

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 17, 2025

Jesse Attaway
ALJ Lindsey
100 N. 6th street, Ste 501
Waco, TX 76701

jattaway@aljindsey.com

Re: Mister Car Wash
3535 Menaul NE
Albuquerque, NM 87107
Traffic Circulation Layout
Engineer's Stamp 10-10-25 (H16D083F)-TRANS-2025-00096

Dear Mr. Attaway,

PO Box 1293

The TCL resubmittal received 10-17-25 is approved for Building Permit by Transportation. 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.

Albuquerque

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 the [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

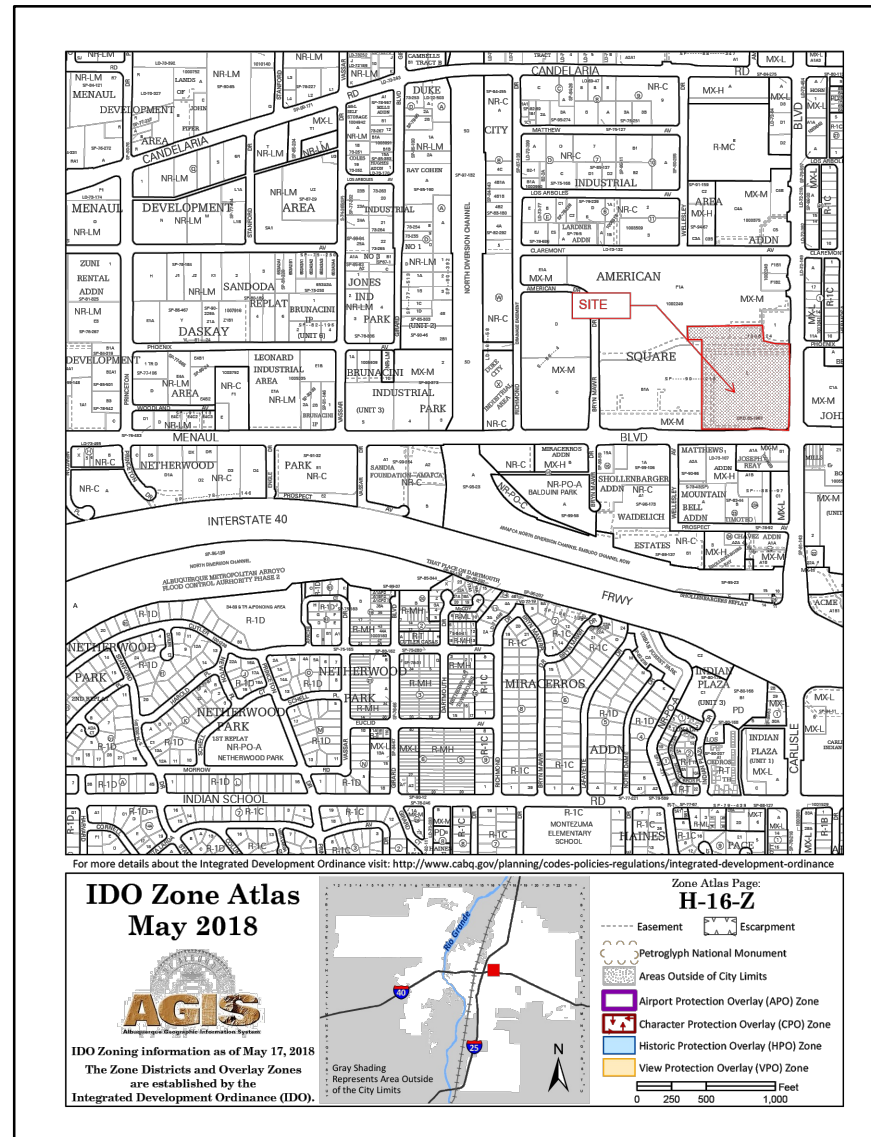
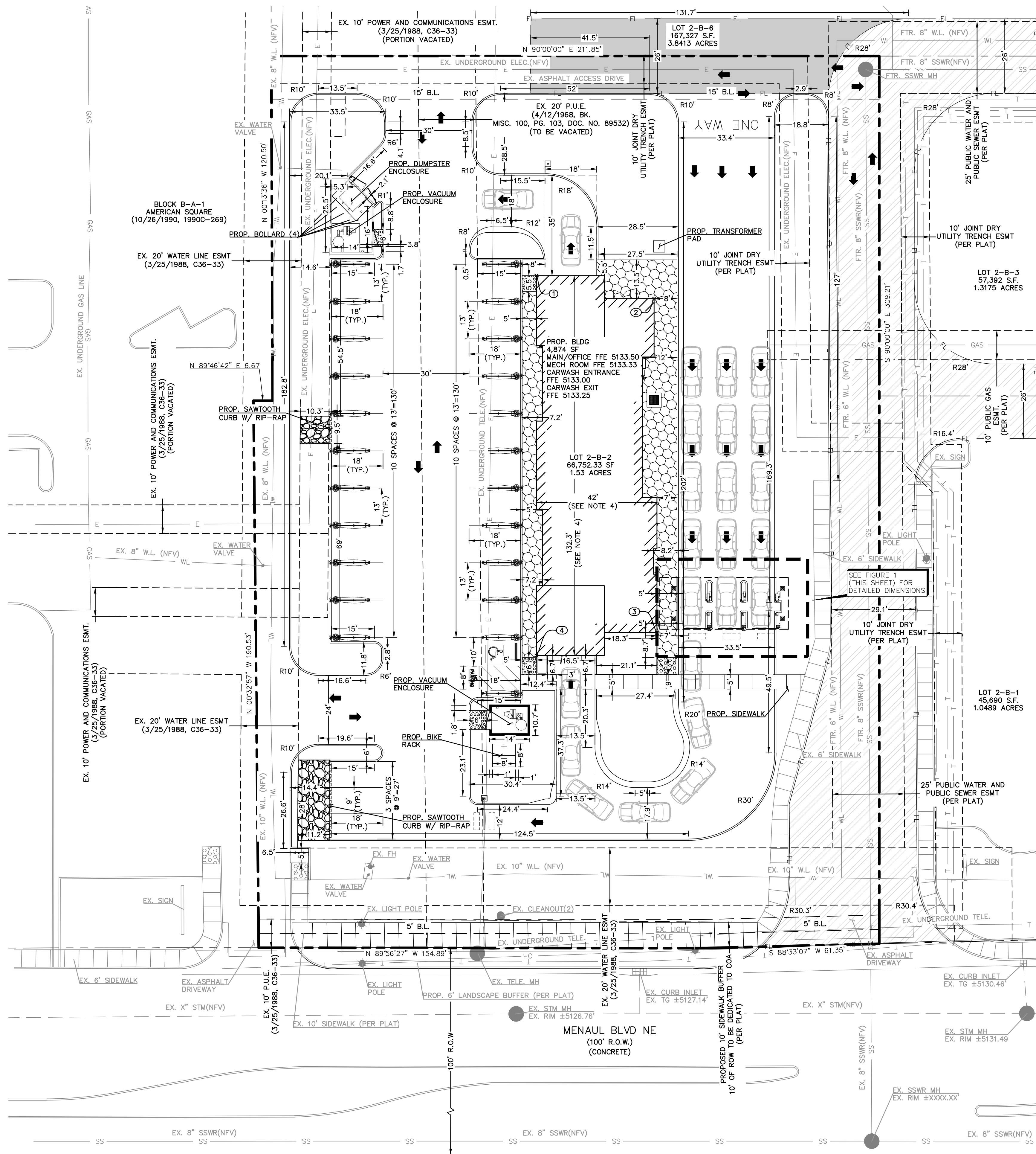
www.cabq.gov

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,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services



- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - RADII 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 DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 10/17/2025

Signed Date

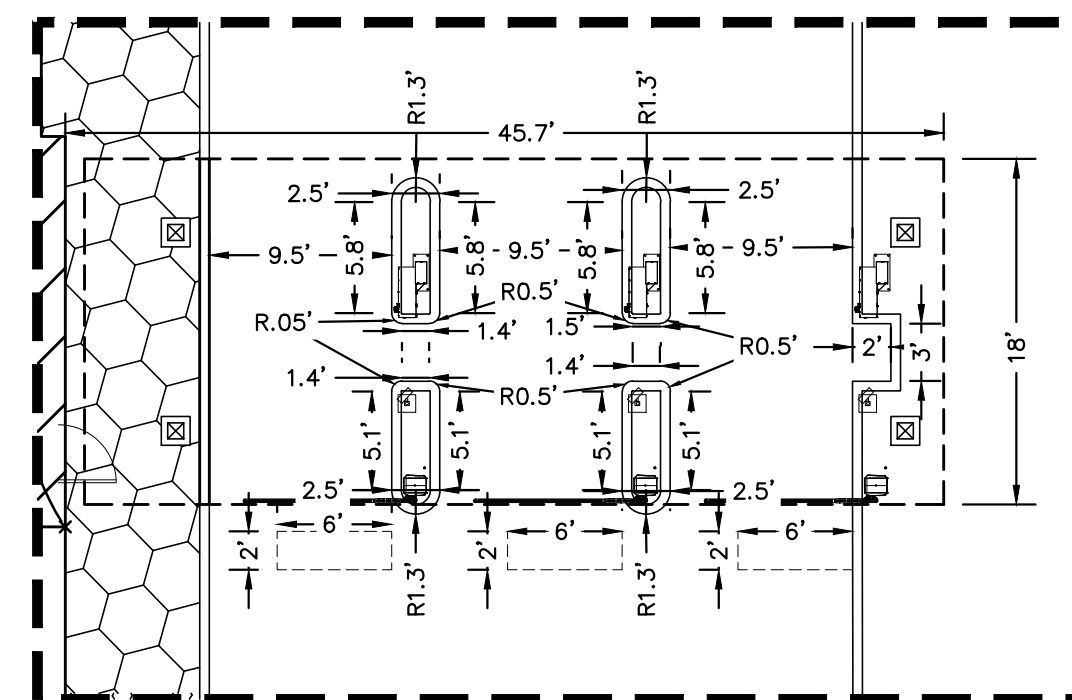


FIGURE 1
SCALE 1:10

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

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%

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

BENCHMARK:
ACS MONUMENT "10-H17" HAVING AN ELEVATION OF 5166.734
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

1 inch = 20 ft
GRAPHIC SCALE

LEGEND	
FL	PROPOSED FIRE LANE (RED STRIPING)
FL	EXISTING FIRE LANE (RED STRIPING)
FL	PROPOSED BUILDING PERIMETER SIDEWALK
FL	PROPOSED CURB RAMP
FL	EX. MANHOLE
FL	EX. STORM SEWER
FL	EX. WATER LINE
FL	EX. SANITARY SEWER LINE
FL	EX. OVERHEAD POWER LINE
FL	EX. UNDERGROUND GAS LINE

EXECUTIVE SUMMARY

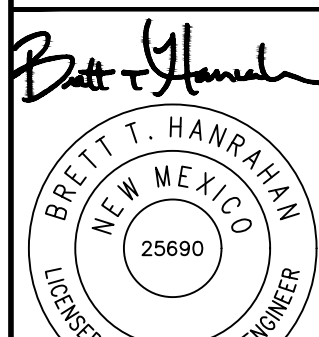
- LOT 2B AMERICAN SQUARE ZONED MX-M, LOCATED AT 3535 MENAUL BLVD NE BETWEEN CARLISLE BLVD AND MENAUL BLVD CONTAINING APPROXIMATELY 1.57 ACRES (H-16).
- PROPOSED CAR WASH LOCATED AT PAD NO. 2 (3535 MENAUL BLVD, NE, NM OF THE FORMER LOT 2B OF AMERICAN SQUARE (PENDING FINAL APPROVAL). FINAL APPROVAL OF 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.

TRAFFIC CIRCULATION LAYOUT

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

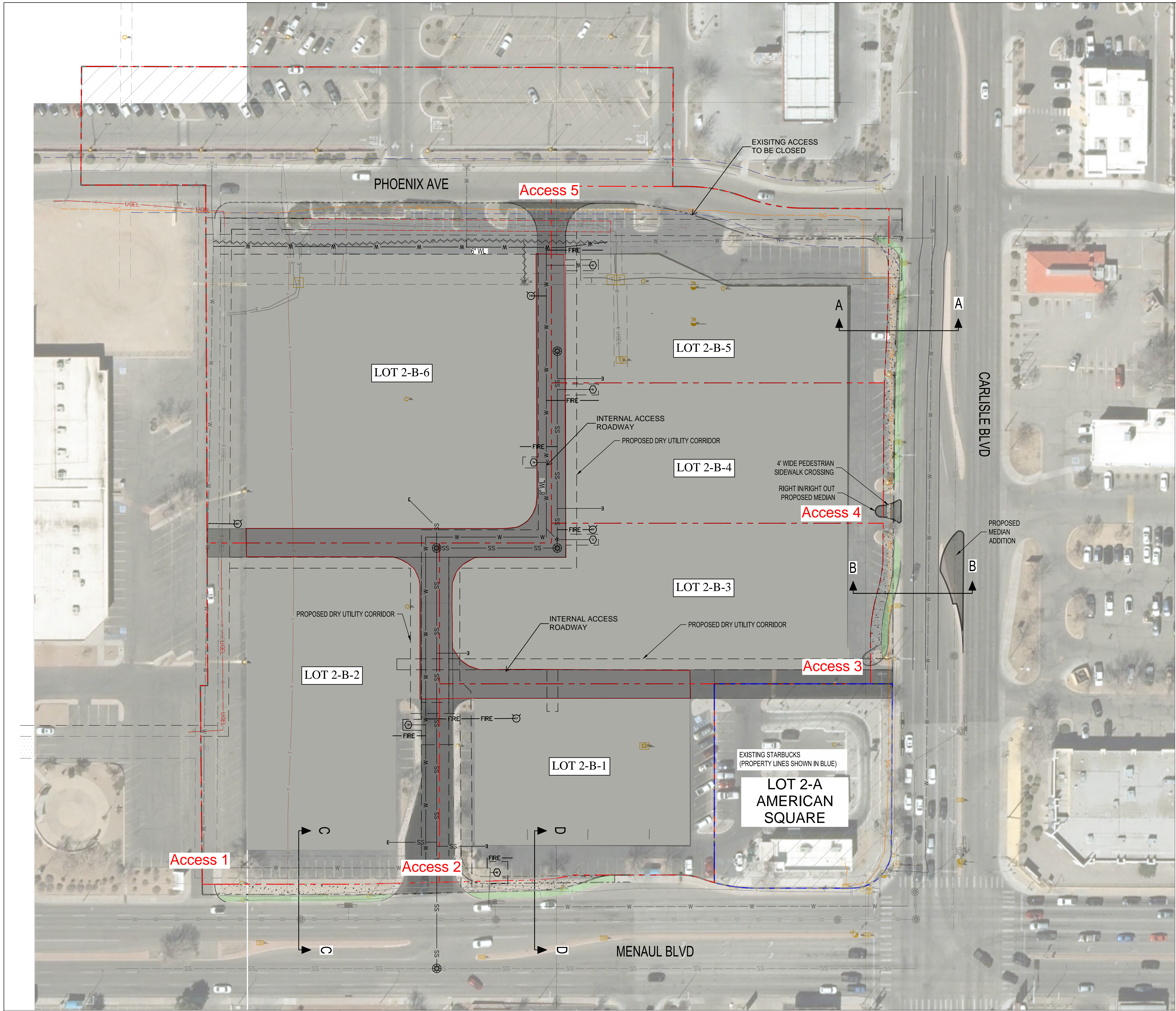
SHEET
C0.0

ALJLindsey
Civil Engineers
1885 N. Exchange Pkwy, Suite 200
Tomball, TX 77375
281.301.9955

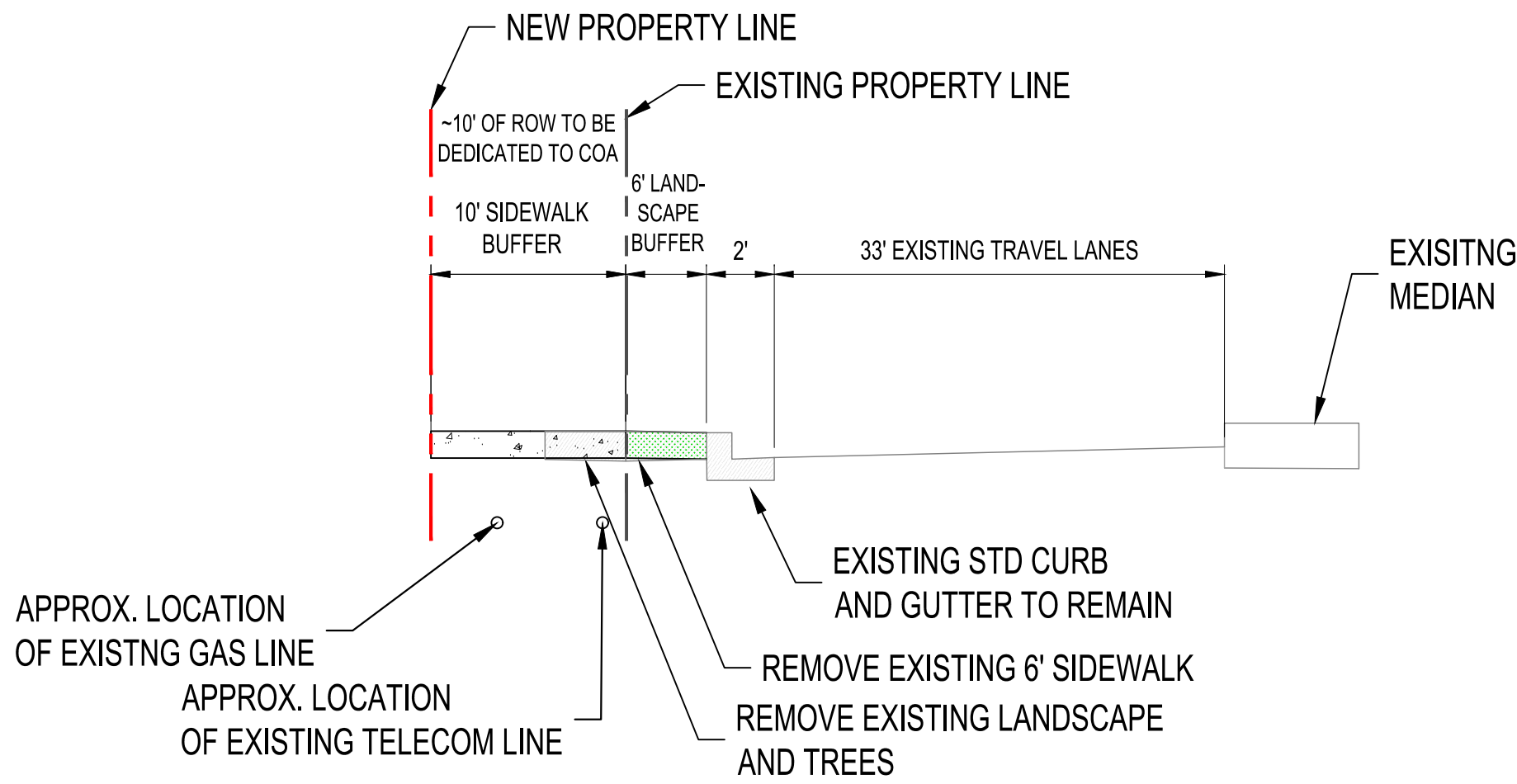


10 OCTOBER 2025

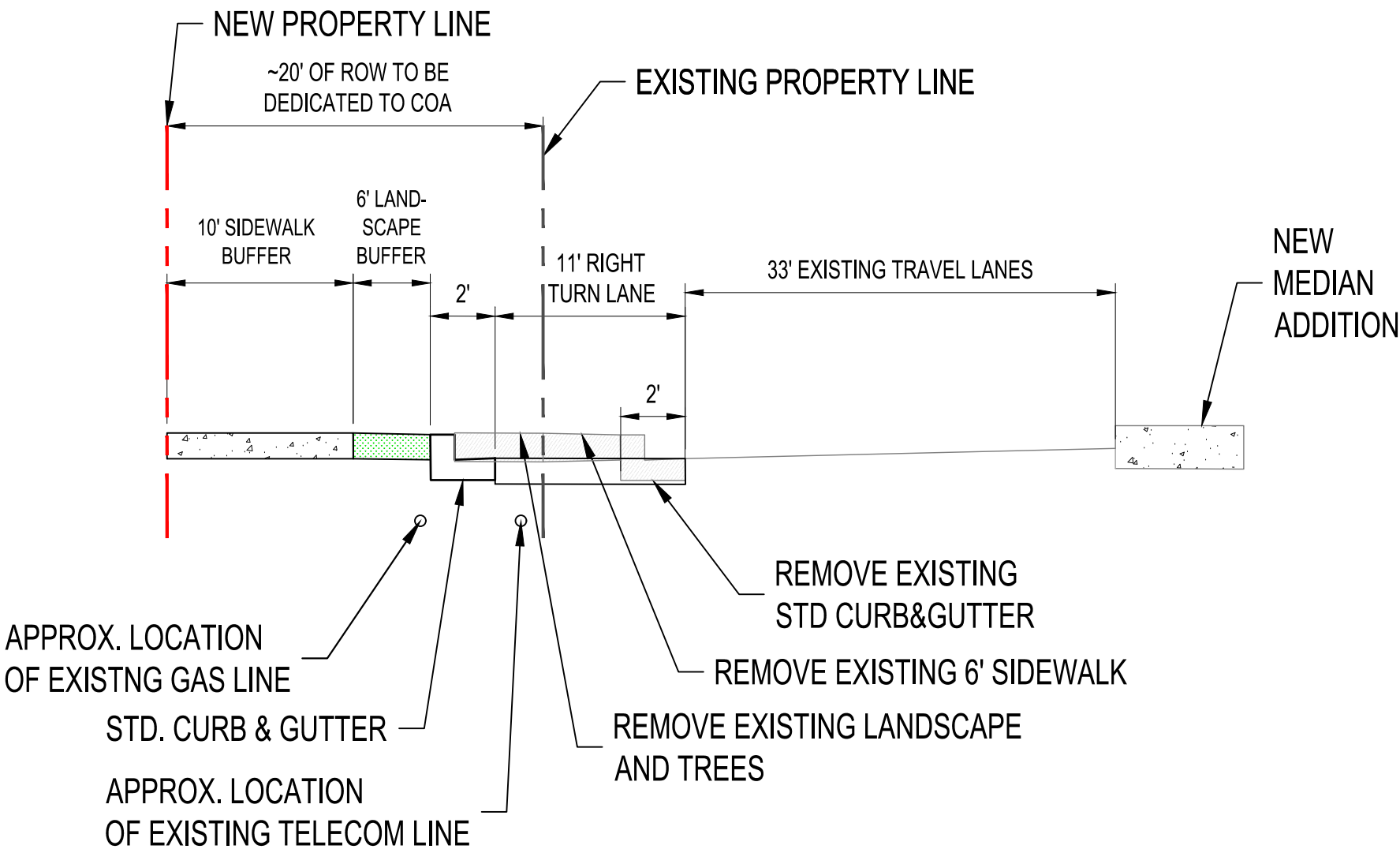
ALJ PROJECT NO. 66624CV008
DATE: OCTOBER 2025
SCALE: 1:20
DRAWN BY: JA
CHECKED BY: RAB



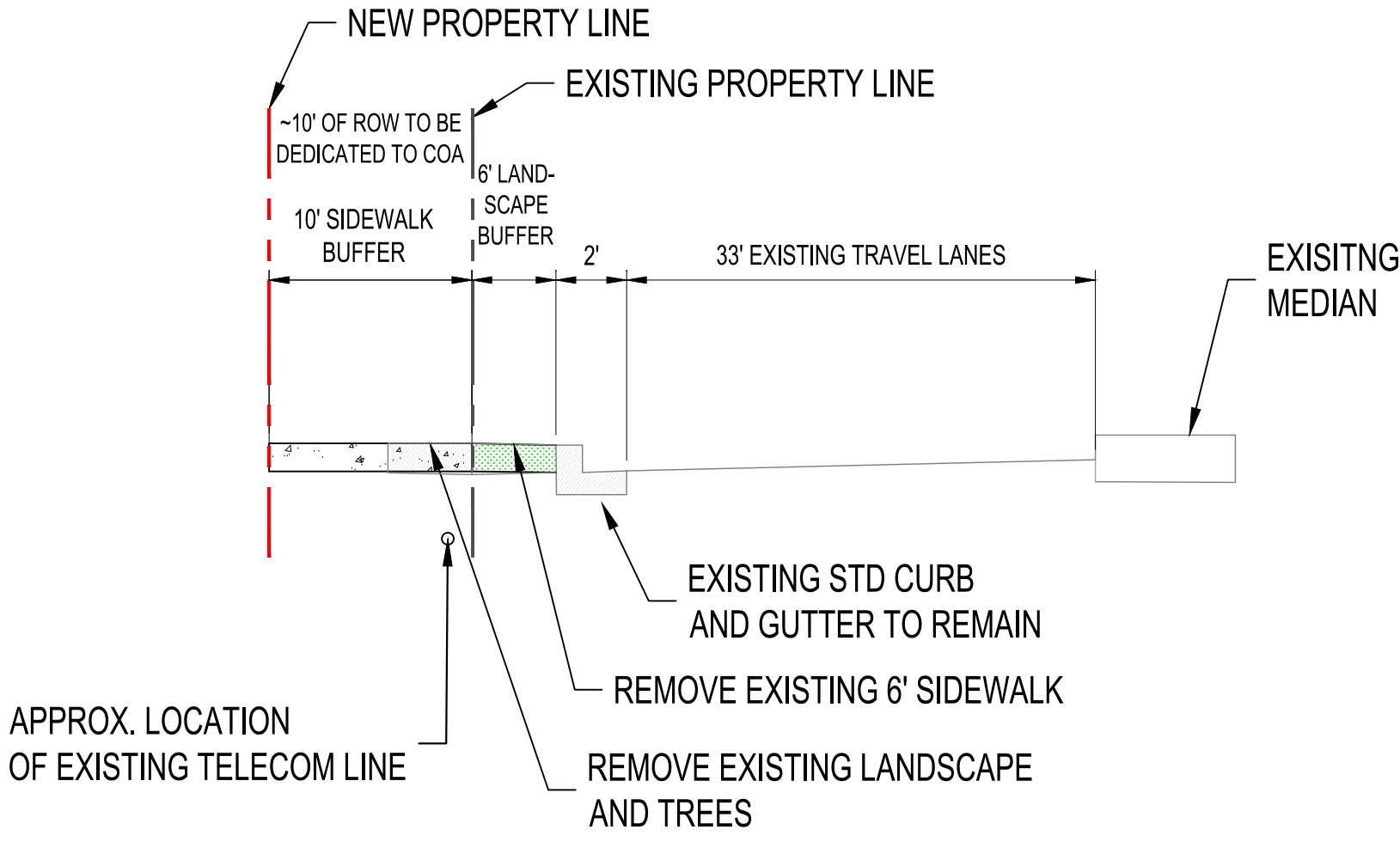
- LEGEND**
- | | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED LANDSCAPE BUFFER | | EXISTING WATER LINE |
| | PROPOSED SIDEWALK | | EXISTING SANITARY SEWER |
| | PROPOSED MEDIAN | | EXISTING STORM DRAIN |
| | REMOVAL | | PROPOSED WATER LINE |
| | EXISTING GAS LINE | | PROPOSED SANITARY SEWER |
| | EXISTING TELECOM LINE | | PROPOSED FIRE LINE |
| | EXISTING LIGHTING POLE | | PROPOSED WATER METER |
| | EXISTING PROPERTY LINE | | PROPOSED CAP |
| | PROPOSED PROPERTY LINE | | PROPOSED MANHOLE |
| | | | PROPOSED FIRE HYDRANT |



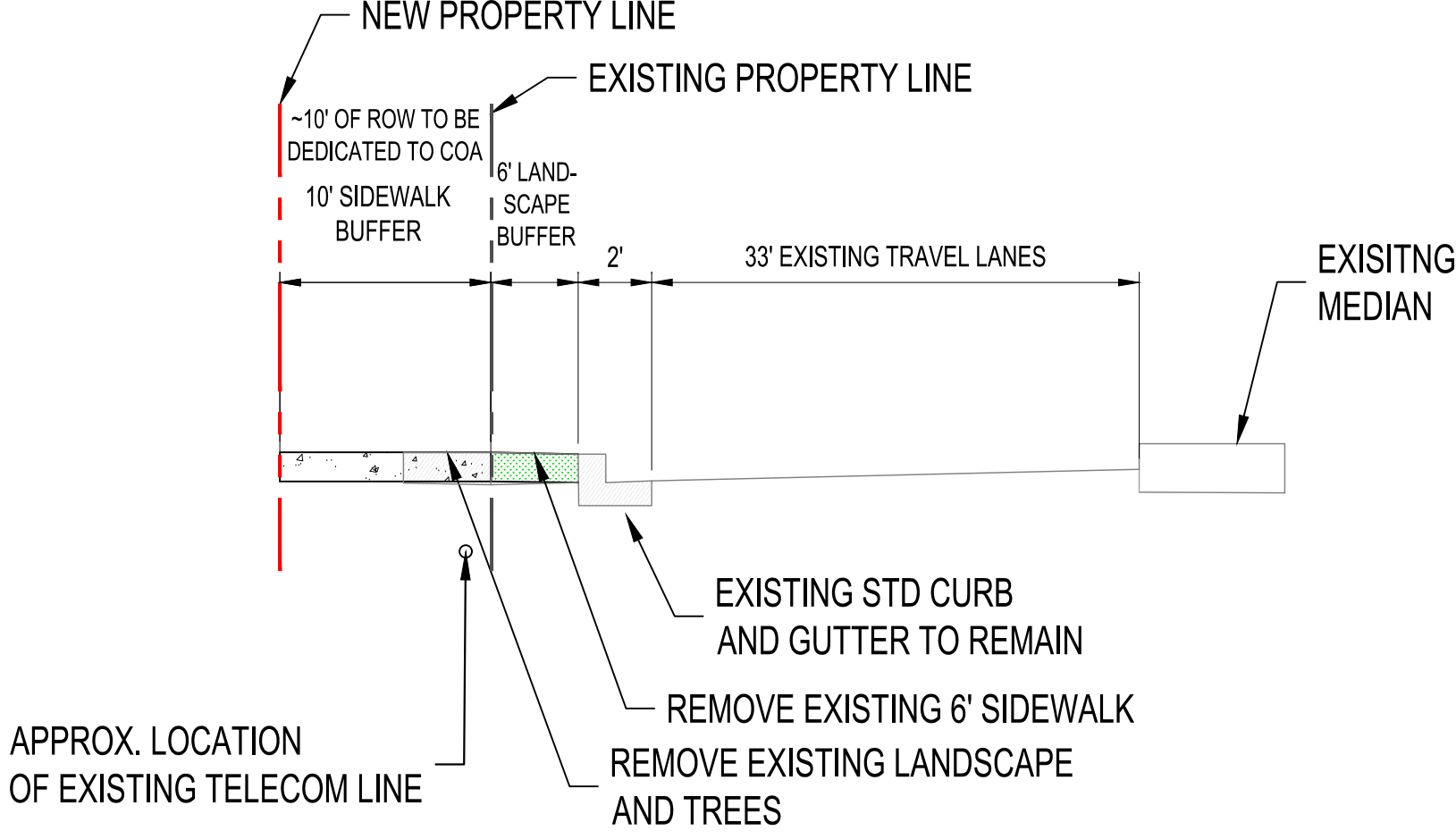
A PROPOSED CROSS SECTION
NTS



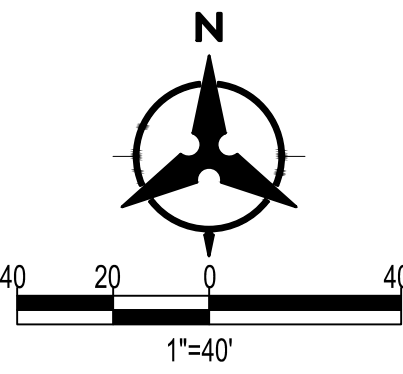
B PROPOSED CROSS SECTION
NTS



C PROPOSED CROSS SECTION
NTS



D PROPOSED CROSS SECTION
NTS



**SITE PLAN AND CROSS SECTION
EXHIBIT**

CARLISLE AND MENAUL

DRAWN BY:	JR	DATE:	05/29/2025
CHECKED BY:	KK	BHI PROJECT NO:	20240281
		SHEET NO.:	---

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

June 12, 2025

Carl Vermillion, PE, PTOE
Bohannon Huston, Inc
7500 Jefferson St NE
Albuquerque, NM 87109

Re: Carlisle and Menaul
Traffic Impact Study (H16D083F)
Submittal dated May 29, 2025
Via email cvermillion@bhinc.com and ABQ-PLAN

Dear Mr. Vermillion,

The Traffic Impact Study received on May 29, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Required infrastructure improvements per the Study include:

1. Carlisle and Menaul intersection signal timing adjustment to have all movements operate at LOS D or better. Coordinate with Traffic Operations.
2. Access 4 on Carlisle to be redesigned to a single exiting lane with only eastbound right out and south bound right in. Northbound left out to be removed and directional island installed. Also, the median on Carlisle to be modified to eliminate left in movement. New signage to be installed showing no left turns.
3. Access 1 on Menaul to include new one-way sign (R6-1-36) in the median to indicate right turn only.
4. Access 3 on Carlisle install right turn only pavement arrow. Paint median to increase median visibility.
5. All post construction signal optimization recommended in the study..

The approved Traffic Study is valid for three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

If you have any questions, please contact me at earmijo@cabq.gov or (505) 924-3991.

Sincerely,

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