

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 8, 2022

Daniel Duran  
Modulas Architects  
100 Sun Ave. NE, Suite 600  
Albuquerque, NM 87109

**Re: Champion Express Carwash**  
**5101 Lomas Blvd. NE**  
**Request for Temporary Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's Stamp dated 5/11/2022 (J17D101)  
Certification dated 9/8/2022

Dear Mr. Duran,

Based solely on your certification received 9/8/2022 Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy. 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.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

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

\xxx 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:** LOT 10-A REPLAT OF LTS 6, 7, 8, 9, 10, 11 AND THE WLY 10' OF LT 5 AND THE VACATED ALLEY IN BLK 2 DOROTHY BROWN'S CONT 30,788 SQ FT M/L

**City Address:** 5101 Lomas Blvd NE, Albuquerque, NM, 87110

**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  
Temporary
- ☐ 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:** 9/08/2022 **By:** Daniel Duran

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



**Planning Department – Transportation & Hydrology**

City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

September 8, 2022

**RE: Traffic Certification for Champion Xpress 5101 Lomas Blvd NE (BP-2022-18984)**

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 5-11-21. I further certify that Daniel Duran, Architect Intern at Modulus Architects, personally visited the site on 9-8-22 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





## PARKING CALCULATIONS

SPACES REQUIRED:

CAR WASH: 2 SPACES PER 1,000 S.F.  
 $157 \text{ SF} \div 10 = 1.57$  SPACES

BICYCLE: 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES  
 $2 \text{ SPACES} \times .10 = 0.2$

MOTORCYCLE: 1 SPACE PER 1-25 PARKING SPACES  
 $2 \text{ SPACES} = 1 \text{ SPACE}$


SPACES PROVIDED:

TOTAL CAR WASH: 3 SPACES

TOTAL BICYCLE SPACES: 3 SPACES

TOTAL MOTORCYCLE SPACES: 1 SPACES

GRAND TOTAL SPACES: 7 SPACES



DATE 5/11/2022	SHEET <b>G3A</b>
SCALE:	