

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 29, 2025

Hal P. Grubb, P.E.
Barghausen
18215 72nd Ave. S
Kent, WA 98032

Re: Costco-Ful Expansion/ 9955 Coors Bypass Blvd NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 02-10-22 (B13-D003)
Certification dated 05-28-25
Trans# 2025-00135

Dear Mr. Grubb,

Based upon the information provided in your submittal received 05-15-25, 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

\EA via: email
C: CO Clerk, File




BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

TRAFFIC CERTIFICATION

I, HAL P. GRUBB, NMPE 25249, OF THE FIRM BARGHAUSEN CONSULTING ENGINEERS, LLC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MARCH 2, 2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY HAL P. GRUBB, OF THE FIRM BARGHAUSEN CONSULTING ENGINEERS, LLC. LOUIS GANNON, A REPRESENTATIVE OF HAL P. GRUBB, FURTHER CERTIFIES HE HAS PERSONALLY VISITED THE PROJECT SITE ON MAY 19, 2025, AND HAS DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.

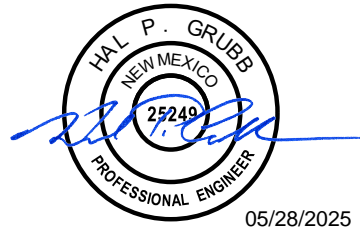
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

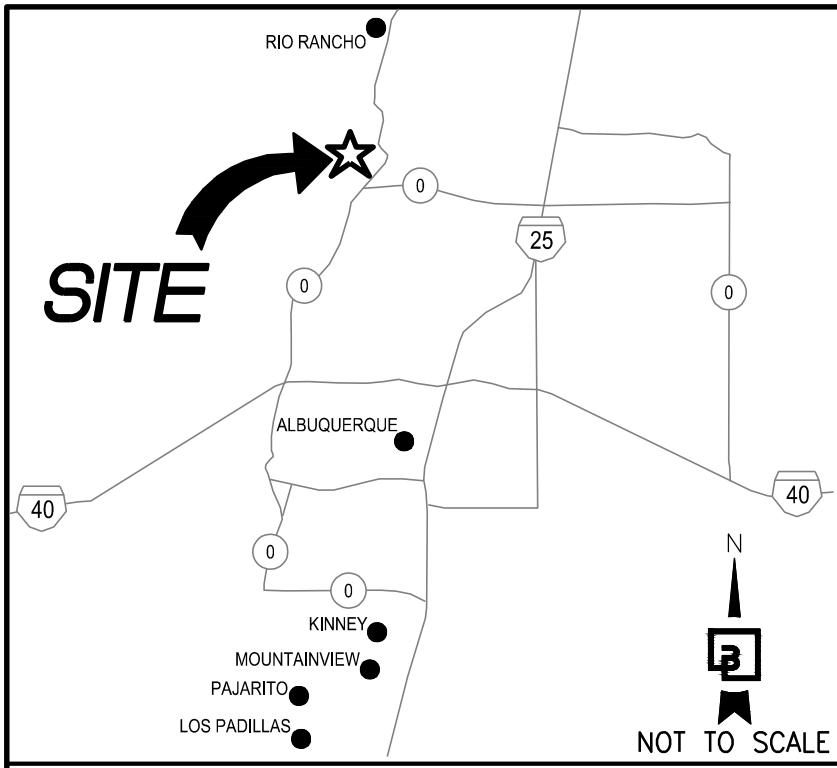
05/28/2025
Date



THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE OR ON THE APPROVED SITE PLAN, TCL, OR AA.

BARGHAUSEN CONSULTING ENGINEERS, LLC
A DIVISION OF CORE STATES GROUP

18215 72ND AVENUE SOUTH, KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
barghausen.com



VICINITY MAP

PROJECT DATA:

PROJECT ADDRESS: 9955 COORS BYPASS BOULEVARD NW
ALBUQUERQUE, NM 87114

JURISDICTION: ALBUQUERQUE

APN: 1-013-065-393233-1-01-10

ZONING: NR-C

PROJECT AREA SUMMARY:

| | EXISTING | PROPOSED |
|-------------|----------|----------|
| IMPERVIOUS: | 7,782 SF | 9,400 SF |
| PERVIOUS: | 1,618 SF | 0 SF |

TOTAL DISTURBANCE = 9,400 SF

PROJECT SITE DATA:

| COSTCO PARCEL | 617,769 SF (14.18 AC) |
|-----------------|-----------------------|
| TOTAL SITE AREA | 617,769 SF (14.18 AC) |

| BUILDING AREA | 146,724 SF |
|---------------------------|------------|
| COSTCO | 1,224 SF |
| COSTCO FOOD SERVICE | 1,391 SF |
| COSTCO EXISTING MEZZANINE | 5,200 SF |
| COSTCO TIRE CENTER | 154,539 SF |
| TOTAL BUILDING AREA | |

| PARKING SUMMARY | |
|--------------------------------|------------|
| PARKING REQUIRED | 618 STALLS |
| COSTCO: 154,539 SF @ 4/1000 SF | 618 STALLS |
| TOTAL PARKING REQUIRED | |

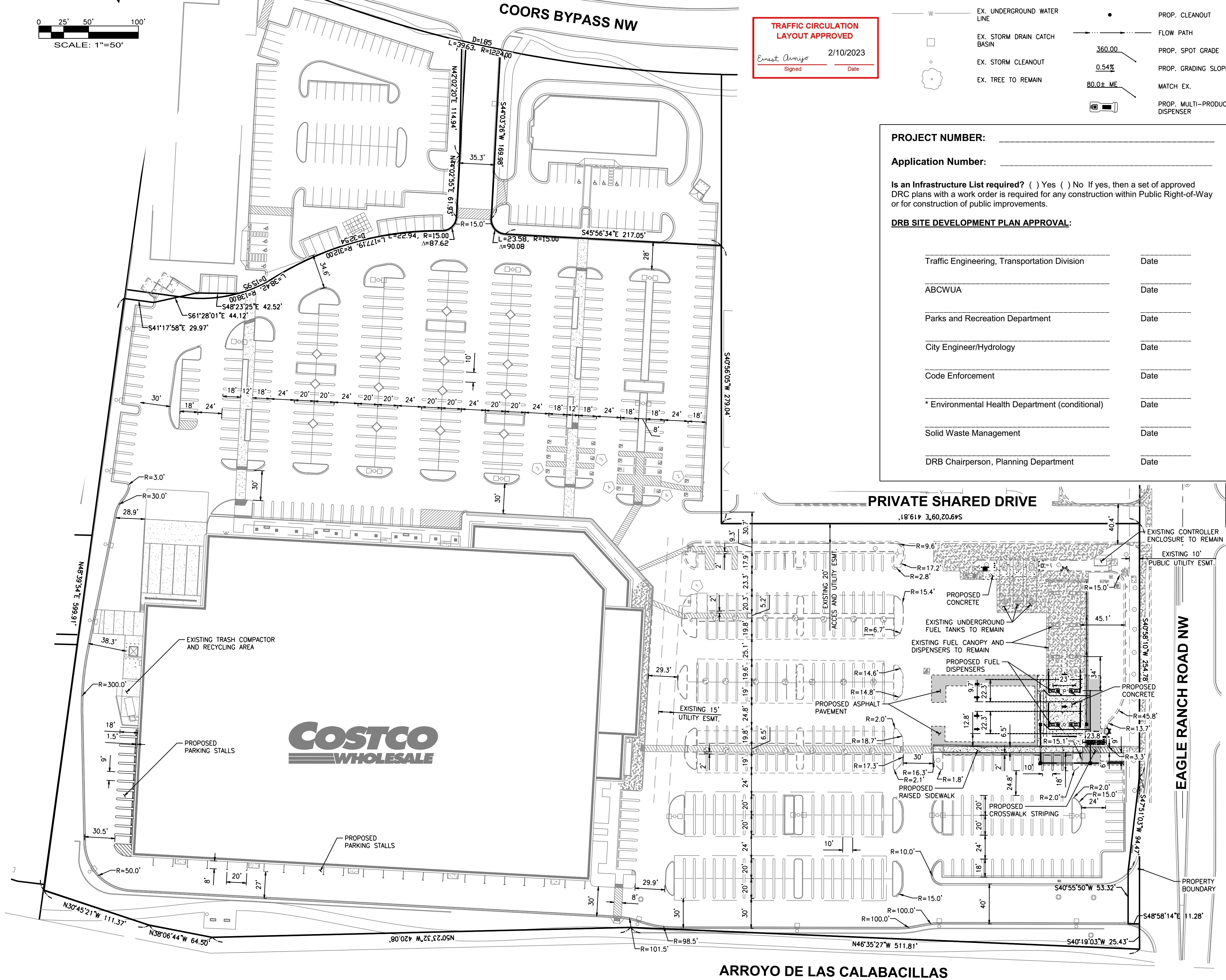
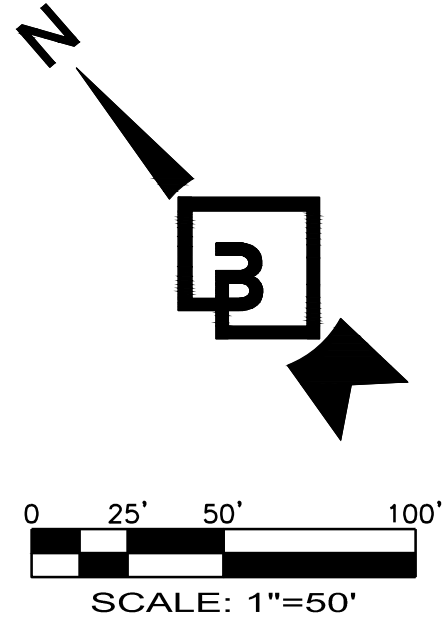
| PARKING PROVIDED | 619 STALLS |
|------------------------|--------------------|
| LANDSCAPE REQUIRED: | 85,323 SF (15%) |
| (MIN. 15% OF NET AREA) | |
| LANDSCAPE PROVIDED | 100,321 SF (17.6%) |

NOTE:

THIS PROJECT WILL BE REGULATED BY THE STATE OF NEW MEXICO ENVIRONMENTAL DEPARTMENT AND AIR QUALITY GROUP OF THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT.

PRELIMINARY OVERALL SITE PLAN

COSTCO WHOLESALE FUEL EXPANSION
9955 COORS BYPASS BLVD NW
ALBUQUERQUE, NM 87114
COSTCO WAREHOUSE #1016



LEGEND

| | |
|------------------------------|-------------------------------|
| EX. CONCRETE | PROP. ASPHALT |
| EX. CURB | PROP. CONCRETE |
| EX. CANOPY DRIPLINE | PROP. CURB AND GUTTER |
| EX. EASEMENT | SAWCUT LINE |
| EX. EDGE OF PAVEMENT | PROP. STORM PIPE |
| SD EX. STORM DRAIN | PROP. CANOPY |
| W EX. UNDERGROUND WATER LINE | PROP. CLEANOUT |
| EX. STORM DRAIN CATCH BASIN | FLOW PATH |
| EX. STORM CLEANOUT | 360.00 PROP. SPOT GRADE |
| EX. TREE TO REMAIN | 0.54% PROP. GRADING SLOPE |
| | 80.0+ ME MATCH EX. |
| | PROP. MULTI-PRODUCT DISPENSER |

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo 2/10/2023

Signed Date

PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



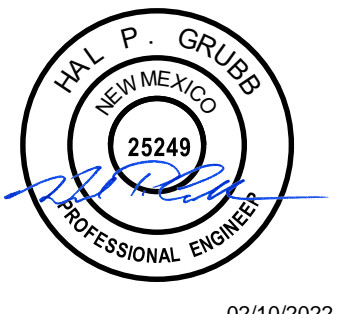
Know what's below.
Call before you dig.
Dial 811
Or 1-800-321-2537

PRELIMINARY OVERALL
SITE PLAN

9955 COORS BYPASS BLVD NW
ALBUQUERQUE, NM 87114
COSTCO WAREHOUSE #1016

COSTCO WHOLESALE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

For:

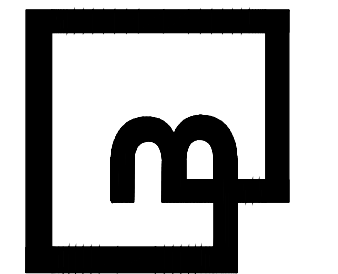


02/10/2022

Scale: Horizontal 1"=50' Vertical N/A

Designed: LPH
Drawn: LPH
Checked: JSL
Approved: MESP
Date: 2/18/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number 12735
Sheet 1 of 1