

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2024

Richard Bennett, RA
RBA Architecture, PC
1104 Park Ave SW
Albuquerque, NM 87113

**Re: Meineke Car Care
5901 Carmel Dr NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 9-22-20 (C18D049)
Certification dated 11-21-23

Dear Mr. Bennett,

Based upon the information provided in your submittal received 12-6-23 and letter received 5-9-24, Transportation Development has no objection to 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.

PO Box 1293

Albuquerque

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

NM 87103

Curtis A Cherne

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: Laurie Elliot, Yvette Lucero, Wendi Alcala, James Broomfield, Carlos Segura



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Meineke Car Care **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 17, Block 16, Tract A, Unit B of the North Albuquerque Acres
City Address: 5901 Carmel DR NE, Albuquerque, NM 87113

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: Carlos Segura **Contact:** _____
Address: _____
Phone#: 505-490-2756 **Fax#:** _____ **E-mail:** csegura505@gmail.com

Architect: RBA Architecture, PC **Contact:** David McEachern
Address: 1104 Park Ave SW
Phone#: 505-242-1859 **Fax#:** _____ **E-mail:** david@rba81.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ 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

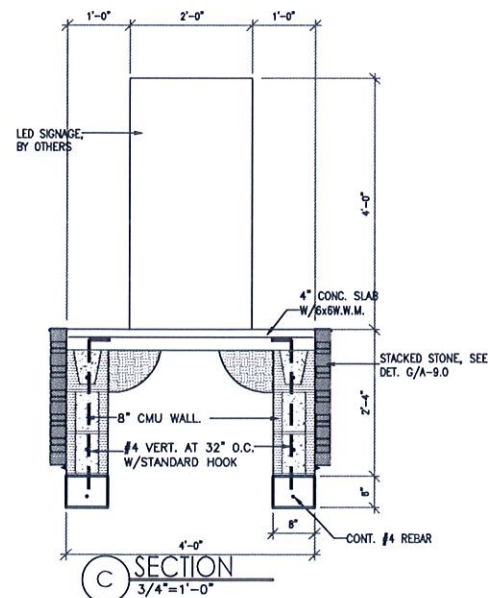
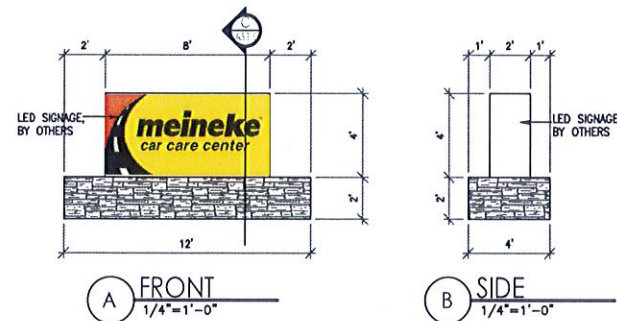
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 11-21-2023 **By:** David McEachern

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Jeanne Wolfenbarger



- A. PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- B. PROVIDE EXPANSION JOINTS IN CONCRETE WALK AT 4' O.C. AND WHERE CONCRETE ABUTS THE BUILDING.
- C. PREMIS IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH x 1 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- D. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-B.C. 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY AND LOCATIONS.
- E. ALL PENETRATIONS THROUGH A FIRE-RATED WALL ASSEMBLY TO BE FIRE-STOPPED WITH THERMAFIBER A1 MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
- F. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.
- G. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARD DRAWINGS (2145 & 2430).

I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS
5-5: LIGHT VEHICLE REPAIR
PARKING & LOADING: 1 SPACE / 1,000 S.F. GFA
5,200 S.F. / 1,000 PERSONS = 5.2 PARKING SPACES (5)

REQUIRED PARKING:	5 SPACES
PROVIDED SPACES:	17 SPACES

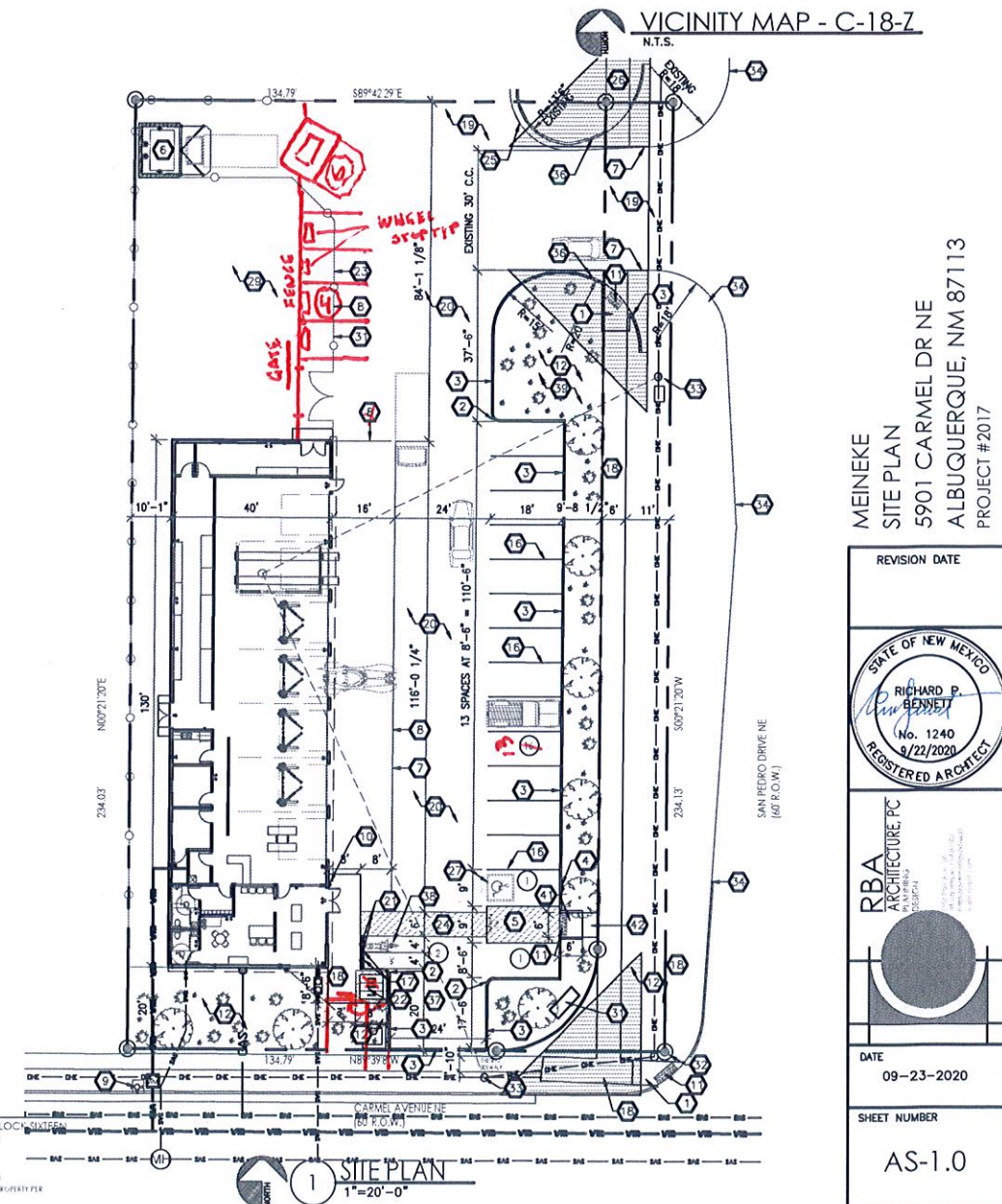
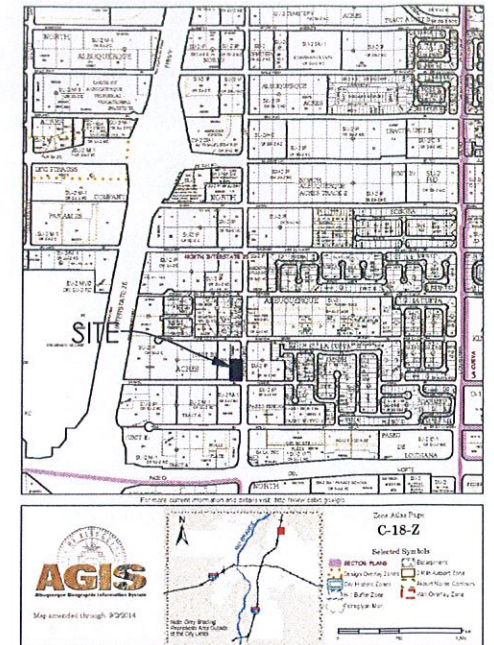
I.D.O. PART 14-16-5, SEC. 5-5-4 (D): 1-25 SPACES = 1 MOTOR CYCLE
SPACES PROVIDED 2 SPACES

I.D.O. PART 14-16-5, SEC. 5-5-5 (E): 3 SPACES OR 10% WHICH EVER IS GREATER SPACES: 3 BICYCLES PROVIDED



I.D.O. PART 14-16-5, DEVELOPMENT STANDARDS
5-6: LANDSCAPING, BUFFERING, AND SCREENING
MINIMUM LANDSCAPE AREA 5-6(C)(2)(a)
LANDSCAPING:

TOTAL LOT AREA: 27,437.508 S.F. (.72 ACRES)
TOTAL UNDER ROOF AREA: 5,200 S.F.
NET LOT AREA: 27,437.508 - 5,200 = 22,237 S.F.
LANDSCAPING REQUIRED: $22,237 \times 15\% = 3,335.55$ S.F.
PROPOSED LANDSCAPING: 3,698 S.F. (REF: SITE PLAN)

- 1. ACCESSIBLE CURB RAMP PER C.O.A. STANDARDS DWG. 2426, WILL BE DONE PER DMD'S SAN PEDRO BOULEVARD IMPROVEMENTS PROJECT #6097.001.
- 2. 2'-0" CURB RADIUS, TYP.
- 3. CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER PER C.O.A. STANDARD DRAWING 2415A, WILL BE DONE PER DMD'S SAN PEDRO BOULEVARD IMPROVEMENTS PROJECT #6097.001.
- 4. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
- 5. PAINTER STRIP HANDCAP ACCESSIBLE ASILE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATION SIGN (66-1-4.1.B NUSA 1978), REF: DETAIL AS/AS-2.0.
- 6. DUMPSITER ENCLOSURE, REF: DETAIL A1/AS-2.0.
- 7. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5' HIGH WHITE LETTER "NO PARKING, FIRE LANE, TYP. EVERY 15' OVER 6' WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
- 8. EDGE OF ASPHALT.
- 9. EXISTING FIRE HYDRANT LOCATION.
- 10. G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS, MOUNT BOX 4'-0" - 6'-0" HIGH A.F.F. TYP.
- 11. 2'-4" TRUNCATED DOMES, TYP.
- 12. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- 13. ELECTRICAL TRANSFORMER LOCATION, COORDINATE LOCATION WITH PNM.
- 14. ELECTRICAL WETER LOCATION, REF: ELECTRICAL SITE PLAN.
- 15. GAS METER PER NM GAS COMPANY AND CITY OF ALBUQUERQUE STANDARDS, REF: PLUMBING PLANS.
- 16. 4" WIDE PAINTER STRIPE PER C.O.A. STANDARDS, REF: DETAIL AB/AS-2.0, TYP.
- 17. CONCRETE WEDGE STOP, TYP.
- 18. NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430. CONSTRUCTED UNDER PUBLIC IMPROVEMENT AGREEMENT - PROJECT #6097.001
- 19. EXISTING ASPHALT DRIVE-WAY, WILL CHANGE AFTER DRB ROW DEDICATION. CONSTRUCTED UNDER PUBLIC IMPROVEMENT AGREEMENT - PROJECT #643580
- 20. ASPHALT PAVING OVER GRAVEL BASE COURSE, REF: GEOTECH
- 21. MOTORCYCLE PARKING SIGNAGE PER C.O.A. STANDARDS, TYP.
- 22. BIKE RACK FOR (3) BICYCLES, 30" TALL X 18" MIN, REF DETAIL 03/AS-2.0.
- 23. NEW 5" CONCRETE PAD.
- 24. 6 FOOT WIDE ACCESSIBLE PEDESTRIAN PATH, TYP.
- 25. EXIST. CONC. CURB AND GUTTER.
- 26. EXIST. CONC. SIDEWALK.
- 27. HANDCAP SYMBOL PER C.O.A. STANDARDS, TYPICAL (1) PLACE REF: DETAIL C2/AS-5.0.
- 28. NOT USED.
- 29. GRAVEL STORAGE AREA.
- 30. CHAIN LINK FENCE AND GATE.
- 31. NEW MONUMENT SIGN, SEE DETAIL A-AS-1.0.
- 32. EXISTING POWER POLE TO REMAIN.
- 33. EXISTING COMMUNICATION BOX, TO REMAIN.
- 34. EDGE OF EXISTING ASPHALT ROAD, WILL CHANGE AFTER DRB ROW DEDICATION.
- 35. NOT USED.
- 36. 25' X 25' CLEAR SIGHT TRIANGLE AT ANTICIPATED CURB LOCATION PER DMD'S SAN PEDRO BOULEVARD IMPROVEMENTS PROJECT #6097.001, ADJUST AS NECESSARY. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS". SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET FROM THE WALKING SURFACE OF THE GUTTER PANEL WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 37. BIKE PARKING SPACES SHALL BE 6'-0" LONG X 24" WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
- 38. "MC" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, AT MOTORCYCLE PARKING.
- 39. RETENTION POND, REF: CIVIL DRAWINGS. STABILIZE RETENTION POND SIDE SLOPES WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL, REF: LANDSCAPE PLAN.
- 40. ALL SAN PEDRO BOULEVARD IMPROVEMENTS SHALL BE BUILT PER A PROCEDURE C AGREEMENT(SIDEWALK, CURB, EXTRA BIKE LANE, AND EXTRA SOUTH LANE), ANY WORK THAT WILL BE DONE IN THE COA RIGHT-OF-WAY THAT INCLUDES THESE ITEMS WILL BE DONE PER A COA WORK ORDER.
- 41. ACCESSIBLE CURB RAMP PER COA STANDARDS DWG. 2426.
- 42. NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DWG. 2430. THE INTO NEW SIDEWALK.



MEINEKE
SITE PLAN
5901 CARMEL DR NE
ALBUQUERQUE, NM 87113
PROJECT #2017

REVISION DATE	
	
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> RBA ARCHITECTURE PC <small>PROFESSIONAL CORPORATION</small> <small>10000 N. 24TH AVENUE, SUITE 100</small> <small>DENVER, CO 80202</small> </div> <div style="width: 50%; font-size: small;"> RICHARD P. BENNETT ARCHITECT LICENSE NO. 1240 EXPIRATION DATE 9/22/2020 </div> </div>	
	
DATE <div style="text-align: center; font-size: large;">09-23-2020</div>	
SHEET NUMBER <div style="text-align: center; font-size: x-large;">AS-1.0</div>	

LEGAL DESCRIPTION
LOT NUMBERED SEVENTEEN (17) IN BLOCK SIX
(16), TRACT A, UNIT B, OF THE NORTH
ALBUQUERQUE ACRES
5901 SAN PEDRO NE,
ALBUQUERQUE, NEW MEXICO 87113
(FOR INFORMATIONAL PURPOSES ONLY ADDRESS OF PROPERTY PER
COUNTY ASSESSOR'S TAXROLL)



November 21, 2023

Re: Meineke
5901 Carmel Dr NE
Project # BP-2021-09424
Approved TCL Architect's Stamp 9-28-202` (C18-D049)

TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMRA #1240, of the firm of RBA Architecture, PC hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved Site Plan dated 01/06/2022 and with Architect's stamp dated 9/22/20.

The record information was edited on the original design document has been obtained by **Rick Bennett | Architect**, of the firm. I further certify that I have personally visited the project site on November 21, 2023 and have determined by visual inspection that the survey data 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 Certificate of Occupancy (Permanent) for Meineke at 5901 Carmel Dr NE, Lot 17, Block 16, Tract A, Unit B of the North Albuquerque Acres of Bernalillo County in Albuquerque, New Mexico.

The record information presented herein 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 "Rick Bennett", written over a light blue circular stamp.

Rick Bennett, Architect



May 9, 2024

Curtis Cherne, PE
Senior Engineer

**Subject: Meineke Car Care
5901 Carmel Dr NE
C18D049**

Dear Curtis,
RBA has no problem with the style and location of the bike racks.

A handwritten signature in blue ink, appearing to read "Rick Bennett", written over a horizontal line.

Architect

Rick Bennett