

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 12, 2024

Ryan Morrissey, PE  
Burkhardt Engineering  
28 North Cherry Street  
Germantown, OH 45327

**Re: Champion Xpress Car Wash  
5307 4<sup>th</sup> St NW  
Request for Certificate of Occupancy- 30 Day Temp  
Transportation Development Final Inspection  
Engineer's Stamp Date 5-31-22 (F14D036A)  
Certification dated 1-5-24**

Dear Mr. Morrissey;

Based upon the information provided in your submittal received 1-5-24, Transportation Development has no objection to a 30-Day Temporary Certificate of Occupancy. 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 issuance of a Permanent Certificate of Occupancy, the following items are to be addressed:

1. There were no pavement markings or signage in the employee parking area.
2. The 6' wide accessible path pavement marking was not installed.
3. Missing pavement markings and signage for the at the tunnel exit.
4. Missing transition sidewalk stone north of the ramp at 4<sup>th</sup> and Douglas Macarthur.
5. There were a couple of broken sidewalk stones on the Douglas Macarthur portion of the ramp at the 4<sup>th</sup> and Douglas Macarthur that are to be replaced and the ramp is not 6 feet (44", 60" and 57") wide as shown on the plan and some of the ramp needs to be replaced. I will follow up on this separately.
6. The landscape buffer on Douglas Macarthur was not finished. It needs fine grading and aggregate.
7. The bike rack was not installed.
8. Trim the tree on Douglas Macarthur so the branches don't hang over the sidewalk.

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

Sincerely,

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield,  
blake@7bdev.com

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Champion Xpress Car Wash Hydrology File # F14D036A

Legal Description: Lot 1, Block 2 Douglas MacArthur Subdivision and Tract 112-A-2 M.R.G.C.D Map 32.

City Address, UPC, OR Parcel: 5307 4th street NW

Applicant/Agent: Burkhardt Engineering Contact: Mitchell Monnin

Address: 28 North Cherry Street Germantown, OH 45327 Phone: 937-895-4488

Email: mmonnin@burkhardtinc.com

Applicant/Owner: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave. NE, suite 600, Albuquerque, NM 87109 Phone: 505-267-7686

Email: rokoye@modulusarchitects.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☐ RESIDENCE  
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 01/05/2024



January 5, 2024

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 5307 4<sup>th</sup> Street NW (BP-2022-30010)

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 5/31/2022.

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, reading "Ryan J. Morrissey".

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

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 16, 2022

Mitchell Monnin  
Burkhardt Engineers & Surveyors  
28 North Cherry St.  
Germantown, OH 45327

**Re: Champion Xpress Car Wash**  
**5307 4<sup>th</sup> St. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 05-31-2022 (F14-D036A)

Dear Mr. Monnin,

The TCL submittal received 06-01-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

FEE PAID:\_\_\_\_\_



