

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 16<sup>th</sup>, 2024

Jason Daye,  
Excel Engineering, Inc.  
100 Camelot Drive,  
Fond du Lac, WI 54935

**Re: Mister Carwash**  
**4709 ALAMEDA BLVD NE**  
**Traffic Circulation Layout-DFT Approval**  
Engineer's/Architect's Stamp 06-21-24 (C17D002A26C)

Dear Mr. Daye,

Based upon the information provided in your submittal received 07-02-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
2. Show the location of parking spaces for the employees. Also motorcycle parking signage is required.
3. Some of the sheets are not stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
4. Clarify existing property lines and proposed property lines.
5. All accessways to the site from the adjacent roadway shall be ADA-compliant.
6. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
7. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

8. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
9. 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)

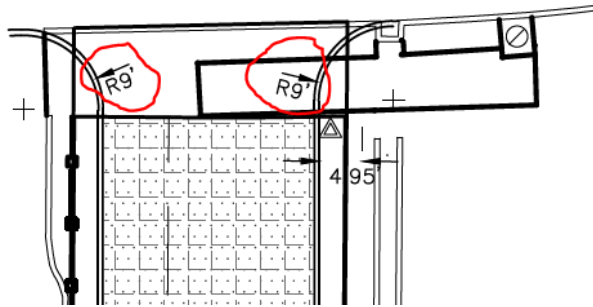
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10. ADA curb ramps must be updated to current standards and have truncated domes installed.
11. 9' radii is not enough. Make it 20'.



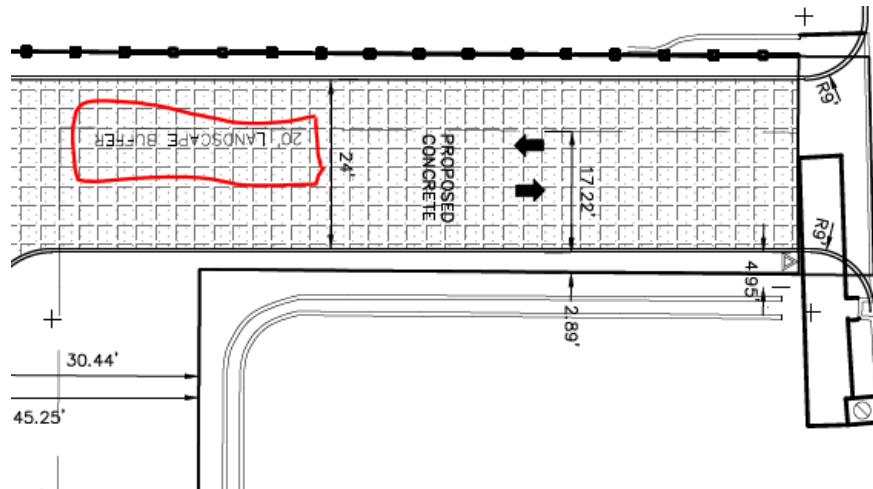
12. Is this a typo mistake?

PO Box 1293

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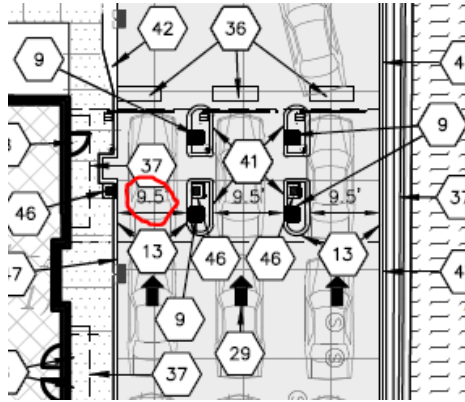
13. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
14. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
15. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). 9.5' is very narrow.

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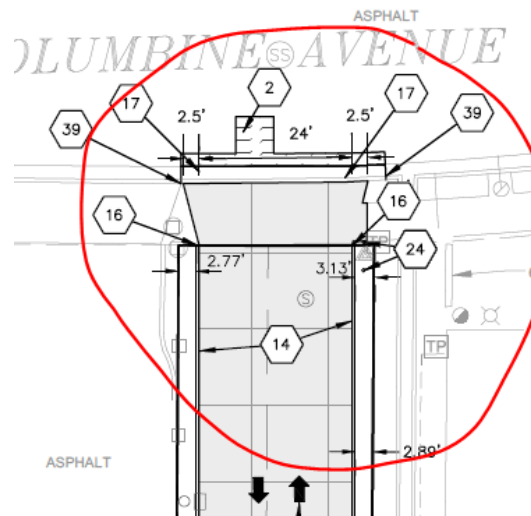
16. Please provide a sight distance exhibit
17. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."

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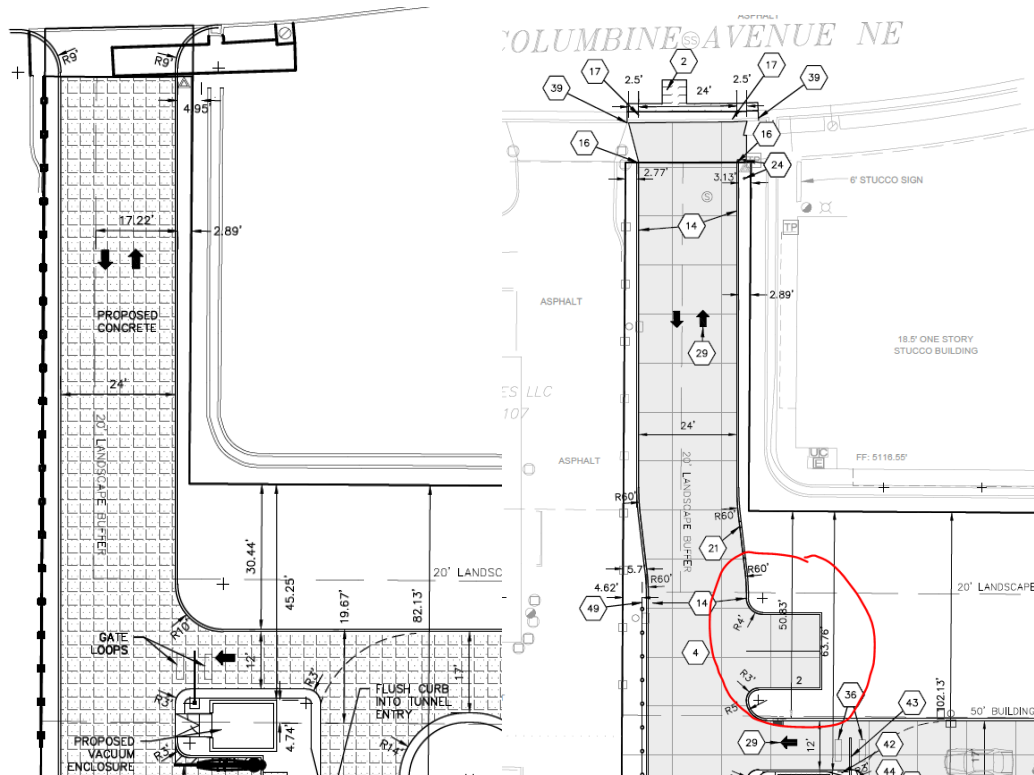
18. Please specify the City Standard Drawing Number when applicable.
19. Shared Site Access: driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
20. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
21. There is variation in plan at the highlighted location below:

# CITY OF ALBUQUERQUE

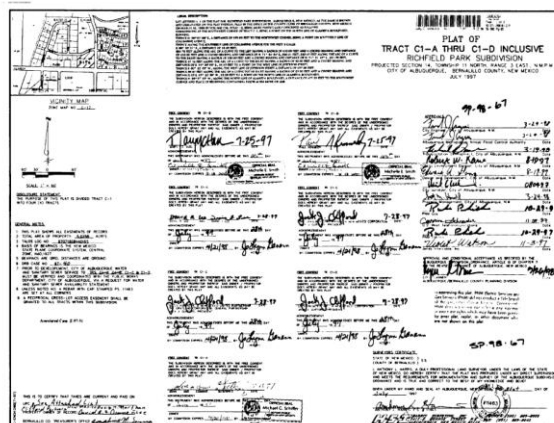
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22. Show location of overhead utility lines in relationship to the buildings.
23. Please provide the readable copy of this sheet:



Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).

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4. The \$75 re-submittal fee.  
for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3880.

Sincerely,

*MUHAMMAD SAEED ZAFAR*

Muhammad Saeed Zafar  
Engineering Assistant, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File

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