

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 11, 2021

Simons Architecture  
Joe Simons  
P.O. Box 67408  
Albuquerque, NM 87193

**Re: Car Wash**  
**7201 Wyoming Blvd NE 87109**  
**30-Day Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-25-19 (D19D005)  
Certification dated 5-5-21

Dear Mr. Simmons,

Based upon the information provided in your submittal received 5-7-21, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- All site signage shown on plan needs to be in place (handicapped parking, motorcycle, on-way, way-finding, etc.)
- "Do Not Enter" markings are missing in back of the building for the one-way aisles.
- Clear the site of debris around the drive-up area.

Once corrections are complete resubmit

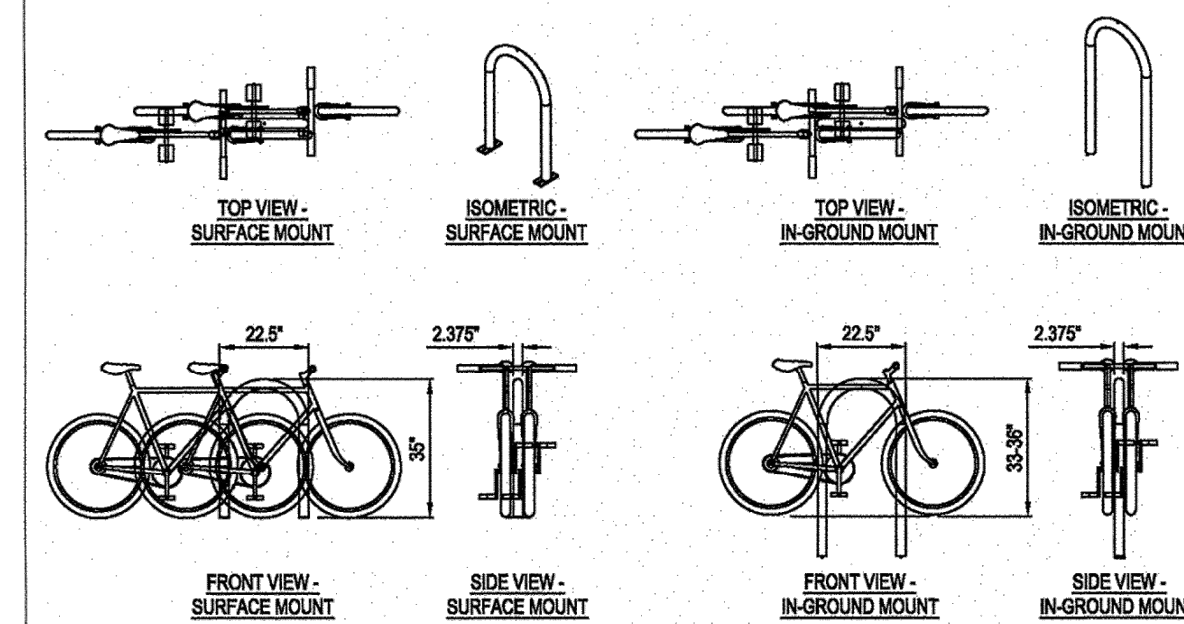
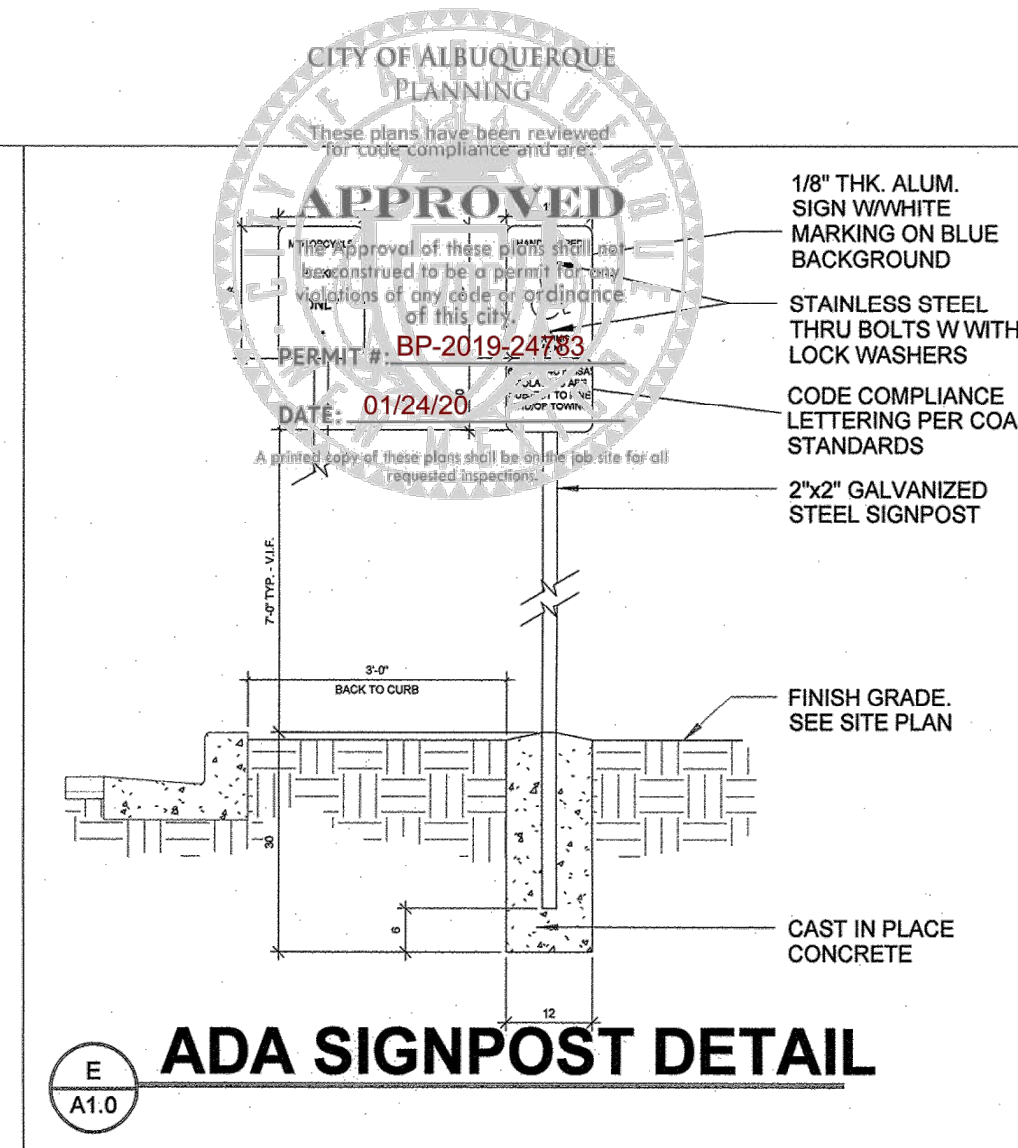
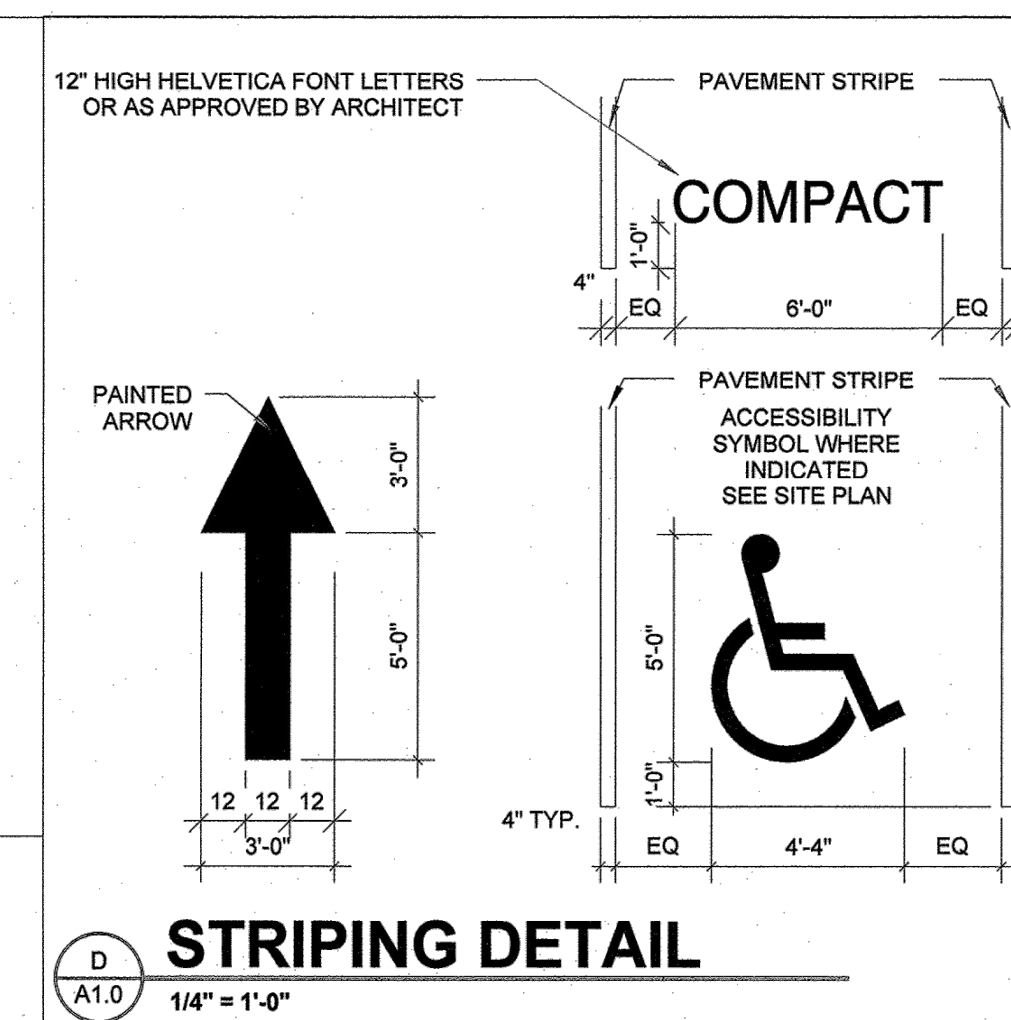
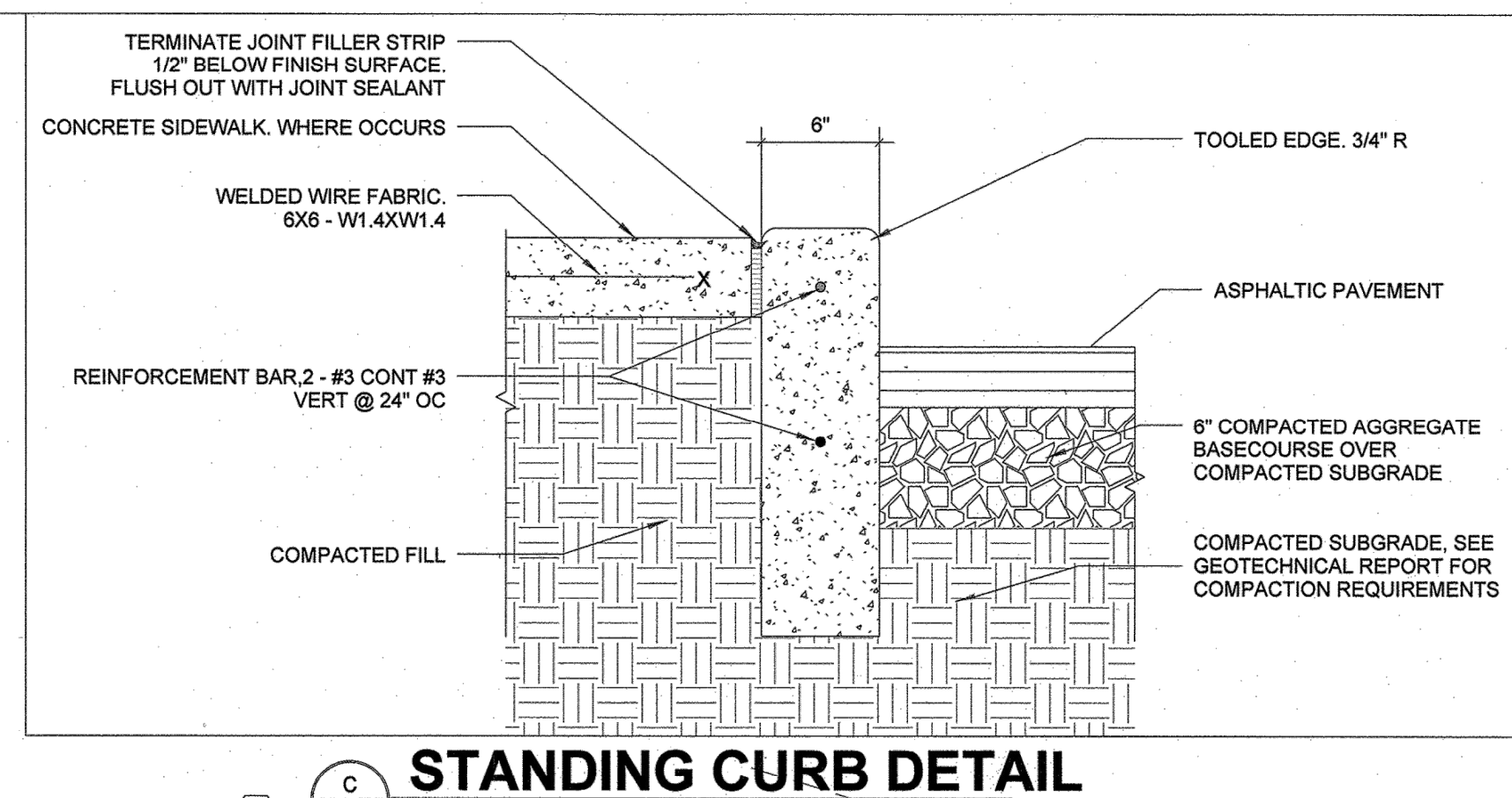
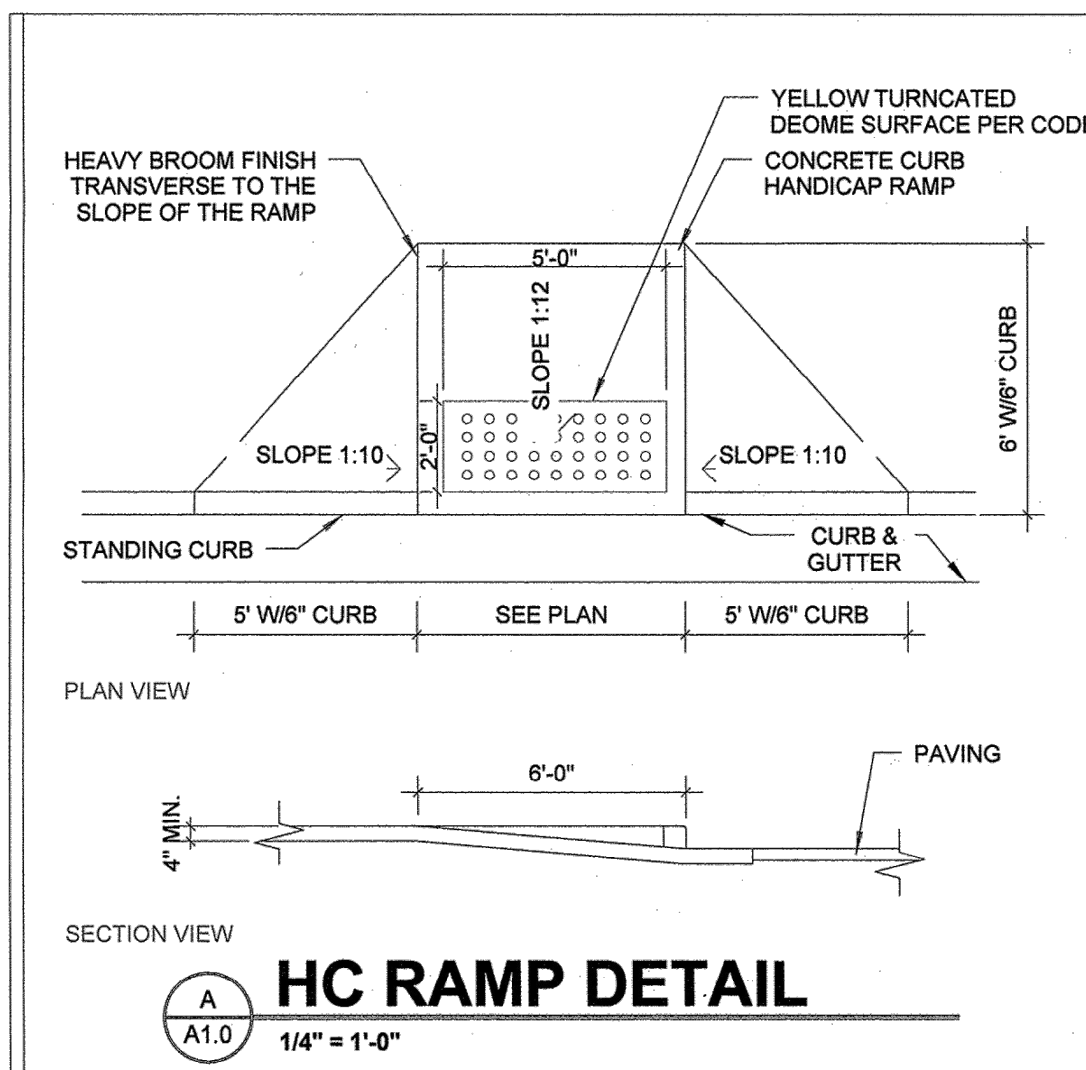
1. The approved and stamped TCL with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services  
EG via: email  
C: CO Clerk, File



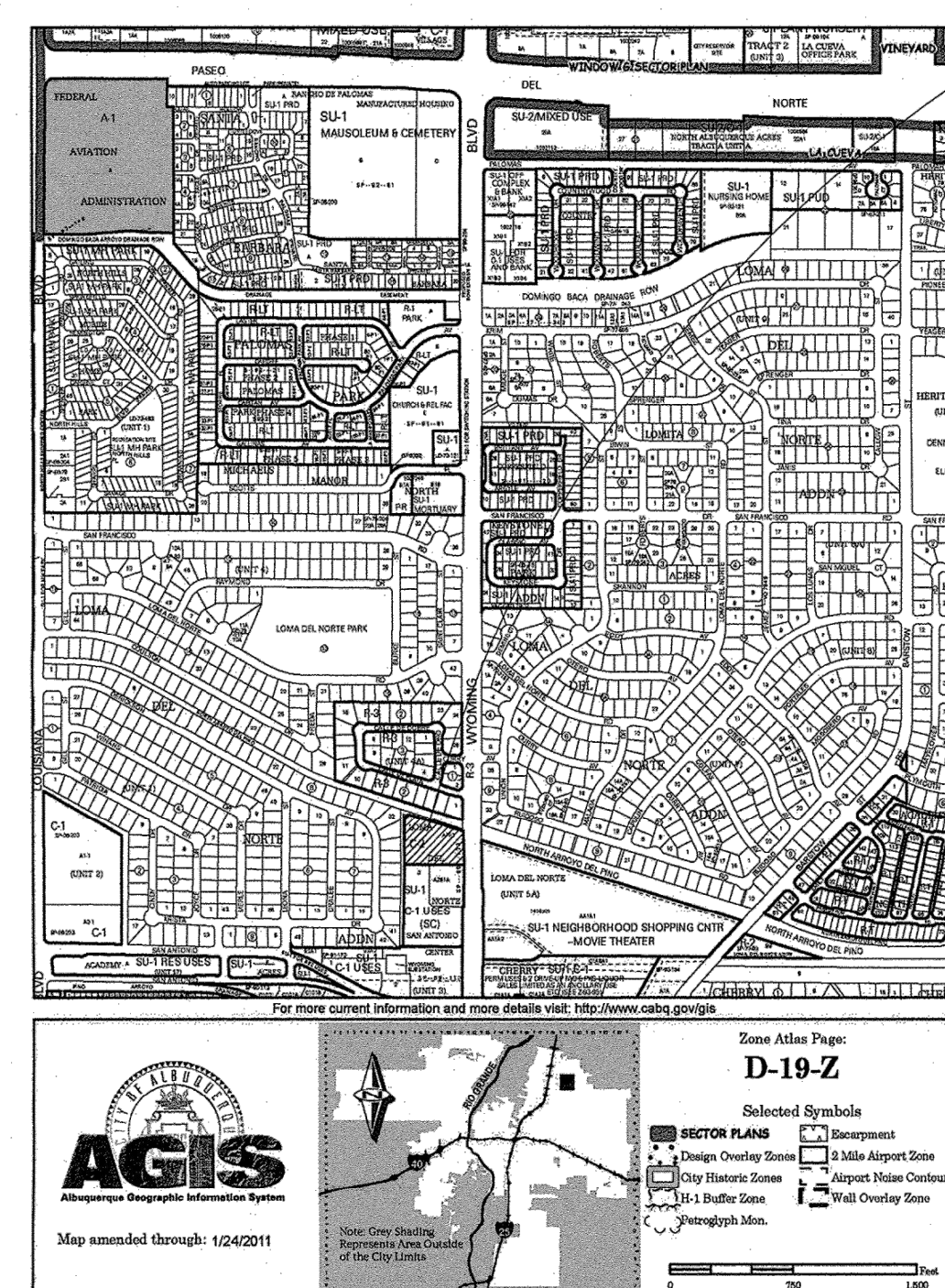


## KEYED NOTES

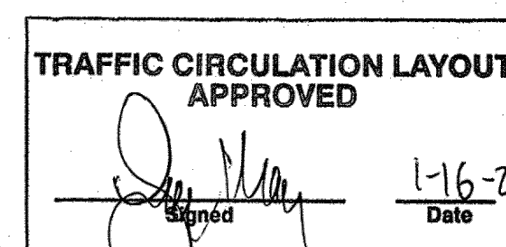
- EXISTING ASPHALT PAVING TO REMAIN
- ADA PATH FROM STREET TO BUILDING
- PAVEMENT STRIPING TO EXTENTS SHOWN
- LANDSCAPING AREA
- NEW CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WMF
- NEW CONCRETE STANDING CURB- PER COA STANDARD DETAIL
- EXISTING CURBING TO REMAIN
- VACUUM AREA SPACES, NOT REQUIRED PARKING SPACES
- EXISTING WATER METER TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING TELEPHONE PEDESTAL TO REMAIN
- NEW BIKE RACK- 4 SPACES
- NEW 48" TALL SIGN: "DO NOT ENTER" FROM "HIGHWAY SUPPLY" ABO
- NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT- SEE DTL THIS SHEET
- EXISTING BUILDING Pylon SIGN
- NEW HC PARKING SIGN PER DETAIL THIS PAGE
- NEW HC STRIPING AND PAVEMENT PAINTED SYMBOL
- NEW 6" TALL 8" CMU WALL FOR TRASH ENCLOSURE PER COA DWG
- EXISTING FIRE HYDRANT LOCATION
- PRECAST PARKING BUMPER
- NEW MOTORCYCLE PARKING SIGN PER DETAIL THIS PAGE
- EXISTING POWER POLE
- MOTORIZED VEHICLE CONTROL GATE OPERATED BY FULL TIME EMPLOYEE ON SITE DURING OPERATING HOURS
- STOP SIGN BY HIGHWAY SUPPLY ABO NM
- CUSTOM SIGN 36" W. X 24" H. "CAR WASH ENTRY"
- CUSTOM SIGN 36" W. X 24" H. "NO CAR WASH ENTRY"

## BICYCLE RACK DETAIL

## ZONING ATLAS PAGE:



## PROJECT LOCATION

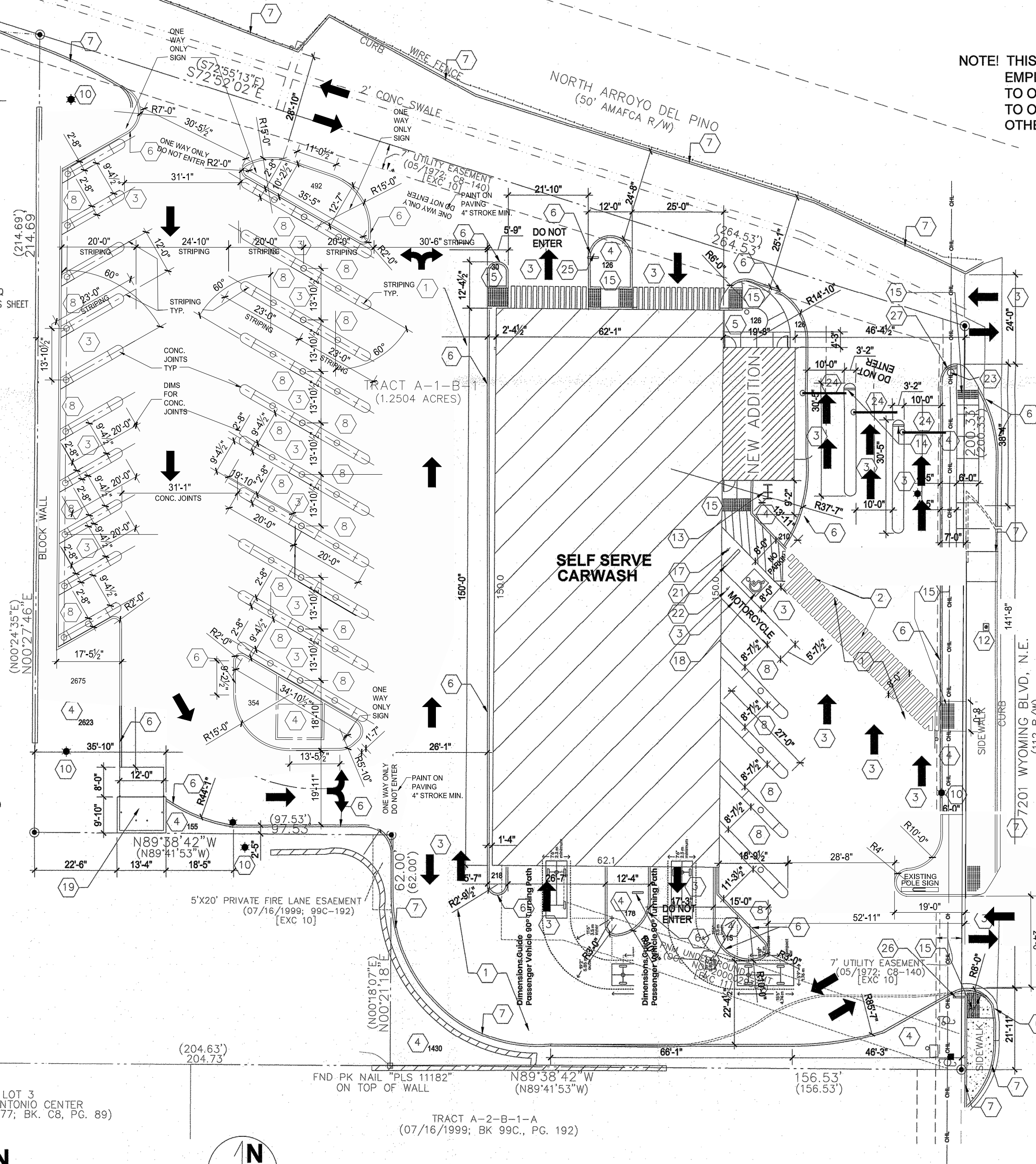


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

BASIS OF BEARING  
N89°41'31"W  
N89°38'20"W

## SITE PLAN

LOT 3  
SAN ANTONIO CENTER  
(02/01/1977; BK. C6, PG. 89)



NOTE! THIS LOCATION REQUIRES A FULL TIME OPERATIONS PERSON EMPLOYEE ON SITE DURING OPERATING HOURS AT THE PAY STATION TO OPERATE THE VEHICLE CONTROL GATE AND IS RESPONSIBLE TO ONLY LET CUSTOMER CARS ENTER THE ALLEY IF THERE IS NO OTHER TRAFFIC IN THE PUBLIC ALLEY.

## LEGAL DESCRIPTION

LOT A1B1, LOMA DEL NORTE  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

## SITE DATA

ZONING: MX-L (OLD C-1)  
ZONE ATLAS: D19  
UPC: 101906324606230950  
SITE SIZE: 54,533 SQ. FT. (1.2118 AC.)  
BUILDING SIZE / % OF SITE: 10,069 SQ. FT. / 18.46%

## PARKING CALCULATIONS

**CARWASH BUILDING**  
AREA: 9,833 S.F.

**PARKING CALCULATIONS:**  
2 SPACES / 1000 SF LOBBY SPACE = 2 PARKING SPACES

TOTAL STANDARD PARKING PROVIDED = 2 SPACES  
TOTAL H.C. PARKING REQUIRED = 1 SPACE  
TOTAL H.C. PARKING PROVIDED = 1 SPACE  
TOTAL MOTORCYCLE SPACES REQUIRED = 1 SPACE  
TOTAL MOTORCYCLE SPACES PROVIDED = 1 SPACE

TOTAL PARKING PROVIDED = 2 SPACES  
TOTAL PARKING REQUIRED = 2 SPACES

1 BICYCLE RACK PER 20 PARKING SPACES  
(1 BICYCLE RACK - 5 SPACES)

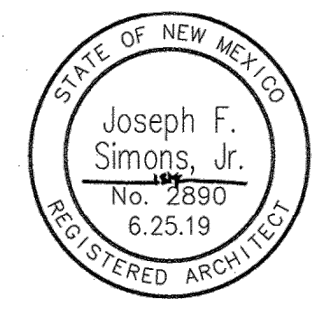
BIKE SPACES REQUIRED = 1 RACK  
BIKE SPACES PROVIDED = 1 RACK

## LANDSCAPE CALCULATIONS

LOT AREA: 54,450 S.F.  
BUILDING AREA: 9,833 S.F.  
NET LOT AREA: 44,617 S.F.

LANDSCAPE AREA REQUIRED (15%): 6,692 S.F.  
GROUND COVER REQUIRED (75% OF LANDSCAPE): 5,019 S.F.

STREET TREES: 30' O.C.  
LANDSCAPE AREA PROVIDED (15.0%): 6,697 S.F.



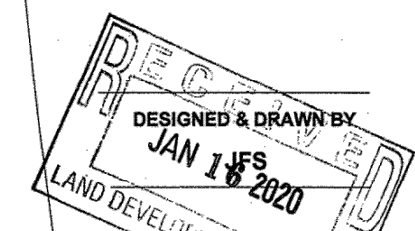
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Architect  
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ph. 505.480.4786  
joe@simonsarchitecture.com



**CAR WASH - LOCATION**  
PERMIT SET  
7201 WYOMING BLVD  
ALBUQUERQUE, NM 87109  
BERNALILLO COUNTY

JOB NUMBER  
LBJ-005  
DATE  
06.25.19  
REVISIONS  
12.11.19  
1.20.20



**TCL**





PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
joe @ SIMONSARCHITECTURE.COM

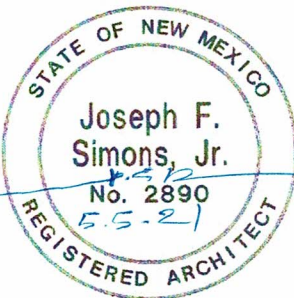
505.480.4796 VOICE

5.5.21

## TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED ~~1/24/20~~ 1/24/20 AT THE ADDRESS 7201 WYOMING BLVD, ALBUQUERQUE, NM AND PERMIT NUMBER IS BB2019-24783. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 9/26/16 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). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS: UPDATED TO SHOW CHANGES  
APPROVED BY TRAFFIC

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.



5.5.21  
Signature of Engineer or Architect

Date