

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 10, 2025

Derek Bohannon
Tierra West LLC
5571 Midway Park PI NE
Albuquerque NM, 8710

dbohannon@tierrawestllc.com

**Re: Mister Car Wash
1020 Juan Tabo NE
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 3-4-25 (J22D074)**

Dear Mr. Bohannon,

The conceptual TCL submittal received 3-10-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting TCL for building permit approval, please ensure that:**

- 1-The first existing entrance on Mountain should be blocked.**
- 2-The far east 14 ft existing entrance on Mountain may be widened to 26 ft if needed.**
- 3-The Car Wash Use stalls may be counted as parking space. And**
- 4-One ADA Van, one Motorcycle, and two Bike Racks should be provided.**

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 evaluation by Transportation.

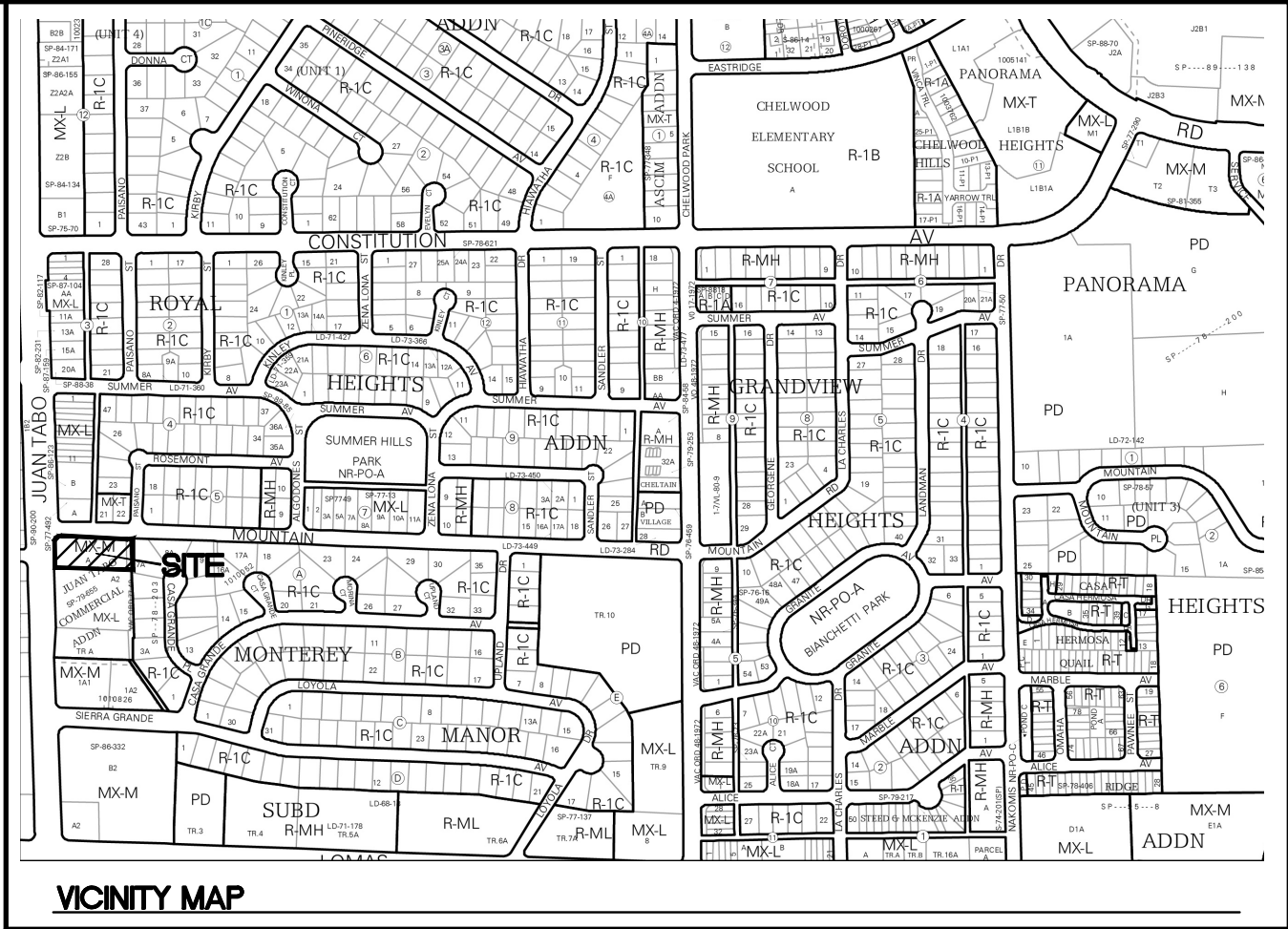
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

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

C: File

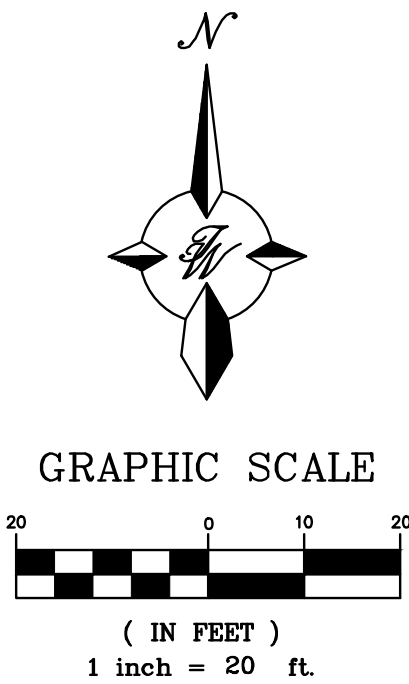


SITE DATA

PROPOSED USAGE	CAR WASH
LOT AREA	41485 SF (0.95 ACRES)
ZONING	MX-M
BUILDING AREA	4720 SF
BUILDING SETBACK	
FRONT	5'
REAR	0'
SIDE	0'
PARKING PROVIDED	5 SPACES (EMPLOYEE PARKING)
LANDSCAPE REQUIRED	5515 SF (15% NET AREA, 36765 SF)
LANDSCAPE PROVIDED	6261 SF

LEGEND

	CURB & GUTTER
	PROPOSED TRACT 18-A BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER



KEYED NOTES

- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- EXISTING ACCESSIBLE RAMP
- EXISTING DRIVEWAY PAD
- EXISTING CONCRETE SIDEWALK
- CONCRETE SIDEWALK PER ARCHITECTS PLAN
- DUMPSTER
- MECHANICAL ROOM
- VACCUUM ASSEMBLY (TYP)

	MISTER CAR WASH ALBUQUERQUE, NM	DRAWN BY pm
	TRAFFIC CIRCULATION PLAN	DATE 3-4-25
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SP-1
	RONALD R. BOHANNAN P.E. #7868	JOB # 2025017