

CITY OF ALBUQUERQUE



October 15, 2020

Ryan Morrissey, PE
Burkhardt Engineering Company
28 N. Cherry St. NE
Germantown, OH 45327

**Re: Champion Xpress Car Wash
4516 Wyoming Blvd NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-15-19 (F20D005)
Certification dated 10-14-20**

Dear Mr. Morrissey,

Based upon the information provided in your submittal received 10-15-20, 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:

- Approved and Accepted Work Order Closeout.

Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and submit an administrative fee of \$40.00, 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

PARKING AND STACKING SUMMARY

CHAMPION XPRESS CAR WASH

BUILDING AREA = 4,522 sq-ft (303 sq-ft non-wash bay/mechanical room)

WASH BAY STACKING PROVIDED: 30 Vehicles

VACUUM PARKING PROVIDED: 20 Spaces (18'X12')

EMPLOYEE/STANDARD PARKING PROVIDED: 6 Spaces (18'X9')

MOTORCYCLE PARKING PROVIDED: 1 Space (18'X9')

BICYCLE PARKING PROVIDED: 4 Spaces (2 Racks)

REQUIRED STANDARD PARKING = 2 Stalls

per Table 5-5-1: Off-street Parking Requirements

Use = Car Wash

2 spaces / 1,000 sq-ft GFA of retail, office, and waiting area

REQUIRED STACKING SPACES = 3 (three) 20' spaces from end of washing bay

Activity = Car Wash

per Table 5-5-8: Required Stacking Spaces

REQUIRED MOTORCYCLE PARKING = 1 Space

per Table 5-5-4: Motorcycle Parking Requirements

REQUIRED BICYCLE PARKING = 3 Spaces

per Table 5-5-5: Bicycle Parking Requirements

REMAINING BUILDING TO SOUTH

BUILDING AREA = 5,200 sq-ft +/-

NO PARKING PROVIDED

per Table 5-5-1: Off-street Parking Requirements

Use = Warehousing

NO PARKING REQUIRED

TRAFFIC CERTIFICATION

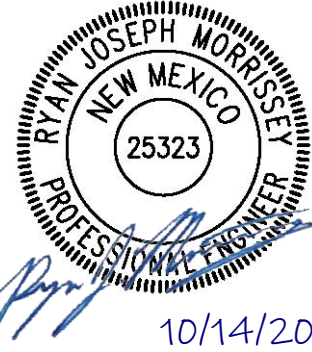
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I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED PHOTOGRAPHY AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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LOT 21

LOT 20

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OFIMIANO J. GUTIERREZ LOWER
TERRACE SUBDIVISION

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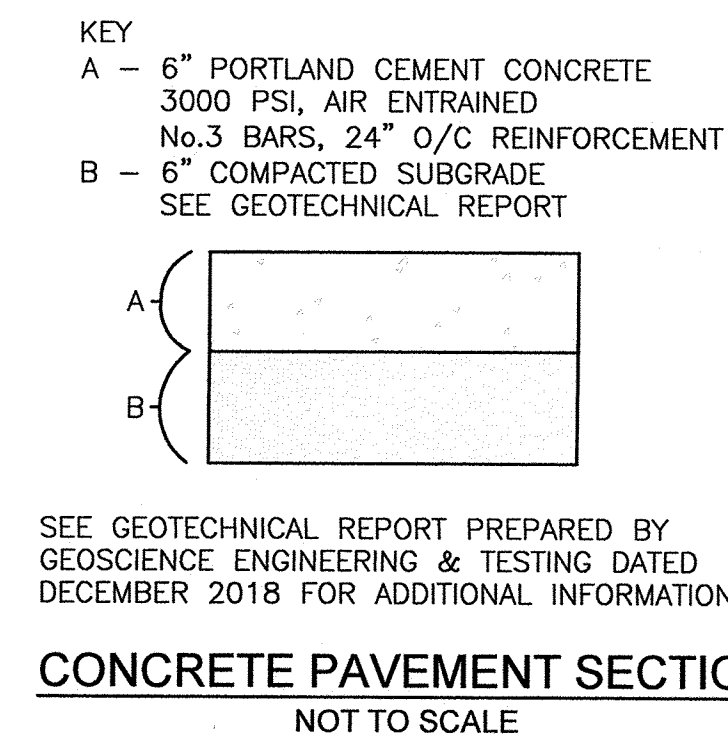
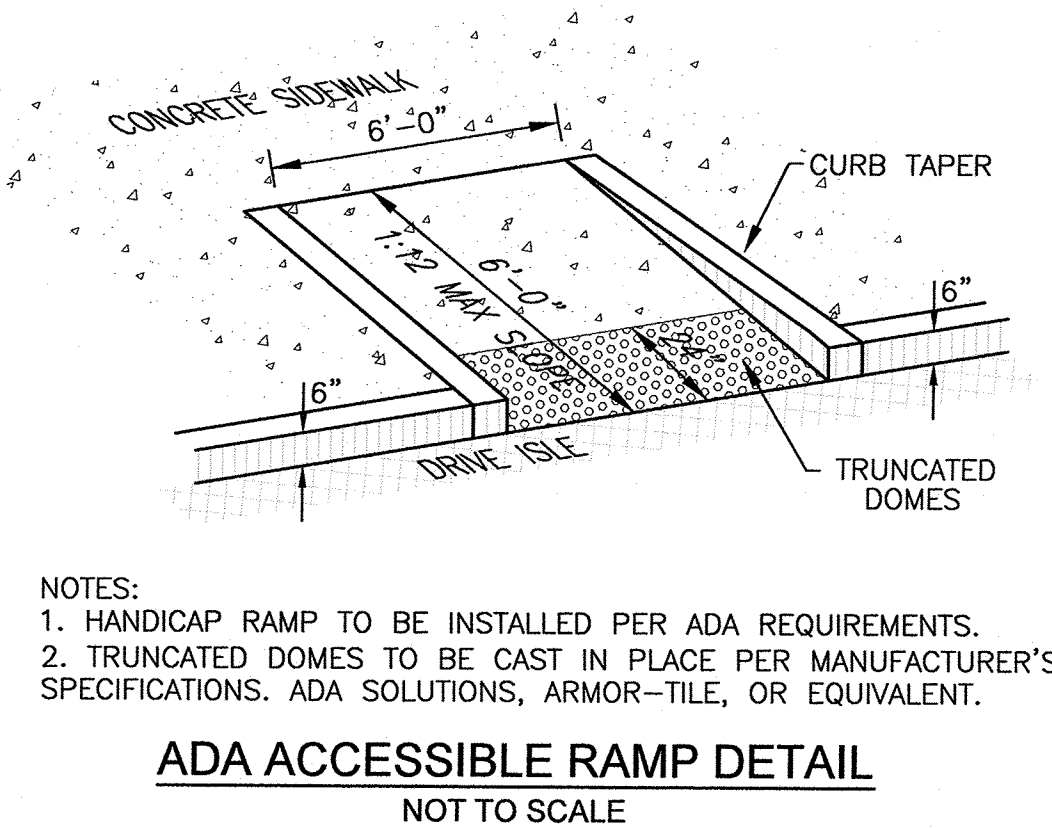
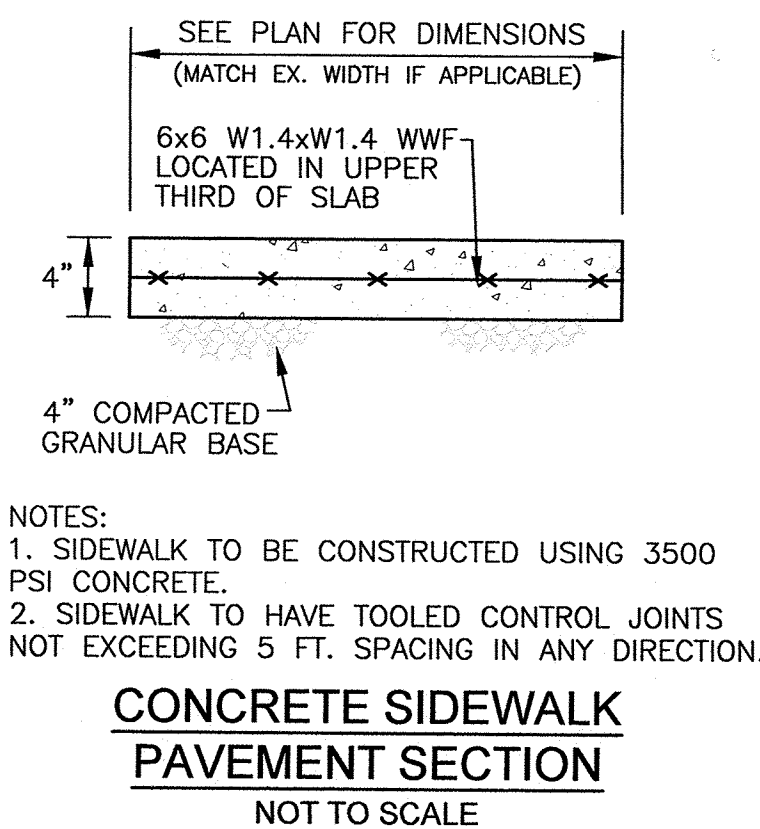
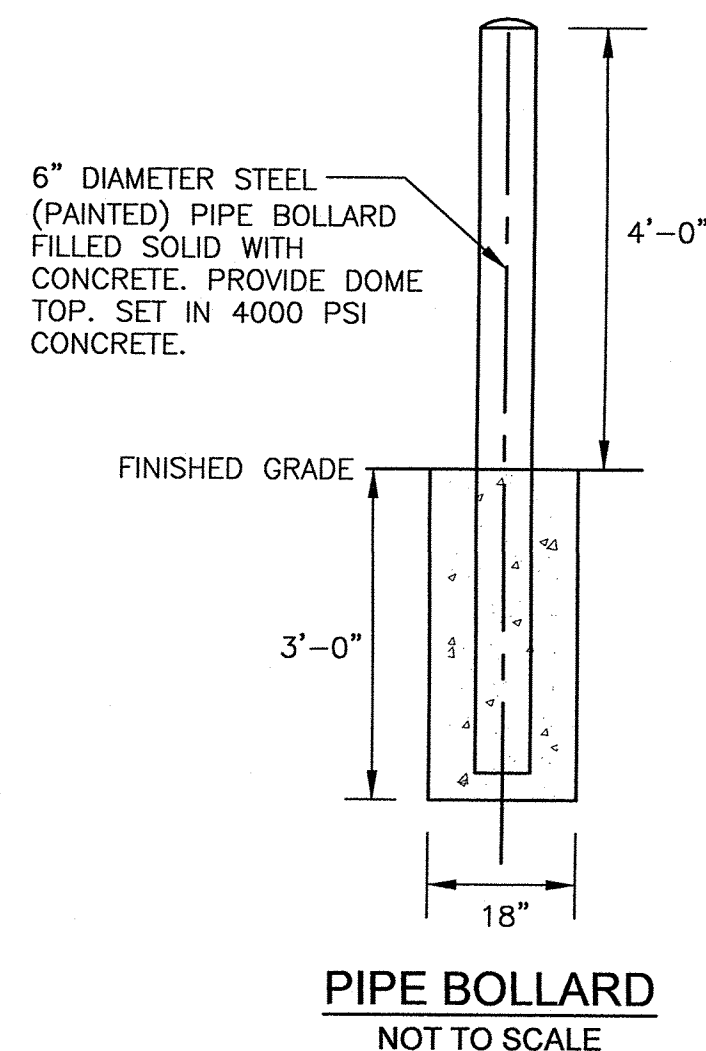
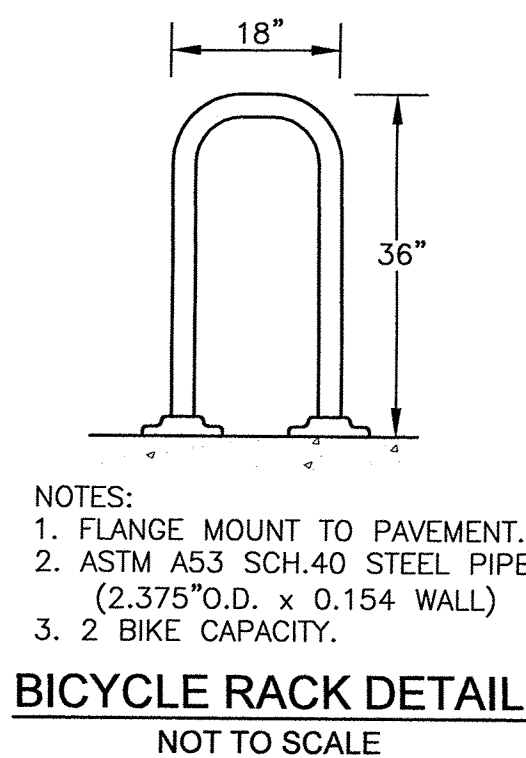
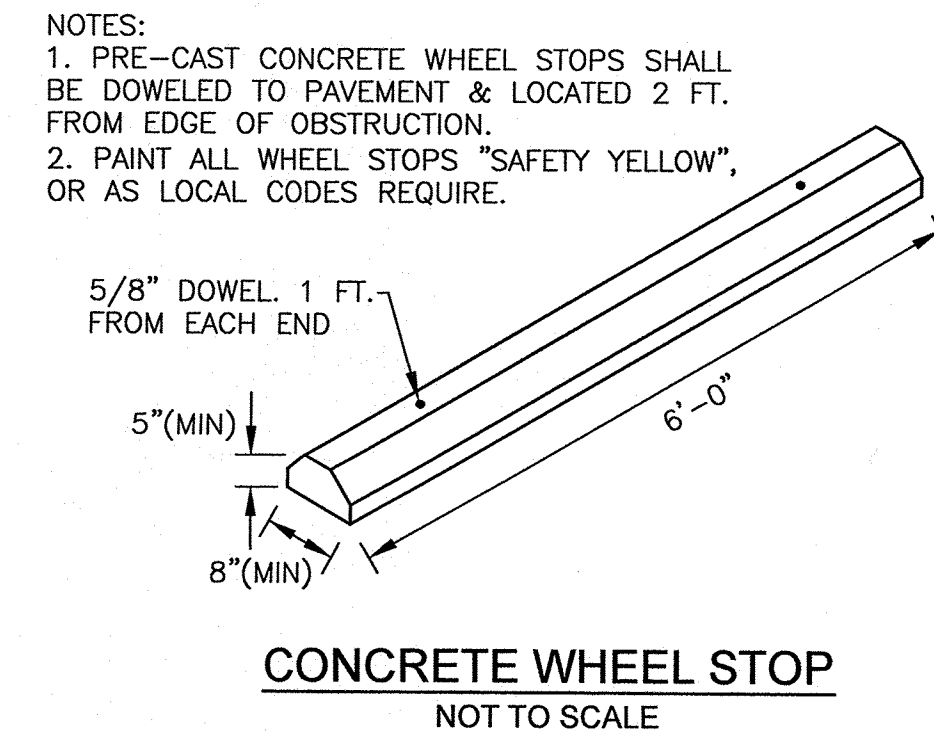
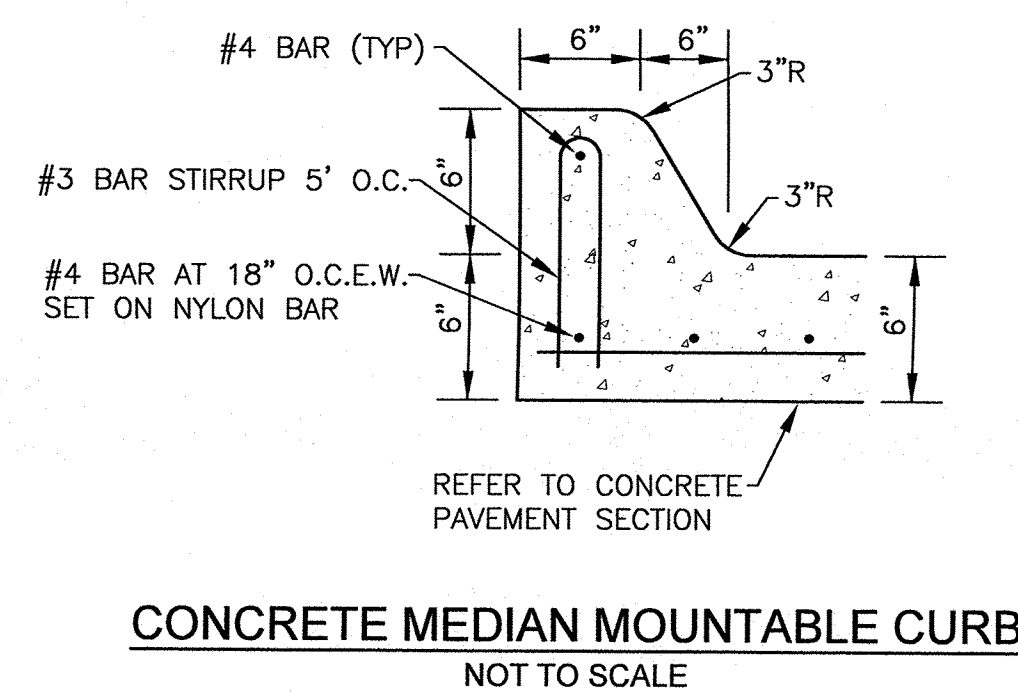
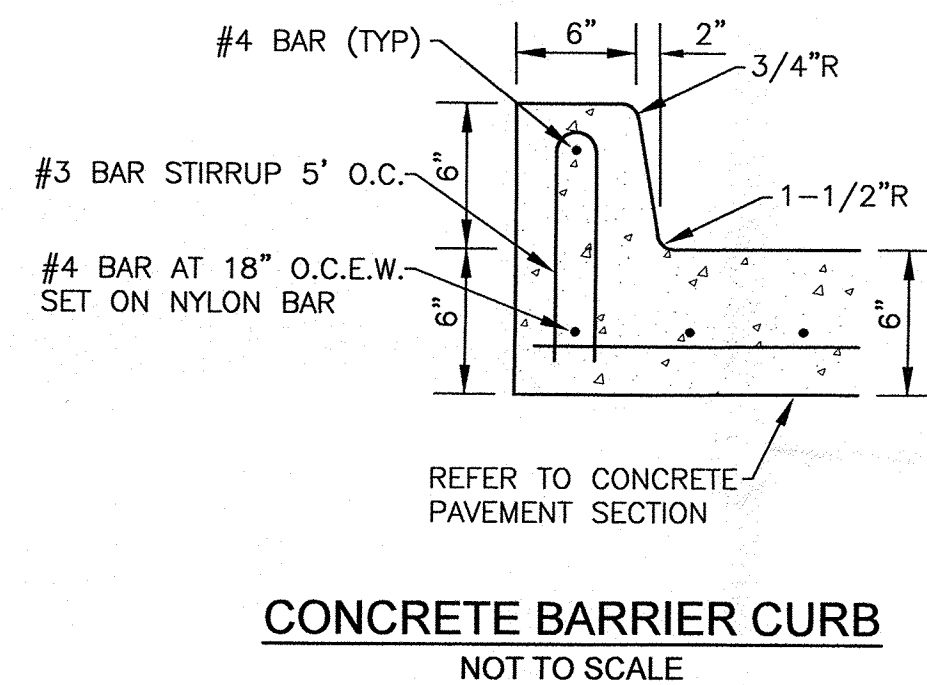
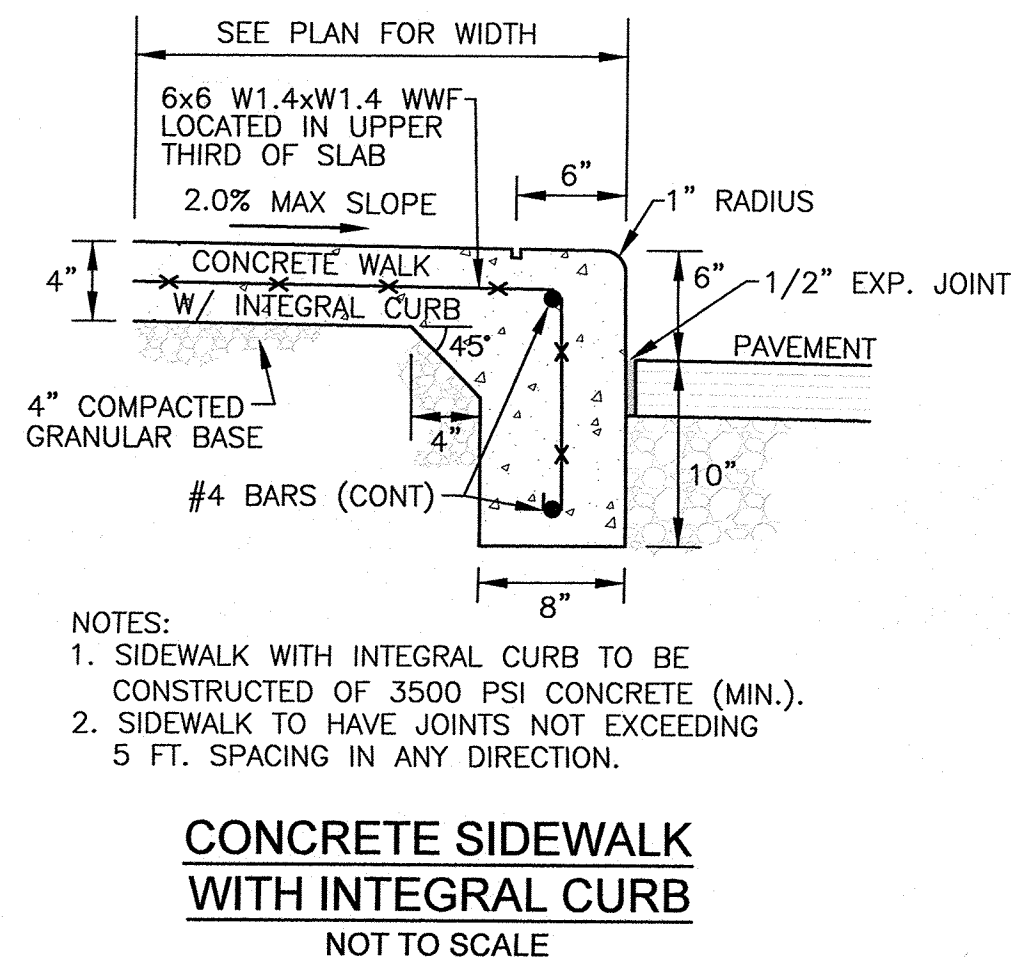
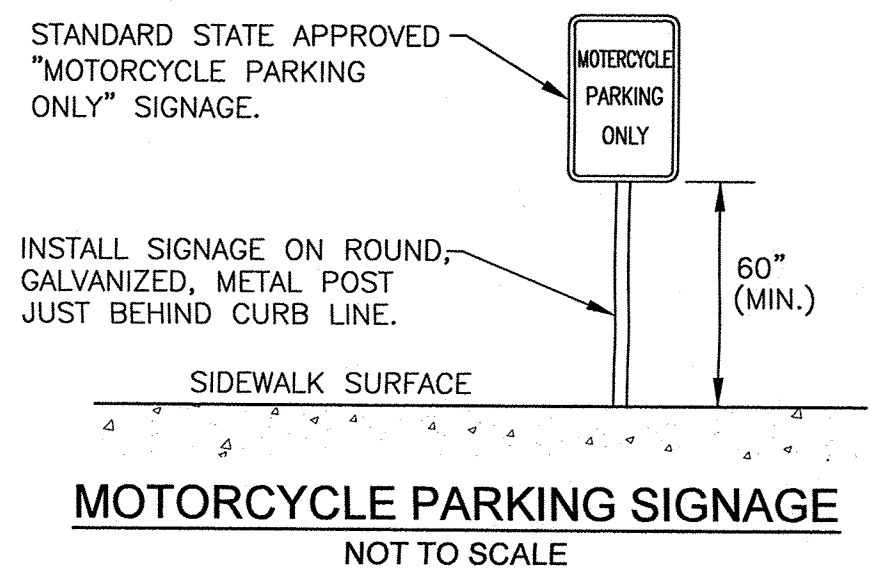
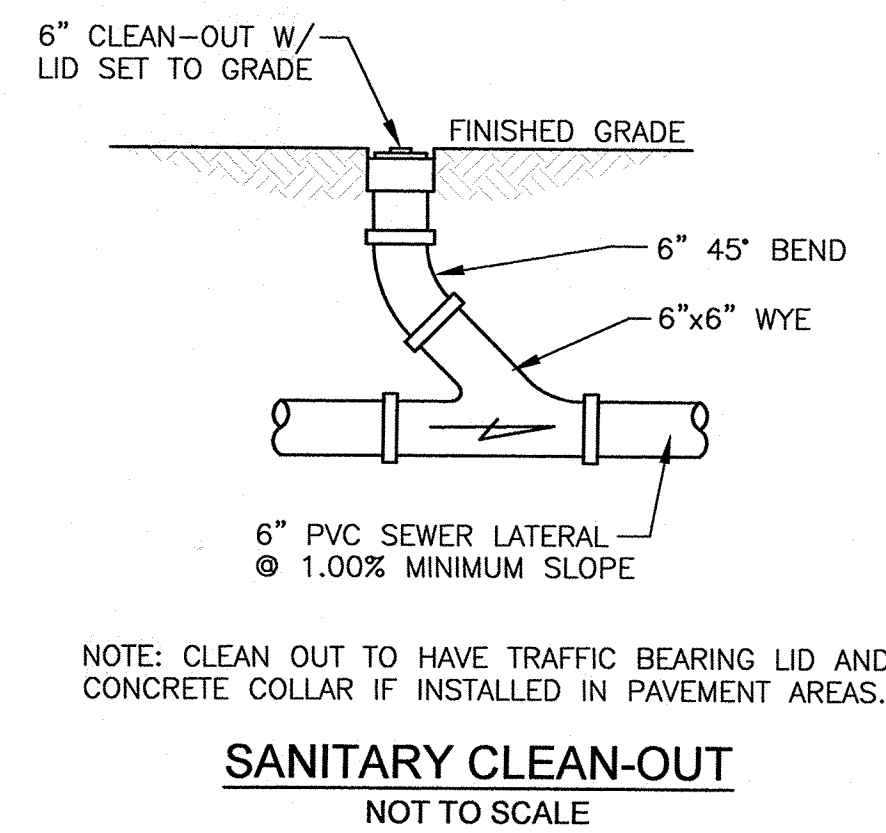
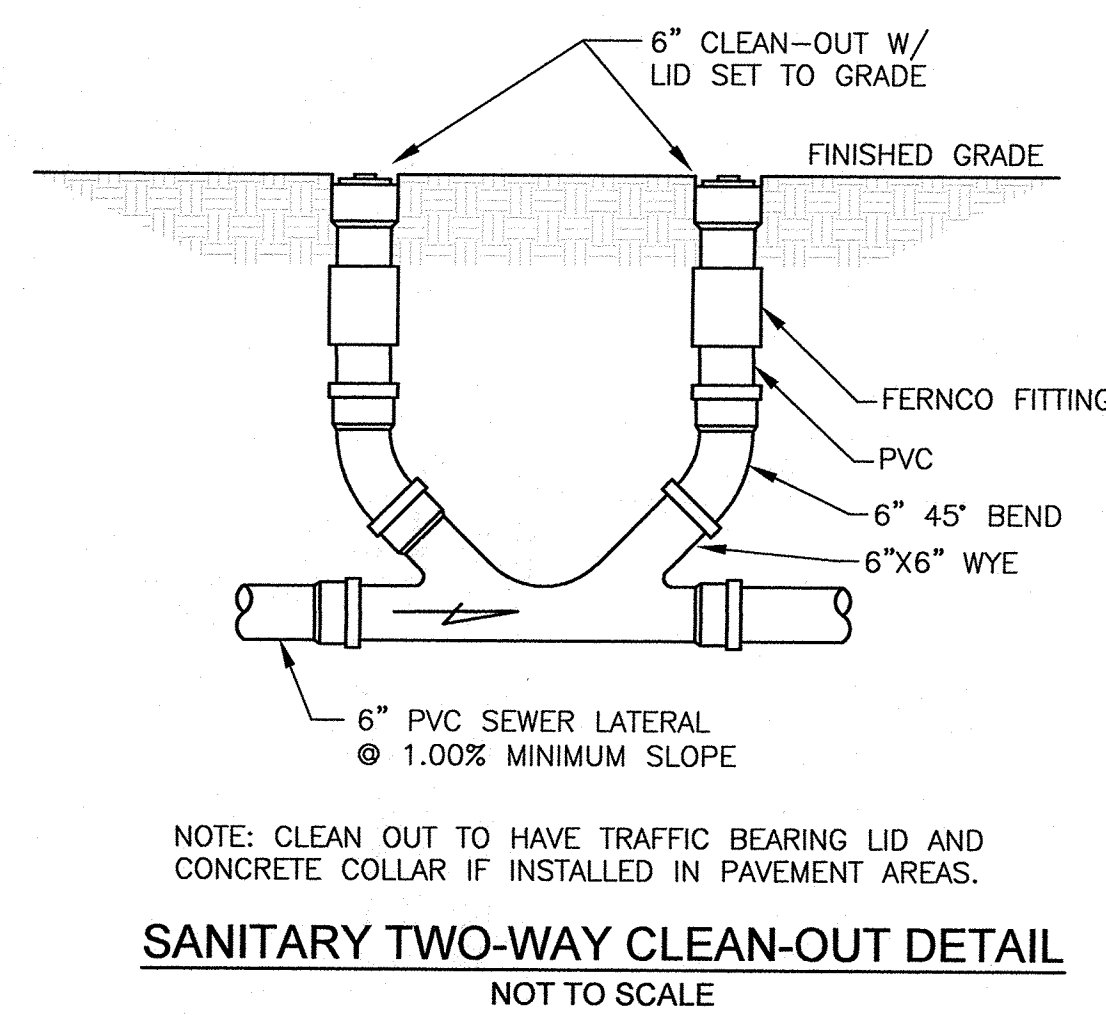
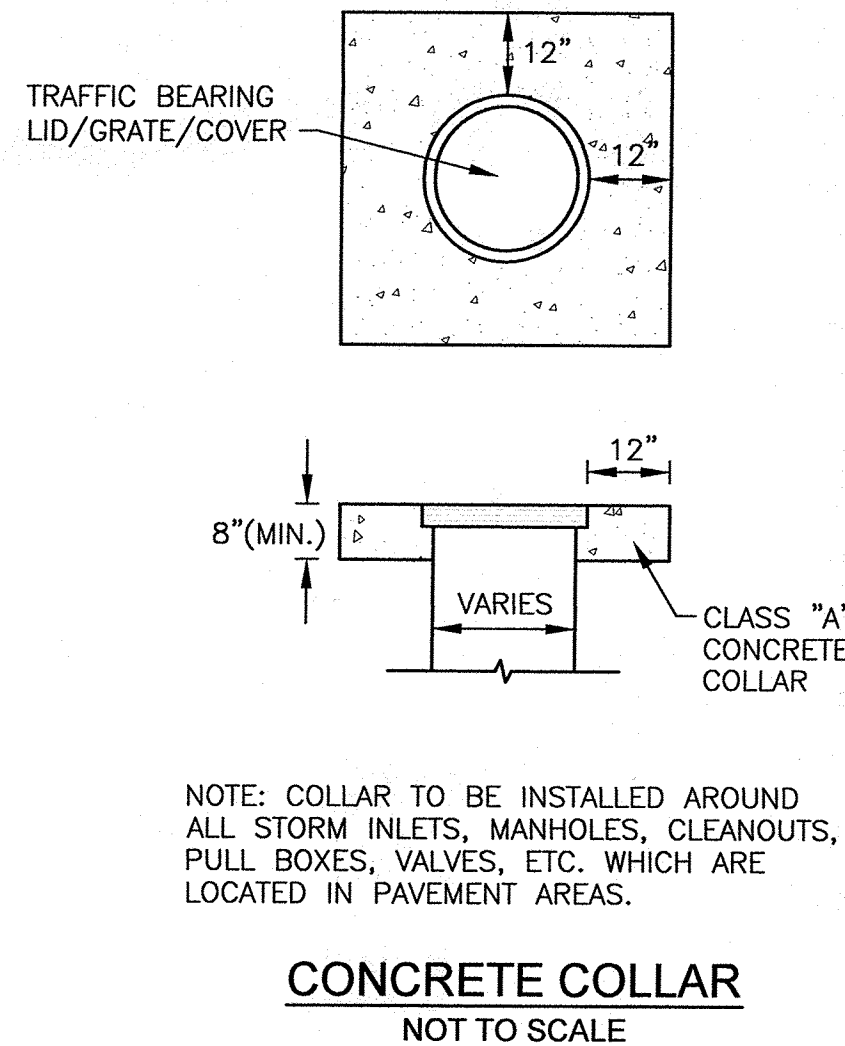
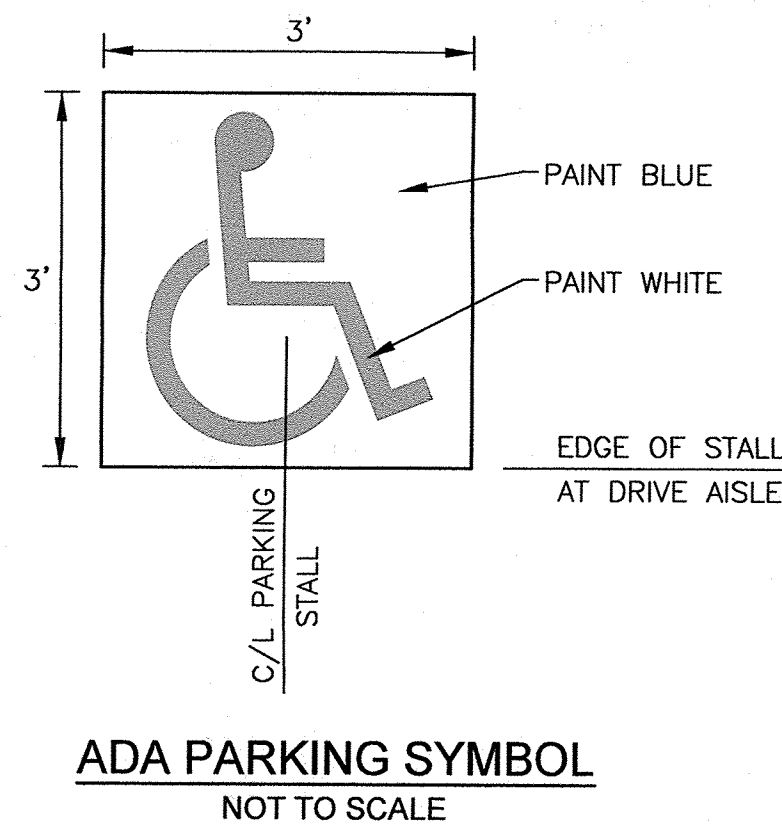
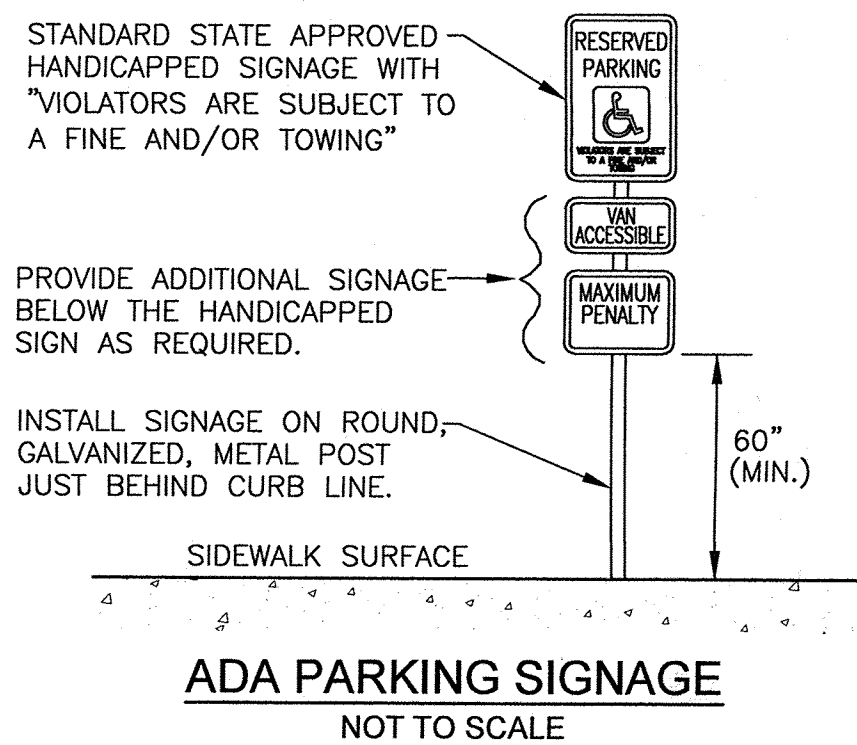
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TRAFFIC CIRCULATION LAYOUT APPROVED
Signed: [Signature] Date: 7/16/19

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

TRAFFIC CERTIFICATION

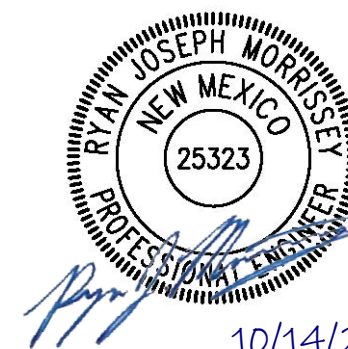
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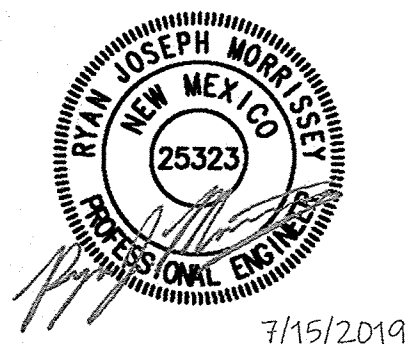
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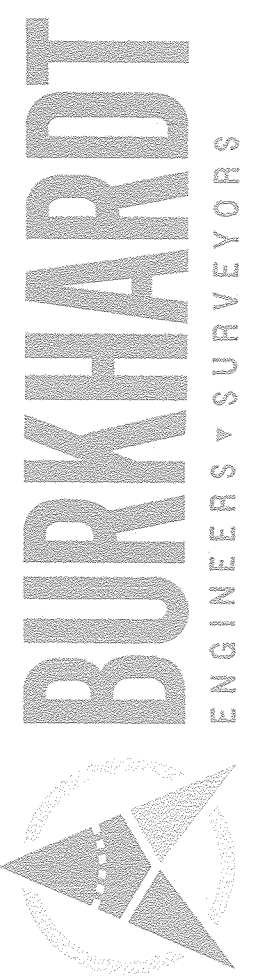
10/14/2020



7/15/2019

Item	Description	Date
1	Rev 1 - Revised per City Comments.	02.15.19
2	Rev 3 - Revised per City Comments.	03.22.19
3	Rev 7 - Revised per City Comments.	07.03.19

SITE DEVELOPMENT PLANS FOR
CHAMPION XPRESS CAR WASH
4516 WYOMING BOULEVARD N.E.
1.0307 ACRES OUT OF TRACT 11-N, BLOCK 11
OF MIANO J. GUTIERREZ LOWER TERRACE SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 18.160
Draw: RJM	Dwg: 18-160.dwg
Check: JDB	Tab: C5.0-DET
Scale: N/A	
Date: 01.04.2019	
Sheet: SITE DETAILS	
Sheet No.: C-5.0	



Know what's below.
Call before you dig.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: Champion Xpress Car Wash **Building Permit #:** BP-2019-00083 **Hydrology File #:** F20D005
DRB#: PR-2019-001951 **EPC#:** **Work Order#:** 436680
Legal Description: Portion of Tract 11-N, Block 11 of Ofimiano J. Gutierrez Lower Terrace, City of Albuquerque, Bernalillo County, New Mexico
City Address: 4516 Wyoming Blvd. N. E., Albuquerque, NM 8711

Applicant: VIA Real Estate, LLC. **Contact:** Derrick Merchant
Address: 13105 Dover Ave., Lubbock, TX 79424
Phone#: 806-368-7843 **Fax#:** **E-mail:** derrick@7bdev.com

Other Contact: Burkhardt Engineering Company **Contact:** Ryan Morrissey
Address: 28 N. Cherry St., Germantown, OH 45327
Phone#: 937-388-0060 **Fax#:** **E-mail:** rmorrissey@burkhardtinc.com

TYPE OF DEVELOPMENT: PLAT (# of lots) RESIDENCE X DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? Yes X No

DEPARTMENT: X TRAFFIC/TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- X ENGINEER/ARCHITECT CERTIFICATION
 PAD CERTIFICATION
 CONCEPTUAL G & D PLAN
 GRADING PLAN
 DRAINAGE MASTER PLAN
 DRAINAGE REPORT
 FLOODPLAIN DEVELOPMENT PERMIT APPLIC
 ELEVATION CERTIFICATE
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 TRAFFIC IMPACT STUDY (TIS)
 OTHER (SPECIFY)
 PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
X 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
 FLOODPLAIN DEVELOPMENT PERMIT
 OTHER (SPECIFY)

DATE SUBMITTED: 10-14-2020 **By:** Burkhardt Engineering

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID: