

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 9, 2021

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

**Re: Champion Xpress Car Wash
4516 Wyoming Blvd NE
Request for 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,

PO Box 1293

Based upon the information provided in your WO close out package received 11-9-21, Transportation Development has no objection to the issuance of 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.

Albuquerque

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

NM 87103

Sincerely,

Jeanne Wolfenbarger

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

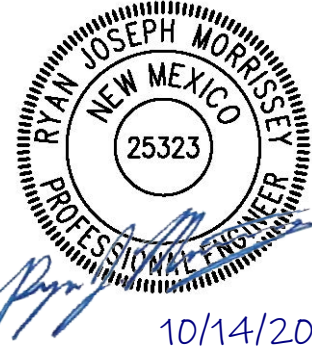
I, RYAN JOSEPH MORRISSEY, MPE 25323, OF THE FIRM BURKHARDT ENGINEERING COMPANY, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/15/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY STEVEN JOHN SANDOVAL, MPE 12515, OF THE FIRM CONSTRUCTION SURVEYING SERVICES.

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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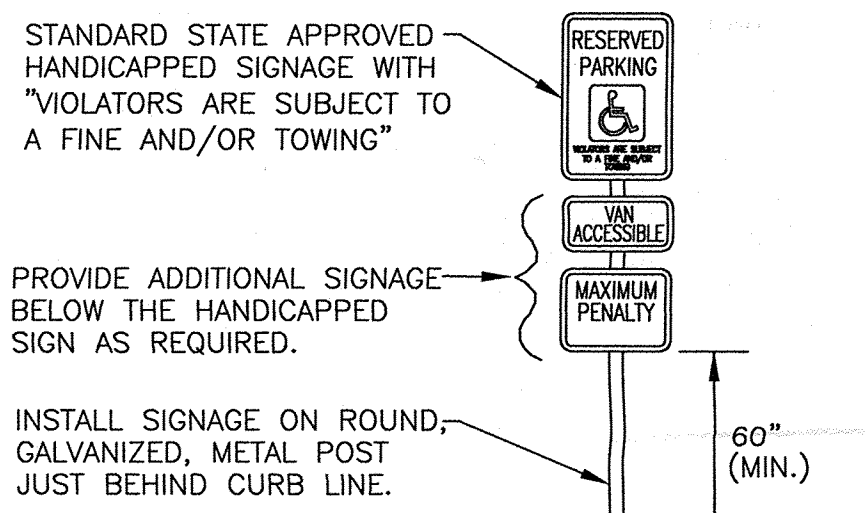


LOT 22

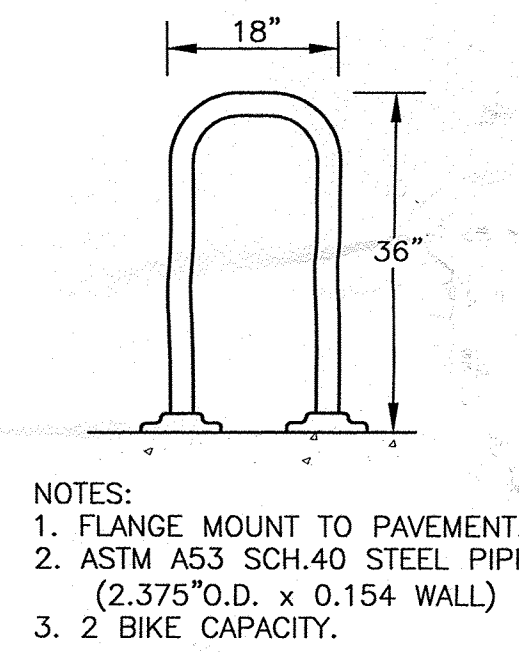
LOT 21

LOT 20

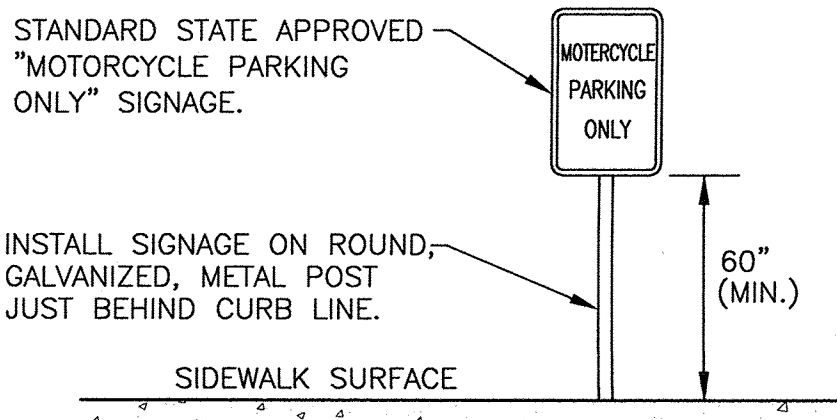
ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON THE WORK ORDER.



ADA PARKING SIGNAGE
NOT TO SCALE

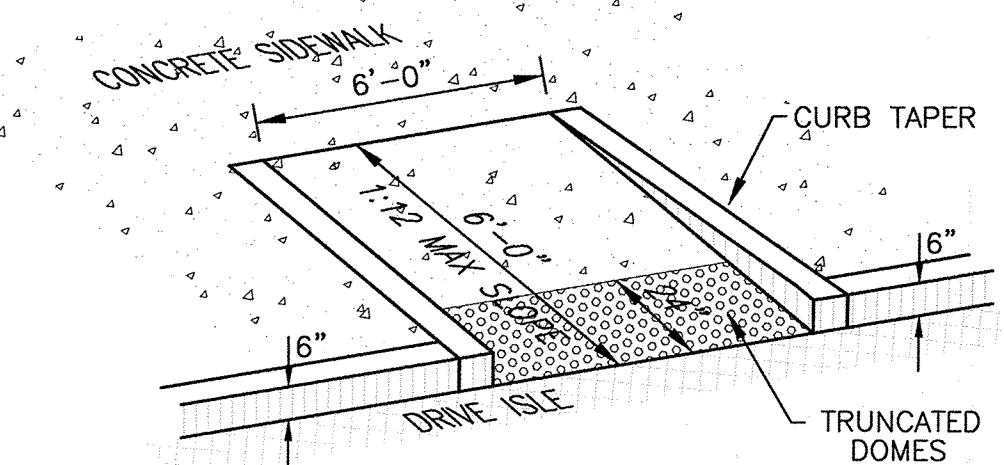
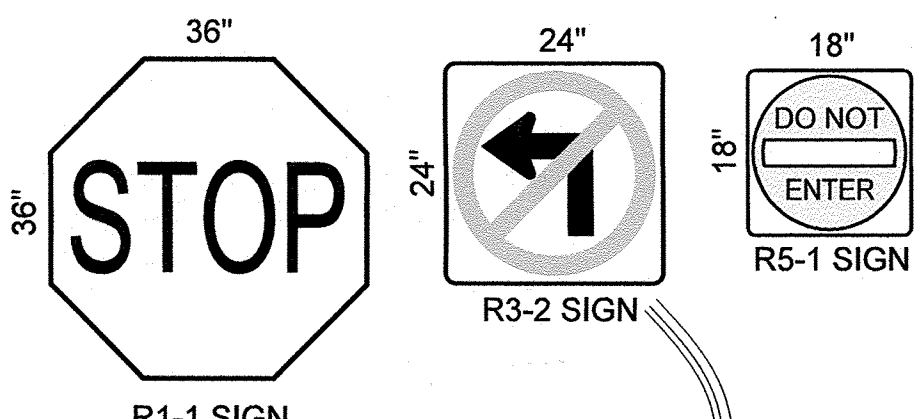


BICYCLE RACK DETAIL
NOT TO SCALE



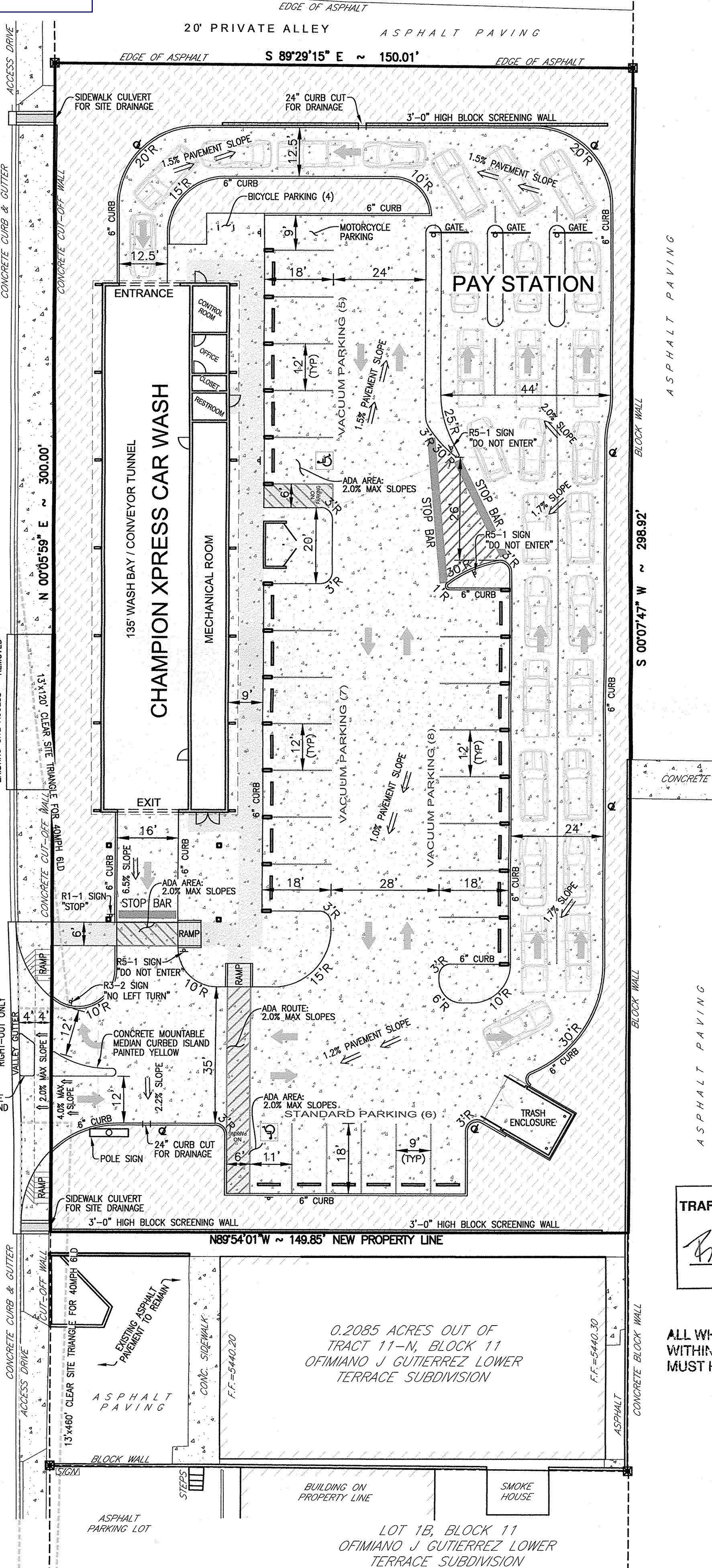
MOTORCYCLE PARKING SIGNAGE
NOT TO SCALE

SITE TRAFFIC CIRCULATION SIGNAGE:
INSTALL SIGNAGE MOUNTED ON ROUND GALVANIZED METAL POST A MINIMUM OF 60" ABOVE GRADE.



ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE

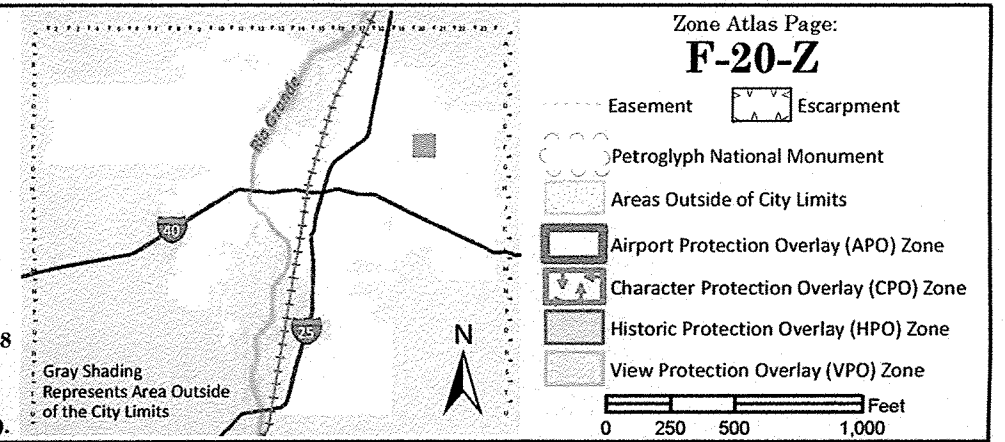
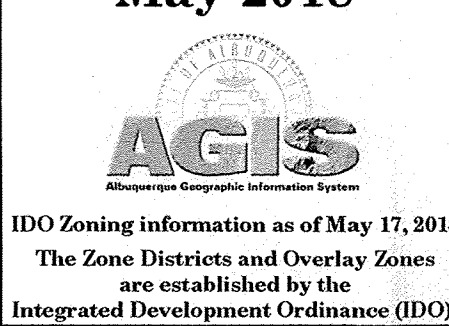
CLEAR SITE TRIANGLE NOTE:
Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from gutter pan) will not be acceptable in the clear sign triangle.



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

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

IDO Zone Atlas May 2018



PROPERTY INFORMATION

Address: 4516 Wyoming Blvd. N.E., Albuquerque, NM 87111
Legal Description: Portion of Tract 11-N, Block 11 of Ofimiano J. Gutierrez Lower Terrace, City of Albuquerque, Bernalillo County, New Mexico.

Area: 1.0307 acres
Zoning: "MX-M" Mixed Use - Moderate Intensity Zone District
Proposed Use: Car Wash with Drive Through
Flood Zone: FIRM # 35001C0143G, effective date: September 26, 2008
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.
Note - Wyoming Boulevard subject to flooding depth of 1'

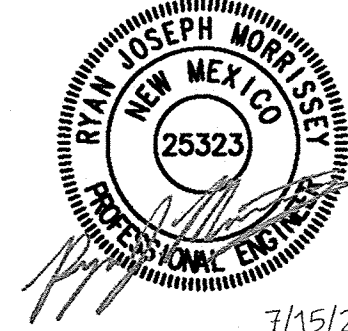
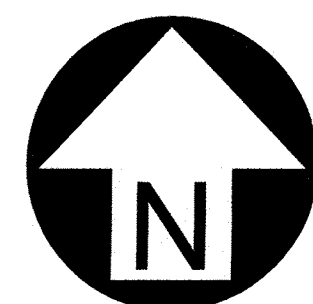
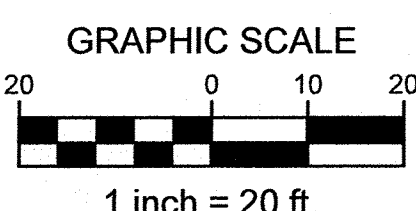
PROJECT SUMMARY

Project will include the demolition and removal of existing structures, utilities, vegetation, pavement, etc. as necessary to construct a new Champions Xpress Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the facility.

- See Fire 1 Plan, sheet C-2.1 for Fire Marshal's Office Hydrant and fire Access approval
- See Site Plan, sheet C-2.2 for detailed site installations.
- See Grading and Drainage Plan, sheet C-3.0 for pavement slope details.
- *Access Drive area slope range = 1.0% minimum to 6.0% maximum
- *Parking area slope range = 1.0% minimum to 8.0% maximum
- *Handicap Parking area slope range = 1.0% minimum to 2.0% maximum

SITE AND PAVEMENT LEGEND

- CONCRETE WHEEL STOP (2' FORM CURB LINE)
- ADA PARKING SYMBOL
- PROPOSED LIGHT POLE
- DIRECTIONAL PARKING LOT ARROW
- 6' WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA



Item	Description	Date
1	Rev 2 - Revised per City Comments.	03/18/19
2	Rev 3 - Revised per City Comments.	03/22/19
3	Rev 4 - Revised per City Comments.	04/03/19
4	Rev 5 - Revised per City Comments.	06/10/19
5	Rev 6 - Revised per City Comments.	07/03/19
6	Rev 7 - Revised per City Comments.	07/11/19
7	Rev 8 - Revised per City Comments.	07/15/19

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



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Date: 01.04.2019

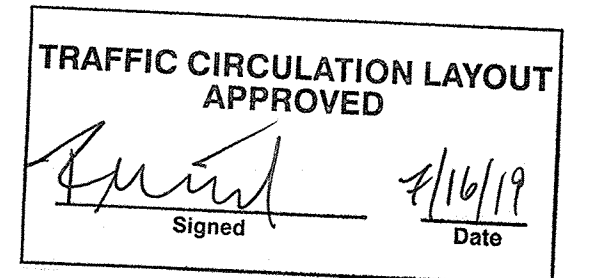
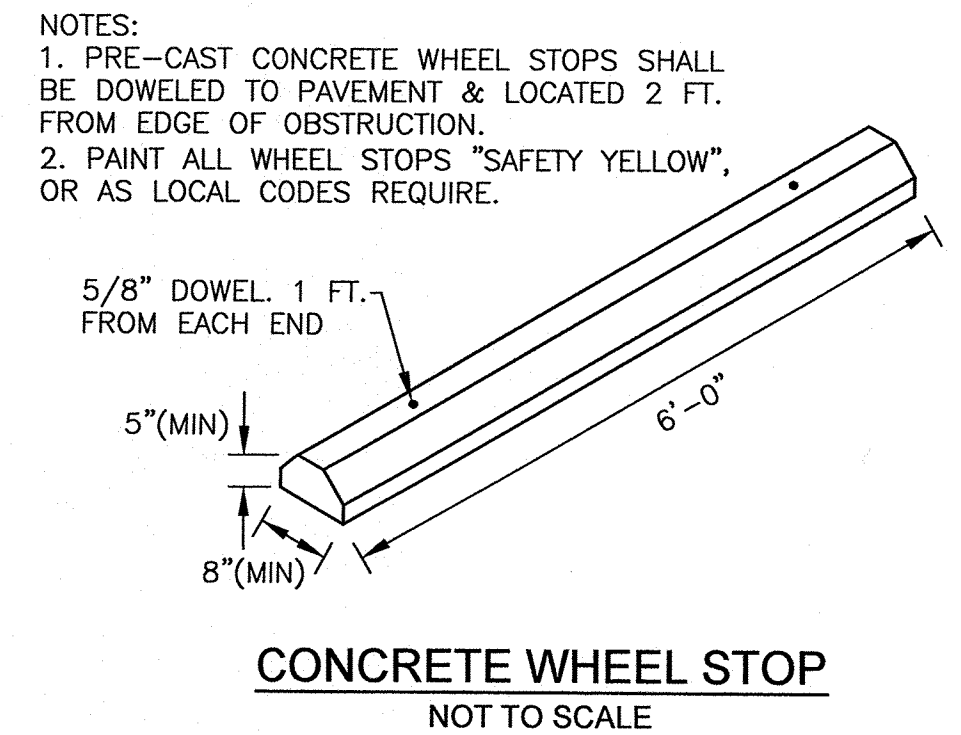
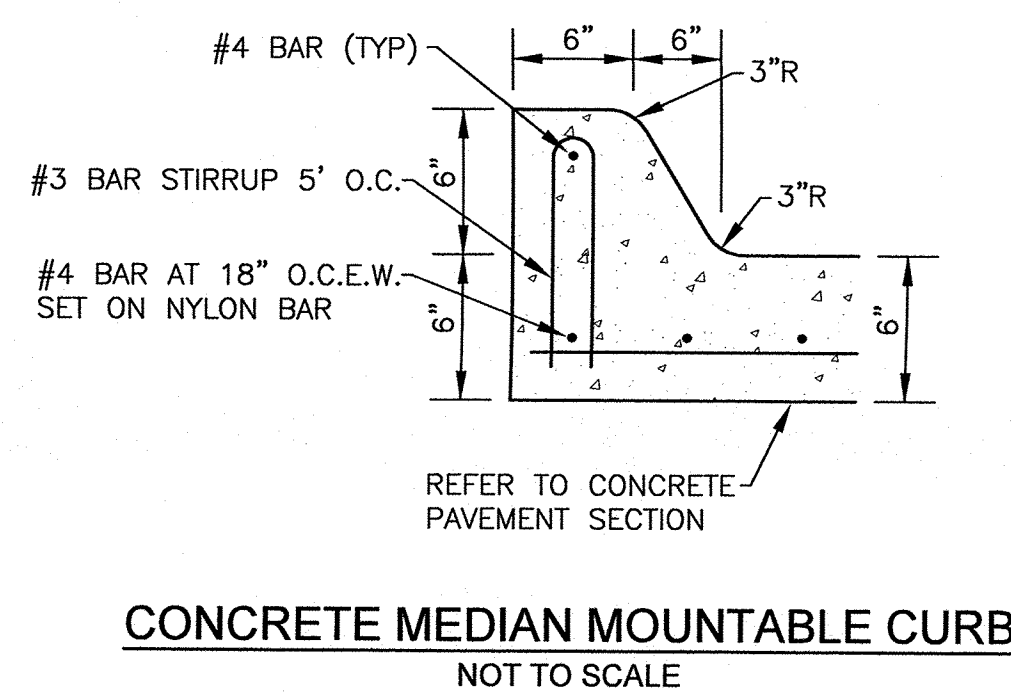
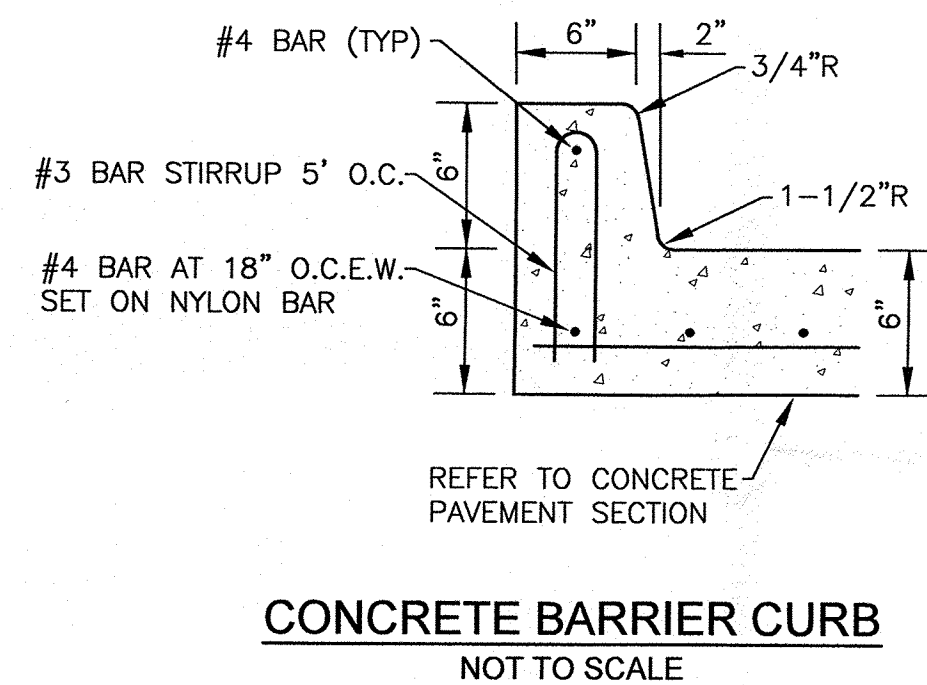
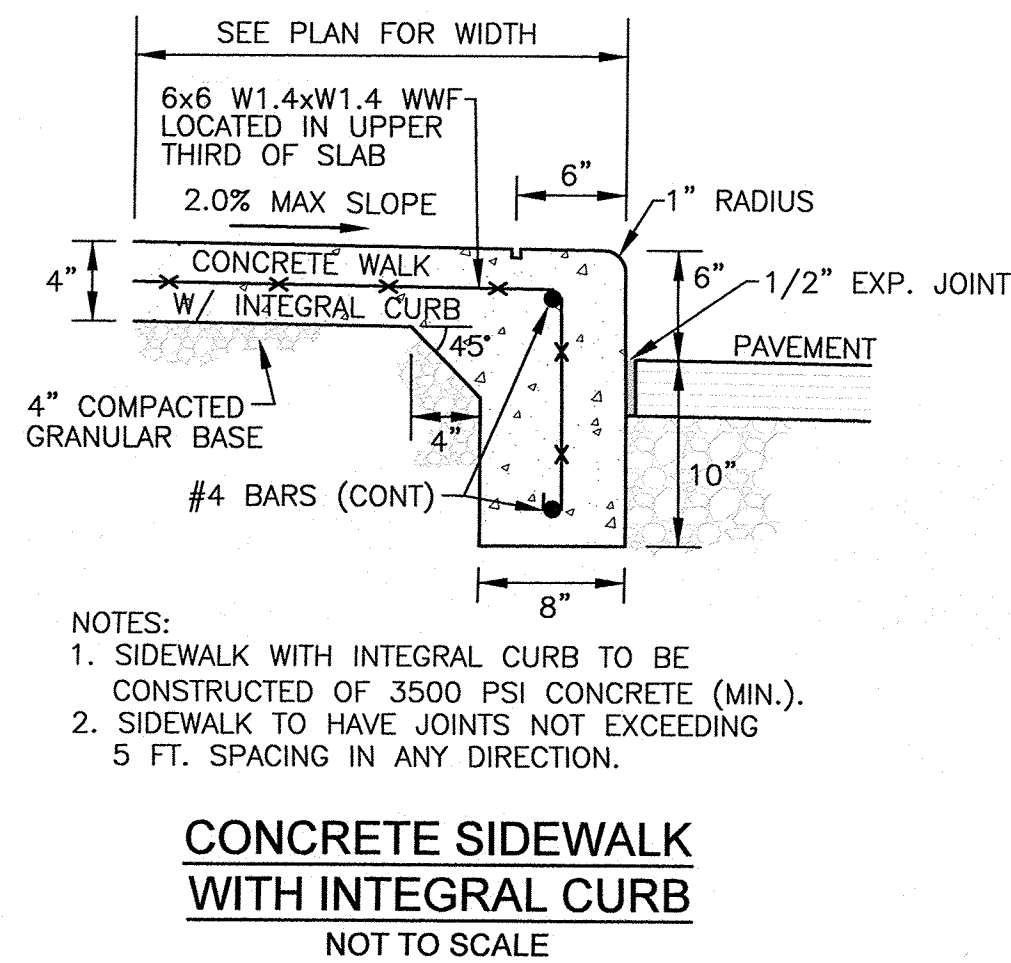
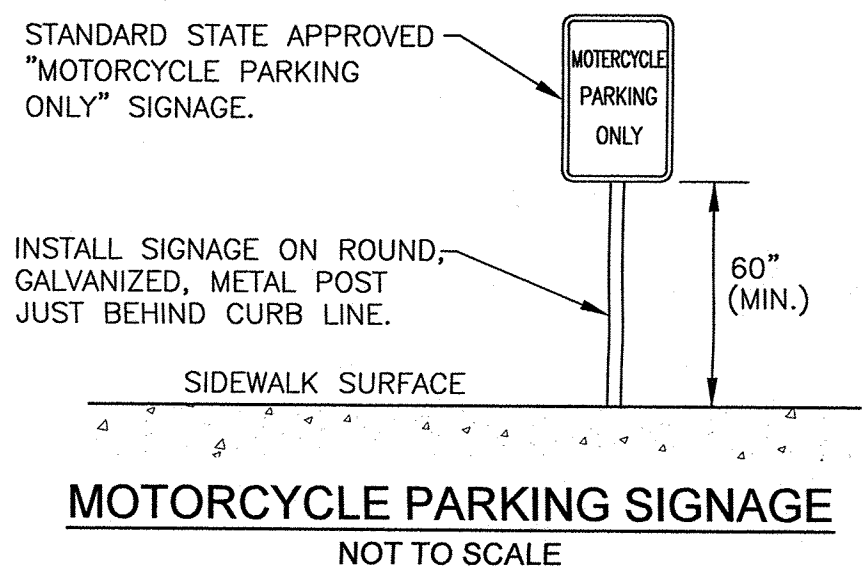
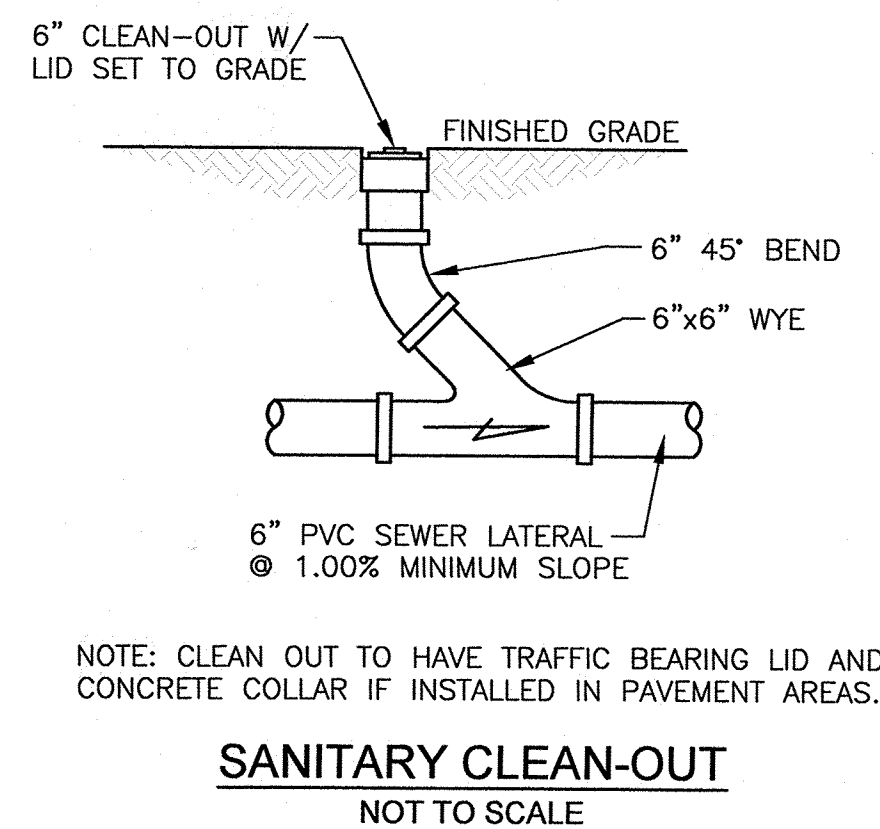
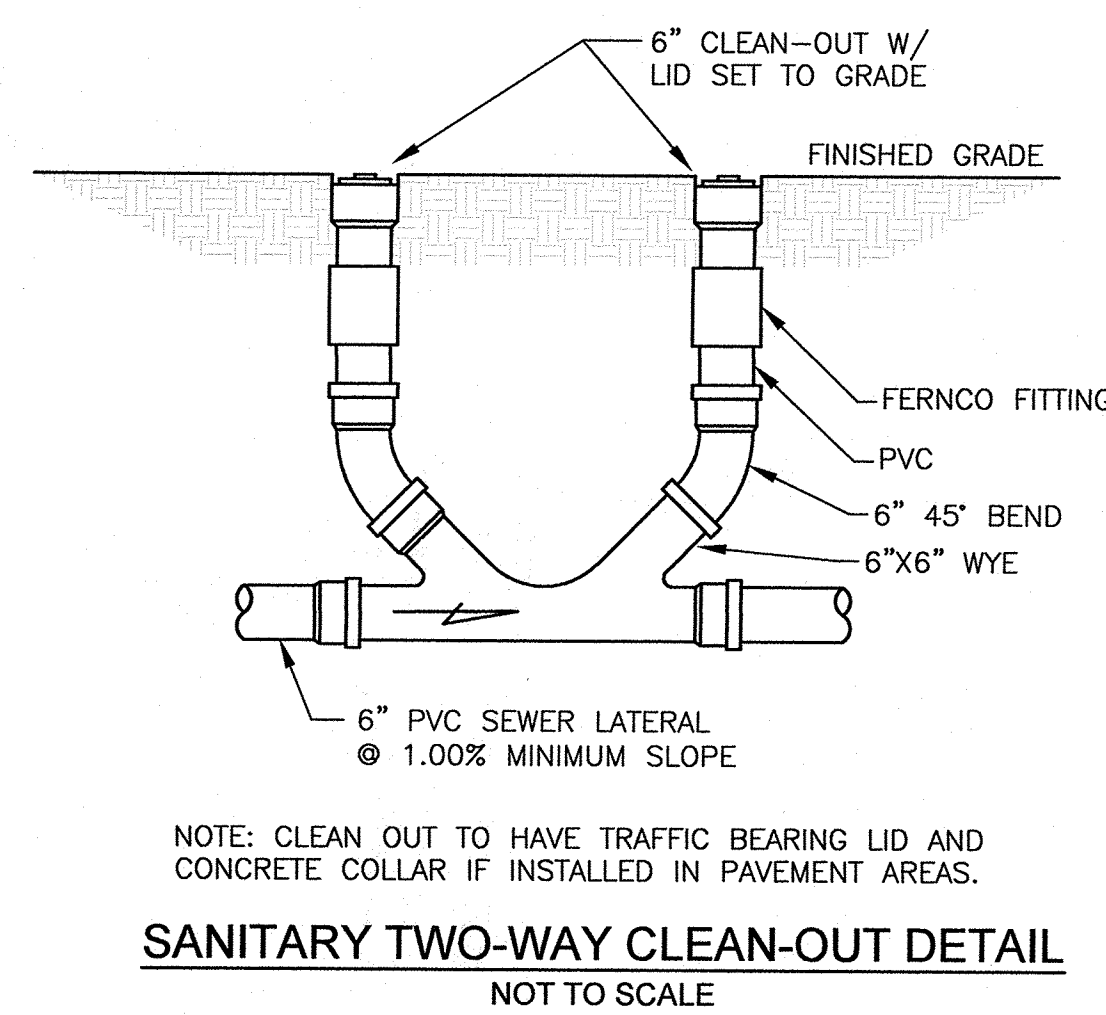
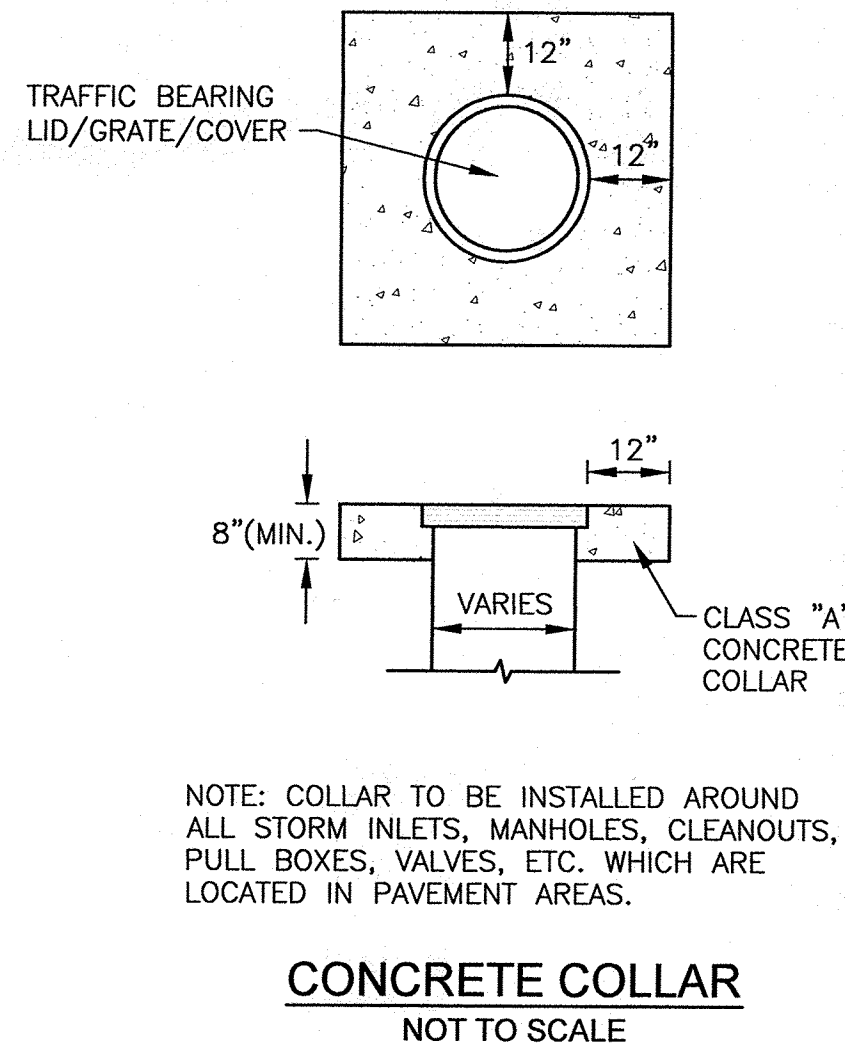
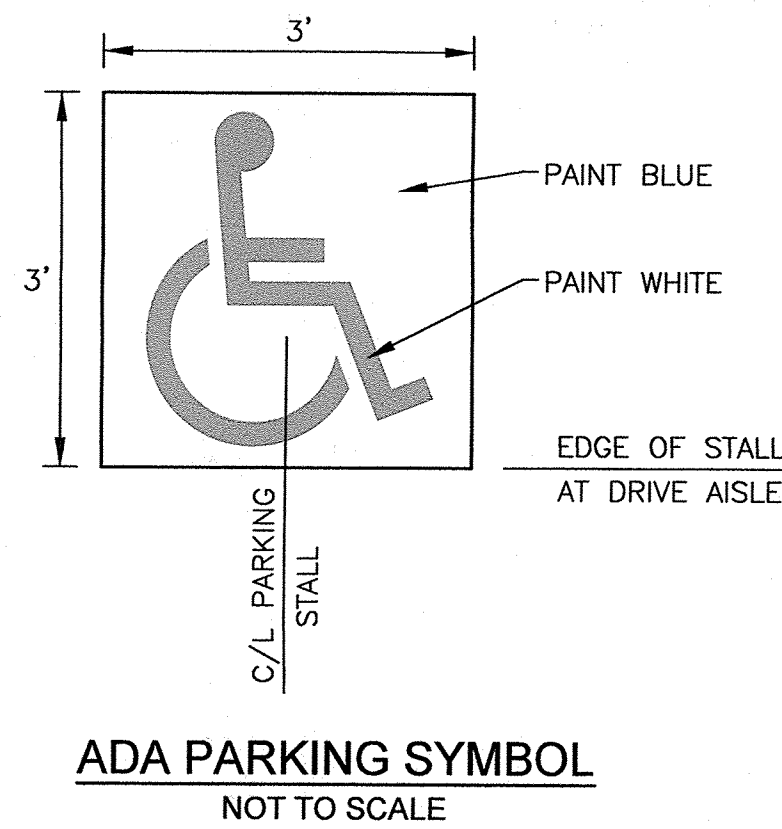
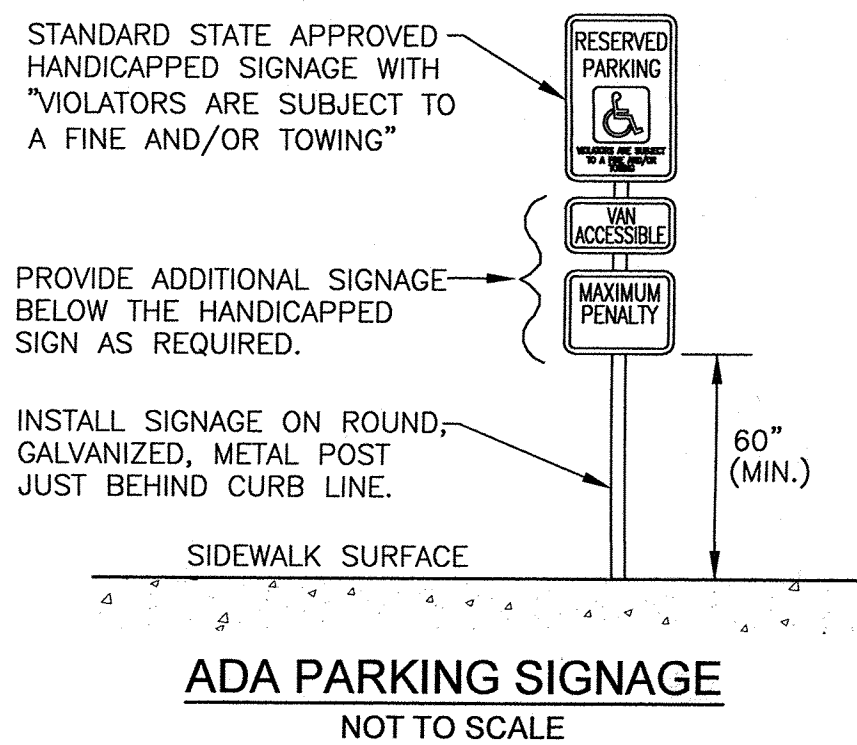
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet No.:

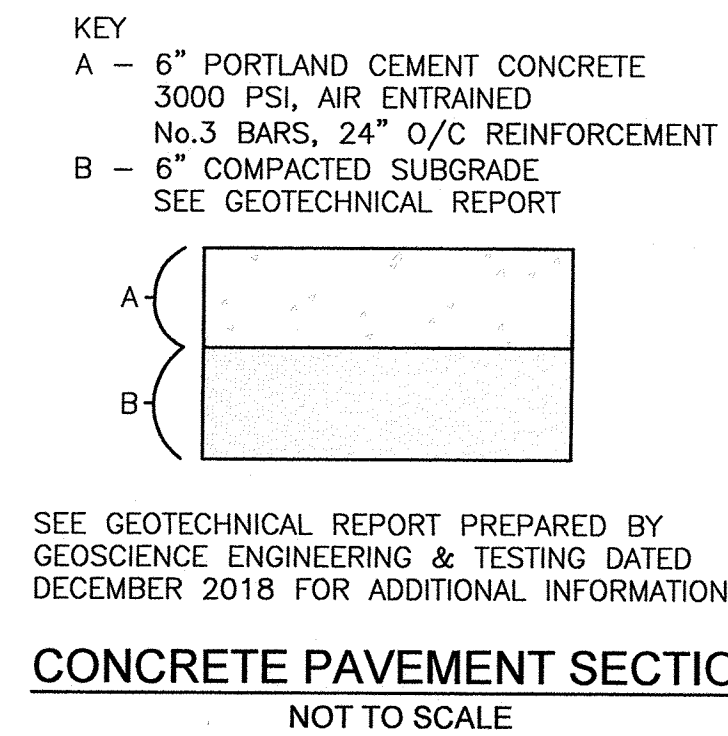
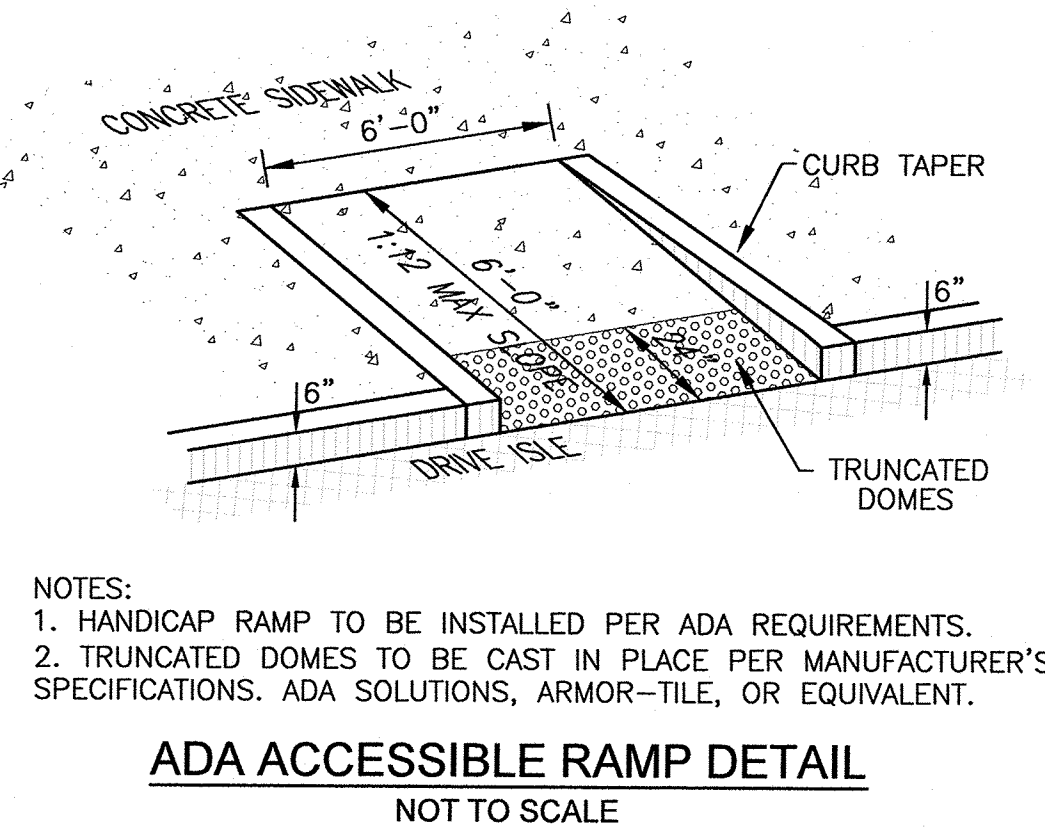
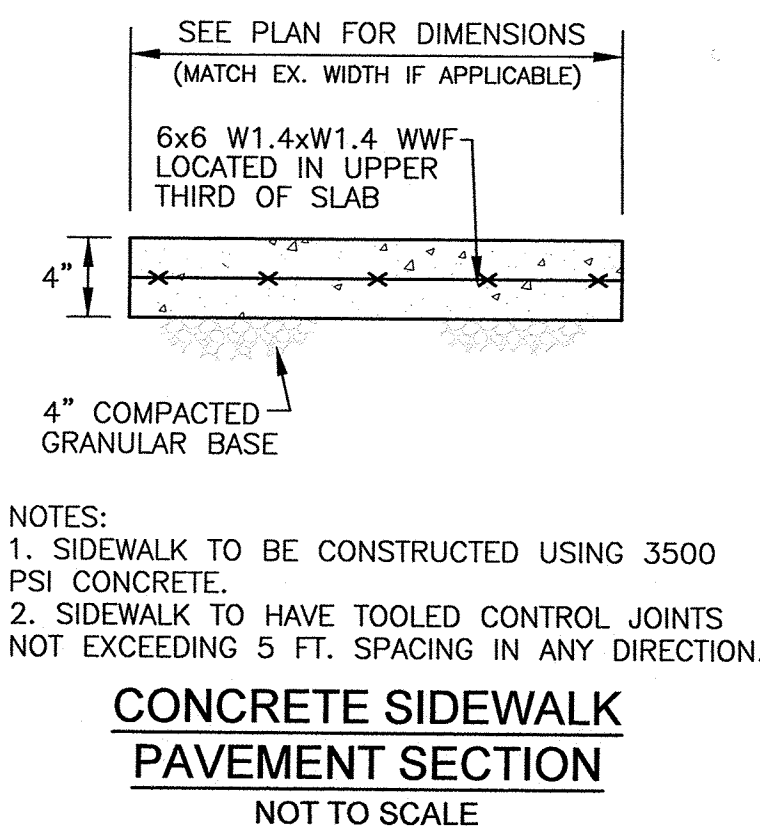
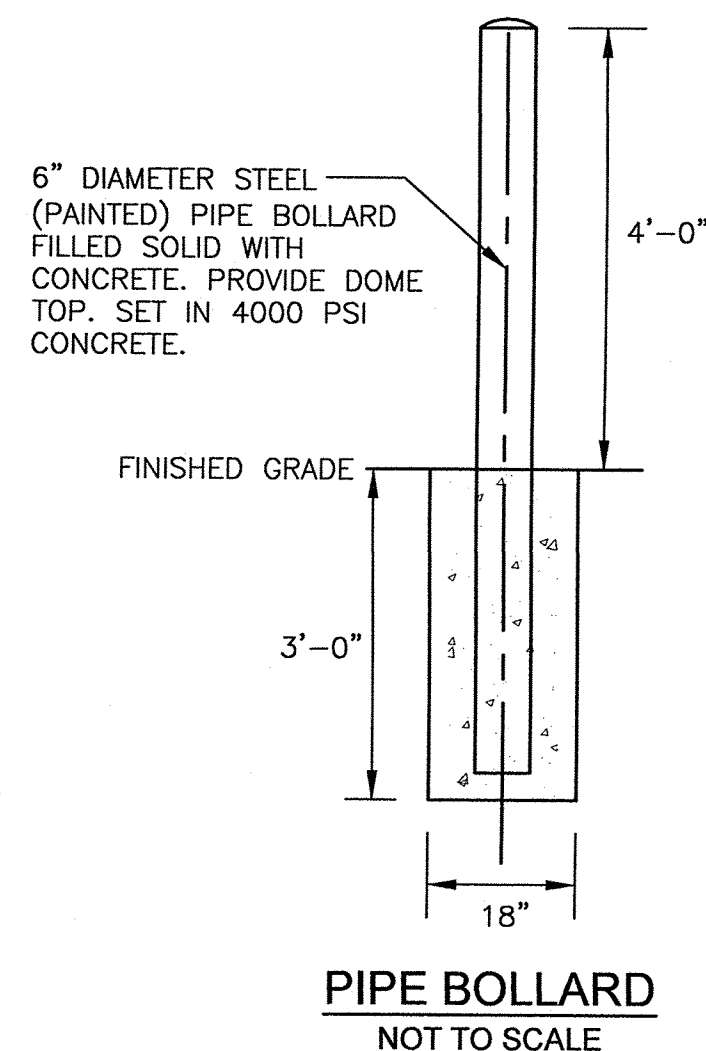
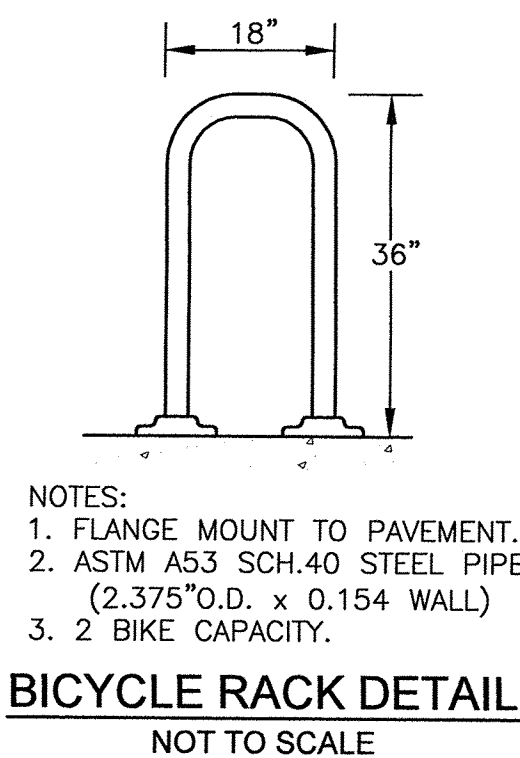
C-2.0



AS-BUILT DRAWINGS



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TRAFFIC CERTIFICATION

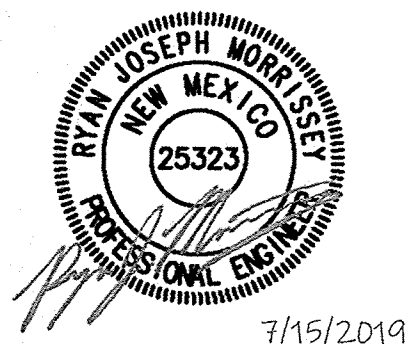
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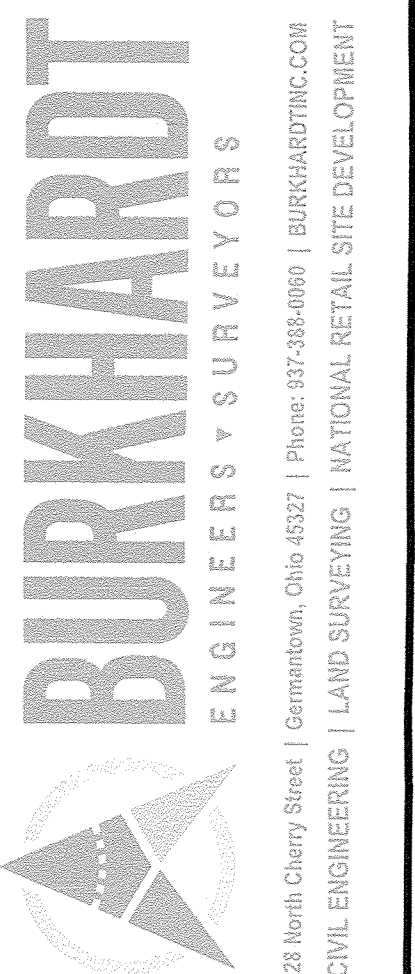
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Item	Description	Date
1	Rev 1 - Revised per City Comments.	02.15.19
2	Rev 3 - Revised per City Comments.	03.22.19
3	Rev 7 - Revised per City Comments.	07.03.19

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:

January 25, 2021

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Chad Merchant, Managing Member
VIA Real Estate, LLC
13105 Dover Ave.
Lubbock, Texas 79424

RE: **Champion Express Car Wash**
City Project No. **436680**

Dear Chad Merchant:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No **436680**. The work was completed pursuant to the required infrastructure listed in the Infrastructure Improvements Agreement (IIA) Procedure B, between **VIA Real Estate, LLC**, and the City of Albuquerque executed on **September 27, 2019**.

Please note that the title "Subdivision Improvements Agreement" and the word "Subdivider" which may have been used in the original agreements are respectively replaced with the title "Infrastructure Improvements Agreement" and the word "Developer". These changes have no substantive effect on this Certificate of Completion and Acceptance.

Having satisfied the requirements referenced above, the IIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/ warranty bond and the indemnity and hold harmless provisions of the IIA in favor of the City shall remain in effect. The contractor's warranty period will begin **January 25, 2021** and is effective for a period of one (1) year.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3997.

Sincerely,

DocuSigned by:

Shahab Biazar

C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

DS
[Signature]
DS
[Signature]

cc **VIA Real Estate, LLC** (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
Doug Rizer, DMD Street Maintenance (e-mail)
Stephen Woodall, DMD Street Maintenance (e-mail)
Jason T. Rodriguez, DMD Street Maintenance (e-mail)
Josef Jansen, DMD Street Maintenance (e-mail)
Tim Brown, DMD Traffic Operations (e-mail)
David G. Gutierrez, ABCWUA Utility Development (e-mail)
David Rodríguez, ABCWUA Maps & Records (e-mail)
Martin Sanchez, ABCWUA Maps & Records (e-mail)
Robert Nunez, DMD IT (e-mail)
IIA File, City Project Number: **436680**