

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 5, 2026

Brett T. Hanrahan, PE  
ALJ Lindsey  
18635 N. Eldridge Pkwy, Suite 200  
Tomball, TX 77377

**Re: Mister CarWash**  
**3535 Menaul Blvd.**  
**Albuquerque, NM 87107**  
**Traffic Circulation Layout Revision**  
Engineer's Stamp 02-26-26 (H16D083F)  
**TRANS-2025-00096**

Dear Mr. Hanrahan,

The revised TCL submittal received 02-25-2026 showing changes to curb, median widths, and updated boundary lines for the previously approved TCL dated October 17, 2026, is approved for Building Permit by Transportation. This plan revision approval is for the stated changes, and a copy of the stamped and signed revised plan will be needed for each of the building permit plans.

PO Box 1293

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 and the TCL to ABQ-Plan for log in and evaluation by Transportation.

Albuquerque

NM 87103

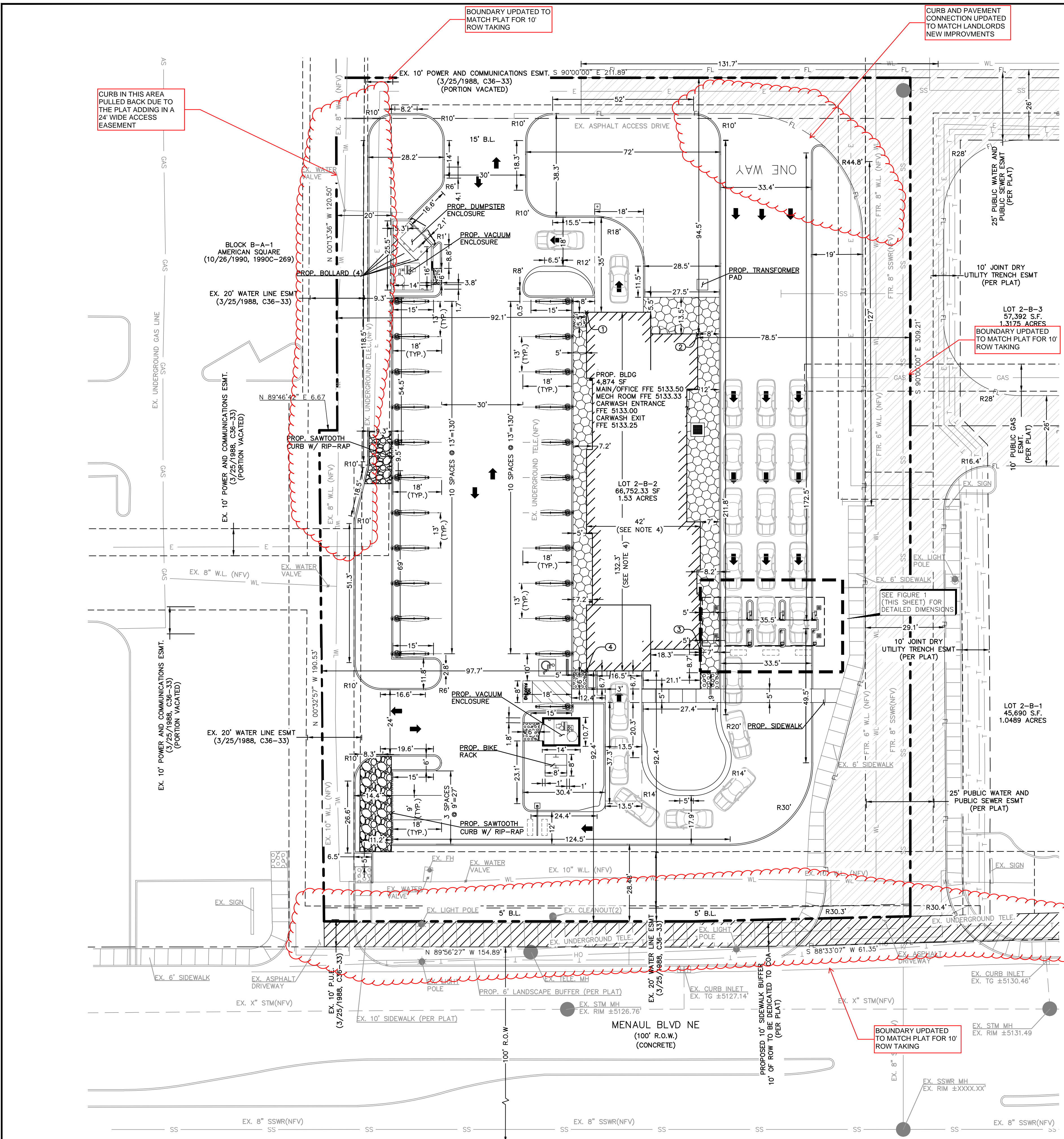
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

C: CO Clerk, File



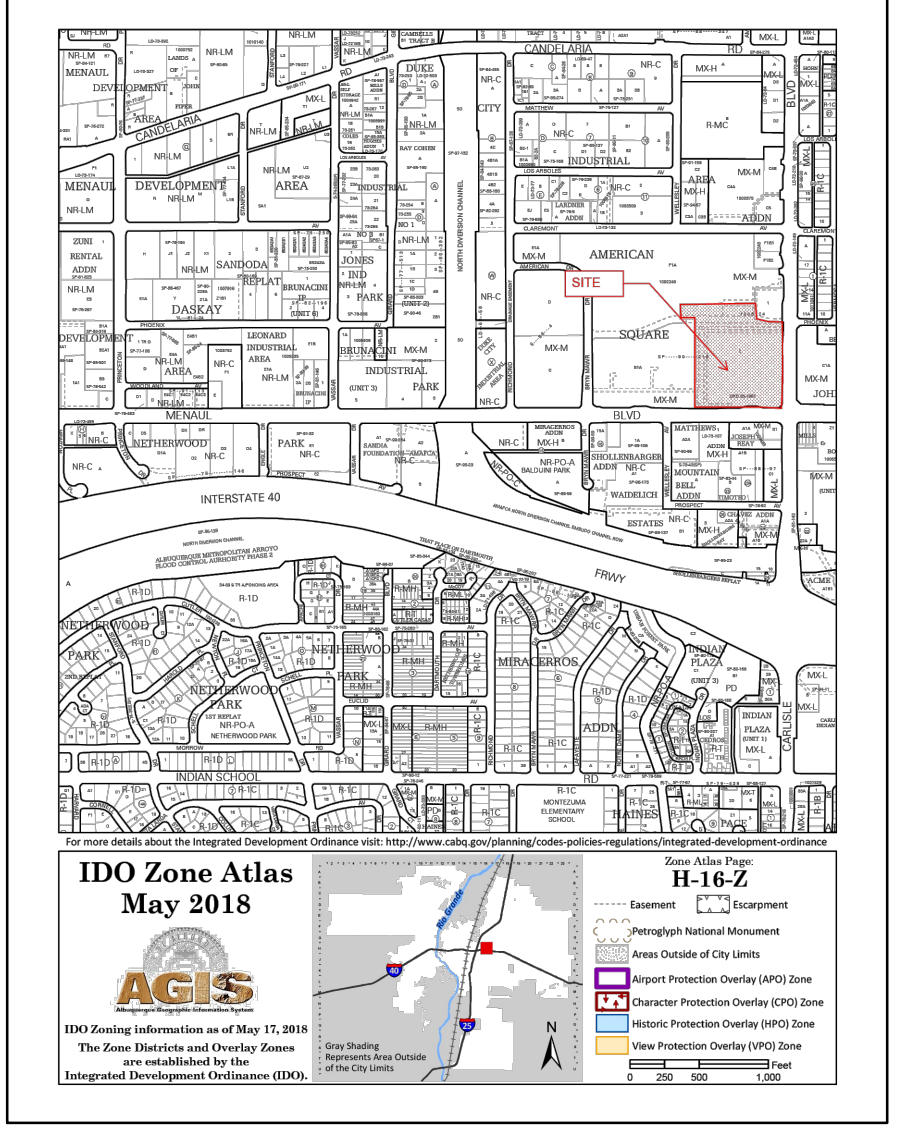
CURB IN THIS AREA PULLED BACK DUE TO THE PLAT ADDING IN A 24' WIDE ACCESS EASEMENT

BOUNDARY UPDATED TO MATCH PLAT FOR 10' ROW TAKING

CURB AND PAVEMENT CONNECTION UPDATED TO MATCH LANDLORDS NEW IMPROVEMENTS

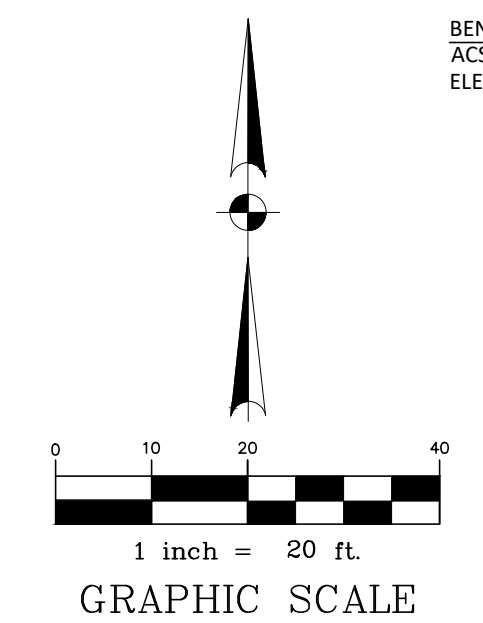
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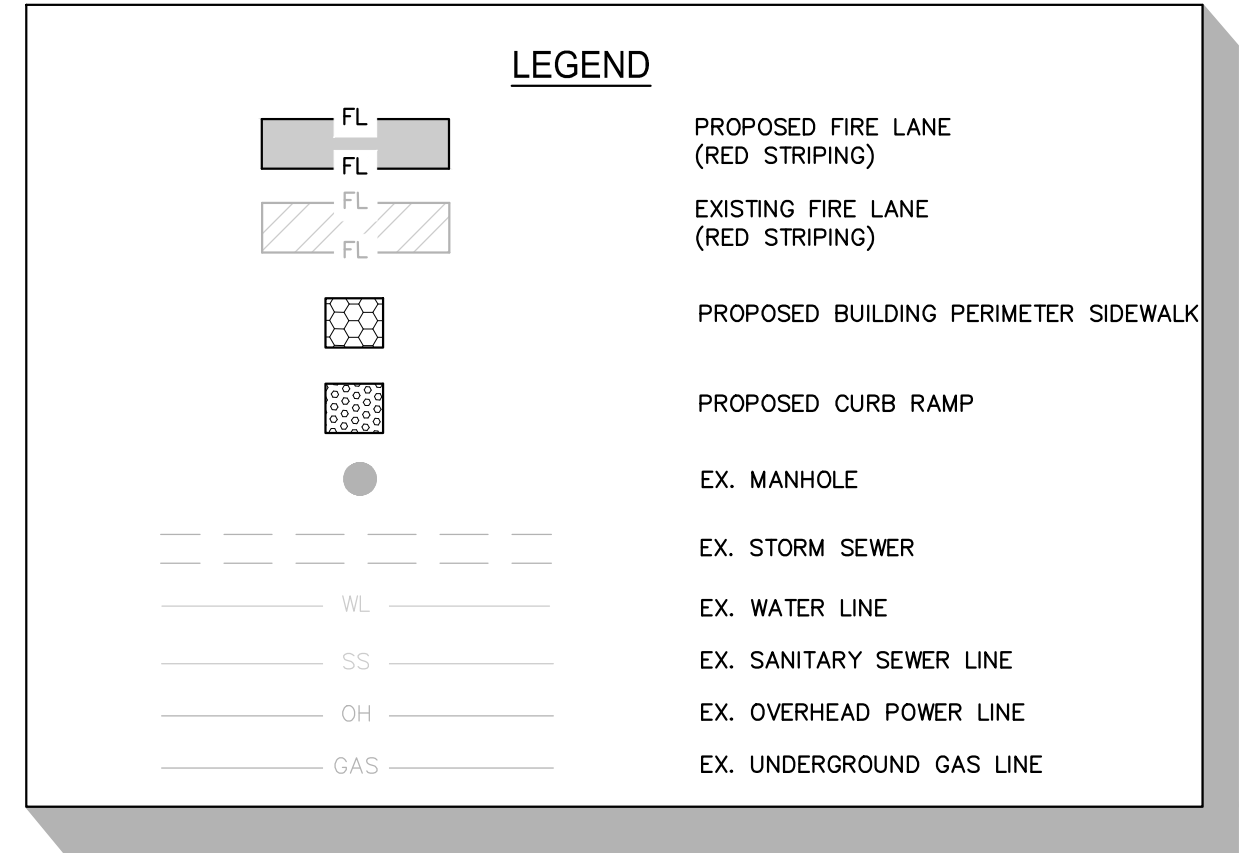
- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADI ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - RADI ARE 3' UNLESS OTHERWISE NOTED.
  - REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
  - PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN. TO 6% MAX.
  - HANDICAP PARKING 1% MIN. TO 2% MAX.
  - ALL CURBING TO BE 6" MIN. AND 8" MAX.
  - ALL BROKEN SIDEWALK CONCRETE IS TO BE REPLACED.
  - ANY EXISTING ADA RAMP SHOULD BE UPGRADED BY INSTALLING TRUNCATED DOMS.

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Ernest Armijo 3/5/2026  
Signed Date

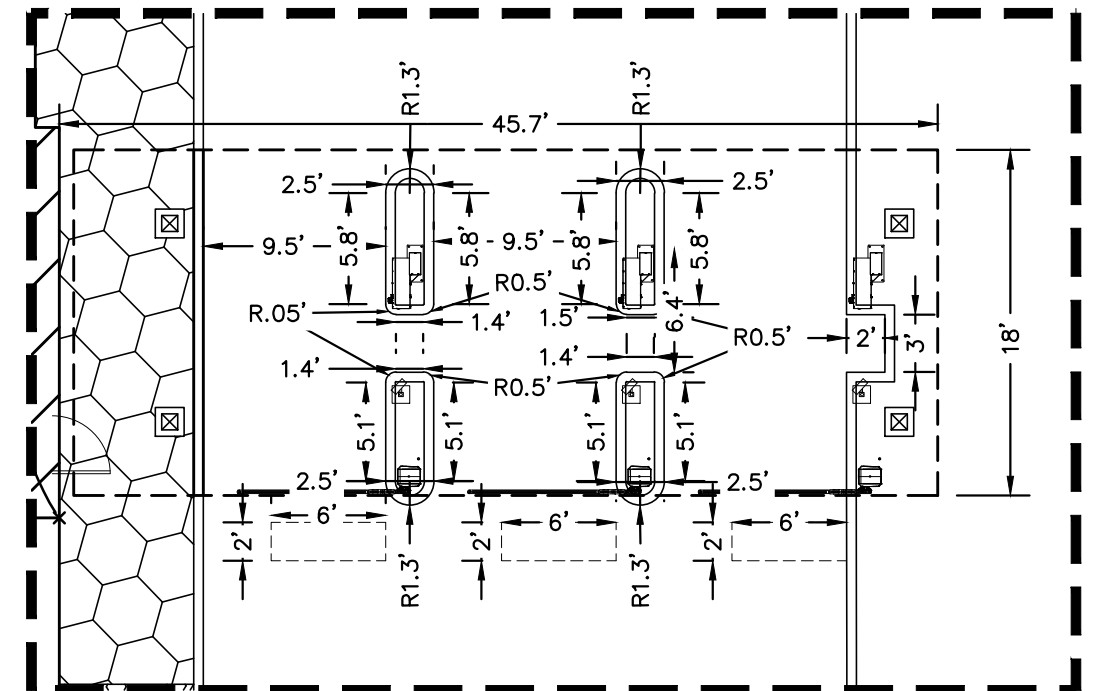


BENCHMARK: ACS MONUMENT "10-117" HAVING AN ELEVATION OF 5166.734 FEET (ELEVATION = 5166.734 FEET (NAVD88, 2001 ADJUSTMENT))

BUILDING POINT TABLE		
POINT #	NORTHING	EASTING
1	1,495,522.40	1,533,830.04
2	1,495,514.40	1,533,871.04
3	1,495,398.06	1,533,872.04
4	1,495,390.06	1,533,830.04



- EXECUTIVE SUMMARY**
- LOT 2B AMERICAN SQUARE ZONED MX-M, LOCATED AT 3535 MENAUL BLVD NE BETWEEN CARLISLE BLVD AND MENAUL BLVD CONTAINING APPROXIMATELY 1.57 ACRES (H-16).
  - PROPOSED CAR WASH LOCATED AT PAD NO. 2 (3535 MENAUL BLVD, NE, NM OF THE FORMER LOT 2B OF AMERICAN SQUARE (PENDING FINAL APPROVAL). FINAL APPROVAL OF SUBDIVISION IN PROGRESS.
  - CURRENT OR PRIOR PROJECT AND CASE NUMBERS THAT MAY BE RELEVANT TO YOUR REQUEST: PR-2019-002285, PR-2024-009947, SI-2024-009947.



**FIGURE 1**  
SCALE: 1:10

EXISTING SITE DATA	AREA (AC)	AREA (SF)	RATIO (%)
PROJECT SITE	1.53	66,752	N/A
BUILDING FLOOR AREA	0.00	0	0.00%
EXISTING IMPERVIOUS COVER	0.30	13,190	19.76%
LANDSCAPE/ OPEN SPACE	1.23	53,562	80.24%
PROPOSED SITE DATA	AREA (AC)	AREA (SF)	RATIO (%)
PROJECT SITE	1.53	66,752	N/A
BUILDING FLOOR AREA	0.11	4,874	7.30%
PROP. IMPERVIOUS COVER	0.81	35,142	52.65%
TOTAL IMPERVIOUS COVER	1.11	48,332	72.41%
LANDSCAPE/ OPEN SPACE	0.42	18,420	27.59%
MAXIMUM IMPERVIOUS RATIO	1.30	56,739	85.00%

**Site Data Summary Table - Lot 2-B-2**

GENERAL SITE DATA	LOT 2-B-2
LEGAL DESCRIPTION	LT 2-B PLAT FOR LOTS 2-A & 2-B AMERICAN SQUARE
EXISTING ZONING	MX-M
PROPOSED ZONING	MX-M
PROPOSED LAND USE	CAR WASH
LOT AREA (SF/ACRES)	66,752 S.F. / 1.53 AC
BUILDING FOOTPRINT (SF)	4,874 SF / 0.11 AC
TOTAL BUILDING AREA (SF)	4,874 SF
AREA OF SITE DISTURBANCE	50,882 SF / 1.17 AC
BUILDING HEIGHT (FT)	35 FT
LOT COVERAGE (X.XX%)	72.35%
FLOOR AREA RATIO	0.071
TYPE OF CONSTRUCTION	II-B
SPRINKLER SYSTEM	NO
BUILDING SET BACKS	FRONT 5', REAR 15', SIDE 0'
LANDSCAPE BUFFERS	FRONT 0', REAR 0', SIDE 0'
PARKING REQUIRED	2,100 SF GROSS FLOOR AREA OF RETAIL, OFFICE AND WAITING AREA (9.75 SPACES REQUIRED)
PARKING PROVIDED	24 SPACES
HANDICAP STALLS REQUIRED	1
HANDICAP STALLS PROVIDED	1

CALL BEFORE YOU DIG  
TEXAS ONE CALL PARTICIPANTS REQUEST  
72 HOURS NOTICE BEFORE YOU DIG, DRILL  
OR BLAST - STOP CALL  
TEXAS ONE CALL SYSTEM  
1-800-344-8377  
IN HOUSTON  
(713)-223-4567

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

No. \_\_\_\_\_

**ALJ Lindsey**  
Civil Engineers  
1885 N. Exempla Pkwy, Suite 200  
281.301.9565

**Brett T. Hanrahan**  
NEW MEXICO  
25690  
LICENSED PROFESSIONAL ENGINEER

26 FEBRUARY 2026

ALJ PROJECT NO.: 6662ACV008  
DATE: FEB. 2026  
SCALE: 1:20  
DRAWN BY: JAA  
CHECKED BY: RAB

**TRAFFIC CIRCULATION LAYOUT**

**MISTER CARWASH**  
3535 MENAUL BLVD.,  
ALBUQUERQUE, NEW MEXICO 87107

SHEET  
**C0.0**