

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 5, 2021

Ronald R. Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Pl. NE  
Albuquerque, NM 87109

**Re: Mister Carwash  
NW Corner of Volcano & 98<sup>th</sup> St.  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 5-1-19(DRB) (K08D004)  
Certification dated 4-29-21**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-30-21, 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:

- Accepted and Approved Work Order.
- Please redline on DRB approved site plan site changes.
- Remove construction equipment and materials.

Once corrections are complete resubmit

1. The approved and stamped Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
3. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
6. THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
7. LANDSCAPING, FENCING AND SIGNING 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.

LEGEND

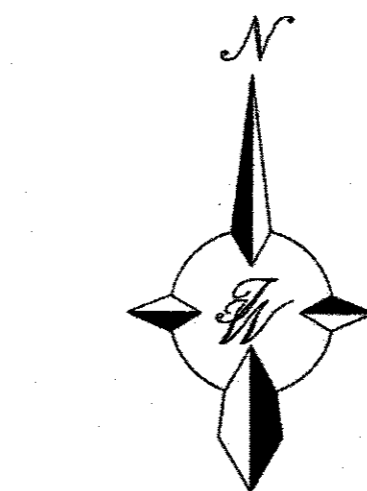
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED HEAVY DUTY PCC PAVEMENT
	PROPOSED STANDARD DUTY PCC PAVEMENT
	PEDESTRIAN ROUTE

SITE DATA

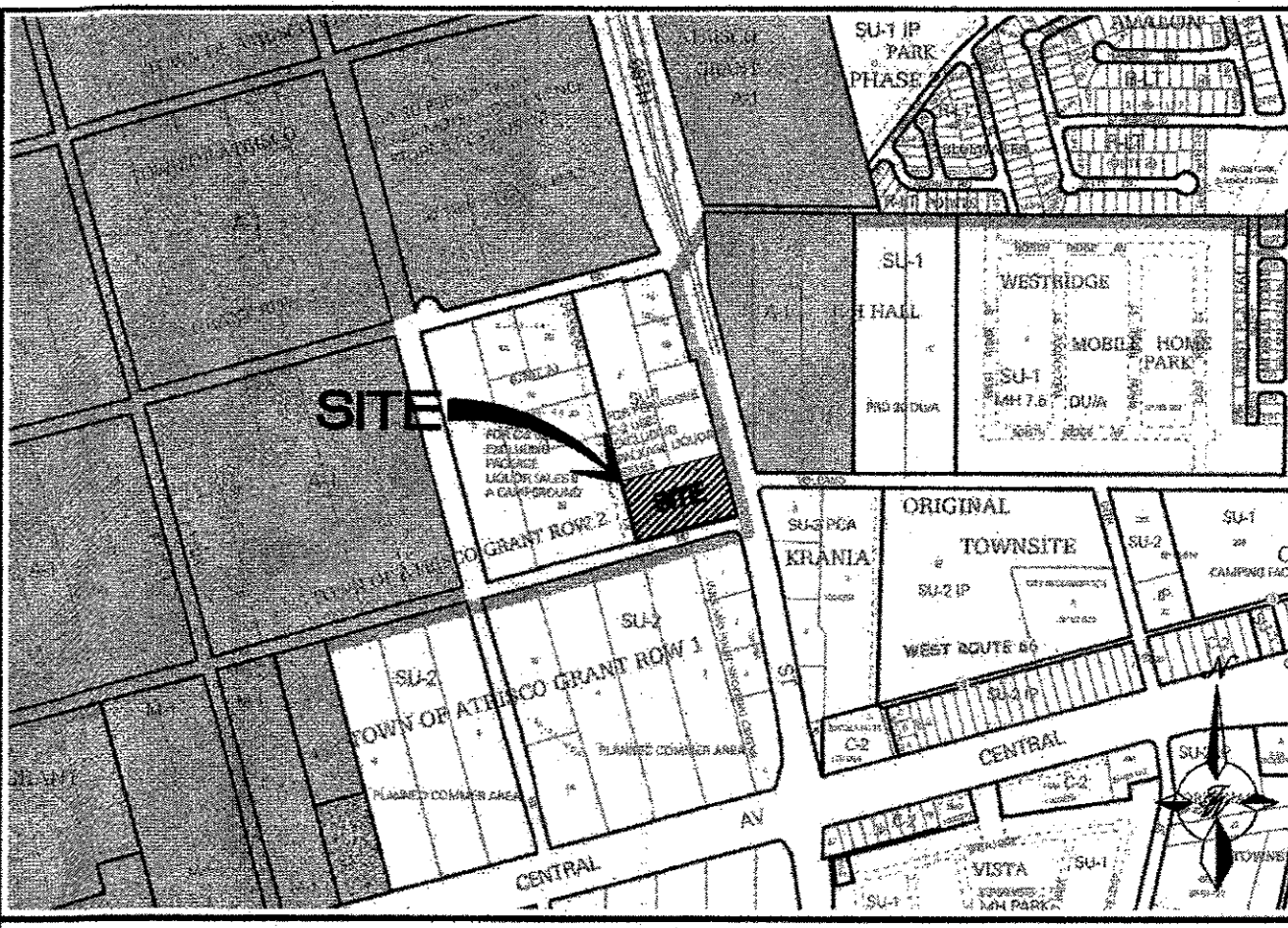
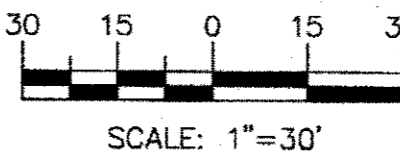
PROPOSED USAGE:	CAR WASH 5,580 SF
ZONING:	MX-M (USE PERMISSIVE)
LOT AREA:	2.25 ACRES
PARKING REQUIRED:	12 SPACES
PARKING PROVIDED:	24 SPACES ✓
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES 1 SPACE VAN ACCESSIBLE ✓
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	2 SPACES ✓

KEYED NOTE:

- (A) 2' ALLEY GUTTER PER COA STD DWG #2415A
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" CURB & GUTTER PER DETAIL ON SHEET C5
- (D) EDGE OF PAVEMENT
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C5
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C5
- (G) TRASH ENCLOSURE PER DETAIL SHEET C6
- (H) BIKE RACK PER DETAIL SHEET C6
- (I) SITE LIGHTING
- (J) MOTORCYCLE PARKING SIGN PER DETAIL SHEET C6
- (K) ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL SHEET C5)
- (L) STOP SIGN
- (M) MONUMENT SIGN (SEE DETAIL SHEET A2.2)
- (N) PEDESTRIAN RAILING (SEE DETAIL SHEET C4)
- (O) 4'X3' CONCRETE PAD FOR MAT CLEANER
- (P) 18" DIA CONC. FOOTING FOR VACUUM ARCH. TOP ELEV TO BE 6" ABOVE PAVING. SEE DETAIL N3, SHEET A1.1. (TYP.)
- (Q) "DO NOT ENTER" SIGN
- (R) ELECTRICAL TRANSFORMER
- (S) 2-FT CURB CUT
- (T) MOTORCYCLE PARKING
- (U) 35' X 35' SIGHT TRIANGLES
- (V) BIKERACK (SEE DETAIL SHEET C6)
- (W) SIGHT LINE
- (X) CANOPY (SEE ELEVATION SHEET A5.1)



GRAPHIC SCALE



VICINITY MAP:

K-08-Z & K-09-Z

LEGAL DESCRIPTION:

TRACT 1 AND TRACT 2, UNIT A, ROW 2, WEST OF WESTLAND

NOTES:

1. LIGHT FIXTURES SHALL BE INSTALLED WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE.
2. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
4. LANDSCAPING, FENCING AND SIGNING 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.

PROJECT NUMBER: PR-2018-001964

APPLICATION NUMBER: PS-2019-00003

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 5/1/19, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (✓) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	Traffic Engineer, Transportation Division	5/1/19	Date
	Parks & Recreation Department	5/1/19	Date
	City Engineer	7-23-19	Date
	Environmental Health Department (conditional)	5/1/2019	Date
	Solid Waste Management	7-23-19	Date
	DRB Chairperson, Planning Department	7-23-19	Date

\* Environmental Health, if necessary  
Code Enforcement 5/1/19 Date

- INDEX TO DRAWINGS
- C1. SITE PLAN
  - C2. GRADING AND DRAINAGE PLAN
  - C3. MASTER UTILITY PLAN
  - C4. DETAIL SHEET
  - C5. DETAIL SHEET
  - C6. DETAIL SHEET
  - L1. LANDSCAPING PLAN
  - A5.0 BUILDING ELEVATIONS
  - A5.1 BUILDING ELEVATIONS
  - A6.0 BUILDING AND SIGN DETAILS

ENGINEER'S SEAL 	MISTER CAR WASH 98TH ST & VOLCANO RD SITE PLAN FOR BUILDING PERMIT	DRAWN BY DY DATE 4/25/19 2018058-SP
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	SHEET # C1 JOB # 2018058



# TIERRA WEST, LLC

April 29, 2021

Mr. Ernie Gomez  
Development Review Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION  
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY  
MR. CARWASH, 201 98<sup>TH</sup> ST, NW, 87121**

Dear Mr. Gomez:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built Site Plan for Building Permit for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on April 29, 2021 and is in accordance with the design intent of the Approved Traffic Circulation Layout dated 05/01/19.

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.

Enclosed, please find the information sheet and the as-built Approved Site Plan for Building Permit. Therefore, we request approval of the as-built Approved Site Plan for Building Permit and issuance of the Temporary Certificate of Occupancy to allow vendors to occupy the building while punchlist items are addressed.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



JN: 2018058  
RRB/AR/bf



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Mister Car Wash **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** PR-2019-001964 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** South 233 Feet of Tracts 1 & 2, Unit "A", ROW 2, A West of Westland  
**City Address:** \_\_\_\_\_

**Applicant:** Tierra West, LLC **Contact:** Assad Rizvi  
**Address:** 5571 Midway Park Place NE Albuquerque NM 87109  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@tierrawestllc.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:** 4/30/2021 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_