

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 2, 2023

Ryan J. Morrissey, P.E.
Burkhardt Engineering
28 north Cherry St.
Germantown, OH 45327

Re: Champion Xpress Car Wash/ 9640 Universe Blvd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-01-2022 (B10-D003J)
Certification dated 05-11-23

Dear Mr. Morrissey,

Based upon the information provided in your submittal received 05-15-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Champion Xpress Car Wash Building Permit #: BP-2022-21260 Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract H-6A Ventana Square at Ventana Ranch
City Address: 9640 Universe Blvd NE

Applicant: Burkhardt Engineering Contact: Mitchell Monnin
Address: 28 North Cherry Street Germantown, OH 45327
Phone#: 937-895-4486 Fax#: _____ E-mail: mmonnin@burkhardtinc.com

Other Contact: Modulus Architects Contact: Regina Okoye
Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109
Phone#: 505-267-7686 Fax#: _____ E-mail: rokoye@modulusarchitects.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

- TYPE OF SUBMITTAL:
- X ENGINEER/ARCHITECT CERTIFICATION
 - _____ PAD CERTIFICATION
 - _____ CONCEPTUAL G & D PLAN
 - _____ GRADING PLAN
 - _____ DRAINAGE REPORT
 - _____ DRAINAGE MASTER PLAN
 - _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
 - _____ ELEVATION CERTIFICATE
 - _____ CLOMR/LOMR
 - _____ TRAFFIC CIRCULATION LAYOUT (TCL)
 - _____ TRAFFIC IMPACT STUDY (TIS)
 - _____ STREET LIGHT LAYOUT
 - _____ OTHER (SPECIFY) _____
 - _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: May 12, 2023 By: Mitchell Monnin

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



May 11, 2023

Planning Department – Transportation & Hydrology
City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

RE: Traffic Certification for Champion Xpress 9640 Universe Blvd (BP-2022-21260)

To whom it may concern,

I, Ryan Joseph Morrissey, NMPE 25323, of the firm Burkhardt Engineering Company, hereby certify that this project is in substantial compliance and in accordance with the design intent of the Traffic Circulation Layout Plan (TCL), dated 6/2/2022.

I further certify that I have personally reviewed photography and have determined by visual inspection that the survey data (obtained by Steven John Sandoval, NMPS 12351, of the Firm Construction Surveying Services) 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 a permanent certificate of occupancy.

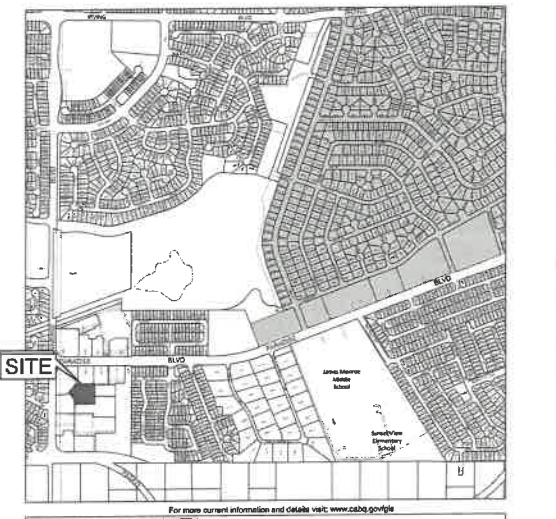
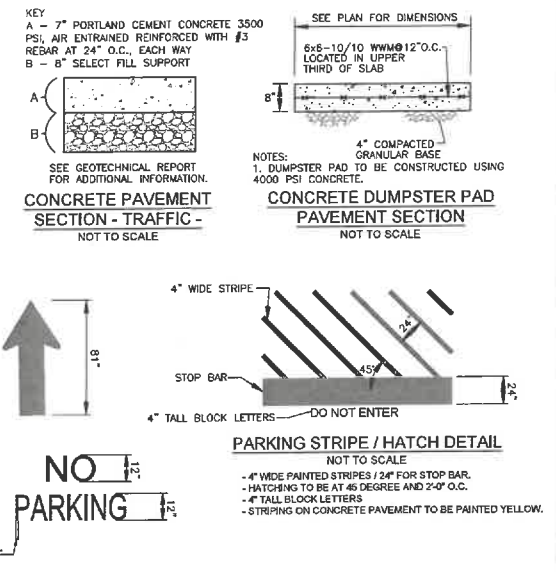
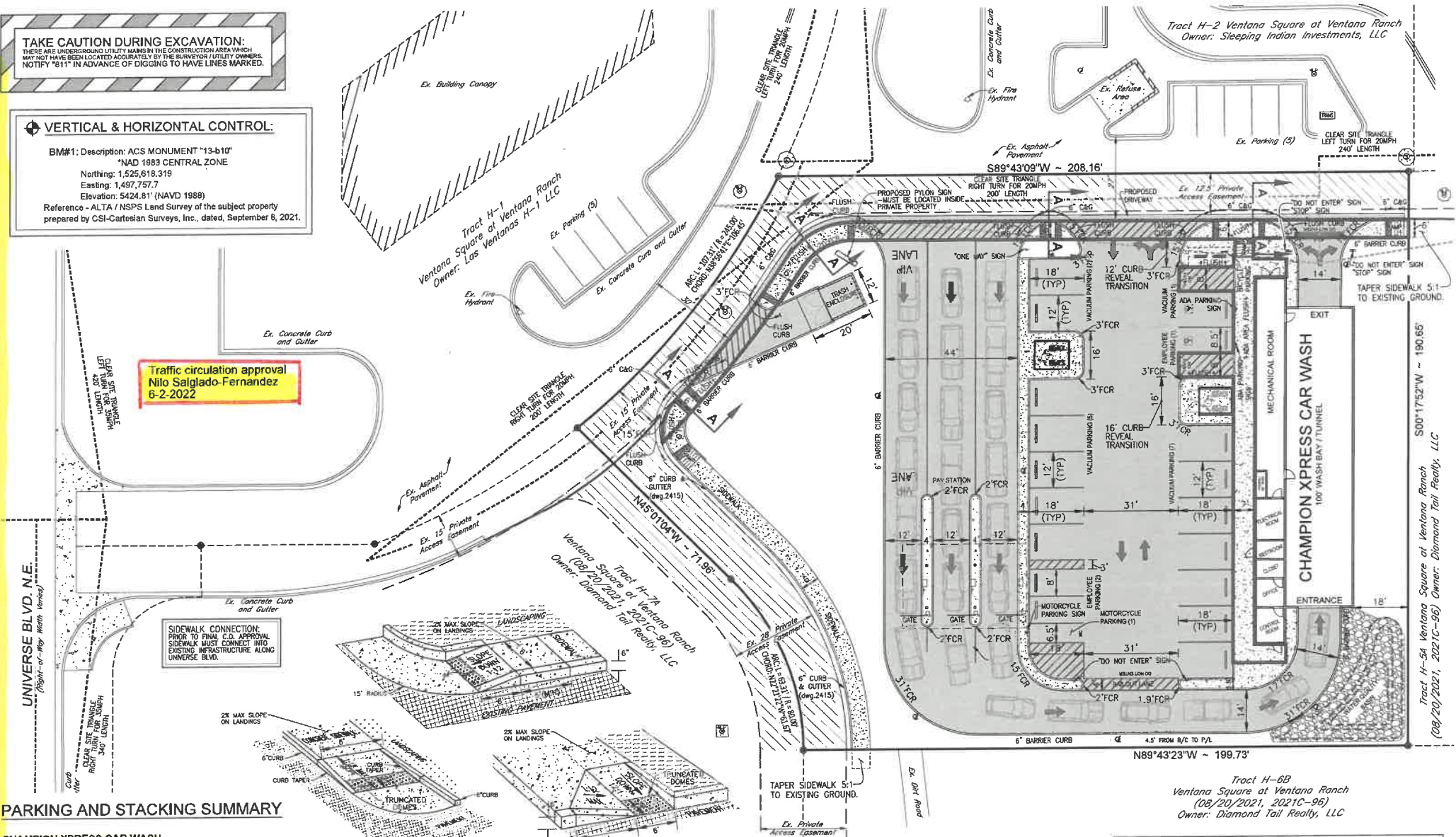
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan J. Morrissey".

Ryan J. Morrissey, P.E.
Project Team Leader

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



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')

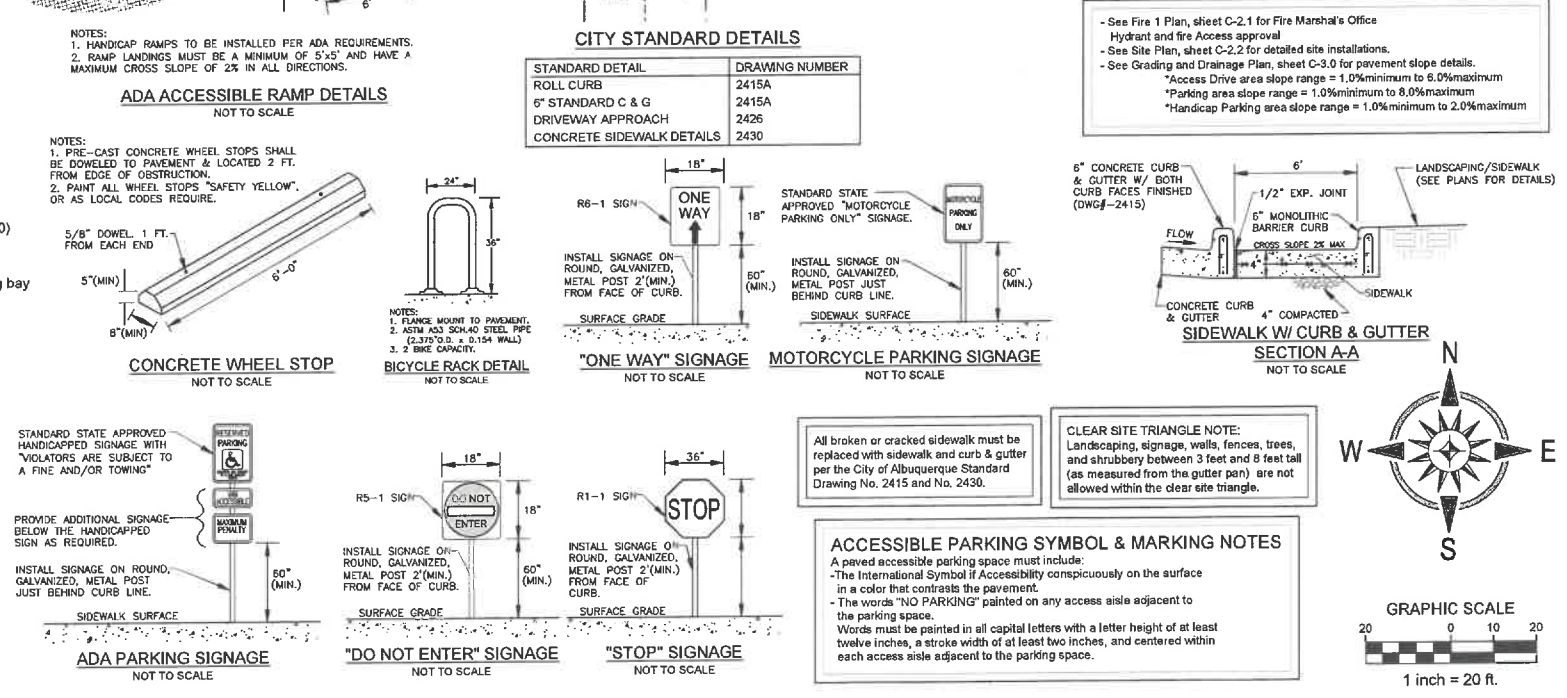
REQUIRED STANDARD PARKING = 2 Stalls
Use = Car Wash
2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area (1090 sq-ft / 1000)
per IDO Table 5-5-1: Off-street Parking Requirements

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

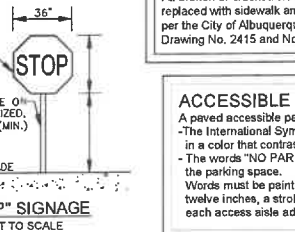
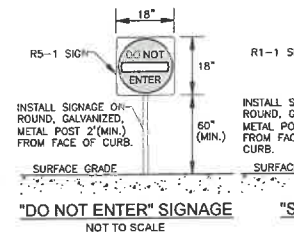
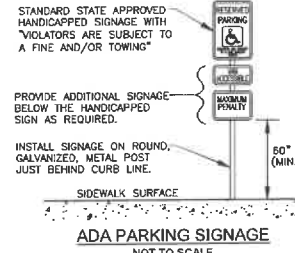
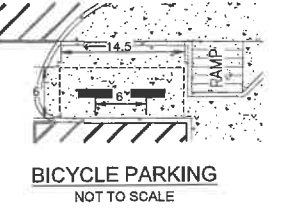
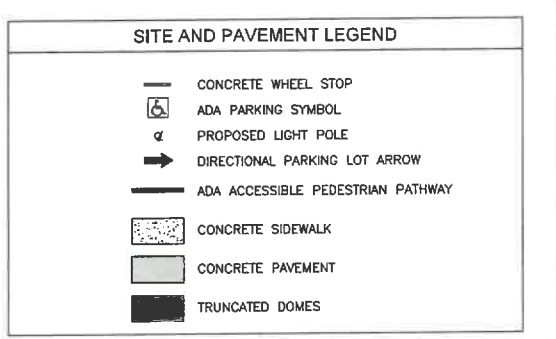
REQUIRED BICYCLE PARKING = 3 Spaces
per IDO Table 5-5-5: Bicycle Parking Requirements

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

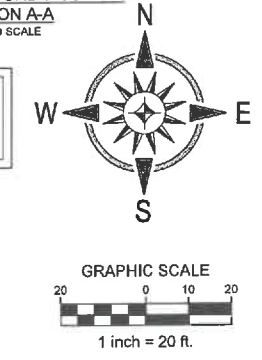


PROJECT SUMMARY
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Champion Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed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



ACCESSIBLE PARKING SYMBOL & MARKING NOTES
A paved accessible parking space must include:
- The International Symbol for Accessibility conspicuously on the surface in a color that contrasts the pavement.
- The words "NO PARKING" painted on any access aisle adjacent to the parking space.
Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.



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: 21.225
Draw: MCM	Dwg: 21-225.dwg
Check: RJM	Tab: C2.0-TP
Scale: 1" = 20'	
Date: 05.09.2022	
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN	
Sheet No.: C-2.0	