

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 11, 2022

Daniel Duran
Modulus Architect
100 Sun Ave. NE Suite 600
Albuquerque, NM 87109

Re: Champion Xpress
2100 Central Ave. NW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 4-25-22 (J13-D216)
Certification dated 10-03-22

Dear Mr. Daniel,

Based upon the information provided in your submittal received 10-05-22, 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:

- Driveways accesses of Rio Grande Blvd. and Merritt Ave. need to be built per approved site plan (per COA std dwg 2426).
- The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.

Once these corrections are complete, resubmit to PLNDRS@cabq.gov

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Champion Xpress **Building Permit #:** NA **Hydrology File #:** NA

DRB#: NA **EPC#:** NA **Work Order#:** NA

Legal Description: MRGCD MAP 38 TR 366 & NLY PORTION BLK 4 TRACTION PARK & CITY ELECTRIC ADD N EXC WLY PORCONT 29,703 SQ FT

City Address: 2100 Central Ave SW, Albuquerque, NM 87102

Applicant: Modulus Architects & Land use planning **Contact:** 505-338-1499

Address: 100 Sun Ave, NE. Suite 600, Albuquerque, NM, 87109

Phone#: 505-338-1499 **Fax#:** **E-mail:** dduran@modulusarchitects.com

Other Contact: **Contact:**

Address:

Phone#: **Fax#:** **E-mail:**

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

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DEPARTMENT ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ 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: 10/3/2022 **By:** Daniel Duran

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



Planning Department – Transportation & Hydrology

City of Albuquerque
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
925.965.4475

October 9, 2022

RE: Traffic Certification for Champion Xpress 2100 Central Ave SW (BP-2022-18071)

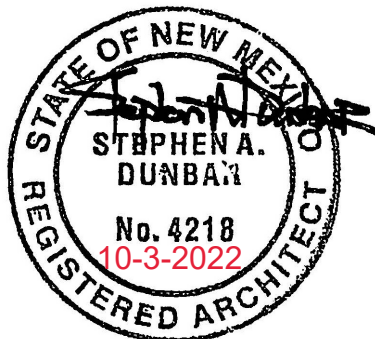
To whom it may concern,

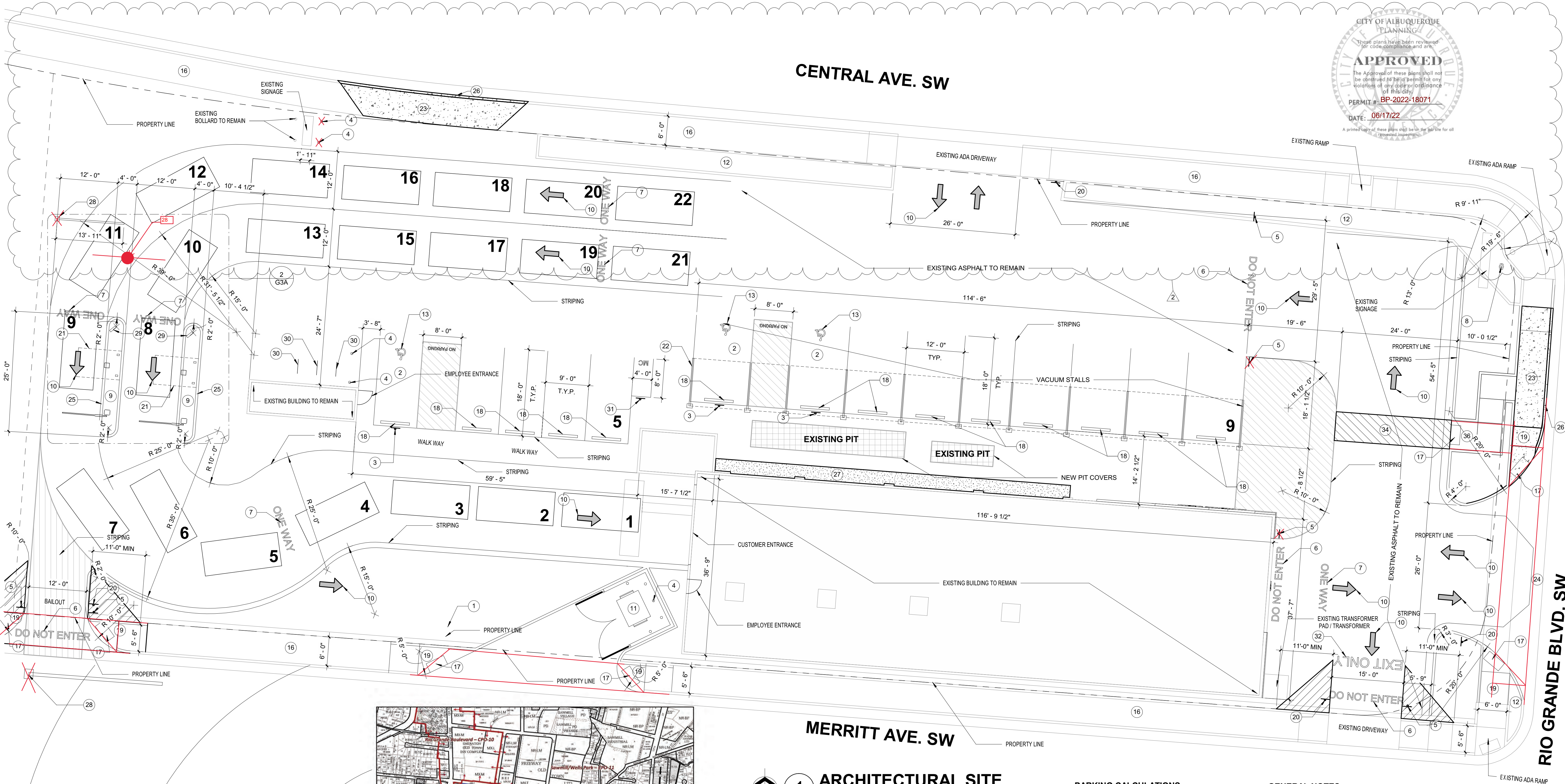
I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above referenced project is in substantial compliance and in accordance with the design intent of the Architectural Site Plan (TCL), dated 04-25-22. I further certify that Daniel Duran, Architect Intern at Modulus Architects, personally visited the site on 10-3-22 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions with minor modification and is true and correct to the best of his 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,

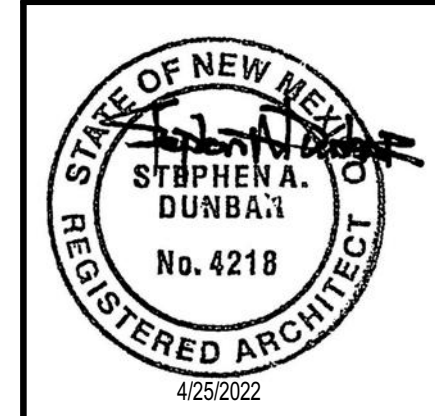
Stephen Dunbar, AIA
Principal in Charge
Modulus Architects, Inc.
110 Sun Avenue NE, Suite 305
Albuquerque, NM 87109
(O) 505.338.1499, Ext. 1004





REV	DATE	BY	REVISION
2	6/2/2022		CITY COMMENTS & COORD

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

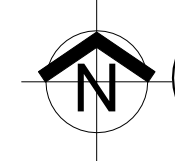


CONSTRUCTION DOCUMENTS

PROJECT TITLE	CHAMPION XPRESS CARWASH
PROJECT MANAGER	2100 CENTRAL AVE, ALBUQUERQUE, NM 87104
JOB NO.	DRAWN BY:
PROJECT NUMBER	
SHEET TITLE	ARCHITECTURAL SITE PLAN

DATE	SHEET
04/25/2022	G3A
SCALE:	

IDO Zone Atlas
May 2018
AGIS
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/cdr/en-policies-regulations/integrated-development-ordinance>



1 ARCHITECTURAL SITE
SCALE: 1" = 10'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
06/10/2022

Joanne Wolfenbarger

PARKING CALCULATIONS

SPACES REQUIRED:

CAR WASH: 2 SPACES PER 1,000 S.F.
133 SF = 2 SPACES NEAR OFFICE

BICYCLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES
5 SPACES * .10= 0.5

MOTORCYCLE: 1 SPACE PER 1-25 PARKING SPACES
5 SPACES = 1 SPACE

SPACES PROVIDED:

CAR WASH: 5 SPACES PROVIDED

BICYCLE SPACES: 3 SPACES PROVIDED

MOTORCYCLE SPACES: 1 SPACES PROVIDED

GRAND TOTAL SPACES: 9 SPACES

GENERAL NOTES:

1. PATCH ASPHALT AS NECESSARY
2. REFER TO G4, G5 AND G6 FOR DETAILS. NOT ALL DETAILS MAY APPLY TO THIS PROJECT
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER
5. 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 THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES:

1. TYP. CURB RE: 11/G4
2. ADA PARKING RE: 2/G6
3. ADA SIGN RE: 11/G6
4. BOLLARD RE: 4/G4
5. "DO NOT ENTER" SIGN RE: 12A/G6
6. "DO NOT ENTER" MARKING RE: 7/G6
7. "ONE WAY" MARKING FONT SIZE COLOR AND STYLE TO MATCH DETAIL 7/G6
8. EXISTING FIRE HYDRANT
9. CONC. ISLAND RE: 9/G4 SIM.
10. PAVEMENT MARKING TO FOLLOW COA STANDARD 2600-105 RE: 8/G6
11. DUMPSTER ENCLOSURE RE: 4/G5
12. EXISTING LANDSCAPE AREA
13. HANDICAP MARKING RE: 1/G6
14. PAY STATION
15. BARRIER ARM
16. EXISTING SIDEWALK
17. DETECTABLE WARNING PER COA STANDARD DRAWING 2446
18. WHEEL STOP RE: 4/G6
19. PARALLEL CONCRETE RAMP PER COA DRAWING STANDARD 2447
20. STOP SIGN RE: 14/G6
21. POINT OF SALE T.S.S. CANOPY
22. VACUUM CANOPIES
23. NEW CONC. SIDEWALK RE: COA STANDARD DRAWING 2430
24. VALLEY GUTTER SIMILAR TO COA STANDARD DRAWING 2420
25. ISLAND TYP. CURB RE: 11/G4
26. SIDEWALK WITH TURNDOWN TYP. CURB RE: 8/G4
27. NEW ASPHALT
28. LPR POLE
29. MENU BOARD
30. BIKE RACK RE: 13/G6
31. FREE-STANDING MOTORCYCLE PARKING SIGN RE: 12/G6
32. "EXIT ONLY" MARKING RE: 7/G6
33. PERPENDICULAR CURB RAMP RE: 16/G4
34. CROSSWALK RE: 6/G4
35. GC TO VERIFY EXISTING DRIVE AND ADA RAMPS ON CENTRAL AVE. MEET COA STANDARD 2426B. GC TO UPDATE ENTRANCE AND RAMP TO CURRENT COA STANDARD IF NON COMPLIANT.
36. CURB RAMP RE: 16/G4

2 ENLARGED P.O.S. PLAN
SCALE: 1 : 60