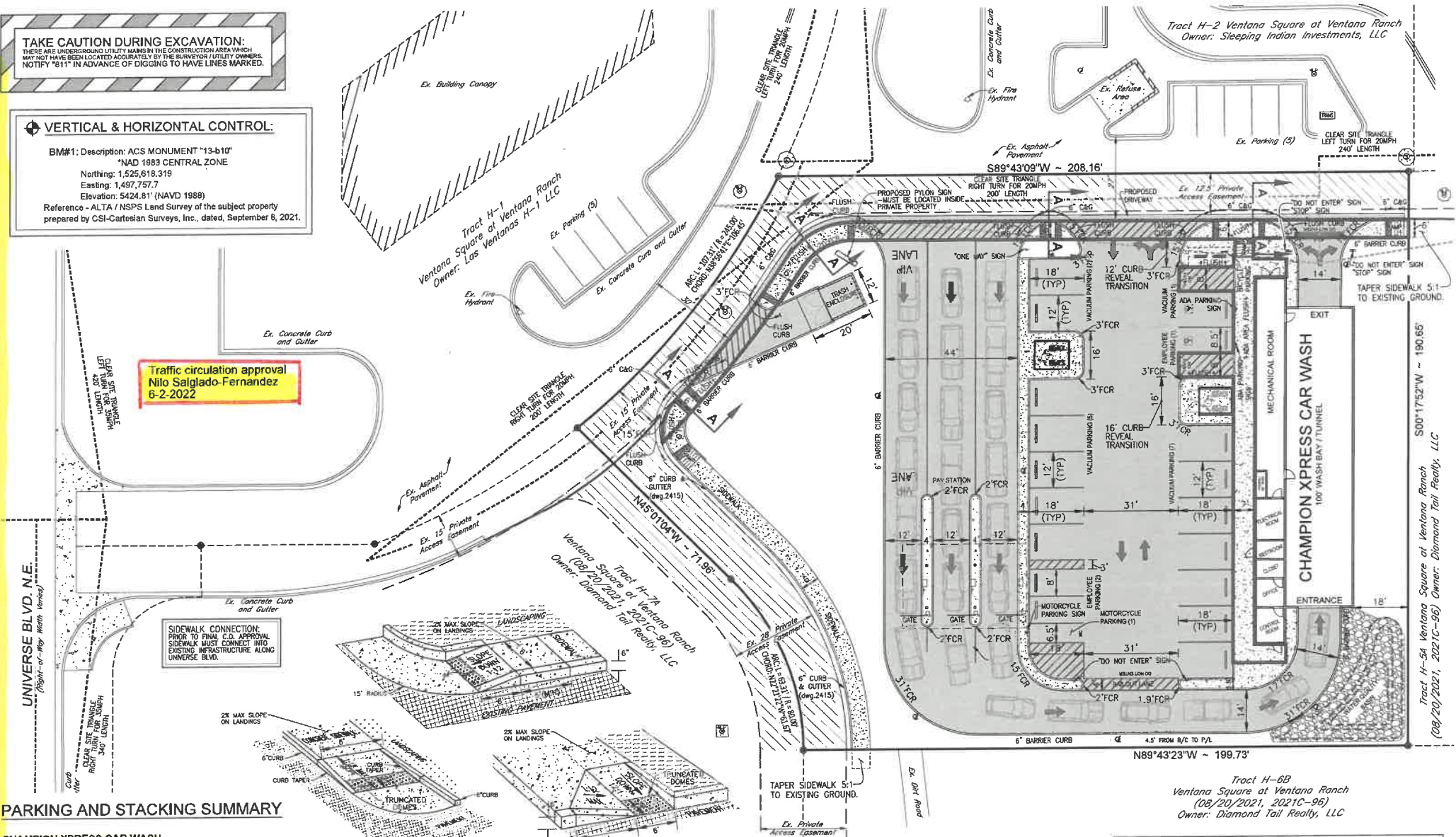
Sincerely,

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

C: CO Clerk, File

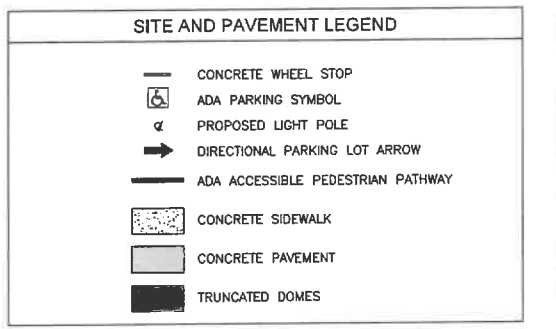


CONDITION OF FINAL C.O.-  
SIDEWALK CONNECTION TO UNIVERSE ON TRACT H-7A BE COMPLETED  
ACCEPTED/ APPROVED  
ORDER 670982: COMPLETED/ APPROVED BY COA ON ITEMS FRONTING  
THIS TOL PROJECT



**PROJECT SUMMARY**  
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Champion Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

**PROPERTY INFORMATION**  
Address: 9640 Universe Blvd NW  
Legal Description: Tract H-6A Ventana Square at Ventana Ranch  
Area: 1.0111 acres  
Zoning: Mixed Use - Moderate Intensity  
Flood Zone Designation: FIRM # 35001C0103H, effective date: August 16, 2012  
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.



**PARKING AND STACKING SUMMARY**

**CHAMPION XPRESS CAR WASH**  
Building Area = 2,440 sq-ft (1,090 sq-ft of non-wash bay/mechanical room)  
Wash Bay Stacking Provided: 27 vehicles  
Vacuum Parking Provided: 15 spaces (18'x12')  
Employee/Standard Parking Provided: 2 spaces (18'x9')  
Motorcycle Parking Provided: 1 Space (18'x6.5')  
Bicycle Parking Provided: 4 Spaces (2 Racks)  
ADA Parking Provided: 1 Space (18'x8.5')  
ADA Vacuum Parking Provided: 1 Space (18'x12')

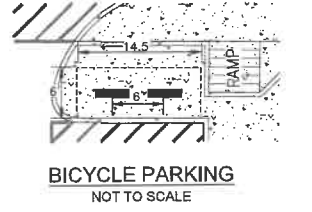
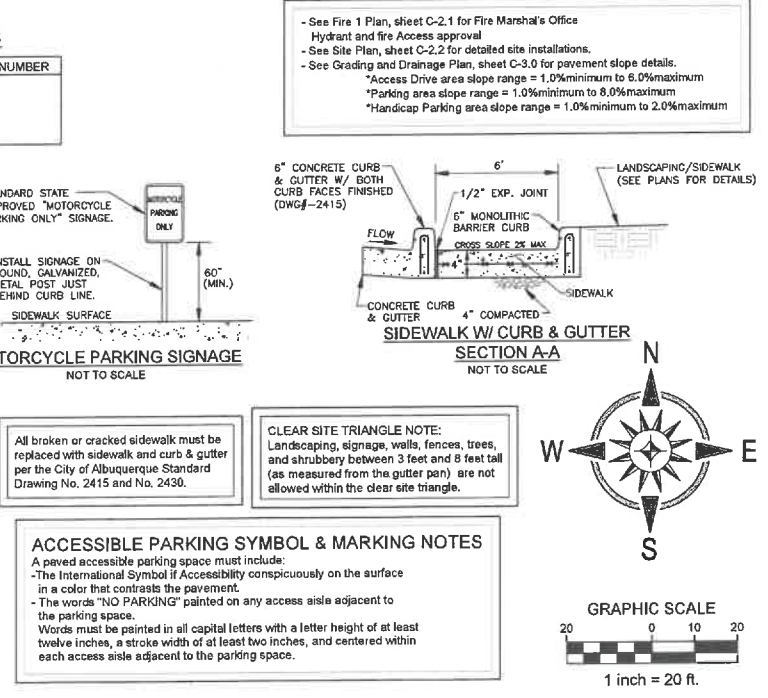
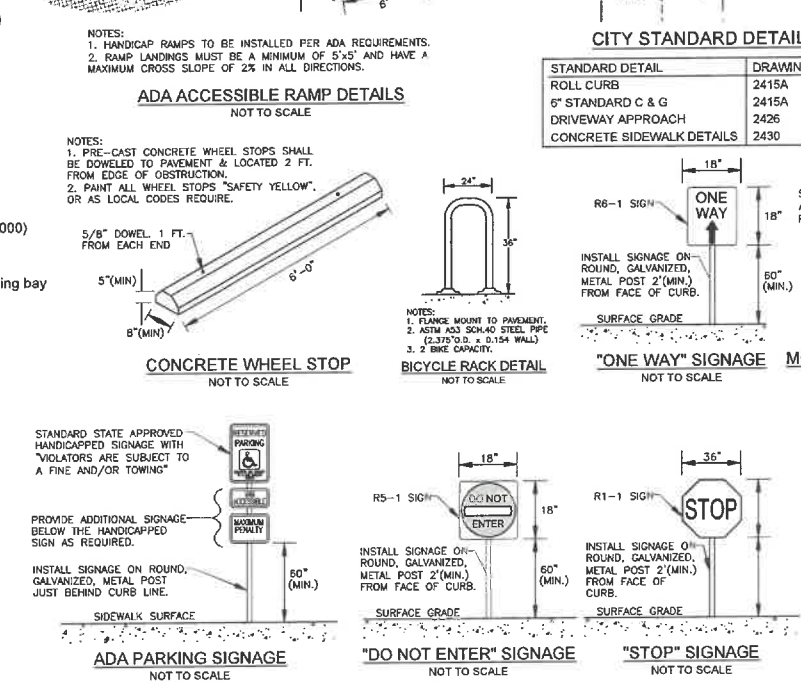
**REQUIRED STANDARD PARKING** = 2 Stalls  
Use = Car Wash  
2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (1090 sq-ft / 1000) per IDO Table 5-5-1: Off-street Parking Requirements

**REQUIRED STACKING SPACES** = 3 (three) 20' spaces from end of washing bay  
Activity = Car Wash  
per IDO Table 5-5-8: Required Stacking Spaces

**REQUIRED MOTORCYCLE PARKING** = 1 Space  
per IDO Table 5-5-4: Motorcycle Parking Requirements

**REQUIRED BICYCLE PARKING** = 3 Spaces  
per IDO Table 5-5-5: Bicycle Parking Requirements

**REQUIRED ADA PARKING** = 1 Space  
per ADA Table 208.2: Minimum Number of Accessible Parking Spaces



Date	Description
05.16.22	Rev 1 - Revised per Traffic Comments.
05.20.22	Rev 2 - Revised per Traffic Comments.
05.25.22	Rev 3 - Revised per Traffic Comments.
06.01.22	Rev 4 - Revised per Traffic Comments.

**SITE DEVELOPMENT PLANS FOR**  
**CHAMPION XPRESS**  
**CAR WASH**  
9640 UNIVERSE BLVD NE  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 21-226
Draw: MCM	Dwg: 21-226.dwg
Check: RJM	Tab: C2.0-TP
Scale: 1" = 20'	
Date: 05.09.2022	
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN	
Sheet No: C-2.0	

B10-D003J