



Environmental Planning Commission

Staff Report

Agenda Item Number: 1
Project #: 2023-008619
Case #: SI-2023-00871
Hearing Date: November 16, 2023

Agent	Consensus Planning
Applicant	Jason Skarsgard
Request	Site Plan-EPC
Legal Description	Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the East 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11)
Location	Northeast corner of Menaul Blvd and 2nd St. NW
Size	Approximately 1 acre
Zoning	MX-M

Staff Recommendation

APPROVAL of PR-2023-008619, SI-2023-00871 based on the Findings beginning on Page 23, and subject to the Conditions of Approval beginning on Page 29.

**Planner
William Steele, Planner**

Summary of Analysis

The request is for a Site Plan-EPC that would facilitate development of a new car wash. The EPC is hearing this request because the subject site is within the Railroad and Spur Small Area and meets the criteria for a Cumulative Impacts Analysis pursuant to IDO 14-16-6-2(E). The subject site is in an Area of Change, along the 2nd St Commuter Corridor, Menaul Blvd. Multi- Modal Corridor and is within the boundaries of the North 4th Corridor – CPO-9 as designated by the Comprehensive Plan.

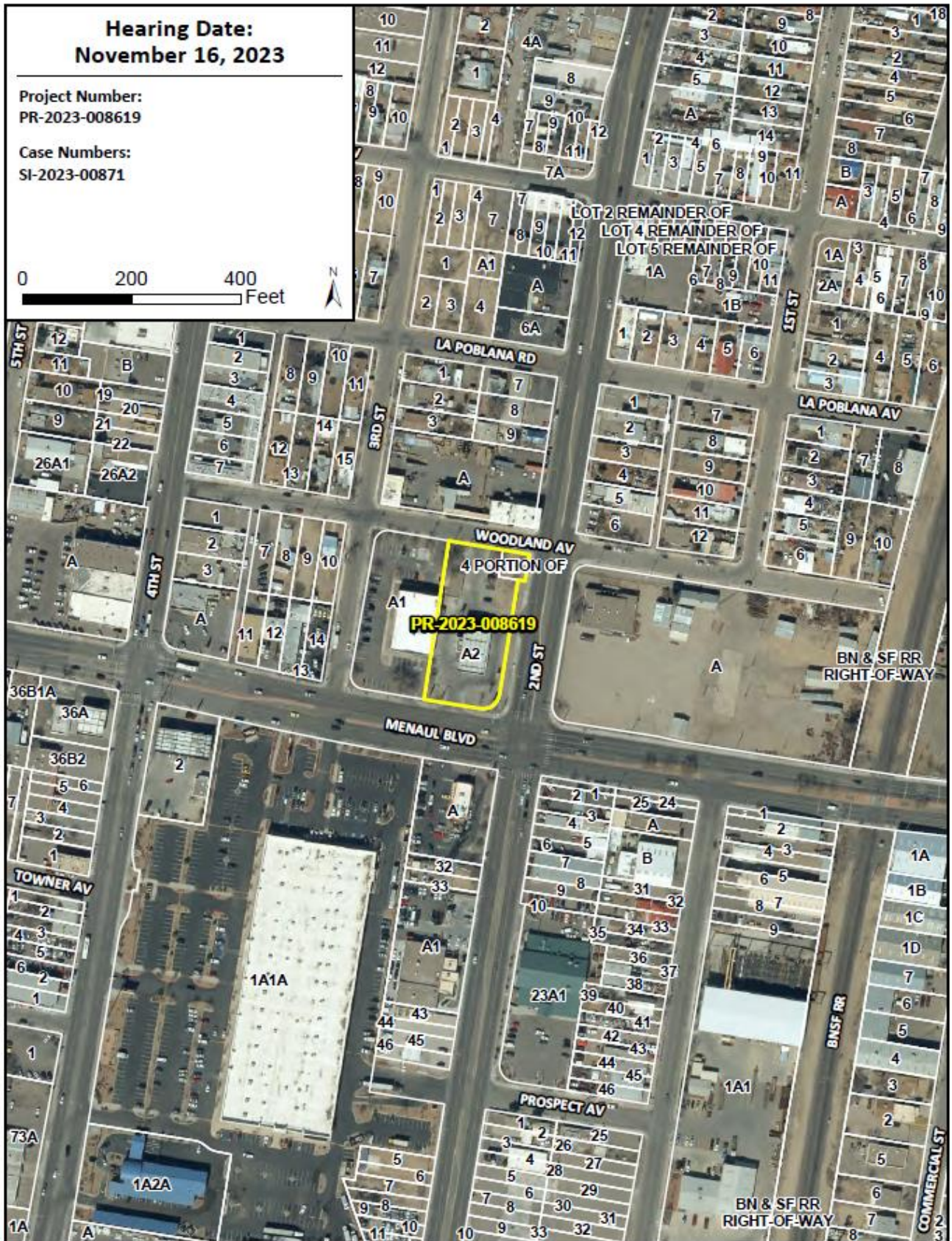
The affected neighborhood organizations are the Near North Valley Neighborhood Association and North Valley Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was held on July 13, 2023. Community members in voiced support for the request. Staff has not been contacted and is unaware of any opposition to the request.

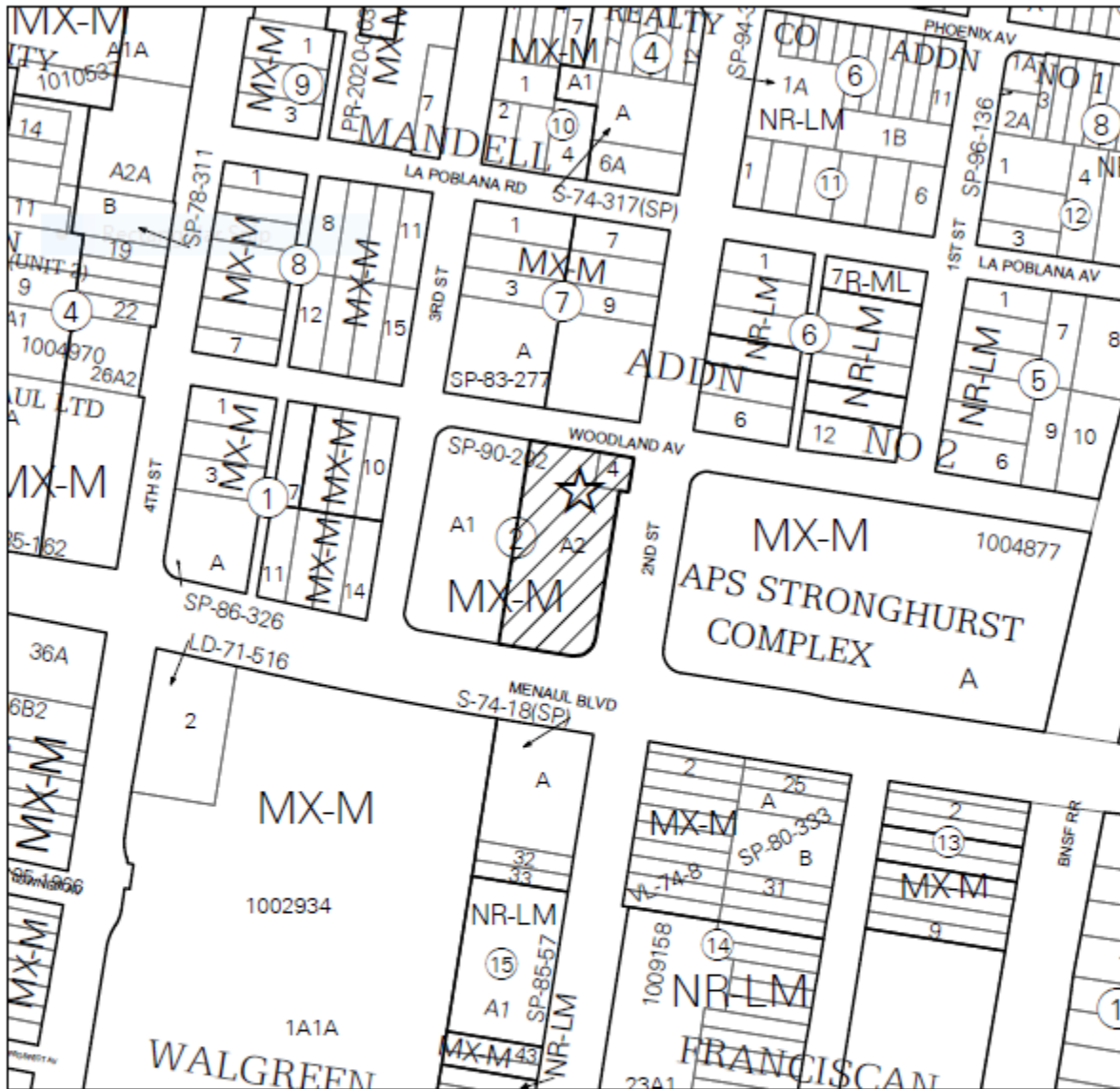
The applicant has demonstrated that Cumulative Impacts minimize impacts on the surrounding residential uses and maximize compatibility of the proposed development.

The applicant has adequately justified the request for a Site Plan-EPC pursuant to IDO 14-16-6-6(I)(3).

Staff recommends approval subject to conditions to ensure compliance and provide clarity as the process moves forward.







IDO ZONING MAP

Note: Gray shading
Indicates County.

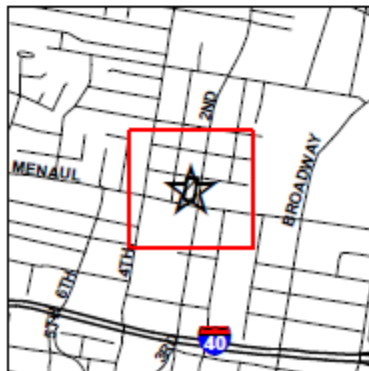
1 inch = 200 feet

Hearing Date:
11/16/2023

Project Number:
PR-2023-008619

Case Numbers:
SI-2023-00871

Zone Atlas Page:
H-14



LAND USE MAP

Note: Gray shading
 Indicates County.

- | | |
|----------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |



1 inch = 200 feet

Hearing Date:
 11/16/2023
 Project Number:
 PR-2023-008619
 Case Numbers:
 SI-2023-00871

Zone Atlas Page:
 H-14



HISTORY MAP

Note: Gray shading
 indicates County.

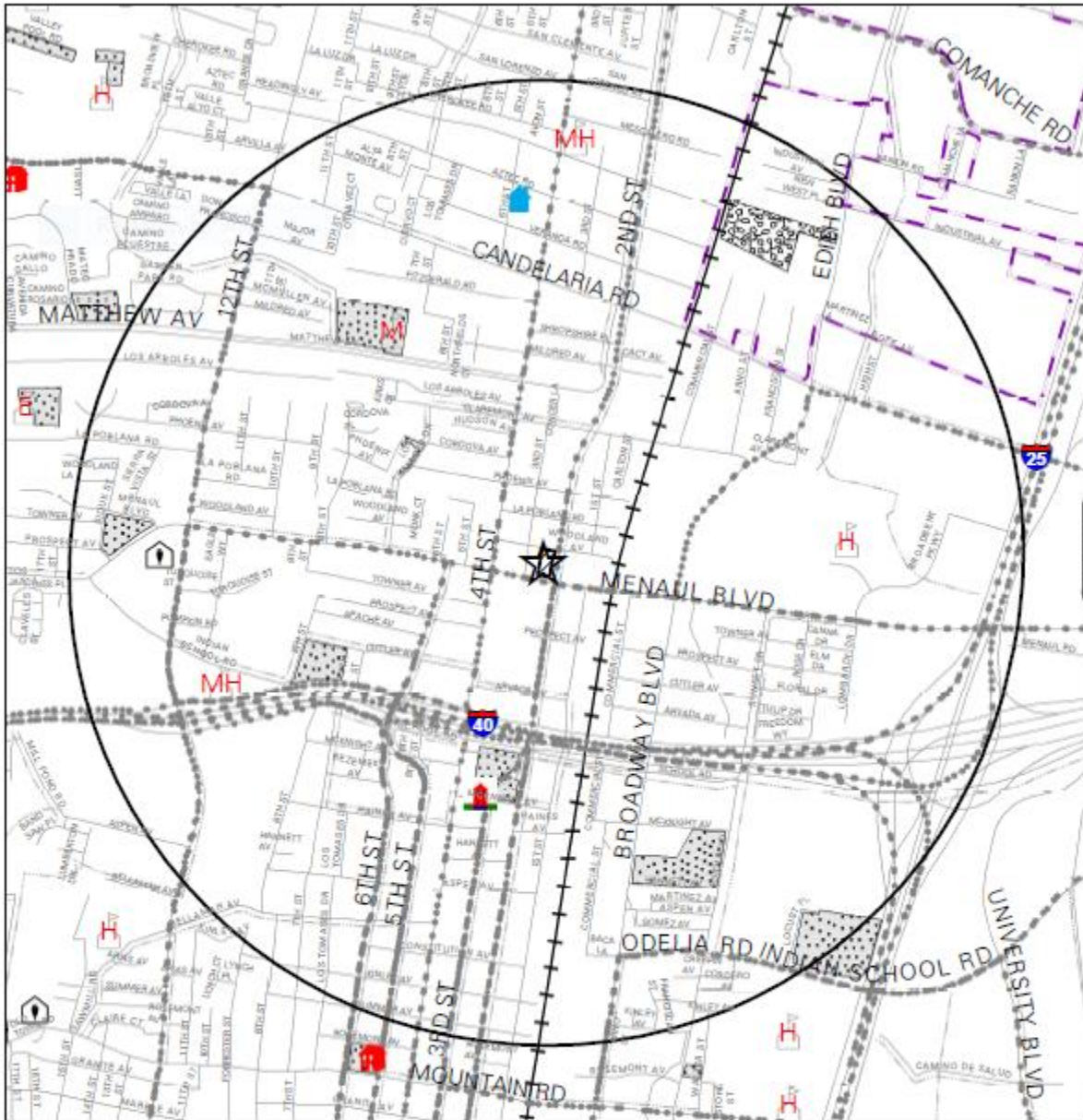
1 inch = 200 feet

Hearing Date:
 11/16/2023

Project Number:
 PR-2023-008619

Case Numbers:
 SI-2023-00871

Zone Atlas Page:
 H-14



Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |



Project Number: PR-2023-008619

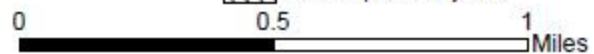


Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....10

III. Site Plan – EPC.....15

V. Agency and Neighborhood Concerns.....21

VI. Conclusion.....22

Findings, SI-2023-00871.....23

Conditions of Approval, SI-2023-00871.....29

Agency Comments.....31

Attachments

1-Photographs – Existing Conditions 34

2-Zoning Information 37

3-Applicant Information 38-74

4-Staff Information 75-81

5-Notification Requirements 82-102

6-Facilitated Meeting 103-110

7-Proposed Site Plan – EPC 111-122

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	MX-M	Area of Change	Commercial Retail
North	MX-M	Area of Consistency	Industrial
South	MX-M	Area of Change	Commercial Retail
East	MX-M	Area of Change	Vacant/Educational
West	MX-M	Area of Change	Commercial Retail

Request

The request is for a Site Plan-EPC approval for a 1-acre site legally described as Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the East 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at the northeast corner of Menaul Blvd and 2nd St NW (the “subject site”).

The applicant wishes to redevelop the subject site which consists of a vacant gas station, convenient store and car wash into a full-service car wash with vacuums and related equipment.

EPC Role

The EPC is required to hear the request (SI-2023-008619) pursuant to IDO Section 6-6(I)(1)(a), which requires a Site Plan-EPC to be reviewed and decided for legally platted lots located in the Railroad and Spur Small Area. The subject site is located within the Railroad and Spur Small area which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. This case is a quasi-judicial matter.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

Context

The subject site is developed with a vacant gas station, convenient store and car wash, which are to be demolished.

The area surrounding the subject site is predominantly other commercial uses and industrial uses. North of the subject site and across Woodland Ave. NW is a warehouse/store that sells car batteries.

The subject site is two blocks west of the railroad tracks and within the Railroad and Spur Small Area A block away from the site, on 3rd St. NW and Woodland Ave. NW, are residential units, in which some properties have commercial uses on the same property as adjoining dwelling units.

History

The subject site was annexed into the City in August of 1948.

The subject site was developed with a gas station, and accessory convenient store and car wash under the old C-1 zone designation. The Site Plan would have been approved administratively.

On November 21, 2017, the ZHE voted to deny a special exception, conditional use to allow a mobile home as a watchman quarters on the site (project #1011406).

On December, 15 2020, the ZHE approved a variance of 3ft to the 3ft maximum wall height for the small parcel on the corner the subject site at the intersection of 2nd St NW and Woodland Ave NW (project #2020-004677).

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

2nd Street SW is classified as an Existing Regional Principal Arterial and Menaul Blvd is classified as an Existing Community Principal Arterial.

Comprehensive Plan Corridor Designation

The subject site is on Menaul Blvd. a Multi-modal corridor and within 1,320 feet (1/4 mile) of the 4th Street Major Transit Corridor a Main Street Corridor as designated by the Comprehensive Plan.

Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Major Transit Corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). Multi-Modal Corridors should encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment and focus heavily on providing safe, multimodal transportation options.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Near North Valley Community Planning Area. Near North Valley is a semi-rural area that has a rich connection to the Rio Grande. It embodies the agricultural traditions of the of the Hispanic culture unique to this region. Its acequia system and extensive vegetation set it apart from other areas.

Design/Character Considerations for Near North Valley Community Planning Area include: Traditional adobe architecture, narrow, long lots that are typical with traditional agricultural uses, rural landscapes with mature trees, agricultural fields in proximity to the Rio Grande and the Bosque,

neighborhoods within walking distance to multiple small-scale Centers, mixture of land uses along major street that include commercial and industrial uses.

To the east across 2nd St NW is a vacant parcel that is owned by Albuquerque Public Schools. South across Menaul Blvd, a Multi-Modal Corridor, is a fast-food restaurant. Directly east, next to the project site is a paint store.

Overlay Zones

The subject site is within the boundaries of the North 4th Corridor Character Protection Overlay (CPO-9). CPO-9 begins approximately north around Vineyard Rd. and goes south down 4th St approximately ending around Mountain Rd.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

There is a proposed buffered bike lane for 2nd Street NW and Menaul Blvd has a proposed bike lane.

Transit

The area near the proposed car wash is serviced by bus Route 13 with a bus stop on the intersection of 2nd St NW and Woodland Ave NW. There is another bus stop serviced by Route 13, which is located on the corner of 2nd St NW and Menaul Blvd. Note: bus Route 13 is out of service due to lack of staffing.

The active bus route is Route 8 along Menaul Blvd. Route 8 has an active bus stop two blocks away near the corner of Menaul Blvd. and 4th St. NW with a bus that runs westbound beginning at Montgomery/Tramway Park and Ride and ending at Alvarado Transportation Center where it begins its return eastbound. There is an active bus stop across the street and parallel to the eastbound bus stop on the corner of Manual Blvd and 4th St NW. The bus runs eastbound starting at the Alvarado Transportation Center and ends at the Montgomery Tramway Park and Ride before returning westbound.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Main Street (MS) Corridor

A Corridor designation from the ABC Comp Plan. See also Measurement Definitions for

Corridor Area.

Site-Development Plan: A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or non-residential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO would be determined based on the level of detail provided in the prior approval.

Car Wash

A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

Overlay Zone

Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also Small Area.

Zoning

The subject site is zoned MX-M (Mixed-Use Medium Intensity Zone District), IDO 14-16-2-4(C). The purpose of the MX-M zone district is to accommodate a wide variety of moderate-intensity retail, commercial, institutional and moderate-density residential uses with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 2-4-5, Table 2-4-6 and Table 5-1-2.

On October 19, 1983 the EPC approved a zone map amendment for the site from M-1 to C-1 for the construction of a church. The C-1 zone designation remained until changed until the adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code. The subject site's zoning changed from C-1 (Commercial) to MX-M.

The City of Albuquerque Zoning Division has confirmed that the designated land use for the subject site is Industrial.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and expected can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies provided by the applicant are listed below. Goals added by staff are denoted with an asterisk. Staff analysis follows in bold italics.

Chapter 4: Community Identity

*Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the North 4th Corridor (CPO-9) because the proposed Site Plan would facilitate development that is consistent with the previous land use on the subject site and with the surrounding land uses (commercial retail, commercial service). The site plan would be developed pursuant to IDO development standards for the MX-M zone district and CPO-9 development standards.

The subject site is in an Area of Change as designated by the Comp Plan, where new development is desired. By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that would negatively impact their character. The proposed Site Plan would enhance the surrounding area by facilitating similar commercial development. The request is generally consistent with Goal 4.1 Character.

Chapter 5: Land Use

Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

This request would facilitate growth in Centers and Corridors by creating new jobs and generating tax revenues. The project site is within ¼ mile of the Main Street Corridor and centrally located thus making it easily accessible by customers with vehicles who are working or traveling in the area and which helps accomplish a more sustainable development pattern. Additionally, because the project site resides in an Area of Change, it allows for a high-quality redevelopment. The request is consistent Policy 5.1.1 – Desired Growth.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy and sustainable community because the car wash is a convenient service-oriented use that would provide job opportunities for those in the nearby surrounding areas. It also contributes to the mix of uses that exist and are conveniently accessible to the surrounding neighborhoods. Further, the request would encourage the use of an under-utilized lot. The request is consistent with Policy 5.2.1 – Land Uses.

Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request promotes development patterns that maximize the utility of existing infrastructure and the efficient use of land by redeveloping and existing property that is underutilized and contributes to blight in the neighborhood. The proposed project would maximize the utility use existing infrastructure such the existing sanitary sewer system, an existing fire hydrant and existing water distribution and/or service mains. Additionally, the proposed development would improve the subject site with a new building and by simplifying access and circulation patterns that promote efficiency on and off the property. The request is consistent with Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The development will support additional growth because it would utilize the existing utilities that run along and to the subject site. The car wash would contribute to infill development in an area that is along Major and Multi-Modal corridors. The efficient use of this infill property for this development project supports additional growth through the expansion of jobs and increases in gross receipts taxes. The request is consistent with Policy 5.3.1 – Infill Development.

*Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This development is in an Area of Change where there is a need for redevelopment of a subject site with a vacant gas station, car wash, and convenient store. The car wash facility would encourage growth and possible future development in the surrounding area because it complements the character and intensity of surrounding commercial retail uses. The request is consistent with Goal 5.6 – City Development Areas.

Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a site in an Area of Change. The subject site is an established area of the city located within the Main Street Corridor, Major Transit Corridor, and along a multi-modal corridor. It is situated amongst industrial and commercial uses and would be an appropriate location for a business that is similar development of surrounding land uses. The request is consistent with Policy 5.6.2 – Areas of Change.

Integrated Development Ordinance (IDO) 14-16-6-6(I)(3)-Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC, would be approved if it meets all of the following criteria:

- 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.

- 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned MX-M therefore, the above criterion does not apply.

- 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO for the MX-M zone district and for all Cumulative Impacts for development in a Railroad and Spur Small Area. The proposed project has received pre-approval of the Grading and Drainage Plan, and a Traffic Circulation Layout as required by the Transportation division.

- 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements including street, drainage and sidewalk systems have adequate capacity to serve the proposed development. The proposed car wash would utilize the existing utilities adjacent to the property.

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The Applicant has designed the site to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable. The location of the proposed car wash is situated to limit the amount of noise pollution for the surrounding area. Also, the proposed building design allows for entrance into the car wash through Woodland Ave. only and the exit onto Menaul Blvd. to allow for a smoother and safer traffic flow. The vacuums are located between the car wash building and adjacent building to the west to buffer any potential noise generated from their use.

The applicant has provided a cumulative impact analysis, which demonstrates that the proposed development would not have any adverse effects on the surrounding area.

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject site requires a Cumulative Impacts Analysis and Cumulative impacts pursuant to subsection 14-16-5-2(E) and 14-16-6-4(H) because the subject property is located in the Railroad and Spur Small Area. The applicant has provided a Cumulative Impact Analysis memorandum as part of the application and incorporates mitigations for all identified cumulative impacts. The proposed development will comply with all standards in the IDO, DPM, and other applicable City standards.

III. SITE PLAN - EPC

Request

The request would facilitate development of a car wash on the northeast corner of 2nd St. NW and Menaul Blvd.

The proposed site plan would allow development of an approximately 3,416 SF car wash facility and 252-square foot accessory building at 2601 2nd St NW. The Site Plan includes associated site work including landscaping, grading and drainage, utilities, and changes to access and circulation on site. Demolition would be required of the existing gas station, car wash, and convenience store on site prior to the new development

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. The site plan and related drawings were revised based on Staff and Agency Comments and were received October 31, 2023. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(I).

5-1(E) Dimensional Standards for Non-Residential Zone Districts

There is no minimum lot size in the MX-M zoned area. The proposed development meets the minimum front setback of 5 ft feet and maximum rear setback requirement of 15 ft. The minimum rear setback of 0 ft has been met. The proposed development has the following setbacks: front 10', rear 15 ft, south side 10 ft and north side is 5 ft for the setbacks. The MX-M zone allows for a maximum building height of 48 ft and the building height for the proposed building is 21' 7". The accessory building meets all set back requirements including the maximum rear setback requirement of 15 ft.

The site plan complies with dimensional standards.

5-2(E) Cumulative Impacts – Requirements & Analysis

Pursuant to IDO Section 5-2(E)(1)(a) any portion of the subject property is within the Railroad and Spur Small Area (i.e. within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [1/4 mile] of the Sawmill Spur), development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1)(a) shall mitigate any negative cumulative impacts (#1 – Car Wash), IDO Section 14-16-5-2(E)(1)(c).

5-2 (E)(2) Requirements Development or redevelopment meeting all of the criteria of Subsection 14-16-5-2(E)(1) shall do all of the following:

The subject site meets the IDO criteria to require a Cumulative Impact Analysis based on the location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), is within 1,320 from residentially zoned property (the nearest residential zone property is over 600 feet away on the other side of the railroad tracks).

5-2(E)(2) Requirements

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject site.

The request would facilitate development of a car wash on the subject site in which changes are proposed to the existing access, circulation, and parking on the subject site. The primary access to the property is located off Woodland Avenue which is not in any close proximity to residentially zoned land. The exit is onto Menaul Boulevard away from any residential neighbors and onto an existing street with commercial land uses. The existing curb cut and access off Second Street will be closed and eliminated as part of this project.

2. Locating, designing and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

The existing site lighting is located more than 200 feet from any residential uses. Additionally, the nearest residential uses will not be negatively affected by site lighting because the Site Plan proposes fully shielded fixtures with downward lighting.

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

The proposed car wash would not include any hazardous materials. There are no anticipated impacts to any residential uses.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

No outdoor storage is included with this request.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The nearest residential properties are over 20 feet away from the proposed car wash. Noise generated from the car wash will be mitigated because the car wash tunnel is internal to the building and because vacuums are located between two commercial buildings, away from the street and any residential uses.

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

6-4(H) Cumulative Impacts Analysis Requirements

6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of Section 14-16-6-4(G).

6-4(H)(2) The cumulative impacts analysis shall include all of the following:

6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The property is within an established commercial area with many light industrial uses located in the area between 2nd Street and the railroad tracks. As evidenced by the City's GIS Land Use mapping, there is an existing light vehicle fueling station, wholesaling and distribution center, light vehicle repair and manufacturing within 660 feet of the property, triggering this cumulative impact analysis.

6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A traffic impact study was obtained due to the requirements of a cumulative impact analysis. The TIS determined that the proposed car wash would not require any modifications to the access, circulation, and parking for the facility.

6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

No hazardous materials, as defined by federal regulation, are stored on the property.

6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this expansion and the drainage plan shall comply with the DPM for stormwater discharge.

6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

It is predicted that a total of 85% of the total amount of water used in the carwash operation is recycled through below ground tanks and filtration systems. The Water Authority provided comments which state that a water availability statement was issued which provides conditions for getting new service to the redevelopment. This statement expired April 24, 2023 and an updated statement must be requested unless the conditions of service have been met.

6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the carwash facility are proposed to be from 9 am until 9 pm. All activities associated with the car wash would be indoors except for the vacuum stalls which would not generate additional noise impacts that would exceed allowed decibel levels, pursuant to the applicant.

6-4(H)(2)(g) A list of and copies of all permits required for the use.

The applicant did not provide a list and there is not a separate permit required for the car wash aside from EPC approval, DFT final sign off, and the building permit.

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The TIS has been scoped, prepared, reviewed and approved by the City Traffic Engineer. It was determined that the proposed car wash not require any modifications to the access, circulation, and parking for the facility.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).

The site plan is being submitted for review and approval by the EPC.

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan is being submitted for review and approval by the EPC at the November 16, 2023 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.

Site Plan Configuration

The proposed car wash is located at the NW corner of the intersection of Menaul Blvd. and 2nd St. NW. Vehicles can access the site off Woodland Ave. and enter the tunnel closest to 2nd s. nw. The proposed vacuum stalls are located behind the car wash tunnel on the western side of the site between the car wash and an existing commercial building.

Pedestrian, Bicycle and Transit Access

The request would not change any existing infrastructure that would affect pedestrian bicycle or Transit Access. Additional pedestrian access to the site is provided by new 6' wide concrete sidewalk in front of the building along 2nd St NW. An ADA crosswalk is provided from the exit side of the car wash tunnel and main building to the sidewalk on Menaul Blvd. A bicycle rack for three bicycles will be provided near entrance side of the car wash tunnel.

Vehicular Access, Circulation and Parking

Vehicular Access to the site will move in one direction on the site. Vehicle access starts on the site north, entering from Woodland Ave NW onto the drive through que to the pay station. If vehicles are unable to enter the wash tunnel, they will be directed to the exit that leads to the vacuums and exit. Vehicles will enter the wash tunnel and will exit facing Menaul Blvd. They will be able to either use the vacuums or continue and exit south onto Menaul Blvd.

The city Fire Department has access to an existing fire hydrant across the street at the intersection of Woodland Ave NW and 2nd St NW.

Parking for car wash is listed on IDO Table 5-5-1 as for 2 spaces / 1,000 sq. ft. GFA of retail, office, and waiting area. There is one standard parking space, one handicap accessible parking space and one motorcycle parking space provided.

Landscaping, Buffering and Screening

The Landscape Plan (LS-101) includes drought tolerant and native plants that are approved by the Albuquerque Plant Pallet. The new landscaped edge buffer along 2nd St NW meets street tree requirements include 10 Texas Red Oak trees within the public right of way installed at a frequency of 30' on center per linear foot of street frontage. A total of Five Green Ash trees are proposed to be placed on the north, south and sides of the subject site, including one in a landscaped island.

The provided landscaping exceeds the total required for vegetative cover, groundcover, gravel and parking landscape.

An automatic drip irrigation will be used to irrigate the trees, groundcover and shrubs. The irrigation system will be on automatic timers.

Landscape Area Coverage:

- Required landscaped area: 5,588 sf
- Proposed landscaped area: 16,606 sf
- Required live vegetative material coverage: 12,455 sf
- Provided live vegetative material coverage: 20,500 sf
- Required ground-level plant coverage: 3,114 sf
- Provided ground-level plant coverage: 4,333 sf

Walls and Fences

A 117' x 3' high CMU stucco screen wall is proposed to be constructed for headlights in the car wash que.

Lighting

New 15' property site light poles are proposed to be constructed and night sky compliant.

Elevations/Architecture

The exterior front exterior elevation has prefinished aluminum storefront windows that run the length of the car wash tunnel. Both the car wash building and accessory building have prefinished metal roofs. The car wash tunnel is 8' in height and there are overhead doors on both the entrance and exit of the car wash. A 3'4" masonry veneer is the exterior elevations of both sides of the tunnel and rear of the building. There is a 4'8" high masonry veneer where the water fountains are located on the entry side of the car wash tunnel. A 10'4" stone veneer is above the masonry veneer and wraps around the entry and exit of the car wash tunnel. The rear of the car wash building is comprised of storefront glazing windows, masonry and stone veneer. An Exterior Insulation Finishing System (EIFS) will be used where the masonry and stone veneer isn't used on the exterior walls of the buildings. The accessory building exterior will be comprised of masonry veneer, stone veneer and EIFS.

Signage

No signage is being proposed. Signage will be submitted through a separate permitting process pursuant to IDO 14-16-6-5(C).

Grading and Drainage Plan

Grading and erosion control practices comply with the DPM. A minimum of grade change is being proposed and all slopes comply with applicable standards of the DPM. Grading is not being proposed near the property line or in floodplains.

A series of shallow detention ponds are proposed for the site. There is a detention pond on the northwestern border of the site with a top of pond at 69.50 and a bottom of pond at 68.00. Another detention pond is near the entrance of the subject site with a top of pond at 70.10 and a bottom of pond at 69.60. A detention pond is proposed at the southwestern border of the site with a top of pond

at 70.00 and bottom of pond 68.50. A detention pond is located near the exit of the subject site with a top of pond at 70.10 and a bottom of pond at 69.37.

Utility Plan

The utility plan reflects existing Sanitary Sewer (SAS), waterlines, and new SAS and plumbing on site. A note reflected on the plan states that the contractor shall obtain an ABCWUA (water authority) connection permit and any other applicable utility permits and approvals prior to construction.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. It is important to note that Agency Comments received were based upon the initial application submitted on October 5, 2023. Staff has based their analysis on revised plans submitted to staff on October 31, 2023.

PNM and ABQ Ride offered standard Comments.

ABCWUA stated that a water availability statement was issued which provides conditions for getting new service to the redevelopment. This statement expired April 24, 2023 an updated statement must be requested unless the conditions of service have been met.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Near North Valley Neighborhood Association and North Valley Coalition which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-submittal neighborhood meeting was held on July 13, 2023 via Zoom. An overview was discussed explaining the proposed car wash and its intent to remove and existing blight and nuisance. Explained was how the proposed car wash would promote the stability of land uses by encouraging commercial activity, development and revitalization in a re-developing area. Discussed was the function of the car wash and its appearance. Additionally, the cumulative impacts according to IDO 16-16-6-4(H) were discussed and how it meets compliance. Community members positively supported the development after their questions and concerns were discussed at the pre-submittal neighborhood meeting.

As of this writing, Staff has not received any comments in support or opposition to the request.

VI. CONCLUSION

The request (SI-2023-00871) is for a Site Plan-EPC approval that would facilitate development of a future car wash. The request requires Site Plan-EPC approval because the subject site is in a Rail Road Spur Small Area which requires a Cumulative Impacts Analysis.

The request complies with applicable Comprehensive Plan policies regarding land use, transportation and economic development. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

FINDINGS – SI-2023-00871, Site Plan-EPC, November 16, 2023

1. The request is for a Site Plan-EPC for Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the East 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at the northeast corner of Menaul Blvd and 2nd St NW containing approximately 1 acre. (the “subject site”).
2. The subject site is zoned MX-M (Mixed-Use Medium Intensity Zone District), is located in an Area of Change as designated by the Comprehensive Plan and is within 1,320 feet (1/4 mile) of the 4th Street Main Street Corridor, and the 4th Street Major Transit Corridor as designated by the Comprehensive Plan.
3. The EPC is hearing this case as required by IDO section 14-16-6-6(D)(1)(c)5. for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included with this request (see attachments).
4. The applicant is requesting a new Site Plan for the development of a car wash facility which includes vacuums and an accessory building. The proposed site plan includes landscaping, grading and drainage, building elevations, utilities, and site details.
5. Staff reviewed the Site Plan drawings pursuant to IDO section 5: Development standards for development within an MX-M zone district and Use Specific Standards for the proposed car wash use. No other City divisions have reviewed the drawings as part of the EPC-Site Plan. Future DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the use. Staff has placed conditions of approval on the site plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is generally consistent with Comprehensive Plan Goal 4.1 Character from Chapter 4: Community Identity, to Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the North 4th Corridor (CPO-9) because the proposed Site Plan would facilitate development that is consistent with the previous land use on the subject site and with the surrounding land uses (commercial retail, commercial service). The site plan would be developed *pursuant* to IDO development standards for the MX-M zone district and CPO-9 development standards.

The subject site is in an Area of Change as designated by the Comp Plan, where new development is desired. By directing growth to Areas of Change, there is less pressure on established neighborhoods to absorb the types of growth that would negatively impact their character. The proposed Site Plan would enhance the surrounding area by facilitating similar commercial development.

8. The request is consistent with the following Comprehensive Plan Policies from Chapter 5: Land Use pertaining to Centers and Corridors and Complete Communities.

A. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

This request would facilitate the capturing growth in Centers and Corridors by creating new jobs and generating tax revenues. The project site is within ¼ mile of the Main Street Corridor and centrally located thus making it easily accessible by customers with vehicles who are working or traveling in the area and which helps accomplish a more sustainable development pattern. Additionally, because the project site resides in an Area of Change, it allows for a high-quality redevelopment.

B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy and sustainable community because the car wash is a convenient service-oriented use that will provide job opportunities for those in the nearby surrounding areas. It also contributes to the mix of uses that exist and are conveniently accessible to the surrounding neighborhoods. Further, the request would encourage the use of an under-utilized lot.

9. The request is consistent with the following Comprehensive Plan Goal and Policies from Chapter 5: Land Use pertaining to Efficient Development Patterns and City Development Areas.

A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request promotes development patterns that maximize the utility of existing infrastructure and the efficient use of land by redeveloping and existing property that is underutilized and contributes to blight in the neighborhood. The proposed project will maximize the utility use existing infrastructure such the existing sanitary sewer system, an existing fire hydrant and existing water distribution and/or service mains. Additionally, the proposed development will improve the subject site with a new building and by simplifying access and circulation patterns that promote efficiency on and off the property.

B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The development will support additional growth because it will utilize the existing utilities that run along and to the subject site. The car wash will contribute to infill development in an area that is along Major and Multi-Modal corridors. The efficient use of this infill property for this development project supports additional growth through the expansion of jobs and increases in gross receipts taxes.

- C. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

This development is in an Area of Change where there is a need for redevelopment of a subject site with a vacant gas station, car wash, and convenient store. The car wash facility will encourage growth and possible future development in the surrounding area because it complements the character and intensity of surrounding commercial retail uses.

- D. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct growth and more intense development to a site in an Area of Change. The subject site is an established area of the city located within the Main Street Corridor, Major Transit Corridor, and along a multi-modal corridor. It is situated amongst industrial and commercial uses and would be an appropriate location for a business that is similar development of surrounding land uses.

10. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy-based analysis of the proposed site plan, the request is consistent with applicable Comprehensive Plan Goals and policies.

- B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is zoned MX-M therefore, the above criterion does not apply.

- C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO for the MX-M zone district and for all Cumulative Impacts for development in a Railroad and Spur Small Area. The proposed project has received pre-approval of the Grading and Drainage Plan, and a Traffic Circulation Layout as required by the Transportation division.

- D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements including street, drainage and sidewalk systems have adequate capacity to serve the proposed development. The proposed car wash would utilize the existing utilities adjacent to the property.

- E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The Applicant has designed the site to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable. The location of the proposed car wash is situated to limit the amount of noise pollution for the surrounding area. Also, the proposed building design allows for entrance into the car wash through Woodland Ave. only and the exit onto Menaul Blvd. to allow for a smoother and safer traffic flow. The vacuums are located between the car wash building and adjacent building to the west to buffer any potential noise generated from their use.

The applicant has provided a cumulative impact analysis, which demonstrates that the proposed development would not have any adverse effects on the surrounding area.

- F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development would not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject site requires a Cumulative Impacts Analysis and Cumulative impacts pursuant to subsection 14-16-5-2(E) and 14-16-6-4(H) because the subject property is located in the Railroad and Spur Small Area. The applicant has provided a Cumulative Impact Analysis memorandum as part of the application and incorporates mitigations for all identified cumulative impacts. The proposed development will comply with all standards in the IDO, DPM, and other applicable City standards.

- 11. Pursuant to IDO 14-16-6-4(H)(1) A cumulative impacts analysis is required prior to approval of a Site Plan-EPC for any development in the Railroad and Spur Small Area that meets the criteria in Subsection 14-16-5-2(E)(1). Staff's analysis of the provided Cumulative Impact Analysis is as follows:

- A. 6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The property is within an established commercial area with many light industrial uses located in the area between 2nd Street and the railroad tracks. As evidenced by the City's GIS Land Use mapping, there is an existing light vehicle fueling station, wholesaling and distribution center, light vehicle repair and manufacturing within 660 feet of the property, triggering this cumulative impact analysis.

- B. 6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

A traffic impact study was obtained due to the requirements of a cumulative impact analysis. The TIS determined that the proposed car wash not require any modifications to the access, circulation, and parking for the facility.

- C. 6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

No hazardous materials, as defined by federal regulation, are stored on the property.

- D. 6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

A pre-approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this expansion and the drainage plan shall comply with the DPM for stormwater discharge.

- E. 6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

It is predicted that a total of 85% of the total amount of water used in the carwash operation is recycled through below ground tanks and filtration systems. The Water Authority provided comments which state that a water availability statement was issued which provides conditions for getting new service to the redevelopment. This statement expired April 24, 2023 and an updated statement must be requested unless the conditions of service have been met.

- F. 6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the carwash facility are proposed to be from 9 am until 9 pm. All activities associated with the car wash would be indoors except for the vacuum stalls which would not generate additional noise impacts that would exceed allowed decibel levels, pursuant to the applicant.

- G. 6-4(H)(2)(g) A list of and copies of all permits required for the use.

The applicant did not provide a list and there is not a separate permit required for the car wash aside from EPC approval, DFT final sign off, and the building permit.

12. Pursuant to IDO 5-2(E)(2)(c) A traffic impact study has been provided pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

The TIS has been scoped, prepared, reviewed and approved by the City Traffic Engineer. It was determined that the proposed car wash not require any modifications to the access, circulation, and parking for the facility.

13. 5-2(E)(2)(d) The site plan is being reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I).
14. 5-2(E)(2)(e) The site plan is being submitted for review and approval by the EPC at the November 16, 2023 EPC Hearing. Any conditions of approval that the EPC deems necessary would be included as part of the site plan approval.
15. The affected, registered neighborhood organizations are the Near North Valley Neighborhood Association and North Valley Coalition, which were notified as required. Property owners within 100 feet were also notified as required.
16. A pre-submittal neighborhood meeting was held on July 13, 2023. The request was presented to community members and there was discussion about the function of the car wash and its appearance. Additionally, the cumulative impacts according to IDO 16-16-6-4(H) were discussed and how it meets compliance. Community members voiced support of the proposed development after their questions and concerns were discussed.
17. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION – PR-2023-008619, SI-2023-00871, November 16, 2023

APPROVAL of Project #2023-008619, SI-2021-00871, a Site Plan-EPC for all or a portion of Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the East 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at the northeast corner of Menaul Blvd and 2nd St NW Findings and subject to the Conditions of Approval.

CONDITIONS OF APPROVAL – SI-2023-00871

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
 2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT.
 3. Site Plan Sheet
 - A. The legal description shall include the 0.06-acre tract on the northeast corner of the subject site.
 - B. The proposed sidewalk along 2nd St. NW shall be reflected as 8’ instead of 6’ pursuant to IDO Section 14-16-5-3(D)(3) and IDO Table 5-3-1 Required Walkway Width, unless a waiver has been obtained.
 4. Elevation Sheet: A schedule of colors and materials shall be provided on the Elevation sheet.
 5. Detail Sheet: A detail shall be provided for the 3-foot CMU screen wall.
 6. Grading and Drainage Plan: The drainage plan shall comply with the DPM for stormwater discharge.
 7. Landscape Plan: Street trees shall be 25-feet on center pursuant to IDO Section 14-16-5-6(D)(1)(a).
 8. ABCWUA Condition:
Statement #230333 was issued which provides conditions for getting new service to the redevelopment. This statement expires April 24, 2023 and an updated statement shall be requested unless the conditions of service have been met.
 9. PNM Condition: Any existing and/or new PNM easements and facilities shall be reflected on any Site Plan and any resulting Plat.
-

William Steele

**William Steele
Current Planner**

Notice of Decision CC list:

Jason Skarsguard, jason@skarsco.com

Consensus Planning, Jim Strozier, cp@consensusplanning.com

North Valley Coalition, James Salazar, jasalazarm@gmail.com

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

Near North Valley Neighborhood Association, Peggy Norton, peggynorton@yahoo.com

Near North Valley Neighborhood Association, Joe Sabatini, jsabatini423@gmail.com

Legal, Dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comments received as of 10-31-23

Long Range Planning

No comments received as of 10-31-23

Metropolitan Redevelopment

No comments received as of 10-31-23

Transportation Development Review Services

No comments received as of 10-31-23

CITY ENGINEER

Hydrology

No comments received as of 10-31-23

Transportation Development Services

No comments received as of 10-31-23

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comments received as of 10-31-23

POLICE DEPARTMENT/PLANNING

No comments received as of 10-31-23

SOLID WASTE MANAGEMENT DEPARTMENT

No comment at this time, unless the location of where the trash enclosure which have been approved for access by the Solid Waste Department changes a new approval for access by the Solid Waste Department will be required.

TRANSIT DEPARTMENT

ABQ RIDE

There is transit service on Menaul and 2nd Street, abutting this property. There are no transit stops that will be impacted by this project. ABQ RIDE has no comments related to the Site Plan – EPC.

PARKS AND RECREATION

No comments received as of 10-31-23

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No adverse comment to EPC Variance.

2. For informational purposes only:

2a. The site has existing water and sewer service.

2b. Statement #230333 was issued which provides conditions for getting new service to the redevelopment. This statement expires April 24, 2023 an updated statement must be requested unless the conditions of service have been met.

ALBUQUERQUE PUBLIC SCHOOLS

APS Comments: Site is located approximately 100 feet from APS property, Stronghurst Complex.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No comments received as of 10-31-23

COUNTY OF BERNALILLO

No comments received as of 10-31-23

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

No comments received as of 10-31-23

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements along the Menaul Blvd, 2nd Street, and Woodland Ave frontages.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any Site Plan and any resulting Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Please adhere to the landscape standards contained in IDO Section 14-16-5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments received as of 10-31-23

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received as of 10-31-23

PETROGLYPH NATIONAL MONUMENT

No comments received as of 10-31-23

AVIATION DEPARTMENT

No comments received as of 10-31-23

KIRTLAND AIR FORCE BASE

No comments received as of 10-31-23

PHOTOGRAPHS

Existing Conditions

Pictures Taken:
November 3, 2023



Figure 1: Looking north at the subject site from Menaul Blvd. The vacant gas station, convenient store and car wash can be seen. A sign posting is visible here.

Figure 2: Looking south at the subject site from Woodland Ave NW. The vacant gas station, convenient store and car wash can be seen in this view.





Figure 3: Looking south at the east side of subject property along 2nd St. NW.



Figure 4: Viewing the northwestern portion of the subject site from Woodland Ave. NW. The former car wash can be seen from this direction.

Figure 5: Viewing the subject site from its southwest corner looking east along Menaul Blvd.



ZONING

Please refer to IDO Section 14-16-2-4(C) for the MX-M Zone District

APPLICANT INFORMATION

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- SITE PLAN – EPC**
- MASTER DEVELOPMENT PLAN**
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

NA Interpreter Needed for Hearing? _____ if yes, indicate language: _____

X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

X Zone Atlas map with the entire site clearly outlined and labeled

X Letter of authorization from the property owner if application is submitted by an agent

NA Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

X Signed Traffic Impact Study (TIS) Form

X Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

X Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

X Office of Neighborhood Coordination neighborhood meeting inquiry response

X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

X Completed neighborhood meeting request form(s)

X If a meeting was requested/held, copy of sign-in sheet and meeting notes

X Sign Posting Agreement

X Required notices with content per IDO Section 14-16-6-4(K)(1)

X Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

X Office of Neighborhood Coordination notice inquiry response

X Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

X Completed Site Plan Checklist

X Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

X Copy of the original approved Site Plan or Master Development Plan (for amendments only)

X Site Plan or Master Development Plan

X Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

X Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

X Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone


VARIANCE – EPC

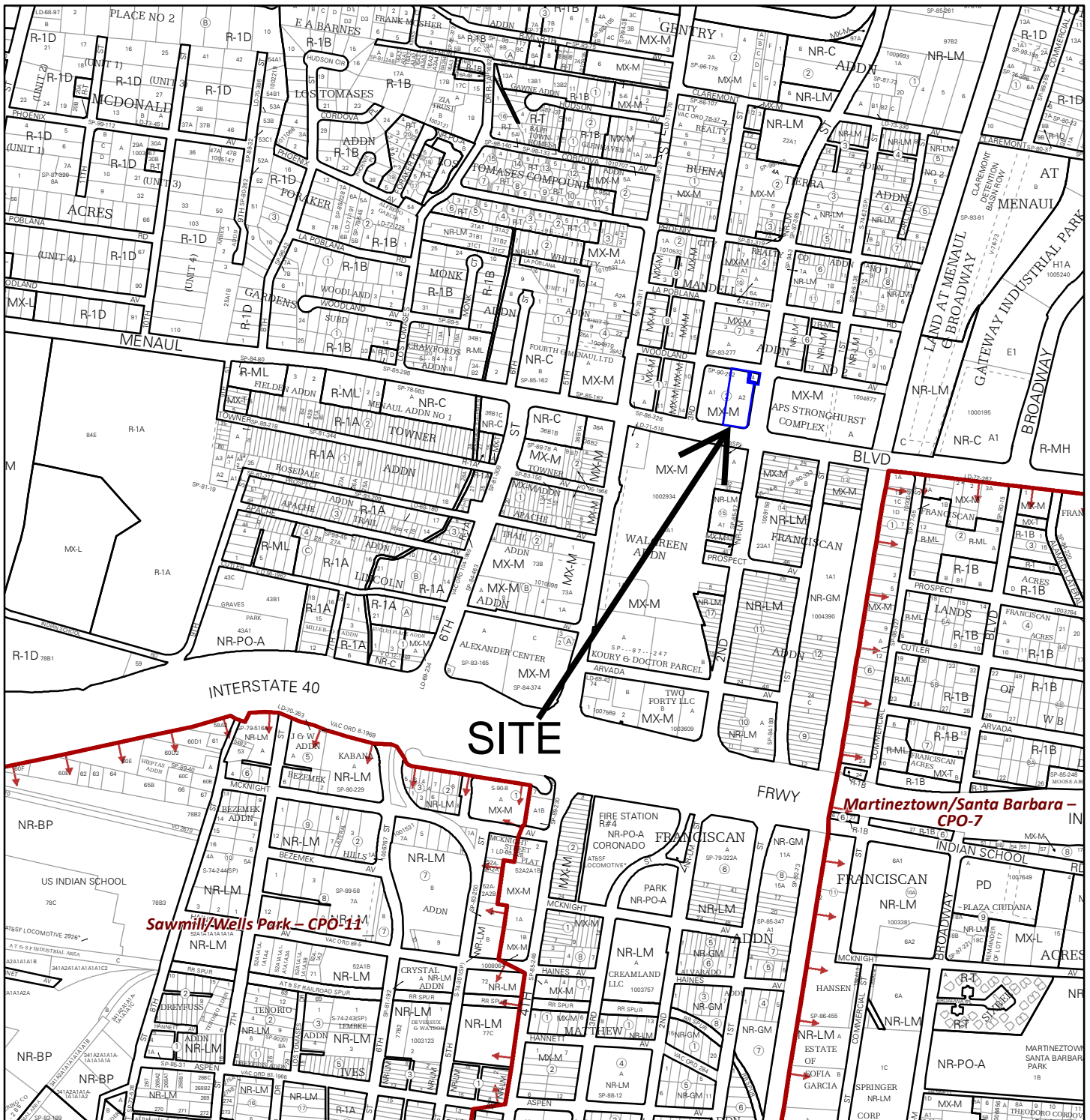
_____ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.


Signature: 	Date: 10/5/2023
Printed Name: James K. Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

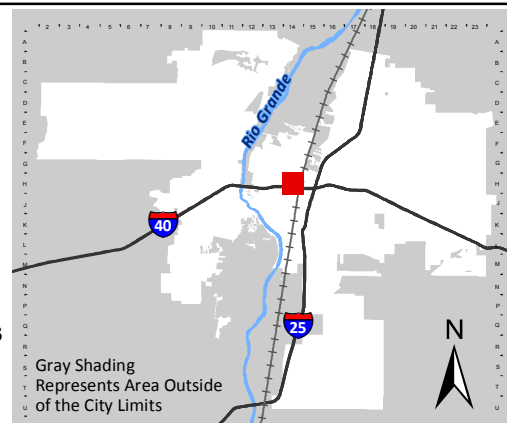


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-14-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

September 27, 2023

Albuquerque Planning Department
600 2nd Street NW,
Albuquerque, NM, 87102

RE: 2601 Second Street NW

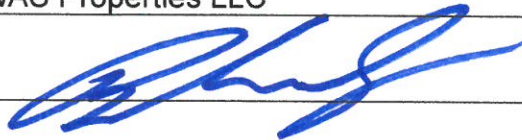
To Whom It May Concern:

This letter provides authorization for Consensus Planning, Inc. to act as our agent relating to all applications, hearings, submittals, and other formal representation for the subject property legally described as *TR A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TR A BLK 2)CONT 0.8805 AC*

Sincerely,

Name: TWAS Properties LLC

Signature: _____

A handwritten signature in blue ink, appearing to read 'Ryan Crumley', is written over a horizontal line.

Title: Ryan Crumley Chief Growth Officer

Date: _____

9/27/2023



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Tidal Wave Auto Spa Abq. Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: H-14-Z DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 2601 Second St NW

Applicant: Tierra West LLC Contact: Amanda Herrera
Address: 5571 Midway Park Pl NE, Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: _____ E-mail: aherrera@tierrawestllc.com

Development Information

Build out/Implementation Year: 2025 Current/Proposed Zoning: MX-M/MX-M

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses: Automatic Car Wash with 1 drive-through tunnel

Days and Hours of Operation (if known): 7 days a week

Facility

Building Size (sq. ft.): 3,700 SF GFA

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* $\frac{ITE-11th\ ed.\ 948-Automated\ Car\ Wash}{AM-0Enter/0Exit\ PM-39Ent/39Exit}$

Driveway(s) Located on: Street Name Menaul Blvd.

Adjacent Roadway(s) Posted Speed: Street Name Menaul Blvd Posted Speed 30 mph

Street Name Second St Posted Speed 35 mph

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principle Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 11,580 (2022 TAQA) Volume-to-Capacity Ratio: _____
COG ID# 15427 (if applicable)

Adjacent Transit Service(s): Bus Route 13,8 Nearest Transit Stop(s): Bus Stop Route 13 on 2nd St.,
Bus Stop Route 8 on Menaul

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Paved path along the 2nd St Corridor. Proposed Bike Lane
(bike lanes, trails) along the 2nd St Corridor.

Current/Proposed Sidewalk Infrastructure: Sidewalk along both adjacent roadways.

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes No Borderline

Thresholds Met? Yes No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied:

Notes:

M.P. P.E.

TRAFFIC ENGINEER

8/4/2023 reissued TIS
required

DATE

CABQ IDO
5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, **notwithstanding the thresholds** or mitigation requirements in the DPM, which the **EPC may use** as the basis to require mitigation of the traffic generated by the use through conditions of approval.

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

Tida Wave Auto Spa (2601 2nd St. NW)

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME	A. M. PEAK HOUR		P. M. PEAK HOUR		
		GROSS	ENTER	EXIT	ENTER	EXIT
Automated Car Wash (948)	1.00	-	-	-	39	39
Units						
Car Wash Tunnels						

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = \frac{0}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = \frac{0}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = \frac{77.5}{50\%} (X) + \frac{0}{50\%} \text{ Exit}$$

Comments:

Tract No.

Based on ITE Trip Generation Manual - 11th Edition

Land Use: 948

Automated Car Wash

Description

An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility. Self-service car wash (Land Use 947) and car wash and detail center (Land Use 949) are related uses.

Additional Data

The sites were surveyed in the 1990s and the 2000s in New Jersey, New York, and Washington.

Source Numbers

552, 555, 585, 599, 954

PRE-APPLICATION MEETING NOTES

PA#: 22-230 Notes Provided (date): 9-12-22

Site Address and/or Location: 2601 2nd st nw

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request New car wash with canopy

Basic Site Information

Current Use(s): Commercial Retail (LV Fueling Station) Size (acreage): 0.89

Zoning: MX-M Overlay Zone(s): North 4th Corridor (CPO-9)

Comprehensive Plan Designations

Development Area: Change Corridor(s): 2nd St commuter & MKenaul BLVD. Multi-Modal

Center: NA Near Major Public Open Space (MPOS)?: NA

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Car Wash with Canopy

Use Specific Standards: 14-16-4-3(D)(16)

Applicable Definition(s):

Canopy

A roof-like decorative feature projecting from the exterior of a building that may serve as a shelter from the sun, rain, or wind. A tree canopy includes the area beneath a tree’s dripline.

Car Wash

A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan-DRB

Specific Procedure(s)*: IDO Section 14-16-6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? NO

Handouts Provided

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- you may need to complete a cumulative impact study. Please contact transportation. Department. See associated transportation handout.
- A drive-through car wash greatly changes the circulation of the site along two corridors, therefore a Site Plan DRB review will most likely be required. Please consult with transportation as stated above.
- Please see use specific standards noted above for car wash standards.
- For more specific development standards in the MX-M zone, please see IDO Section 14-16-2-4(C) (pg. 29).



October 5, 2023 – Updated October 30, 2023

David Shafer, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Approval of a Site Plan – EPC for a car wash within the cumulative impact area

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Site Plan – EPC for the redevelopment of the property located at 2601 Second Street NW. The proposed development consists of a new car wash building and related redevelopment of the property.

The subject site is legally described as Tract A-2 Block 2 and the East 50 feet of Lot 4, Block 2 MANDELL ADDN NO. 2 (REPLAT OF Tract A Block 2) CONT 0.8805 AC (See Figure 1). The subject site is zoned MX-M (Mixed-Use Medium Intensity). The EPC is hearing this request due to the subject site being located less than ½ mile from the BNSF railroad and is within the Cumulative Impacts area and is one of the land uses called out for EPC review by the Integrated Development Ordinance (IDO).



PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA

Figure 1. Site vicinity map showing the subject site in blue.

PROJECT CONTEXT

Existing Conditions and Land Use

The subject site is currently abandoned and vacant. The property was originally developed with a gas station, convenience store, and car wash. The subject property is within the adopted North Corridor Metropolitan Area of the Comprehensive Plan and is designated as an Area of Change. The nearest Corridors and transit routes are located on Second Street.

The area surrounding the subject site is predominantly light manufacturing and commercial uses along the 2nd Street corridor west of the railroad tracks and north of Menaul Boulevard. Immediately north of the site is a strip of heavier commercial uses. South of the site is a Whataburger fast food restaurant with drive-thru. Directly west of the subject site is a Dunn-Edwards paint store and distribution location which has operated successfully there for several decades.

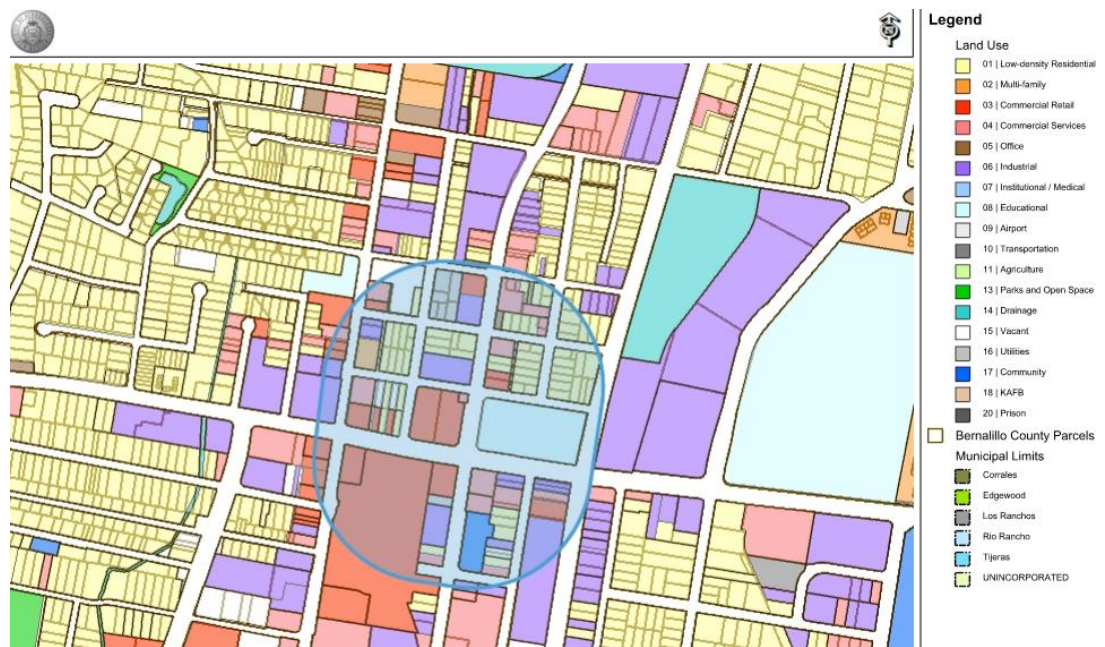


Figure 2. Land use context with 660' buffer area.

Zoning

Nearly all the properties west of the railroad tracks and along this block of Second Street and Menaul Blvd are zoned MX-M (Mixed-use Medium Intensity).

Other surrounding zone districts include NR-LM (NR-LM) and one lot zoned R-1A single-family residential exists along the east side of Second Street to the north of the site. There are also a few nonconforming residential uses found a block away on 3rd St. and on Woodland Ave. Some of these properties these properties that are nonconforming also conduct commercial activities on the same property that has a dwelling unit which is quite common in this older neighborhood within the North Corridor.

TABLE 1. Surrounding Zoning & Land Use

NORTH	MX-M and NR-LM	Light manufacturing, office
EAST	MX-M	Vacant school property
SOUTH	MX-M	Commercial retail
WEST	MX-M	Commercial retail



Figure 3. Existing zoning.

Existing Use of Site

The project site currently consists of an abandoned gas station, convenience store, and car wash. During the past year or more, the property has been inundated with vagrants, homeless encampments, and nuisance activity creating severe blight on this corner of Second Street and Menaul Boulevard.

SUMMARY OF REQUEST

The Applicant, Tidal Wave Auto Spa, is requesting approval of the following request:

1. Site Plan – EPC due to the Cumulative Impacts Analysis requirements based on the site’s proximity to the Railroad and Spur area and the car wash land use.

The IDO requires EPC approval of the Site Plan per Sections 14-16-5-2(H)(2)(b)8 and 14-16-6-6(H)(1)(b)3.

As this letter and the submitted Site Plan demonstrate, the proposed development meets the requirements for approval of a Site Plan – EPC.

SITE PLAN CRITERIA

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(H)(3) as follows:

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

Applicant Response: The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:



Comprehensive Plan Goals and Policies (responses in italics):

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help share the built environment into a sustainable development pattern.

***Applicant Response:** The proposed project is located within an Area of Change and within ¼ mile of the 4th Main Street Corridor. The proximity of the proposed development and the jobs it creates helps capture growth in an appropriate location and provides a needed service in a central location, which helps accomplish a more sustainable development pattern.*

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

***Applicant Response:** The project furthers this policy by creating additional infill development of a service-oriented use that will provide job opportunities and needed services convenient to the Santa Barbara Martineztown, Wells Park, Sawmill Area, and other surrounding neighborhoods, and by supporting the following sub-policies explained below.*

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.**

***Applicant Response:** This sub-policy is furthered by the development of a new facility and is consistent with the previous uses on the site, which is complementary to other nearby commercial retail and service uses in its form and scale.*

- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

***Applicant Response:** This sub-policy is supported by this project because the proposed development will replace a currently vacant and blighted property with abandoned buildings that was formerly used as a gas station, convenience store, and car wash and makes more productive use of the subject property.*

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

***Applicant Response:** The request furthers this goal by redeveloping an existing property that is underutilized and contributes to blight in the neighborhood. The new project will not only use existing infrastructure and public facilities, but will improve the property with a new building, simplified access and circulation, street trees, etc.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

***Applicant Response:** The project furthers this policy through the redevelopment of the site as the subject property that has been vacant and has become an attractive nuisance for several years within the central part of Albuquerque. The site has access to existing*



infrastructure and public facilities, including additional utility connections along 2nd Street. The efficient use of this infill property for this development project supports the public good through the expansion of jobs and increases in gross receipts taxes.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: *The request furthers this policy by providing a new development in an older area of the City with a variety of mixed land uses and has been identified as an area in need of change as encouraged by the North Corridor Metropolitan Redevelopment Area Plan. Redevelopment in a designated Metropolitan Redevelopment Area and is an appropriate location to direct new growth and private investment such as what is proposed.*

b) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.

Applicant Response: *The proposed project partially furthers this sub-policy because it will result in the addition of several full-time jobs for local residents and numerous jobs for the Construction and development of the car wash facility and property.*

6-6(l)(3)(b) The Site Plan complies with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Applicant Response: *The zoning of the property is MX-M and the site is being reviewed by the EPC due to the size and adjacency to the Railroad and Spur area. No site plan has previously been approved for the site and there are no conditions applicable from a prior approval.*

6-6(l)(3)(c) The Site Plan is consistent with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

Applicant Response: *The proposed development complies with the applicable provisions of the IDO for the MX-M zone and the proposed car wash use, which is permissive. The proposed project has already received approval of a Grading and Drainage Plan, Fire 1 plan, and a Traffic Circulation Layout as required by the Transportation division.*

6-6(l)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

Applicant Response: *The City's existing infrastructure has adequate capacity for the proposed development. The proposed car wash development will utilize existing utilities found adjacent to the property and the changes being made to existing site access points, parking, sidewalk location, and the creation of a one-way circulation pattern or other vehicular circulation patterns will improve the existing conditions as follows:*

- *The applicant is closing the existing curb cut along 2nd Street, which will eliminate a conflict point with pedestrians.*
- *The Applicant is relocating and widening the sidewalk along 2nd Street to provide for a separation between the travel lanes and provide a new parkway strip for street trees from Menaul to the property corner at Woodland Avenue.*
- *The circulation is being changed to a one-way travel pattern from north to south, which will help mitigate negative impacts to the adjacent developments to the north by having traffic exit onto Menaul Boulevard only.*

The proposed grading and drainage design complies with the DPM design criteria. The proposed drainage design matches the existing drainage condition of free discharge into the adjacent streets, and also improves the existing condition in two ways. First, the proposed grading and drainage design eliminates the nuisance runoff that historically discharged across the neighboring property to the west. Second, the proposed grading and drainage design implements water quality treatment best management practices, a DPM requirement which the existing site pre-dated. Stormwater runoff is directed through landscaped areas and water quality retention ponds to improve the water quality prior to being released at the existing point of discharge.

The approved Fire 1 plan and Availability Statement #230333 from the Albuquerque Bernalillo County Water Utility Authority, demonstrate that the existing hydrants and public water mains adjacent to the site have adequate capacity to supply the required fire flow to the site. The availability statement also demonstrates that the public water and sanitary sewer infrastructure has adequate capacity to supply water and sanitary sewer service to the proposed site.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

Applicant Response: *The Applicant has designed the site to mitigate significant adverse impacts on the surrounding area to the maximum extent practicable.*

- *The proposed car wash building is to be located at the southern portion of the site with the dryer door (which generates some noise) and exit facing the busy Menaul and Second Street intersection.*
- *The vacuum stations are located between the car wash building and the adjacent building to the west to provide buffers from any potential noise generated from this use.*
- *Eliminating the existing curb cut along Second Street removes an existing vehicle/pedestrian conflict point.*
- *Lastly, the Applicant is proposing a new, wider, ADA compliant public sidewalk and additional parkway strip between the sidewalk and curb with new street trees of the property to create a walkable, pedestrian friendly, and visually pleasing streetscape along on the entire length of the property adjacent to Second Street.*



6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: *The subject property is not located within an approved Master Development Plan, so this criterion does not apply.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

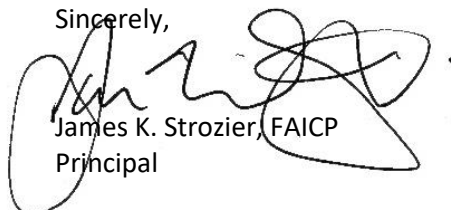
Applicant Response: *The subject property is within the Railroad and Spur Area pursuant to the referenced IDO Sections. The Applicant has provided a Cumulative Impacts Analysis Memorandum as part of this application, addressing the requirements of the IDO. A summary of the responses related to the cumulative impacts is as follows:*

- *The proposed car wash development as shown on this Site Plan does not create any material adverse impacts to water quality or other land in the surrounding area through increases in traffic or parking congestion, noise, vibration, light spillover, or other nuisances.*
- *The proposed expansion includes significant positive changes to the access, parking, vehicular circulation, and sidewalk facilities from what presently exists on the property.*
- *New shielded source lighting is proposed on the building over doorways and on the façade of the car wash tunnel building. Fugitive lighting will not spillover onto adjacent properties, Second St., or other public rights-of-way.*
- *The site has existing utilities, and the car wash development will not require an increase in the water or sewer capacities necessary to operate.*
- *The Applicant has also received approval of a Grading and Drainage plan that adequately addresses stormwater runoff through additional ponding.*

CONCLUSION

Based on all the information provided, on behalf of Tidal Wave Auto Spa, we respectfully request approval of the proposed Site Plan – EPC request for the redevelopment of the subject property with a new car wash at 2601 Second Street NW.

Sincerely,




James K. Strozier, FAICP
Principal

Attachment: Cumulative Impact Analysis Memorandum – Updated

Cumulative Impact Analysis Memorandum

To: City of Albuquerque Environmental Planning Commission

From: Jim Strozier, FAICP 

Date: October 5, 2023 *Updated October 30, 2023*

Re: Cumulative Impact Analysis for Car Wash

This memo responds to the Cumulative Impact Criteria as identified in IDO Section 14-16-5-2 for the referenced property located at the northwest corner of Menaul Boulevard and 2nd Street as shown in Figure 1. As outlined in this memorandum, the cumulative impacts from the development of a new carwash facility will not increase impacts to any surrounding residential areas. The project is being designed in a way that improves existing access points, circulation, parking, and traffic patterns. The requested change allows for the redevelopment of an abandoned and blighted property (former gas station, carwash, and convenience store) within the North Valley Area.



Figure 1 – Subject Property

5-2(E) CUMULATIVE IMPACTS

5-2(E)(2) Requirements Development or redevelopment meeting all of the criteria of Subsection 14-16- 5-2(E)(1) shall do all of the following:

The Tidal Wave Car Spa property meets the IDO criteria to require a Cumulative Impact Analysis based on the subject property's location within ½ mile to the BSNF Railroad right-of-way (Railroad and Spur Area), is within 1,320 feet from a residentially zoned property (the nearest residentially zoned property is over 200 feet away and on the other side of Second Street) and the use is for a "car wash" which is listed as one of the uses requiring a Cumulative Impacts Analysis.

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

The current project is adding a car wash building on the east side of the property along Second Street. Any material negative impacts resulting from vehicle access, circulation, parking, and loading (not applicable) are mitigated because the existing curb cut and access off Second Street will be closed and eliminated as part of this project. The intent of removing the access to Second Street is to improve circulation within the site, eliminate pedestrian conflicts, and relieve general congestion on Second Street. The existing and proposed primary access to the property is located off Woodland Ave which does not contain residentially zoned land on either side of the street on this block. The exit is onto Menaul Boulevard away from any residential neighbors and onto a commercial street.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

Any material negative impacts resulting from site lighting is mitigated because the proposed site lighting is located more than 200 feet from any residential uses. The nearest residential uses will be protected from any fugitive lighting from the carwash development because the exterior lights to be used for the carwash are to be fully shielded fixtures with downward lighting. The lighting plan was designed to provide safe accessible paths within the site for the public. The plan specifies focusing lighting directly onto the building itself with fully shielded wall sconces that will not allow fugitive light towards any adjacent properties. The brightness levels of lighting on site for the building, payment kiosk, walkways, and parking/circulation areas are proposed to be in full compliance with the NM Night Sky Protection Act. Additionally, the car wash is to be

closed by 9 pm every day, which will be more compatible with residential uses as compared to businesses that are open 24 hours a day in the vicinity.

3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.

Any material negative impacts resulting from hazardous materials are mitigated because the proposed carwash building will not include any hazardous materials.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

Any material negative impacts resulting from outdoor storage are mitigated because there is no proposed outdoor storage of materials or equipment as part of this request.

5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

Any material negative impacts resulting from noise will be mitigated because the new car wash building will not increase noise generated from the property since the washing uses are within the car wash tunnel building. Additionally, the opening at the tunnel exit and the drying blower is facing Menaul to direct any noise towards the busy commercial street and intersection and away from the nearest residential use, which is over 200 feet away. The outside area intended for the vacuum stations is in between the proposed car wash building and the existing wall of Dunn-Edwards paint store building. The vacuum stations will not be visible or generate excessive noise to be heard from the nearest residential use. The proposed location of the vacuum stations is done intentionally to mitigate any negative impacts on existing residential uses.

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in Subsection 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

6-4(H)(2) The cumulative impacts analysis shall include all of the following:

6-4(H)(2)(a) A list of other uses listed in Subsection 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.

The property is within an established commercial area with many retail and service uses located in the area between Second Street and the railroad tracks. As evidenced by the City's GIS Land Use mapping (see Figure 2), the property is surrounded by a combination of educational, institutional, industrial, office, service, and retail uses.



Figure 2 – Land Uses within 660 feet (Source: City AGIS Advanced Map Viewer)

6-4(H)(2)(b) A Traffic Impact Study, pursuant to Subsection 14-16-5-2(E)(2)(c).

The proposed carwash project does not require any additional modifications beyond the requirements of the IDO and DPM for access, circulation, and parking. While a TIS would not normally be required (because the car wash does not meet the thresholds), a TIS is required based on the Cumulative Impacts requirements. The study has been scoped with City Transportation and is in process.

6-4(H)(2)(c) A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.

No hazardous materials, as defined by federal regulation, are stored on the property.

6-4(H)(2)(d) A summary of sewer and storm water discharge, including volumes.

An approved Grading and Drainage Plan is provided as part of the EPC Site Plan application. No significant changes to the volume and nature of the stormwater discharge are anticipated with this carwash project. The approved grading and drainage plan complies with the most current Development Process Manual requirements for stormwater discharge. The carwash will be connected to the existing sewer system which is already properly sized for the predicted volume of wastewater discharge.

6-4(H)(2)(e) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.

Water consumption is offset by the carwash operation’s recycling capabilities. It is predicted that a total of 85% of the total amount of water used in the carwash operation is recycled through below ground tanks and filtration systems. The proposed car wash has state of the art water recycling storage and reuse technology to ensure maximum water efficiency.

6-4(H)(2)(f) The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.

The hours of operation of the carwash facility will be from 9 am until 9 pm. Deliveries and movement of freight vehicles to and from the property. All activities associated with the carwash facility operations shall be indoors except for the vacuum stations which will not generate additional noise impacts that would exceed allowed decibel levels.

6-4(H)(2)(g) A list of and copies of all permits required for the use.

This information will be provided in a separate transmittal.

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the Development Process Manual, notwithstanding the thresholds or mitigation requirements in the Development Process Manual, which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

A traffic study has been scoped, prepared, reviewed and approved by the City Traffic Engineer. Once reviewed and approved, the TIS will be provided for review with this site plan for review by the EPC. The proposed car wash does not require any modifications to the access, circulation, and parking for the development. The proposed site plan provides several mitigation measures to ensure minimal impacts to the surrounding roadway network including closing the existing access/curb cut on 2nd Street and making the entrance and exits one way. Having the traffic enter from Woodland Avenue and exit onto Menaul will ensure that exiting traffic does not travel through the neighborhood after using the facility.

See attached TIS Review/Approval Letter and Final TIS Report.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

The site plan is being submitted for review and approval by the EPC.

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

The site plan will be reviewed and approved by the EPC. Any necessary conditions of approval the EPC deems necessary will be included as part of the site plan approval.

Conclusion

The proposed Tidal Wave Car Spa project will provide a much-needed redevelopment of the existing abandoned property. The newly developed car wash will have positive impacts on the surrounding local businesses and residents in the area that are currently adversely impacted by the nuisance activity and property blight. As stated previously, the redevelopment does not

adversely impact any surrounding residentially zoned uses, which are over 200 feet away and on the other side of Second Street. Specific changes are proposed to the existing access, circulation, and parking including the removal of the existing access on 2nd Street and making the circulation one way with the exit onto Menaul Boulevard. The vacuums are strategically located to mitigate any negative impacts from noise to any nearby residents as well. The adjacent properties directly to the north of the Woodland access are fully developed and occupied with industrial and commercial land uses.

This project supports key City economic development goals and supports the necessary redevelopment of a blighted property on a prominent corner along the Menaul Boulevard corridor.

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 30, 2023

Terry Brown
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

Re: Tidal Wave Auto Spa – Albuquerque TIS approval
2601 2nd St NW
Traffic Impact Study, HT#H14D071
Report dated October 28, 2023
Engineer's Stamp 10/28/2023
Via email tbrown@tierrawestllc.com

Dear Mr. Brown,

The subject Traffic Impact Study received October 30, 2023, has been accepted and approved by the City of Albuquerque Planning Development Transportation Section.

No public traffic related infrastructure improvements are required for this development.

The Traffic Impact Study shall be valid for a period of 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, feel free to contact me at (505) 924-3362.

Sincerely,

Matt Grush, P.E.
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services

via: email

C: Applicant, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

April 24, 2023

Chair

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

John Stapleton
RESPEC
7770 Jefferson Street NE, Suite #200
Albuquerque NM, 87109

RE: Water and Sanitary Sewer Availability Statement #230333
Project Name: Tidal Wave 2nd Menaul
Project Address: 2601 2nd St NW Albuquerque, NM 87107
Legal Description: TR A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TR A BLK 2) and Portion of Lot 4, Block 2 Mandell Addition No. 2
UPC: 101405937033410403
Zone Atlas Map: H-14-Z

Dear Mr. Stapleton:

Project Description: The subject site is located along 2nd Street between Menaul Boulevard and Woodland Avenue, within the City of Albuquerque. The proposed development consists of approximately 0.88 acres and the property is currently zoned MX-M for mixed-use moderate intensity. The property lies within the Pressure Zone 1E in the Freeway Trunk. The request for availability indicates plans to redevelop the site into a commercial car wash.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 2.25-inch cast iron distribution line (project #03-32-68) along Woodland Avenue. Transition to a six-inch cast iron west of the hydrant leg that supplies hydrant 165.
- Eight-inch PVC distribution line (project #26-4272.90-95) along 2nd Street.
- Ten-inch ductile iron distribution line (project #26-1871-85) along Menaul Boulevard.
- 36-inch concrete cylinder distribution line (project #09-108-52) along Menaul Boulevard.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch concrete external diameter, polyethylene lined to 6.58-inch internal diameter sanitary sewer collector (project #07-005-51 for initial construction and project #07-002-82 for the rehab) along Woodland Avenue.
- 15-inch reinforced concrete external diameter, polyethylene lined to 12.87-inch internal diameter sanitary sewer interceptor (project #07-008-48 for initial construction and project # 26-3973-90 for the rehab) along 2nd Street.
- 18-inch reinforced concrete sanitary sewer interceptor (project #07-008-50) along Menaul Boulevard.

Water Service: The site has existing service from a one-inch meter that can continue to be utilized. New metered water service to the property can be provided via routine connection to the existing six to ten-inch distribution mains along the property's frontage

or by connecting into the existing one-inch service off of 2nd Street. The 36-inch concrete cylinder line is prohibited for connection. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property. Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: The site is currently discharging sewer and can continue to utilize this service. New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Woodland Avenue. This line was polyethylene lined to a 6.58-inch internal diameter. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,500 GPM gallons-per-minute. One fire hydrant is required. There is one existing hydrant available and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at hydrant 165.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches or possible connection fittings or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpsters pads and outdoor washdown areas that have the potential to discharge

grease, sand, solids, flammable liquids to the sanitary sewer. Pad shall be installed at an elevation higher than surrounding grade. It is not required for dumpster pads to have a sewer connection.

b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.

2. All FOGS source within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters, that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer

classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230333**

STAFF INFORMATION

October 24, 2023

TO: Jason Skarsgard, Consensus Planning
FROM: William Steele, Staff Planner
Megan Jones, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3352

Project # 2023-008619, SI-2023-00871, 2601 2nd Street Site Plan-EPC

We've completed a first review of the proposed request for a Site Plan-EPC. We would like to discuss the project and drawing revisions. We are available to answer questions about the process and requirements moving forward. Please provide the following:

- ⇒ Revised Site Plan Drawing set (24x36 hard copy and electronic)
- ⇒ Revised Justification letter & Cumulative Impact Analysis (electronic) by:

12 PM on Tuesday, October 31, 2023

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what we have for the legal description: Tract A-2, Block 2 Mandell Addition No. 2 (Replat of Tract A block 2) and the East 50-feet of Lot 4, Block 2, Mandell Addition No. 2 (Amended & Supplemental plat of Blocks 2, 3, 6, 7, 10 & 11), located at the northeast corner of Menaul Blvd and 2nd St NW, containing approximately 1 acre.
- C. It is our understanding that this is a request for a new Site Plan EPC for a car wash facility.
- D. The EPC is reviewing this request due to the subject site's location in the Railroad in Spur Small Area, triggering a Cumulative Impact Review. Please note that the Cumulative Impact Analysis needs a lot of work before staff can make a recommendation on the Site Plan.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing is on October 16, 2023. Final staff reports will be available one week prior, on November 9, 2023.
- C. Agency comments will be distributed after November 1, 2023. We will email you a copy of the comments and forward any late ones to you.

3) Notification & Neighborhood Issues:

Notification requirements for a Site Plan-EPC are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 409). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

- A. A pre-application facilitated meeting was held and there was general support for the Car Wash. Is this correct? Did any issues come up?
- B. The notification to property owners appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- C. **The sign posting agreement shall specifies the sign posting period as November 1, 2023 to December 1, 2023.**
- D. Please submit photos of the posted signs to us on November 1st.
- E. Have any neighborhood representatives or members of the public contacted you with any comments?

4) Project Letter:

- A. The justification letter needs revisions for clarity and to strengthen the request.
- B. Justification letter should add the legal description of the additional parcel which is included as part of the subject site and update the total project acreage (see legal description above).
- C. Under the SUMMARY OF REQUEST, the letter states that there are **two** requests. Please change to **one** request. This is a Site Plan-EPC.
- D. Please change the IDO reference for a Site Plan-EPC from 14-16-6-6(H) to 14-16-6-6(I).

5) Site Plan EPC 6-6(I) & Site Development Review and Decision Criteria

- A. For the Site Plan-EPC criteria, request must be “consistent with” the Comprehensive Plan.
- B. Please refer to the project as developing a “car wash.” Please do not use brand names.
- C. Response to IDO 6-6(I)(3)(a) - Criterion (a) is weak and needs strengthening. More examples of Goals that demonstrate the Site Plan is consistent with the Comprehensive Plan are required. Examples of Goals that could possibly be applied are in the Comprehensive Plan: Land Use Chapter 5, Urban Design Chapter 7, and Economic Development Chapter 8.
- D. Please provide responses to each Goal and Policy provided and expand on each. The responses should tie back to the Goal/Policy and reiterate the intention. Restate the Goal and Policy and use conclusionary statements.
- E. Policy 5.1.1 - How does this capture regional growth? Is it in an area of change?
- F. Policy 5.2.1- How does this create healthy, sustainable and distinct communities?

- G. 6-6(I)(3)(b) The criterion was mistyped. Please take out the phrase, “is consistent.” It should state “The Site Plan ~~is consistent~~ **complies** with all applicable provisions...”
- H. 6-6(I)(3)(d) In what ways are the impacts being mitigated on the Grading and Draining Plan and Fire 1 plan? Please describe some of the mitigation being used on this project.
- I. 6-6(I)(3)(e) Please describe how the application mitigates any adverse impacts? How will the positioning of the building at the southern portion of the site mitigate adverse impacts?

6) Cumulative Impacts IDO 14-16-5-2(E)(2) Requirements

- A. 5-2(E)(2)(a)(1) How does it minimize impacts on residential uses within 660ft? Maybe the TCL and TIS could provide information and more details. The response doesn’t show how impacts will be minimized. Please expand.
- B. 5-2(E)(2)(a)(5) How are the vacuum stations going to minimize noise? Please elaborate.
 - 5-2(E)(2)(b) *Cumulative Impacts Analysis*

Items in 6-4(H)(2) Cumulative Impacts Analysis Requirements

1. 6-4(H)(2)(a) The list in Subsection 14-16-5-2(E)(1)(c) was not referenced in the applicant response. The list pursuant to 5-2-(E)(1)(c) which uses 1-16 in 660 ft of the subject property is what needs to be analyzed and compared.
 2. 6-4(H)(2)(b) The traffic impact study should be pursuant to subsection 14-16-5-2(E)(2)(c) which means the TIS study needs to be referenced.
 3. 6-4(H)(2)(d) What are the volumes and nature of stormwater discharge?
 4. 6-4(H)(2)(e) What is the estimated volume of water to be used? Reference the ABCWUA letter, do not just say that it is attached.
 5. 6-4(H)(2)(f) Please modify this fragment sentence. “Deliveries and movement of freight vehicles to and from the property.”
 6. 6-4(H)(2)(g) We need a list of the permits. Copies of permits included with the application are also needed.
- C. 5-2(E)(2)(c) The traffic impact study needs to be provided prior to an EPC review and decision. The Site Plan is an EPC review because it triggers this analysis. The traffic scoping form requires a TIS. The project letter states that this is in process, but staff cannot make a recommendation prior to reviewing the TIS.
 - D. 5-2(E)(2)(e) More details regarding mitigation of identified impacts in 6-4(H)(2) Cumulative Impacts Analysis Requirements are needed. Please see “B” above for responses to the items in Items in 6-4(H)(2) Cumulative Impacts Analysis Requirements.

7) Site Plan Overview - Drawings

All Titles should reference EPC and the EPC date.

A. Site Plan Sheet:

1. Title of the Sheet should read “Site Plan-EPC”
2. Site Data including Legal Descriptions, Land Uses, Zoning, Parking Calculations required.
3. Vicinity Map should be added.
4. Please use engineering scale units. Site plan uses architectural scale units (1/16” = 1’0”) instead of using a required engineering scale unit.
5. A lot of the information required on the Site Plan could be copied from sheet AS101. – the TCL.
6. Please add the legal description of **both parcels** on the Site Plan.
7. Are the General Notes on the Site Plan grading and drainage notes? Notes for the Site Plan are required.
8. Please show the square footage of all buildings and rooms on the Site Plan.
 - i. We cannot verify parking calculations until we know the square footage of the buildings.
9. Please add Keynotes to the Site Plan.
 - i. What is Keynote #10? IT is floating on the site plan.
 - ii. Identify any light poles on the site.
10. Please add a North Arrow and Bar Scale. Required on the Site Plan Check list.
11. Please add a legend.
 - i. What are the dashed lines? Please note in legend and/or with a keynote.
12. Please provide required and provided parking (show calculations).
 - i. Show parking spaces and total number in each row on Site Plan.
 - ii. Please explain how parking was determined.
13. Please show crosswalks and ADA ramps to alert motorist and pedestrians. Please include pedestrian crossings. See IDO section 5-3(D)(3)(c) Materials to Alert Motorists.
14. Please remove the match line. Not required.
15. Please add dimensions to the Site Plan: parking, buildings, etc.
16. Add a general note referring to the IDO 5-2(E Cumulative Impacts - Rail Road and Spur Small Area. State something along the lines of, “the site is within the Railroad and Spur Spall area, requiring a Cumulative Impact Analysis. The Site Plan mitigates harm...”

B. Detail Sheet:

- A. A Details Sheet is required that corresponds to the Site Plan. Some details are provided on the TCL, which can be included on the detail sheet.

Please add the following details:

- Light pole detail (move or copy from AS501 Traffic Control Layout)
- Vacuum stall detail
- Trash Enclosure detail
- Benches/Tables details, if any.
- Pay Station details
- Screen Wall adjacent to second street detail.
- Bike rack detail

C. Landscape Sheet:

- A. Please add a general note stating that landscaping is pursuant to IDO 5-6 Landscaping Buffering and Screening.
- B. Plant List: The emerald sunshine elm is not on the approved ABQ Plant Pallet. Please replace with a different approved Elm: <https://documents.cabq.gov/planning/UDD/Official%20Albuquerque%20Plant%20Pallet%20and%20Sizing%20List-2018-07-03.pdf>
- C. Please add note to drawing referring to Pollen Control, Water Conservation and Street Trees: Pursuant to IDO 5-6(C)(4)(g) “All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.”
- D. Please add dimensions between street tree or add note regarding the distance between all street trees being 30’ on center, greater than the 25’ requirement.
- E. Pursuant to IDO 5-6(C)(5)(c) gravel and crusher fine are limited to 75% of ground cover. Please add a calculation showing this is met.
- F. Irrigation Note: Please add statement about automatic timers pursuant to IDO 5-6(C)(14)(c).
- G. Parking Lot landscaping: Pursuant to IDO 5-6(f)(2)(d) please add square footage of planting beds in the parking lot.
- H. What does “RW” stand for?
- I. Maintain clear site triangle on site plan. IDO 5-6(C)(8)
- J. The parking spaces drawn on the Landscape Plan should be the same on the Site Plan

K. Replace the “Preliminary Landscape Design” sheet title with “Landscape Plan” sheet title on Title Block. What the EPC approves is final.

L. Please replace words “Building Permit” with “Submitted for EPC” on Title Block

C. G&D & Utility Sheet:

A. Where is a fire hydrant on the utility plan?

D. Elevation Sheets:

A. Please dimension all elevations.

B. Please include a schedule of colors & materials.

C. Please include Directional text in the Elevation Titles Example: North - Side Elevation-Entry

E. Is signage proposed?

Proposed signage that will be on the building should be located on a separate sign detail sheet. Signage should include full dimensions, materials, and colors. Note that Signage Permits are a separate permitting process but building signage should be included in this review.

NOTIFICATION

From: [Carmona, Dalaina L.](#)
To: [Jonathan Turner](#)
Subject: 2601 Second St NW Neighborhood Meeting Inquiry Sheet Submission
Date: Wednesday, September 6, 2023 4:02:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Zone Atlas page.pdf](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	James	Salazar	jasalazarm@gmail.com	5025 Guadalupe Trail NW	Albuquerque	NM	87107		5054895040
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
Near North Valley NA	Heather	Norfleet	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	NM	87197	5056204368	
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, September 6, 2023 3:34 PM
To: Office of Neighborhood Coordination <turner@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jonathan Turner

Telephone Number

505-764-9801

Email Address

turner@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 8th St NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TR A BLK 2)CONT 0.8805 AC

Physical address of subject site:

2601 Second St NW

Subject site cross streets:

Menaul and Woodland

Other subject site identifiers:

This site is located on the following zone atlas page:

H-14

Captcha

x

From: [Jonathan Turner](#)
To: ["jasalazarm@gmail.com"](mailto:jasalazarm@gmail.com); [Peggy Norton](#); [Near North Valley Neighborhood Association](#); [ZJoe Sabatini](#)
Subject: Site Plan - EPC Public Notice - Tidal Wave Auto Spa
Date: Wednesday, October 4, 2023 9:07:00 PM
Attachments: [Emailed-N.A.-Notice-PublicMeetingHearing_10-4-23.pdf](#)
[Official_public_notice_form-EPC.pdf](#)
[Zone Atlas page.pdf](#)
[Landscape Plan-Colored.pdf](#)
[Site Plan.pdf](#)
[Elevations.pdf](#)

Dear Neighborhood Association members:

On behalf of Tidal Wave Auto Spa, Consensus Planning, Inc. is providing you with this notice that our application for a Site Plan- EPC, which we had a facilitated meeting about on July 13th, 2023, is being submitted to the City of Albuquerque Planning Department. The case will be heard at a public hearing before the City's Environmental Planning Commission on November 16th, 2023 at 8:40 am. The required notice forms and information regarding the public hearing are included in this mailed notice.

Please let me know if you have questions. Thank you!

Kind Regards,

Jonathan Turner
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109

From: [Microsoft Outlook](#)
To: [Peggy Norton](#)
Subject: Relayed: Site Plan - EPC Public Notice - Tidal Wave Auto Spa
Date: Wednesday, October 4, 2023 9:07:52 PM
Attachments: [Site Plan - EPC Public Notice - Tidal Wave Auto Spa.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Peggy Norton (peggynorton@yahoo.com) <mailto:peggynorton@yahoo.com>
Subject: Site Plan - EPC Public Notice - Tidal Wave Auto Spa

From: [Microsoft Outlook](#)
To: jasalazarm@gmail.com; [Near North Valley Neighborhood Association](#); [ZJoe Sabatini](#)
Subject: Relayed: Site Plan - EPC Public Notice - Tidal Wave Auto Spa
Date: Wednesday, October 4, 2023 9:07:56 PM
Attachments: [Site Plan - EPC Public Notice - Tidal Wave Auto Spa.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jasalazarm@gmail.com (jasalazarm@gmail.com) <<mailto:jasalazarm@gmail.com>>
Near North Valley Neighborhood Association (nearnorthvalleyyna@gmail.com) <<mailto:nearnorthvalleyyna@gmail.com>>
ZJoe Sabatini (jsabatini423@gmail.com) <<mailto:jsabatini423@gmail.com>>
Subject: Site Plan - EPC Public Notice - Tidal Wave Auto Spa

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 6/27/23

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Near North Valley N.A. and North Valley Coalition

Name of NA Representative*: Heather Norfleet, Joe Sabatini, Peggy Norton, Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: hnorfleet009@gmail.com, jsabatini423@gmail.com
peggynorton@yahoo.com, newmexmba@aol.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.² *A meeting has been requested and is in the process of being scheduled*

Email address to respond yes or no: cp@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2601 Second Street NW
Location Description On the northwest corner of Second Street and Menaul
2. Property Owner* TWAS PROPERTIES LLC
3. Agent/Applicant* [if applicable] Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan- EPC
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: Cumulative Impacts Analysis and Site Plan- EPC

Summary of project/request^{3*}:

This request is to allow the redevelopment of an abandoned gas station & car wash into a new car wash development.

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
Please call or email turner@consensusplanning.com 505 764 9801 x109

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{5*} H-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
N/A
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - N/A d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project. 3450 square feet
 - N/A Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 0.8805 AC
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] North 4th Corridor – CPO-9
 - d. Center or Corridor Area [if applicable] N/A
- 2. Current Land Use(s) [vacant, if none] Abandoned gas station & car wash

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

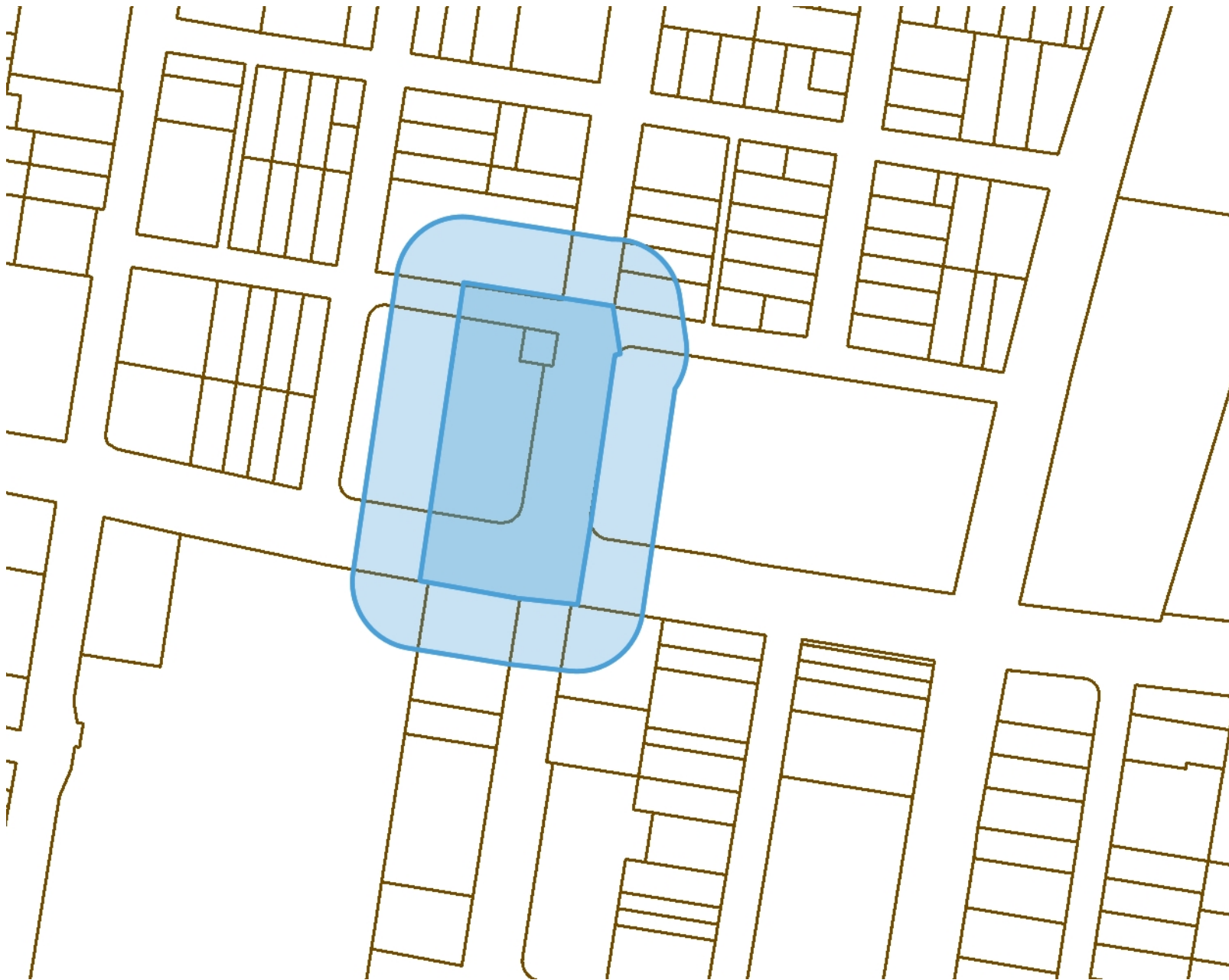
<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



Tidal Wave Auto Spa property owners buffer map

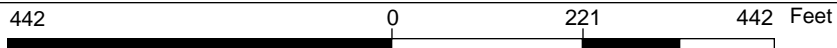


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Prepared by Consensus Planning
September 6, 2023



WGS_1984_Web_Mercator_Auxiliary_Sphere
9/6/2023 © City of Albuquerque

1: 2,651

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TWAS PROPERTIES LLC
2601 2ND ST NW
ALBUQUERQUE NM 87107-1410

BACA ROBERT J
7509 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113-2287

TEN BROECK PROPERTIES LLC
PO BOX 6632
ALBUQUERQUE NM 87197-6632

WHATABURGER OF NEW MEXICO ATTN:
K E ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

STEINBERG SCOTT & ROBIN
11110 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-2352

DUNN-EDWARDS CORPORATION
6119 E WASHINGTON BLVD
COMMERCE CA 90040-2436

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

MENAU MARKET PLACE LLC &
RENAISSANCE ACQUISITIONS LLC
9201 MONTGOMERY BLVD NE BLDG 1
ALBUQUERQUE NM 87111-2468



October 5, 2023

Re: 2601 Second St NW- Site Plan - EPC

Dear Property owners:

On behalf of Tidal Wave Auto Spa, Consensus Planning, Inc. is providing you with notice that we are submitting an application for a Site Plan - EPC, which will be heard at a public hearing before the City's Environmental Planning Commission on November 16th, 2023 at 8:40 am. The required notice forms and information regarding the project are included.

The purpose of the Site Plan - EPC is to receive approval from the Environmental Planning Commission for a new car wash development based on the Cumulative Impacts Analysis requirements of the Integrated Development Ordinance (IDO) per section 14-16-6-4(H), which is zoned MX-M Mixed-use Medium Intensity, and is subject to the Cumulative Impacts Analysis Requirements because it is located within ½ mile of the Railroad and Spur Area and a car wash is listed as one of land uses requiring this approval. The Site Plan – EPC approval will facilitate the redevelopment of the property and allow demolition of the existing and abandoned former gas station, convenience store, and car wash. The property has become an attractive nuisance to the surrounding neighborhood, the community, and the general public.

Per the IDO section 6-4(K)(3)(a) mailed public notice to all property owners within 100 feet of the subject site is required. Please email turner@consensusplanning.com Or call 505-764-9801 x109 with any questions or concerns regarding this notice.

Kind regards,

Jonathan Turner
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Encl:
IDO Zone Atlas Pg H-14
Public Notice Form x2
Site Plan
Landscaping Plan
Building Elevations

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/5/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: North Valley Coalition, Near North Valley NA

Name of NA Representative*: James Salazar, Peggy Norton, Heather Norfleet, Joe Sabatini

Email Address* or Mailing Address* of NA Representative¹: jasalazarm@gmail.com, peggynorton@yahoo.com
nearnorthvalleyna@gmail.com, jsabatini423@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2601 Second St NW
Location Description On the northwest corner of Second St and Menaul Blvd
2. Property Owner* TWAS Properties LLC
3. Agent/Applicant* [if applicable] Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan- EPC
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Site Plan - EPC for a Cumulative Impacts Analysis to allow for the development
of a new car wash facility.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: November 16, 2023 @ 8:40am

Location*³: Public Zoom meeting: <https://cabq.zoom.us/j/2269592859>
or call 1 301 715 8592 and enter Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Consensus Planning @ 505-764-9801 or turner@consensusplanning.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ H-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A- No deviations, variances, or waivers are being requested.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A facilitated meeting was held on July 13th, 2023 at 5:00pm with the affected neighborhood associations and City facilitator, Jocelyn Torres. The meeting was successful and there was a full discussion regarding the proposed project.

As a result of the meeting, the neighborhood association members expressed their general support for the proposed car wash development.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - N/A d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] .88 acres
 - 2. IDO Zone District MX-M
 - 3. Overlay Zone(s) [if applicable] North 4th Corridor – CPO-9
 - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant and abandoned- gas station, car wash, and convenience store.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 10/5/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: *See attached list

Mailing Address*: *See attached list

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2601 Second St NW
Location Description the northwest corner of Menaul and Second Street
2. Property Owner* TWAS Properties LLC
3. Agent/Applicant* *[if applicable]* Consensus Planning Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan- EPC
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Site Plan - EPC for a Cumulative Impacts Analysis to allow for the development of a new car wash facility.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 16, 2023 @ 8:40am

Location*²: Public Zoom meeting: https://cabq.zoom.us/j/2269592859
or call 1 301 715 8592 and enter Meeting ID: 226 959 2859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Contact- Consensus Planning @ turner@consensusplanning.com -or- 505-764-9801 x109

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ H-14
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

N/A- No deviations, variances, or waivers are being requested.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A facilitated meeting was held on July 13th, 2023 at 5:00pm with the affected neighborhood associations and City facilitator, Jocelyn Torres. The meeting was successful and there was a full discussion regarding the proposed project.

As a result of the meeting, the neighborhood association members expressed their general support for the proposed car wash development.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

N/A d. For residential development*: Maximum number of proposed dwelling units.

e. For non-residential development*:

Total gross floor area of proposed project.

N/A Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .88 acres
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] North 4th Corridor – CPO-9
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant and abandoned- gas station, car wash, and convenience store.

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Site Plan EPC		
Decision-making Body: EPC		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 2601 2ND ST NW, Albuquerque, NM 87107		
Name of property owner: TWAS Properties LLC		
Name of applicant: TWAS Properties LLC		
Date, time, and place of public meeting or hearing, if applicable: November 16th, 2023 at 8:40am		
Public Zoom meeting: https://cabq.zoom.us/j/2269592859 or call 1 301 715 8592 and enter Meeting ID: 226 959 2859		
Address, phone number, or website for additional information:		
Contact- Consensus Planning by email at: turner@consensusplanning.com -or- call 505-764-9801 x109		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Jonathan Turner (Applicant signature) 10/5/23 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

a. Location of proposed buildings and landscape areas.

b. Access and circulation for vehicles and pedestrians.

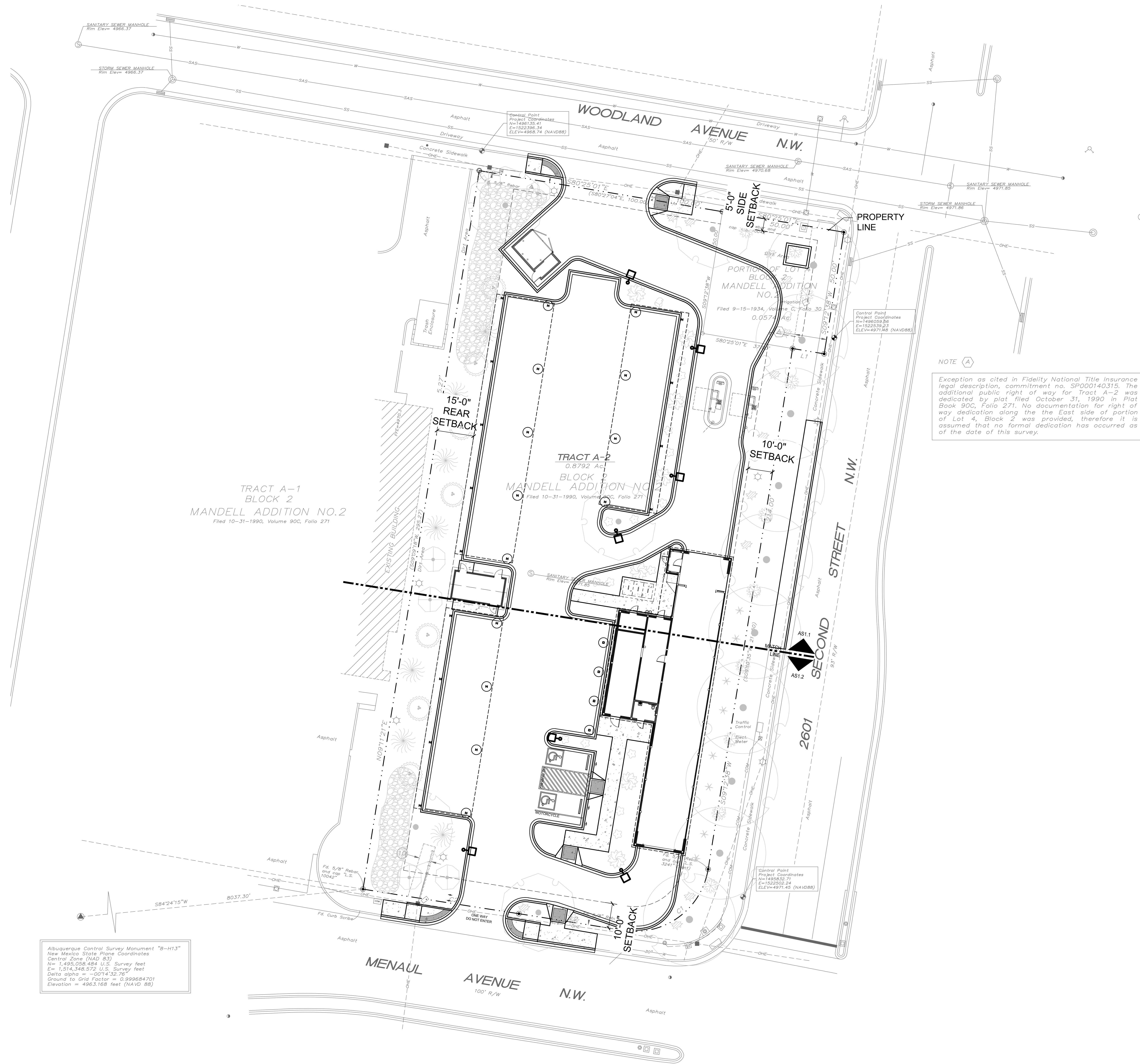
c. Maximum height of any proposed structures, with building elevations.

d. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project.

N/A Gross floor area for each proposed use.



GENERAL NOTES: SITE PLAN

- SEE CIVIL SHEETS FOR SITE DEMOLITION, HORIZONTAL CONTROL PLAN, GRADING IMPROVEMENTS, EASEMENTS, EROSION CONTROL, SIGNAGE, STRIPPING AND PAVEMENT PLANS. SEE LANDSCAPE SHEETS FOR LANDSCAPE IMPROVEMENTS.
- THE CONTRACTOR SHALL PREVIEW CONDITIONS AND REVIEW THE SUBSURFACE EXPLORATION GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT AND PERFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
- VERIFY LOCATIONS OF EXISTING UTILITIES BEFORE PROCEEDING WITH EXCAVATIONS.
- ALL GRADING AND CONCRETE PAVING SHALL SLOPE AWAY FROM THE BUILDING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION AND GRADING. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
- ADJACENT STREETS AND PARKING AREA SHALL BE KEPT FREE OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON & OFF SITE CONDITIONS TO REMAIN FROM DAMAGE.
- THE CONTRACTOR SHALL CONFINE STAGING, STORAGE AND CONSTRUCTION PARKING TO THE SITE.
- THE IRRIGATION SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPE SLEEVES WITH THE GENERAL CONTRACTOR PRIOR TO PAVING ACTIVITIES. IRRIGATION DESIGN TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LANDSCAPE PLANS & IRRIGATION REQUIREMENTS.
- CONTROL JOINTS TO BE SAW CUT TO 1/2" DEPTH OF SLAB. EXPANSION JOINTS TO BE 1/2" WIDE AND HELD DOWN 1/2" FROM SURFACE TO RECEIVE SELF LEVELING SEALANT

NOTE (A)
 Exception as cited in Fidelity National Title Insurance legal description, commitment no. SP000140315. The additional public right of way for Tract A-2 was dedicated by plat filed October 31, 1990 in Plat Book 90C, Folio 271. No documentation for right of way dedication along the the East side of portion of Lot 4, Block 2 was provided, therefore it is assumed that no formal dedication has occurred as of the date of this survey.

Albuquerque Control Survey Monument "B-H13"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N= 1,495,058.484 U.S. Survey feet
 E= 1,514,348.372 U.S. Survey feet
 Delta alpha = -0014'32.78"
 Ground to Grid Factor = 0.999684701
 Elevation = 4963.168 feet (NAVD 88)

ARIA
 STUDIO CONSULTANTS, INC
 100 Gold Ave. SW, Suite 205,
 Albuquerque, NM 87102
 Daniel@ariasinc.com
 (505) 506-2314
 ARCHITECT

KLINGER
 Klinger Constructors, LLC
 CONTRACTOR

Civil:
 RESPEC
 7770 Jefferson St NE
 Suite #200
 Albuquerque, NM 87109

Landscape:
 The Hilltop
 Landscape Architects
 and Contractors
 7909 Edith Blvd NE,
 Albuquerque, NM 87113

Structural:
 Walla Engineering, LTD
 6501 Americas Pkwy #301,
 Albuquerque, NM 87110

MEP:
 BG Buildingworks
 7007 Wyoming Blvd NE # F2,
 Albuquerque, NM 87109

CONSULTANTS

TIDAL WAVE AUTO SPA
120 LEFT ENTRY STD
 2601 2nd St NW
 Albuquerque, NM 87107
 OWNER



MARK DATE DESCRIPTION



Architect/Engineer Stamp

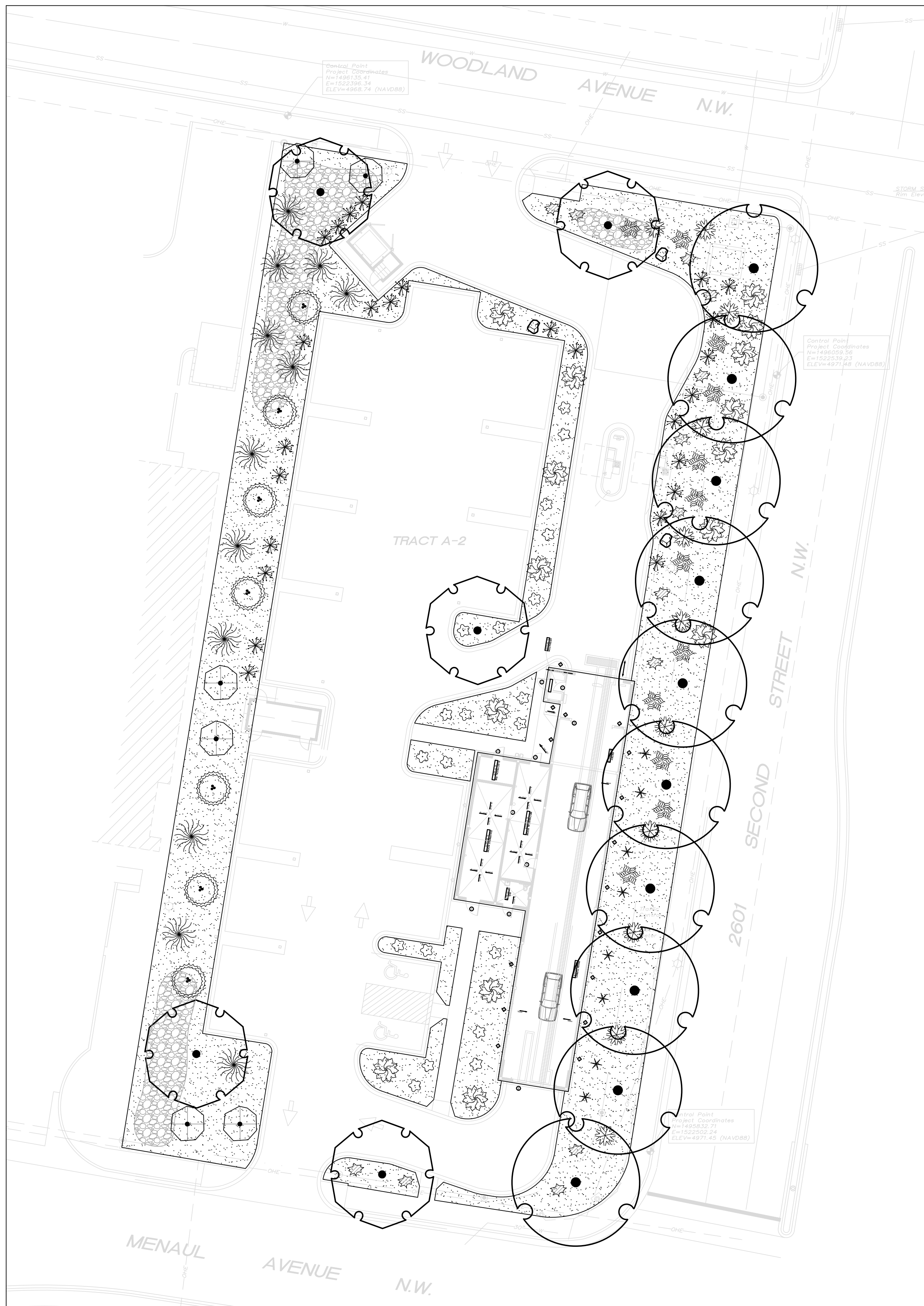
PROJECT DATE: 04/14/23

PROJECT NUMBER: 2220

DRAWN BY: BEM

SITE PLAN

AS1.0



TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Trees							
	5	2" Cal	Green Ash <i>Fraxinus pennsylvanica</i>	40' x 30'	M	300	4500
	10	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	16000
Total Tree Count:							20500
Total Tree Coverage:							20500

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Shrubs & Groundcovers							
	20	5 Gal	Blue Mist Spirea <i>Caryopteris x clandestina</i>	3' x 3'	Low+	9	180
	1	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	100
	13	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	208
	12	5 Gal	Silverberry <i>Elaeagnus Fungens</i>	10' x 10'	M	100	1200
	15	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	35	525
	6	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	600
	8	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	L+	9	72
	11	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	396
	12	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i>	2' x 6'	Low+	12	144
	26	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	416
Total Shrub Count:							4441
Total Shrub Coverage:							4441

Other Materials

SYMB.	QTY	TYPE
	3 EA	Boulders (2-3c1) To be placed at contractor's discretion
	14991 SF	Landscape Gravel A with Filter Fabric 1/8" Santa Fe Brown Gravel
	1181 SF	Oversize Landscape Gravel / No Filter Fabric 2"-4" Coyote Mist Cobblestone

LANDSCAPE CALCULATIONS

ZONING	APPLICABLE REGULATION(S)	REQ.	PROV.
TOTAL LOT AREA (ACRES)	0.93	GROUND COVER (% - REQ)	25.0%
TOTAL LOT AREA (SF)	40551	GROUND COVER (SF - REQ)	3141
BUILDING AREA (SF)	3315	GROUND COVER (SF - PROV.)	3200
NET LOT AREA (SF)	37242		
REQUIRED LANDSCAPE (%)	15.0%	PARKING LOT AREA (SF)	14268
REQUIRED LANDSCAPE (SF)	5586	REQ. PARKING LANDSCAPE 10% (SF)	1427
LANDSCAPE PROVIDED (SF)	16785	PROV. PARKING LANDSCAPE (SF)	1346
		REQ. PARKING TREES (1/10 SPOTS)	2
		PROV. PARKING TREES	3
VEGETATIVE COVER (% - REQ)	15.0%		
VEGETATIVE COVER (SF - REQ)	12589		
VEGETATIVE COVER (SF - PROV.)	20500		

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 5'-11" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 1/2" GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

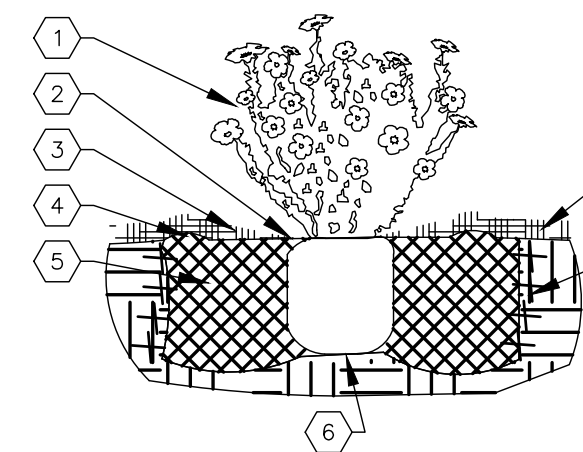
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

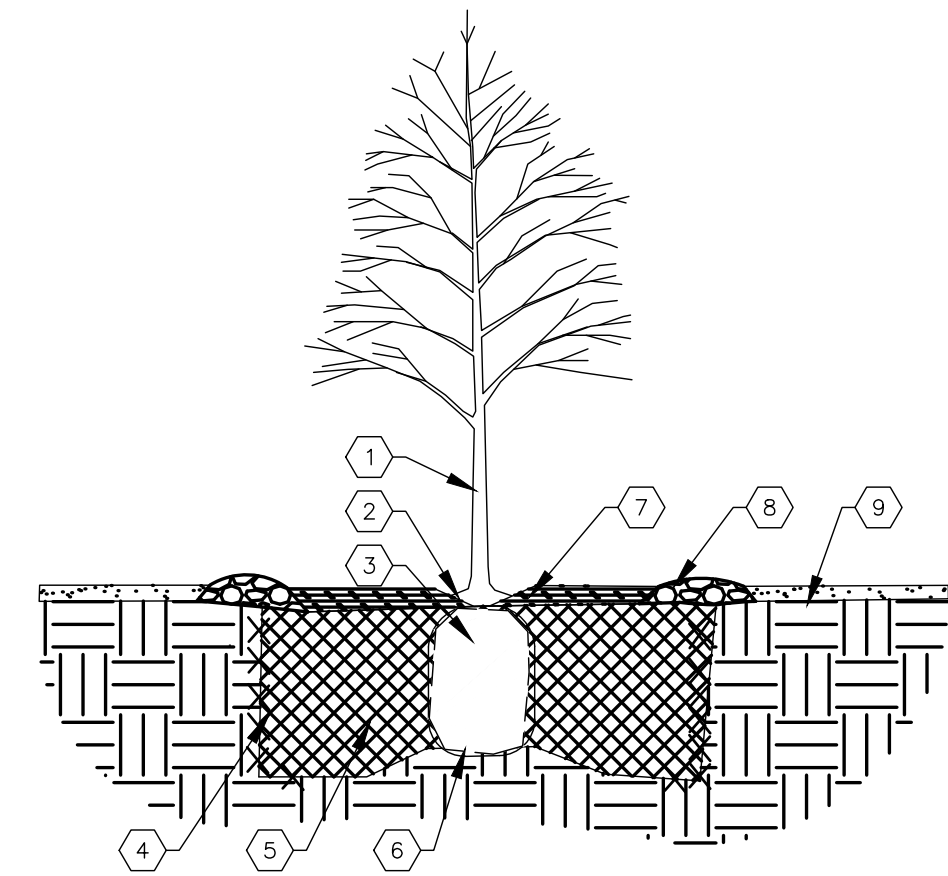
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



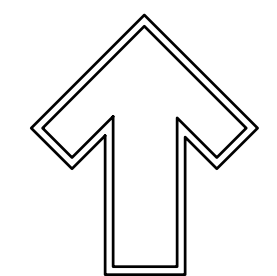
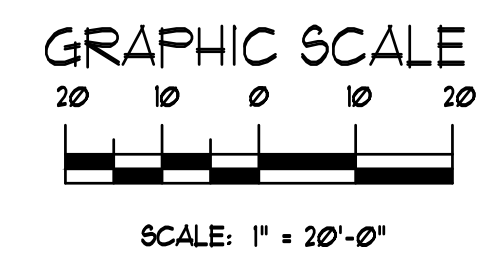
SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIFLINE.
- 2" HIGH X 6" WIDE BERT.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LEFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN 3" DEPTH UNLESS OTHERWISE NOTED.

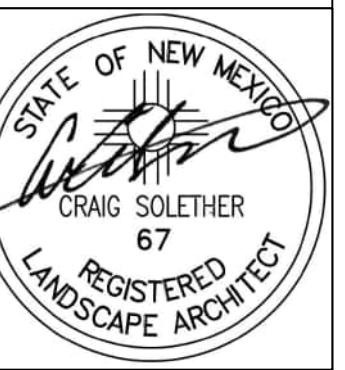


TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PIPE, REMOVE WIRE BASKET, WOOD BOX, PLASTIC TUNE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS, LIGHTLY TAMP IN LEFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERT AT DRIP LINE.
- MULCH - SEE PLANTING PLAN.



The Hilltop
1503 East NE
Albuquerque, NM 87111
Cell: 505.266.9595
Fax: (505) 938-3900
Fax: (505) 938-1131
thehilltoplandscaping.com



April 21, 2023

Tidal Wave Auto Spa
2nd Street & Menaul
Albuquerque, NM

Preliminary Landscape Design

The design contained herein remains the property of The Hilltop Landscaping & Contractors and is protected by copyright law. This is an original design and must not be released or copied unless applicable fees have been paid on a job order protocol.

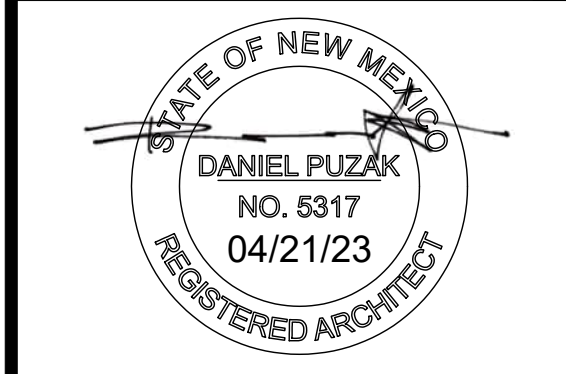


DRAWN BY: tth
CHECKED BY: CS
DATE: 04/17/2023

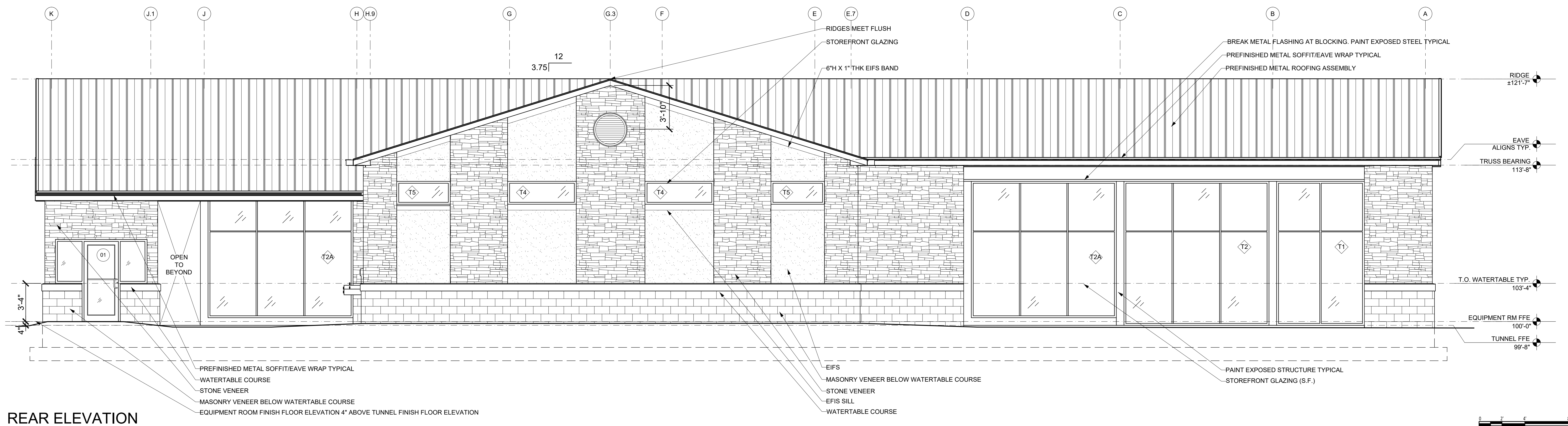
SHEET #
LS-101



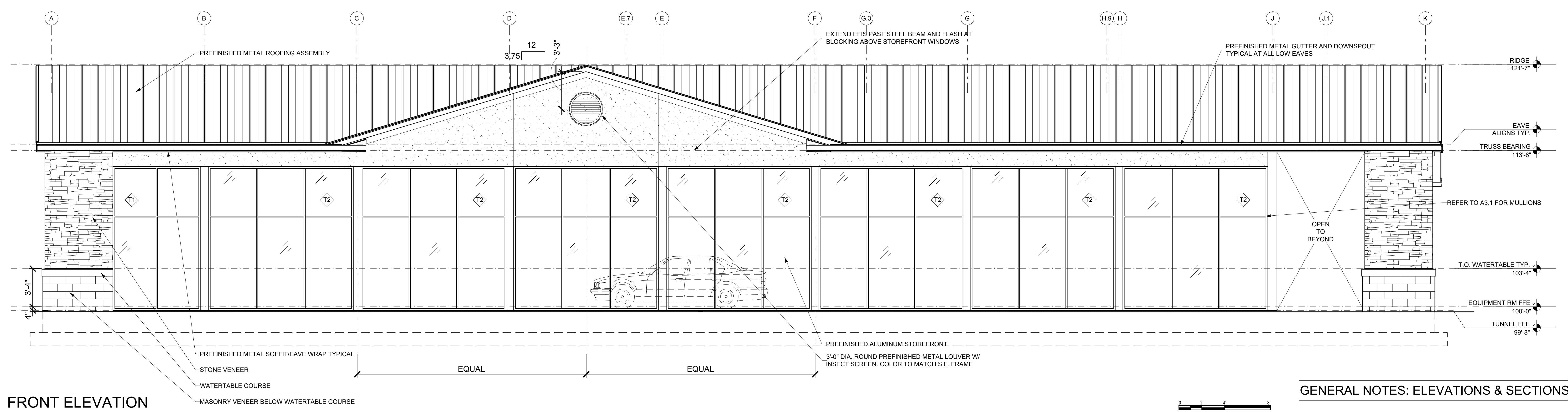
MARK	DATE	DESCRIPTION



Architect/Engineer Stamp
 PROJECT DATE: 04/14/23
 PROJECT NUMBER: 2220
 DRAWN BY: BEM



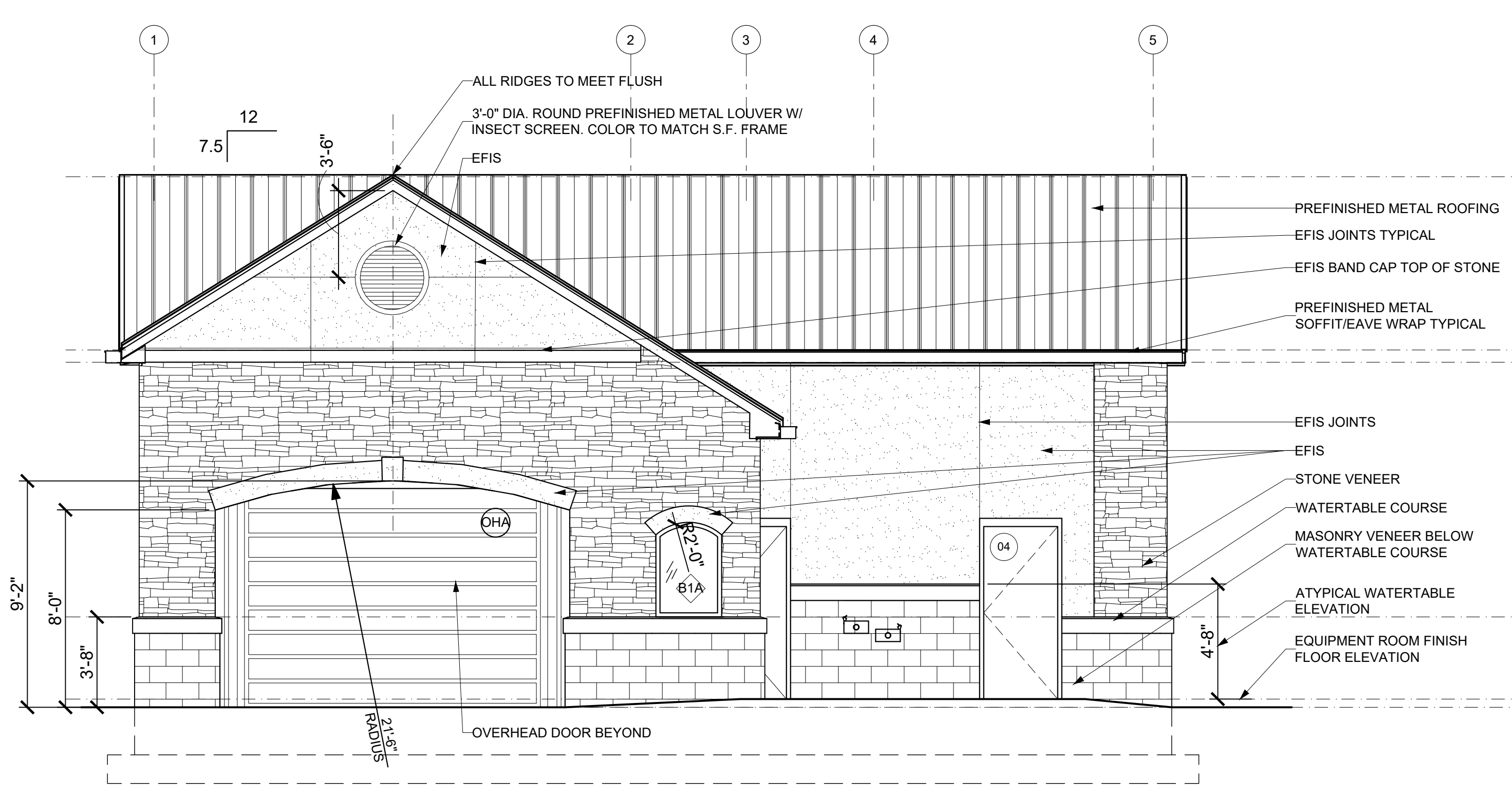
4 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



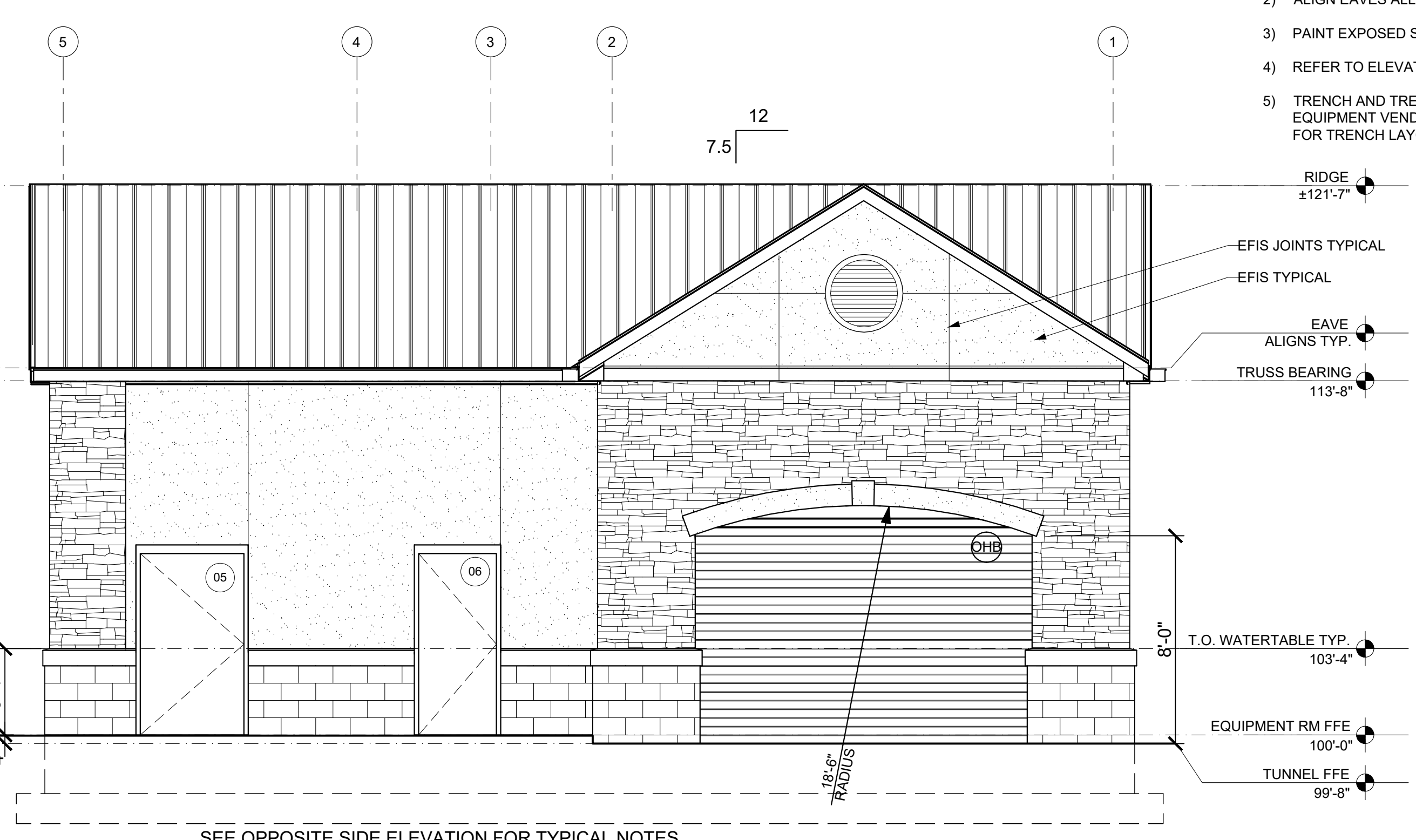
3 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL NOTES: ELEVATIONS & SECTIONS

- 1) ROOF RIDGES OF EQUIPMENT ROOM AREA AND WASH TUNNEL SHALL ALIGN. COORDINATE AT TRUSS FABRICATION AND INSTALL.
- 2) ALIGN EAVES ALL AROUND BUILDING. TYPICAL UNLESS NOTED OTHERWISE.
- 3) PAINT EXPOSED STRUCTURAL STEEL TYPICAL
- 4) REFER TO ELEVATIONS AND SECTIONS FOR ALL ROOF PITCHES TYPICAL
- 5) TRENCH AND TRENCH EQUIPMENT TO BE COORDINATED WITH CAR WASH EQUIPMENT VENDOR. AS SHOWN IS APPROXIMATE ONLY. SEE SHEET A.1 FOR TRENCH LAYOUT, SECTIONS AND DETAILS



1 SIDE ELEVATION - ENTRY
 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION - EXIT
 SCALE: 1/4" = 1'-0"

SEE OPPOSITE SIDE ELEVATION FOR TYPICAL NOTES.



TIDAL WAVE AUTO SPA

TIDAL WAVE
AUTO SPA
FREE VACUUMS

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

TEN BROECK PROPERTIES LLC
PO BOX 6632
ALBUQUERQUE NM 87197-6632



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

STEINBERG SCOTT & ROBIN
11110 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-2352



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

MENAU MARKET PLACE LLC &
RENAISSANCE ACQUISITIONS LLC
9201 MONTGOMERY BLVD NE BLDG 1
ALBUQUERQUE NM 87111-2468



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

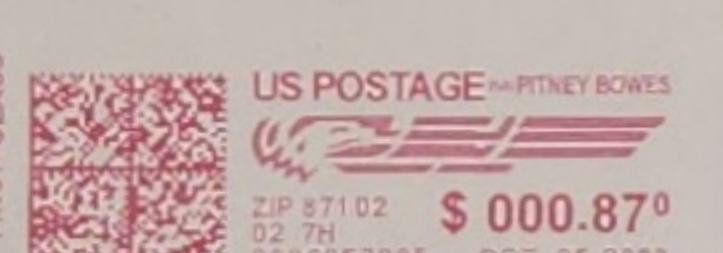
TWAS PROPERTIES LLC
2601 2ND ST NW
ALBUQUERQUE NM 87107-1410



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

WHATABURGER OF NEW MEXICO ATTN:
K E ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

DUNN-EDWARDS CORPORATION
6119 E WASHINGTON BLVD
COMMERCE CA 90040-2436



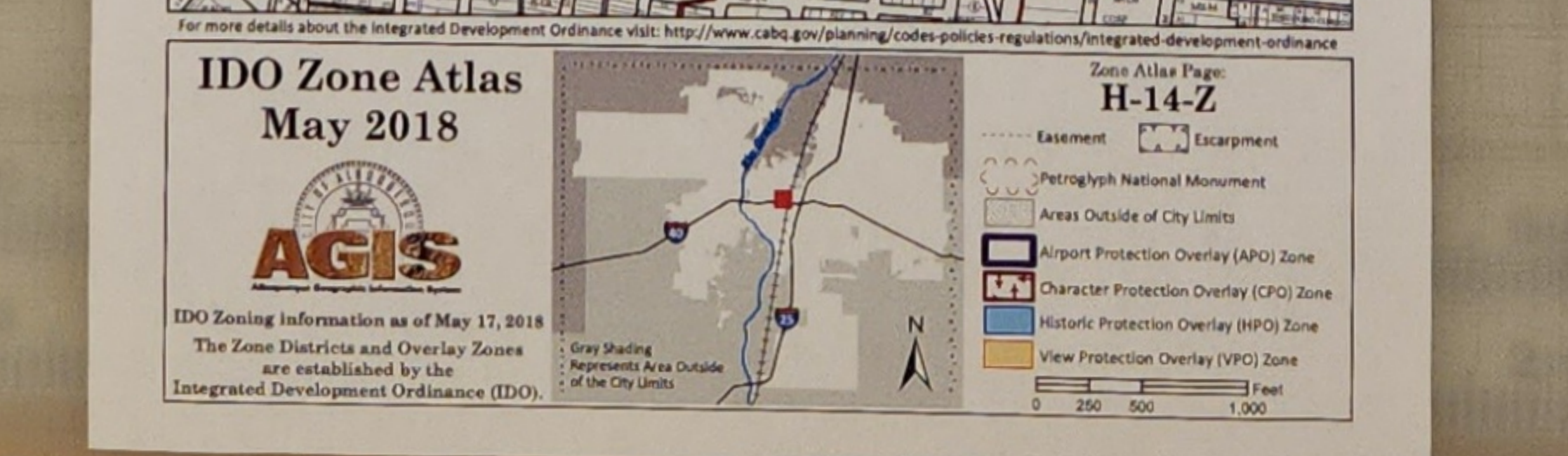
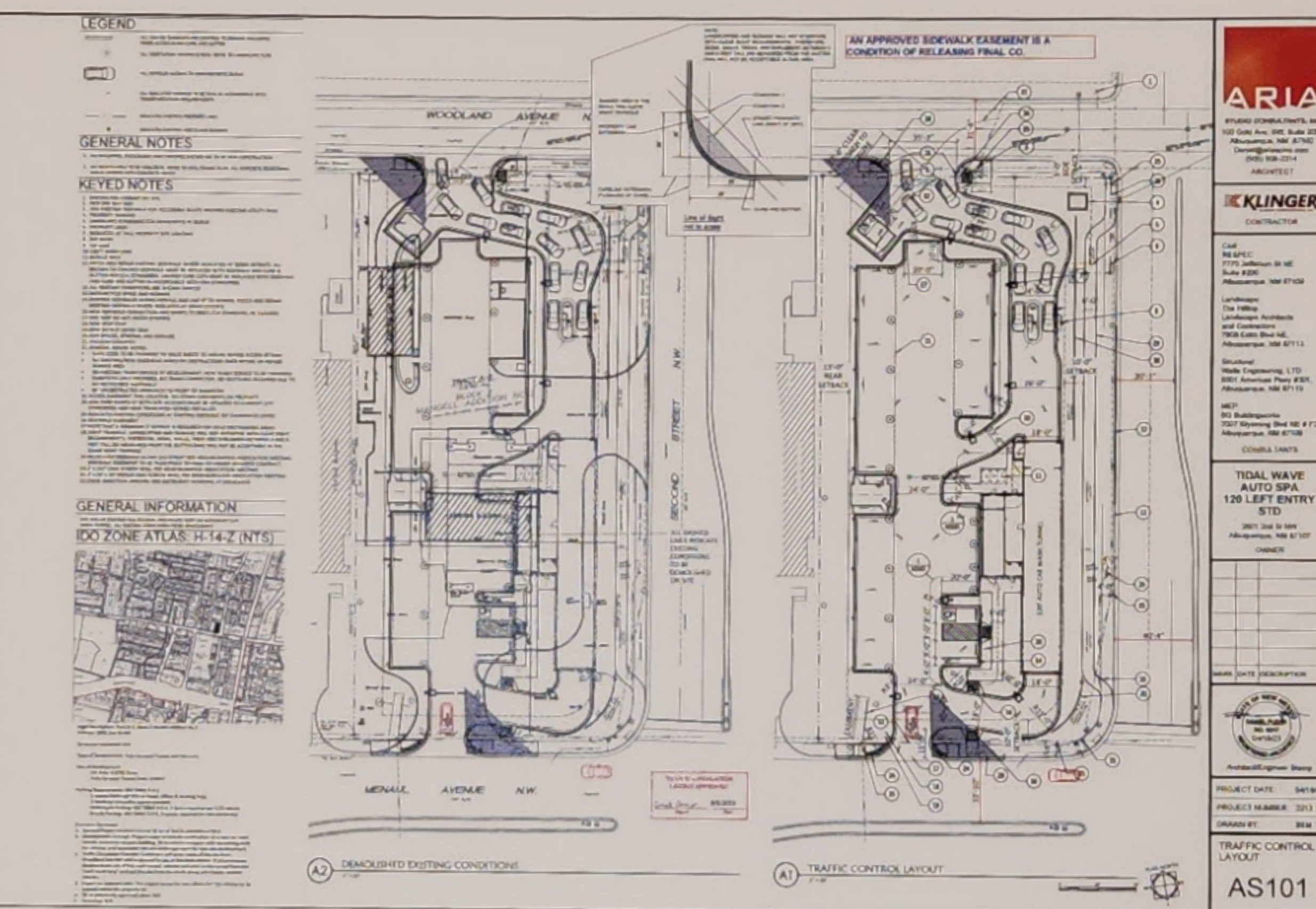
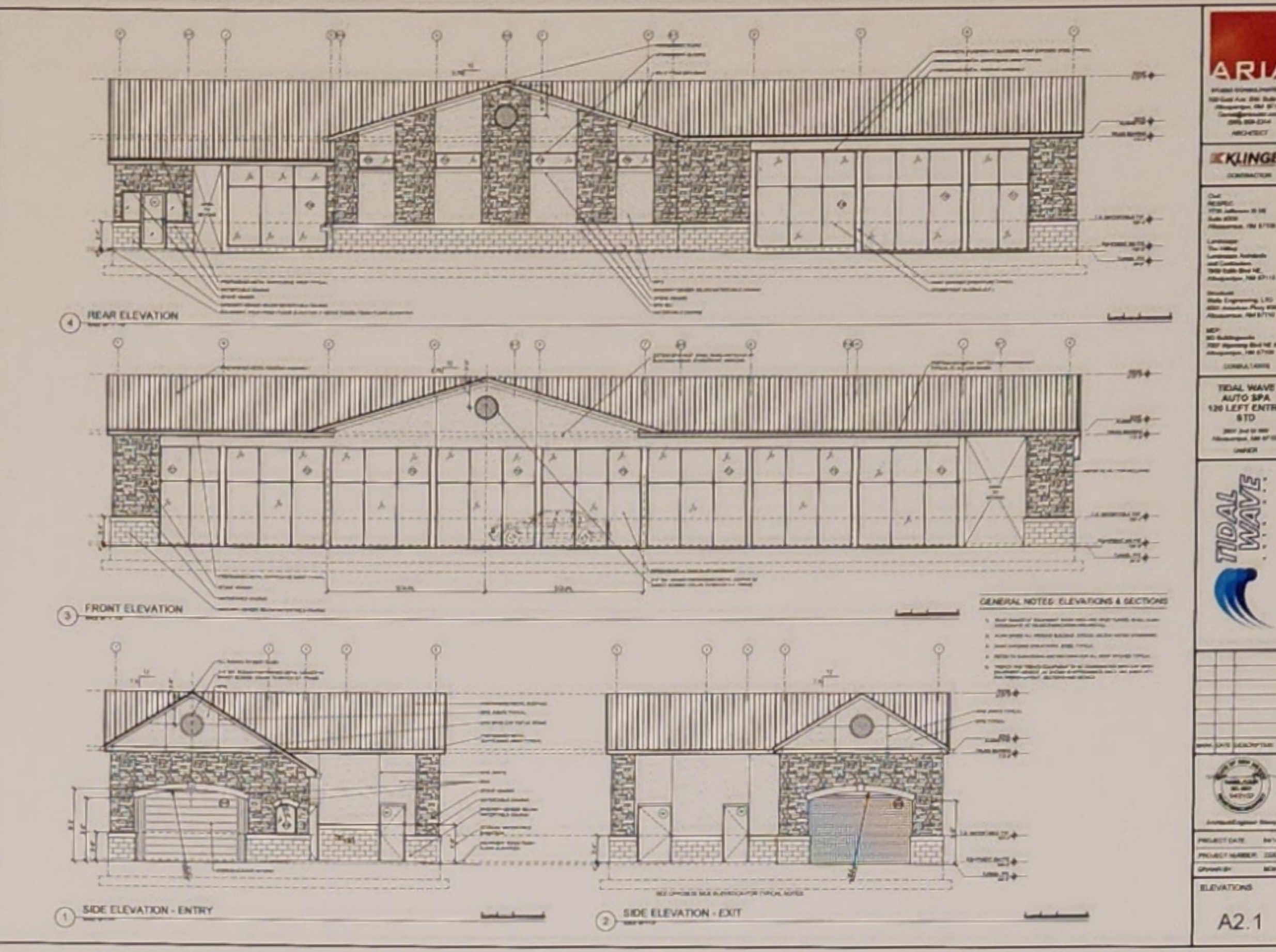
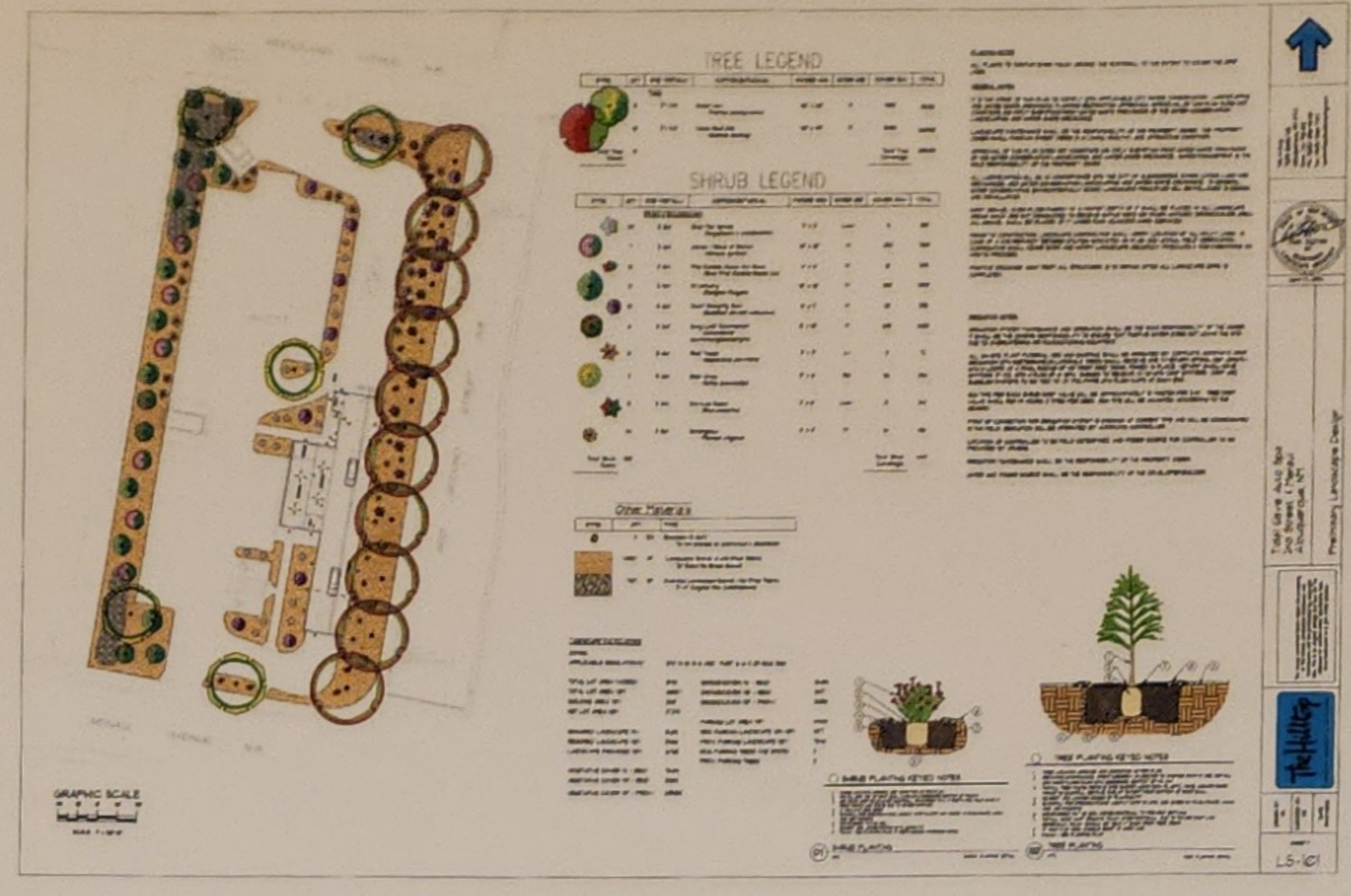
US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

BACA ROBERT J
7509 DESERT EAGLE RD NE
ALBUQUERQUE NM 87113-2287



US POSTAGE
FIRST-CLASS
\$ 000.87⁰
OCT 05 2023



Re: 2601 Second St NW- Site Plan - EPC

Dear Property owners:

On behalf of Tidal Wave Auto Spa, Consensus Planning, Inc. is providing you with notice that we are submitting an application for a Site Plan - EPC, which will be heard at a public hearing before the City's Environmental Planning Commission on November 16th, 2023 at 8:40 am. The required notice forms and information regarding the public hearing are included in this mailed notice.

The purpose of the Site Plan - EPC is to receive approval from the Environmental Planning Commission for a new car wash development based on the Cumulative Impacts Analysis requirements of the Integrated Development Ordinance (IDO) per section 14-16-6-4(H). The property is zoned MX-M Mixed-use Medium Intensity, and is subject to the Cumulative Impacts Analysis Requirements because it is located within 1/4 mile of the Railroad and Spur Area and a car wash is listed as one of land uses requiring this approval. The Site Plan - EPC approval will facilitate the redevelopment of the property by allowing the demolition of the existing and abandoned former gas station, convenience store, and car wash, which has become a blight in the neighborhood and is currently an attractive nuisance to the surrounding neighborhood, the community, and the general public.

Per the IDO section 6-4(K)(3)(a) mailed public notice to all property owners within 100 feet of the subject site is required. Please email tturner@consensusplanning.com Or call 505-764-9801 x109 with any questions or concerns regarding this notice.

Kind regards,

Jonathan Turner
Jonathan Turner
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801 x109

Encl:
IDO Zone Atlas Pg H-14
Public Notice Form- For Policy decisions
Site Plan/Demo Plan with approved TCL
Landscaping Plan
Elevations

PRINCIPALS
James K. Sarrett, FAICP
Christopher J. Green, PLA
ASLA, LEED AP
Jacqueline Fishman, AICP

ONE ALBUQUERQUE planning OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Site Plan EPC
Decision-making Body: EPC
Pre-Application meeting required: Yes No
Neighborhood meeting required: Yes No
Mailed Notice required: Yes No
Electronic Mail required: Yes No
Is this a Site Plan Application: Yes No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST
Address of property listed in application: 2601 2ND ST NW, Albuquerque, NM 87107
Name of property owner: TWAS Properties LLC
Name of applicant: TWAS Properties LLC
Date, time, and place of public meeting or hearing, if applicable: November 16th, 2023 at 8:40am
Public Zoom meeting: <https://cabq.zoom.us/j/2269592859> or call 1 301 715 8592 and enter Meeting ID: 226 959 2859
Address, phone number, or website for additional information:
Contact: Consensus Planning by email at: tturner@consensusplanning.com or call 505-764-9801 x109

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
 Zone Atlas page indicating subject property.
 Drawings, elevations, or other illustrations of this request.
 Summary of pre-submittal neighborhood meeting, if applicable.
 Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Jonathan Turner (Applicant signature) 10/5/23 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505-924-3860
www.cabq.gov
Printed 11/1/2020

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: 10/5/23

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: *See attached list

Mailing Address*: *See attached list

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

- Subject Property Address* 2601 Second St NW
- Location Description* the northwest corner of Menaul and Second Street
- Property Owner* TWAS Properties LLC
- Agent/Applicant* [if applicable] Consensus Planning Inc.
- Application(s) Type* per IDO Table 6-1-1 (mark all that apply)
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence - Major)
 - Site Plan - EPC
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance _____
 - Waiver _____
 - Other: _____

Summary of project/request*:
Site Plan - EPC for a Cumulative Impacts Analysis to allow for the development of a new car wash facility.

5. This application will be decided at a public meeting or hearing by*:
 Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)

* Attach additional information, as needed to explain the project/request.
CABQ Planning Dept. 1
Mailed Notice to Property Owners - Decisions Requiring a Meeting or Hearing Printed 11/1/2020

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 11/1/23 To 12/1/23

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Jonathan Turner
(Applicant or Agent)

10/5/23
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Site Plan – EPC Sign Postings for November Hearing



FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM ZOOM MEETING REPORT
Tidal Wave Auto Spa, Menaul & Second Street NW: EPC Application

Project: Car Wash - EPC Cumulative Impact Application

Property Description/Address: Menaul & Second St. NW

Date Submitted: July 20, 2023

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: July 13, 2023, 5:00 pm – 7:00 pm

Meeting Location: Conducted via Zoom

Applicant: Tidal Wave Auto Spa

Agents: Jonathan Turner and Jim Strozier, Consensus Planning

Neighborhood Associations/Interested Parties – North Valley Coalition and Neighbors

Background Summary:

The development team states that the proposed development supports the health, safety, morals, and general welfare of the City by providing for the redevelopment of this vacant and abandoned property. This commercial enterprise is intended to assist in removing existing blight and nuisance. It will support the stability of land uses by promoting commercial activity, development and revitalization in a re-developing area.¹ The developer intends to further traffic and circulation conditions by eliminating the Second Street entrance. New pedestrian sidewalks, with street trees and a full width landscape buffer area, are intended to help beautify the streetscape along the public right of way.

Discussion.

a. The development team addressed the following topics:

- i. Development background;
- ii. Responses to questions and comments;
- iii. Building function and appearance; and
- iv. IDO Section 14-16-6-4(H) compliance.

b. Neighborhood feedback:

- i. Neighbors commented and asked questions primarily regarding: traffic; water usage; appearance; lighting; signage; neighborhood impact; landscaping; sidewalks; and noise.

Conclusions.

- a. Participants voiced support for the proposed development.
- b. The development plan, building design and street facing windows significantly upgrade the property, which currently houses an abandoned gas station and car wash.²

¹ Metropolitan Redevelopment Area's North Corridor.

² See attached Tidal Wave Auto Spa photo.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer.*

1. Tidal Wave Car Spa.

- a. Facilitator: Why do you propose to build this car wash?

A: This property is currently an abandoned gas station and car wash. It is blighted and has brought much nuisance activity to that corner. We believe this development will further City policy to help protect and improve the general welfare of the city and the citizens. This redevelopment project we believe will do that. It is a car wash, not a gas station, and will be dramatically different than what is currently there. Also, the Second Street curb cut and entrance is too close to the corner and will be closed. It doesn't meet DPM entrance standards based on the Second Street classification. We believe that this closure will mitigate some traffic and circulation issues that are currently on the property. Having three entrances makes for difficult and dangerous conditions. The traffic entrance kiosk is on Woodland and the pattern is right in/right out to Menaul. There is plenty of stacking room before you get to the kiosk. Once you pass the kiosk, you travel through the car wash tunnel. The vacuum station and some parking is located towards the west. There is also a bypass lane if you decide not to go through the car wash tunnel.

The entrance closure is a major improvement with this redevelopment. Because that entrance is closed, traffic circulation will improve. The intended sidewalk and buffer area will provide a beautifying streetscape on Second Street. We will have landscaping along Woodland and Menaul.

The building will include stacked stone, a metal pitched roof and attractive glazing facing Second Street.³ The intended design conserves, collects and recycles water.

- b. *Q: Do you know the net value of how much water it takes to wash a car?*

A: Yes. Our huge water reclamation tanks underneath the tunnel recycle all of the water that enters those tanks. The amount that either evaporates or remains on your car is really what you lose. About 85 to 90 percent is recycled.

- c. *Q: Will this car wash operate like other express car washes where you stay in your car, go through the tunnel, have someone dry the car and then vacuum or exit? Will the cars be stacked and will people enter through the exit?*

A: The design discourages stacking and allows for those who wash their cars to vacuum before they exit. Because of the median, it will be difficult to enter through the exit but some people do disobey the rules.

³ See attached Tidal Wave Auto Spa photo.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

- d. *Q: What are the intended operating hours? [Development team was unsure].*

Facilitator: Can you look into the operating hours and get back with us?

A: Yes. We will look into the operating hours and get back with you. *See Action Item 1.*

- e. *Q: Will there be any vending?*

A: Not at this site. That discourages foot traffic and nuisance activity. The adjacent Dunn-Edwards paint store owners support this development and indicate that they have experienced vandalism and blight as a result of the abandoned gas station.

- f. *C: Stack stone is a good thing and pays homage to Chaco Canyon. Although you're not going to plant grass, it's a livable aesthetic and will, in fact, improve the neighborhood. We have no idea what's going to happen across the street at the Stronghurst School site, but that could be a positive thing as well for that corner. Thank you.*

2. **Traffic.**

- a. *Q: How will you prevent traffic from entering through the vacuum and parking area?*

A: The Menaul side is an exit only. If somebody chooses not to vacuum the car that person will exit onto Menaul. It is not designed as an entrance.

C: This car wash design looks pretty clean. They enter the car wash, go through the tunnel, vacuum if they choose, then leave.

- b. *Q: Do they exit right or left on Menaul?*

A: They exit to the right. There is a median so they can only turn right.

3. **Landscaping and Sidewalks.**

- a. *Q: When you talked about the landscape buffer, will that be inside the sidewalk or between the sidewalk and the street?*

A: We are going to revise the current plan, which has the sidewalk along the street.⁴ We will rebuild that sidewalk and create a landscape buffer strip between the sidewalk and Second Street. Then we'll tie that sidewalk back into the Menaul side.

C: Oh, that is great to hear. Thank you. I don't think it's required because it's not a Main Street corridor.

⁴ See attached Tidal Wave Auto Spa site plan photo.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

A: That's correct it's not required but is encouraged.

C: It makes it so much safer because Second Street is a faster street. Well, great! I highly support that.

b. Facilitator: What do you mean by saying that you will tie in the sidewalk?

A: The existing sidewalk is right up against the street. We're going to rebuild this sidewalk to bring it into the site and move the landscaping and the street trees between the sidewalk and the curb. The current ADA curb cut will remain. This will allow us to put street trees and landscaping between the curb and sidewalk.

c. *Q: What is the width of the Second Street sidewalk?*

A: It will be the required six feet wide.

d. Facilitator: What is the width of the Menaul sidewalk? It looks narrower than six feet.

A: That is an existing sidewalk that we do not intend to modify.

Facilitator: Does that mean that you don't need to seek a variance regarding the width of that sidewalk.

A. That's correct, but we still don't know what the City may require.

4. Property Line and Neighboring Properties.

a. *C/Q: You said the property line ends at the sidewalk on Menaul. On Fourth Street the property line ended at the back of the curb, so that the sidewalk was really part of the property line. Is that not the case here?*

A: The survey shows another foot on the Menaul side of the property.

b. *Is it possible to widen that sidewalk?*

Facilitator: That will be Action Item number 2 so that the development team can get back with us.

c. *Q: Will this development impact residential property?*

A: This is a commercial area. We don't expect that the car wash will impact residential property.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

5. Cumulative Impact Analysis.

A: There are five specific criteria to follow. I'll highlight our response to that criteria.

1. Locating and designing vehicle access, circulation, parking and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.

We've already discussed this and are improving the access-related safety of this site. Now the property has three access points: Woodland on the north; Second Street to the east; and Menaul to the south. We are closing the Second Street access. That results in a continuous sidewalk and landscape buffer along Second Street without automobile conflict points. We've already discussed the circulation. Minimal parking meets IDO requirements.

There are a few residences within 660 feet, but there are none immediately adjacent to this site. Most are to the north and to the west of this property. it's all zoned MX-M.

2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.

We have site lighting. It's all around the parking area. The west side lights up the entrance, exit and vacuum stations. The site needs to have lighting for security. We're going to ensure that the lighting is shielded and night sky compliant and that it does not create any light spillage that will adversely impact the adjacent properties. We'll also have a low screen wall along the drive lane and wrapping around the corner of the tunnel exit. We'll ensure that we don't have headlight pollution impacting the surrounding area. We don't have any residences that will see the site's lighting. It will also be very controlled and the minimum needed for facility security and operation.

C: I'm glad to see that the lighting is night sky compliant and shielded.

A: Yes it will be shielded down lighting; night sky compliant.

3. Locating the storage of hazardous materials as defined by federal regulation to minimize the impact on surrounding residential uses.

We aren't going to have any hazardous material, so that criteria is not applicable.

4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.

We don't have any outdoor storage of materials or equipment, so that doesn't apply.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

5. Locating activities on the site that generate noise to minimize impact on residential uses within 660 feet in any direction of the subject property.

The car wash has a couple of things that generate noise. The exit blowers will face Menaul and Second. That noise will likely be drowned out by the intersection's traffic noise and will not impact surrounding residential neighbors. The vacuums do not generate as much noise and are located at the back of the building. They face the back of the Dunn-Edwards paint building. The closest neighbor is on Woodland towards the west and over 200 feet away. The blower and vacuum noise will have minimal impact on adjacent properties.

Q/C: Will you have a surrounding wall? You are saying that the traffic noise will drown out the blower noise and I'm not sure I buy that.

A: There will be a low three foot wall to screen headlights. That wall likely will not drown out the noise. It does add some landscaping and maintains the intersection's clear sight triangle. Because the blowers are directed towards the traffic on Menaul, the noise will not directly impact other buildings.

6. Lighting and Signage.

a. Facilitator: Will the lighting be modified after hours?

A: Some security lighting will be maintained.

b. *Q: Where is the signage for the Woodland entrance? It seems like you need to have a sign on Second Street.*

A: We'll have a small directional sign on Woodland. We do not expect to have the large sign at the back of the building that is depicted in the picture.

Action Items (Suggested timeline is one week from date of report).

1. The development team will provide operating hours.
2. The development team will determine the amount of space between the existing Menaul sidewalk and the property line. They will also determine development plans for that sidewalk, if any.

Next Steps.

Although zoned MX-M, this property is within an IDO cumulative impact zone because of its proximity to the railroad tracks. The development team explained the anticipated cumulative impact, which be included in its EPC application along with the site plan.

Meeting Adjourned.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Participants and other interested parties

Peggy Norton	North Valley Coalition President
Joe Sabatini	North Valley Coalition Secretary
Oscar Simpson	North Valley Coalition Member

Tidal Wave Car Spa Representatives

Jason Skarsgard	Scarsgard Construction
Daniel Puzak	Aria Studio Architecture
Deborah West	Aria Studio Architecture

Agents

Jonathan Turner	Consensus Planning
Jim Strozier	Consensus Planning

CABQ Land Use Facilitation

Jocelyn M. Torres	Land Use Facilitator
Tyson R. Hummel	Land Use Coordinator

PROPOSED SITE PLAN

LEGEND

- ALL GRAYED ELEMENTS ARE EXISTING TO REMAIN INCLUDING INNER ACCESS ROAD CURB AND GUTTER
- ALL VEGETATION SHOWN IS NEW; REFER TO LANDSCAPE PLAN
- ALL VEHICLES SHOWN TO DEMONSTRATE QUEUE
- ALL INDICATED SIGNAGE TO BE NEW IN ACCORDANCE WITH TRANSPORTATION REQUIREMENTS
- INDICATES EXISTING PROPERTY LINES
- INDICATES EXISTING MEETS AND BOUNDS

GENERAL NOTES

1. ALL BUILDINGS, ENCLOSURES AND CANOPIES SHOWN ARE TO BE NEW CONSTRUCTION
2. ALL NEW PAVING TO BE CONCRETE. REFER TO CIVIL PAVING PLAN. ALL CONCRETE PEDESTRIAN WALKS SHOWN WITH CONCRETE HATCH

KEYED NOTES

1. EXISTING FIRE HYDRANT OFF SITE
2. NEW ONE WAY SIGN
3. JOG EXISTING SIDEWALK FOR ACCESSIBLE ROUTE AROUND EXISTING UTILITY POLE
4. PROPERTY SIGNAGE
5. LANDSCAPE SCREENING FOR HEADLIGHTS IN QUEUE
6. PROPERTY LINES
7. INDICATES 15' TALL PROPERTY SITE LIGHTING
8. PAY KIOSK
9. PROPOSED VEGETATION LAYOUT AS INDICATED
10. CAN'T WASH LANE
11. BICYCLE RACK
12. PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STANDARDS
13. ALL EXISTING CONDITIONS ARE SHOWN GRAYED
14. MOTORCYCLE SPACE AND SIGNAGE
15. EXISTING SIDEWALKS ALONG MENAUL AND 2ND ST TO REMAIN. PATCH AND REPAIR EXISTING SIDEWALK WHERE INDICATED AT DEMO EXTENTS
16. NEW ACCESSIBLE SIDEWALK CONNECTION TO PUBLIC ROW
17. ONE WAY DO NOT ENTER STRIPING
18. NEW STOP STOP
19. NEW DO NOT ENTER SIGN
20. ADA SPACES, STRIPING AND SIGNAGE
21. VACUUM CANOPIES
22. GENERAL REFUSE NOTES:
 - GATE CODE TO BE PROVIDED TO SOLID WASTE TO ASSURE REFUSE ACCESS BY 5AM
 - NO EXISTING/NEW OVERHEAD WIRES OR OBSTRUCTIONS OVER REFUSE OR REFUSE SERVICE AREA
 - NO EXISTING TRASH SERVICE AT DEVELOPMENT; NEW TRASH SERVICE TO BE PROVIDED
 - DUMPSTER ONLY PROVIDED, NO TRASH COMPACTOR. NO RECYCLING REQUIRED DUE TO NO RECYCLABLE MATERIALS
 - 85' UNOBSTRUCTED APPROACH TO FRONT OF DUMPSTER

GENERAL INFORMATION

SITE HAS AN EXISTING GAS STATION AND PUMPS WITH AN ACCESSORY CAR WASH TUNNEL. ALL EXISTING STRUCTURES TO BE DEMOLISHED

IDO ZONE ATLAS: H-14-Z (NTS)



Legal Description: Tract A-2, Block 2 Mandell Addition No 2
Address: 2601 2nd St NW

Variations requested: N/A

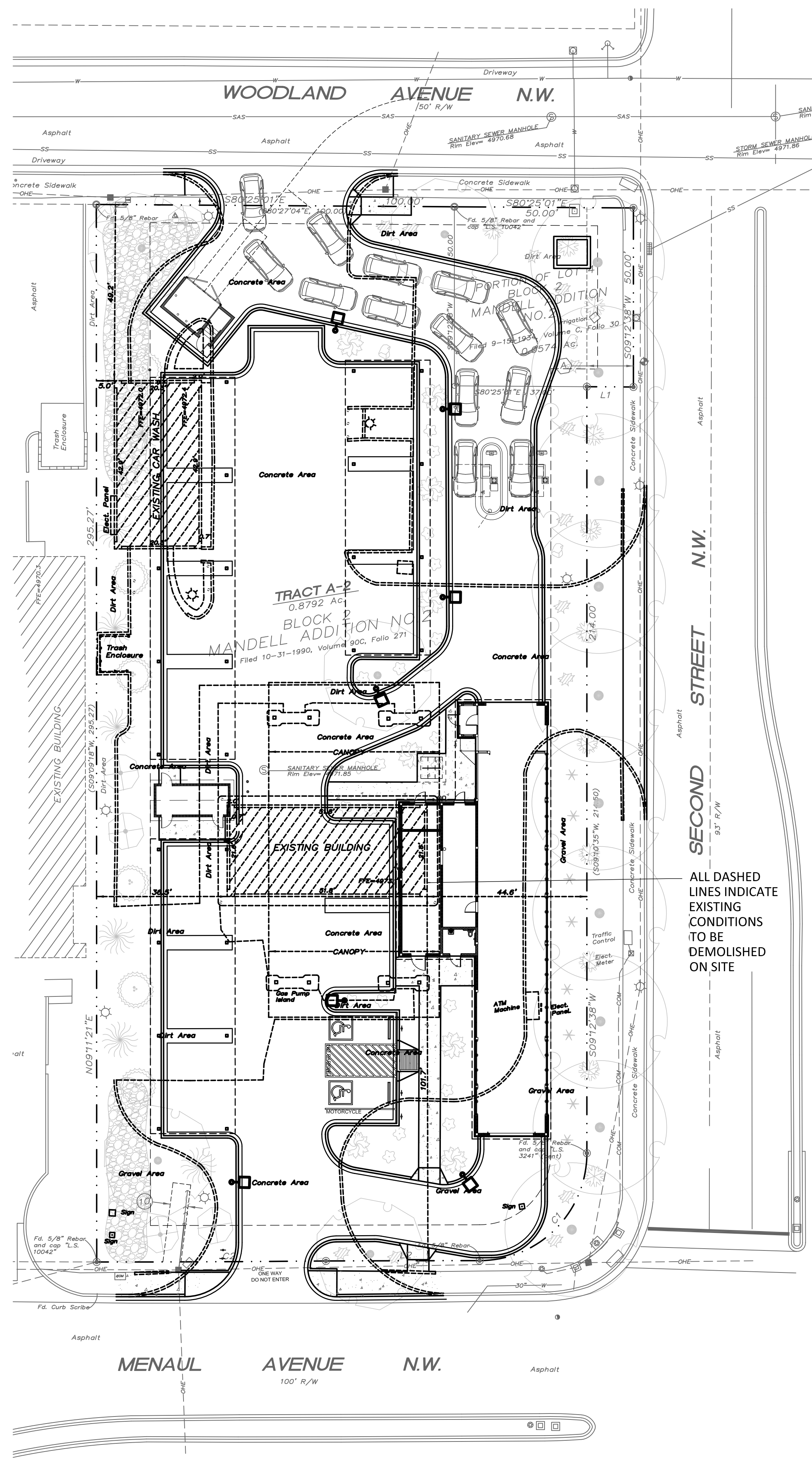
Type of Development: Auto Carwash Tunnel and Vacuums

Size of Development:
Lot Area: 0.8792 Acres
Auto Carwash Tunnel Area: 3,450sf

Parking Requirements: IDO TABLE 5-5-1
2 spaces/1000 sqft GFA of Retail, Office & Waiting Area
2 handicap accessible spaces provided
Motorcycle Parking: IDO TABLE 5-5-4, 1 space required per 1-25 vehicle
Bicycle Parking: IDO TABLE 5-5-5, 3 spaces required for non-residential

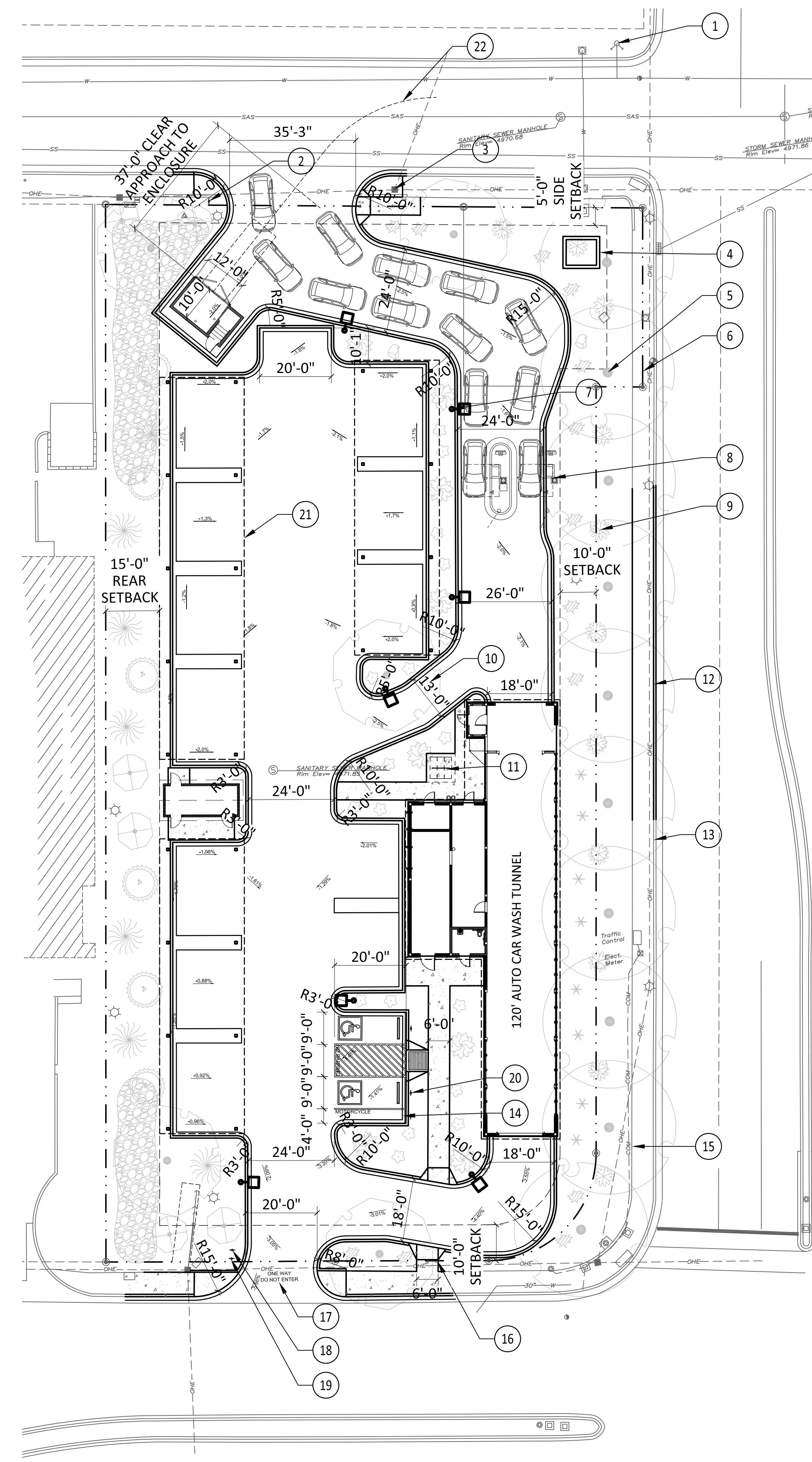
Executive Summary:

- a. General Project Location: Corner SE lot of 2nd St and Menaul Blvd
- b. Development Concept: Project scope to include construction of a new car wash tunnel, accessory vacuum building, (3) accessory canopies with vacuuming stalls for vehicles and associated site and landscape work for new site development.
- c. Traffic Circulation Concept: Customers will enter north of the site from Woodland Ave NW and be queued to pay at the kiosk station. If circumstances disallow them use of the wash tunnel, vehicles exit prior to the tunnel from the "can't wash lane" and exit the site from the south along with freshly washed vehicles.
- d. Impact on adjacent sites: The unpaid queue for cars allows for ~13 vehicles to be queued within the property lot.
- e. TIS or previously approved plans: N/A
- f. Variations: N/A



A2 DEMOLISHED EXISTING CONDITIONS
1" = 20'

Approved for access for a single trash enclosure by the Solid Waste Department. **The owner is aware if the dumpster is blocked by the vehicles in the que when the refuse driver arrives they will have to pay for the driver to return. The Solid Waste Department must have access to the trash enclosure from 5AM to 8PM. Hazard Route Only**Herman Gallegos 03-24-23 *Herman Gallegos*



A1 TRAFFIC CONTROL LAYOUT
1" = 20'



STUDIO CONSULTANTS, INC
100 Gold Ave. SW, Suite 205,
Albuquerque, NM 87102
Daniel@ariasinc.com
(505) 506-2314
ARCHITECT



CONTRACTOR

Civil:
RESPEC
7770 Jefferson St NE
Suite #200
Albuquerque, NM 87109

Landscape:
The Hilltop
Landscape Architects
and Contractors
7909 Edith Blvd NE,
Albuquerque, NM 87113

Structural:
Walla Engineering, LTD
6501 Americas Pkwy #301,
Albuquerque, NM 87110

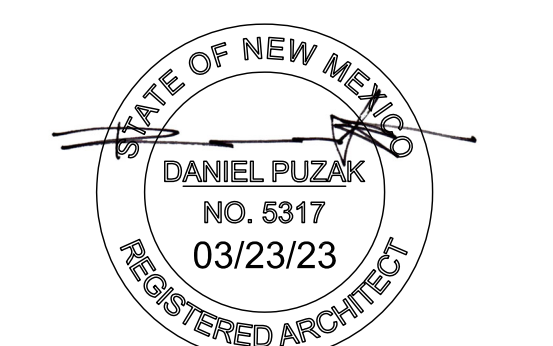
MEP:
BG Buildingworks
7007 Wyoming Blvd NE # F2,
Albuquerque, NM 87109

CONSULTANTS

**TIDAL WAVE
AUTO SPA
120 LEFT ENTRY
STD**

2601 2nd St NW
Albuquerque, NM 87107
OWNER

MARK DATE DESCRIPTION



Architect/Engineer Stamp

PROJECT DATE: 03/23/23

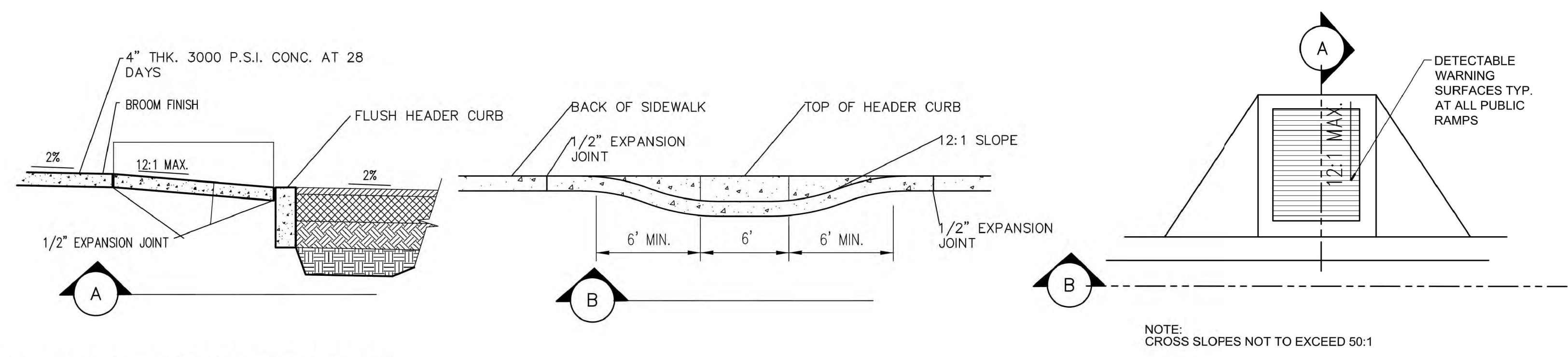
PROJECT NUMBER: 2213

DRAWN BY: BEM

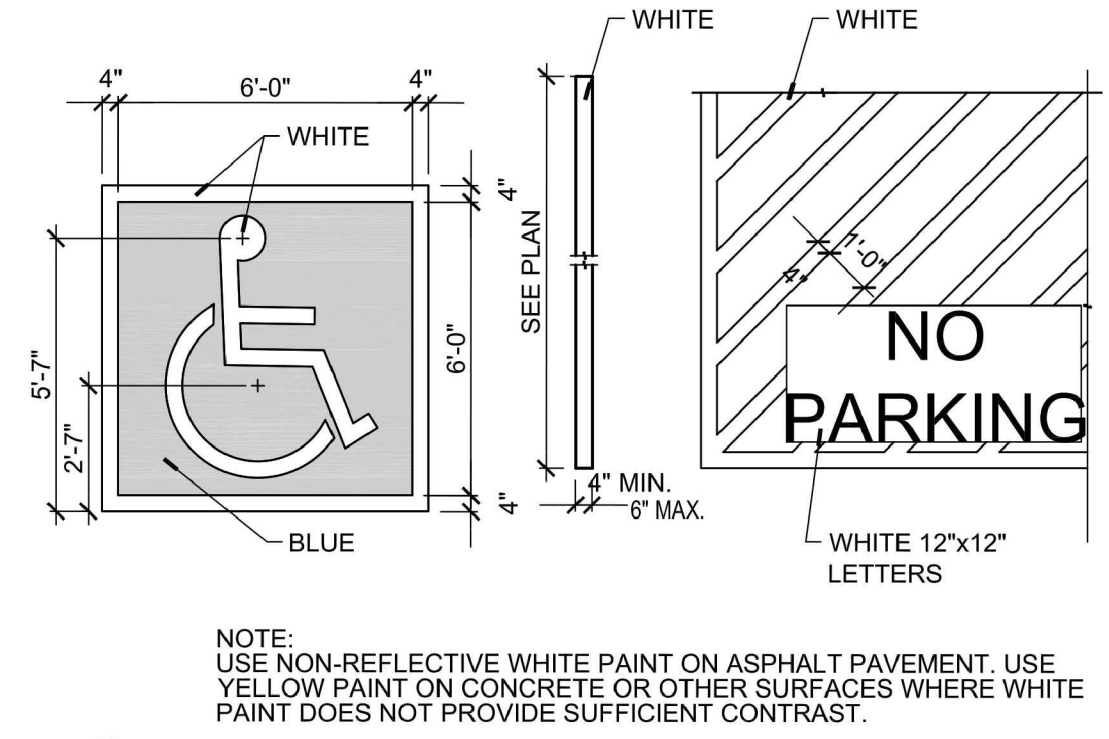
TRAFFIC CONTROL LAYOUT

AS101

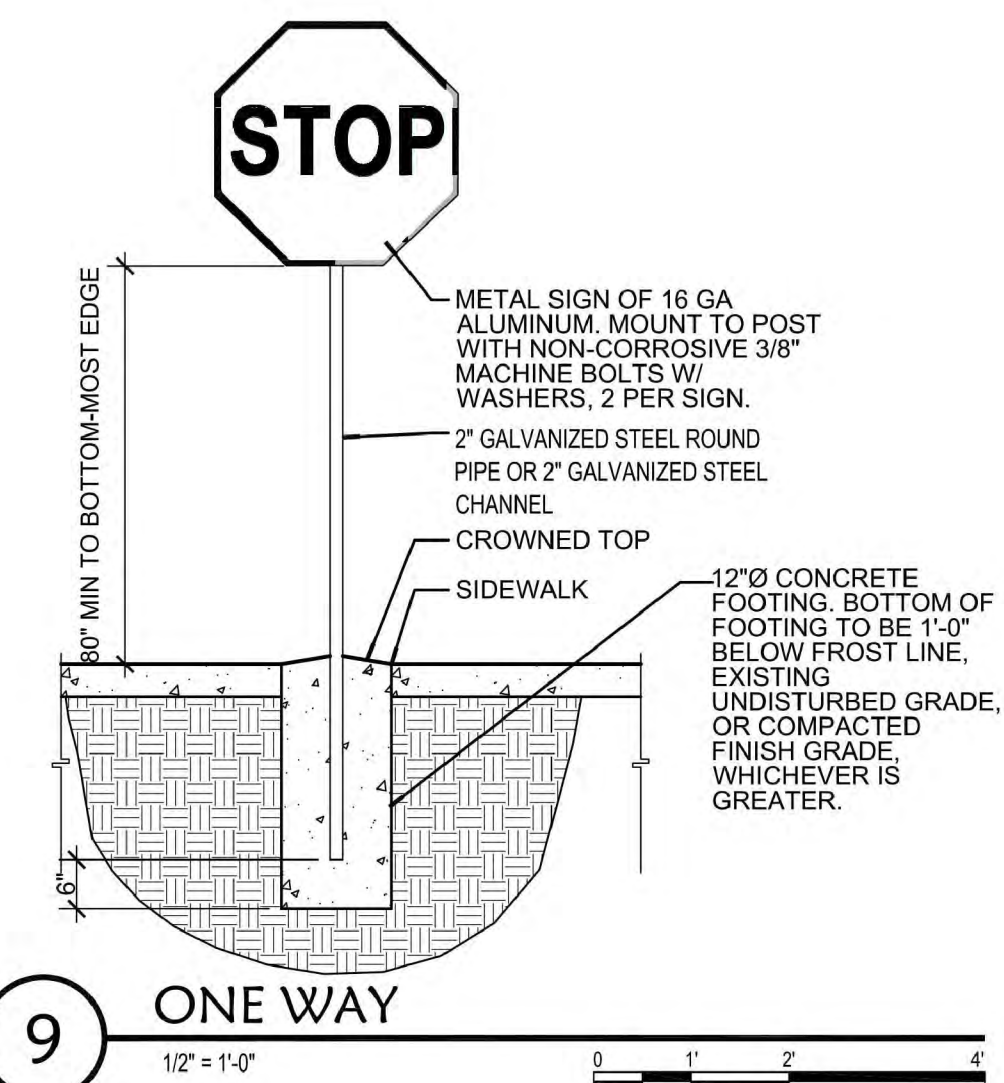
TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Olmigo 9/5/2023
 Signed Date



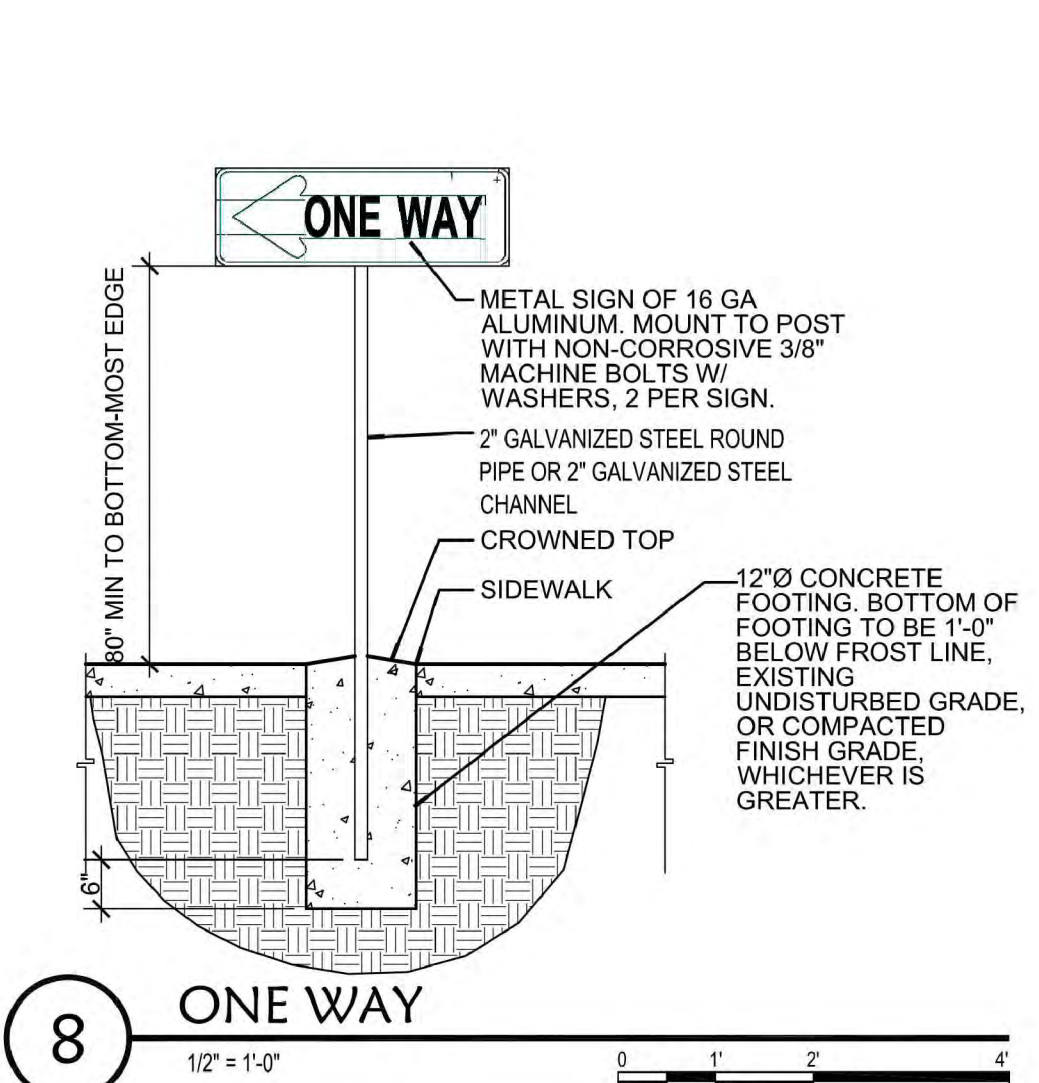
11 ADA STRAIGHT RAMP DETAIL
 NTS



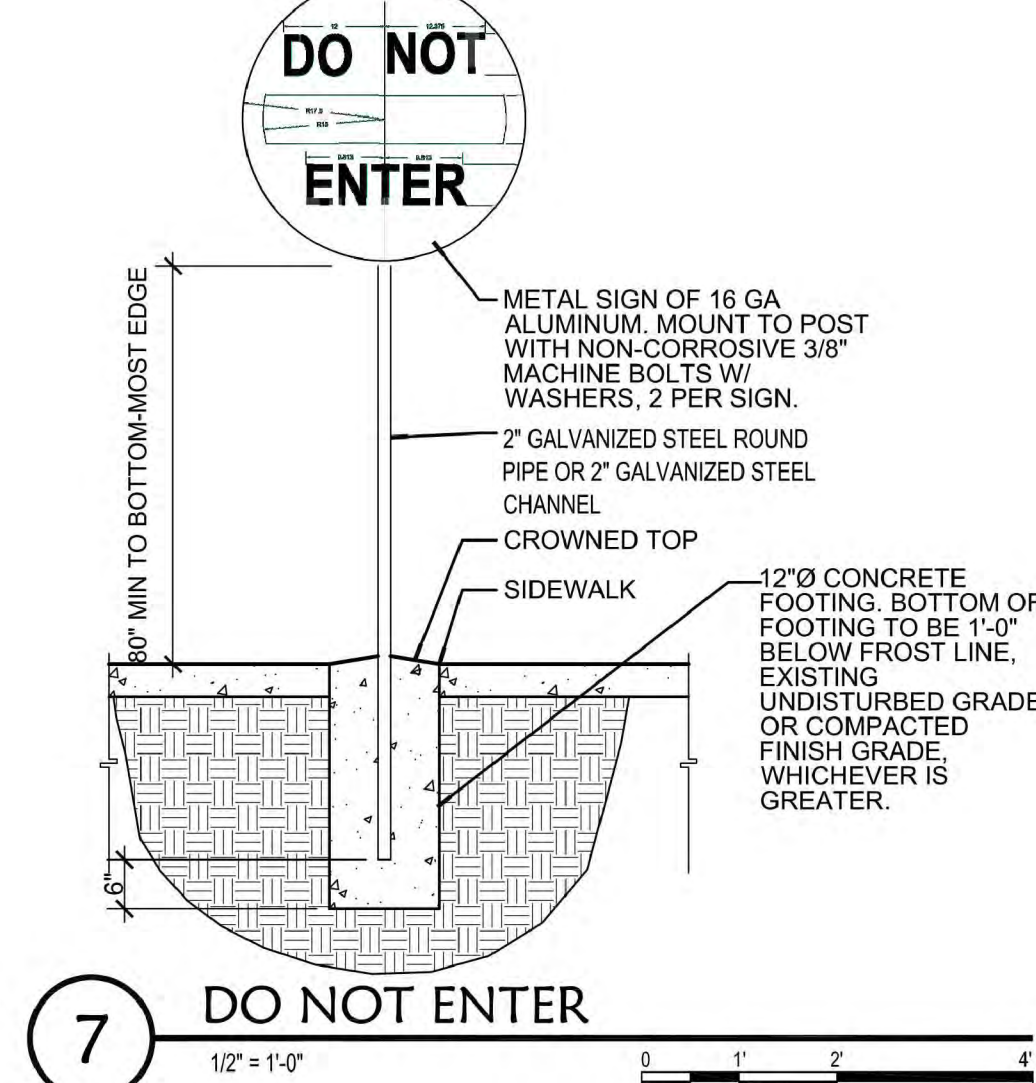
10 PARKING LOT STRIPING
 1/4" = 1'-0"



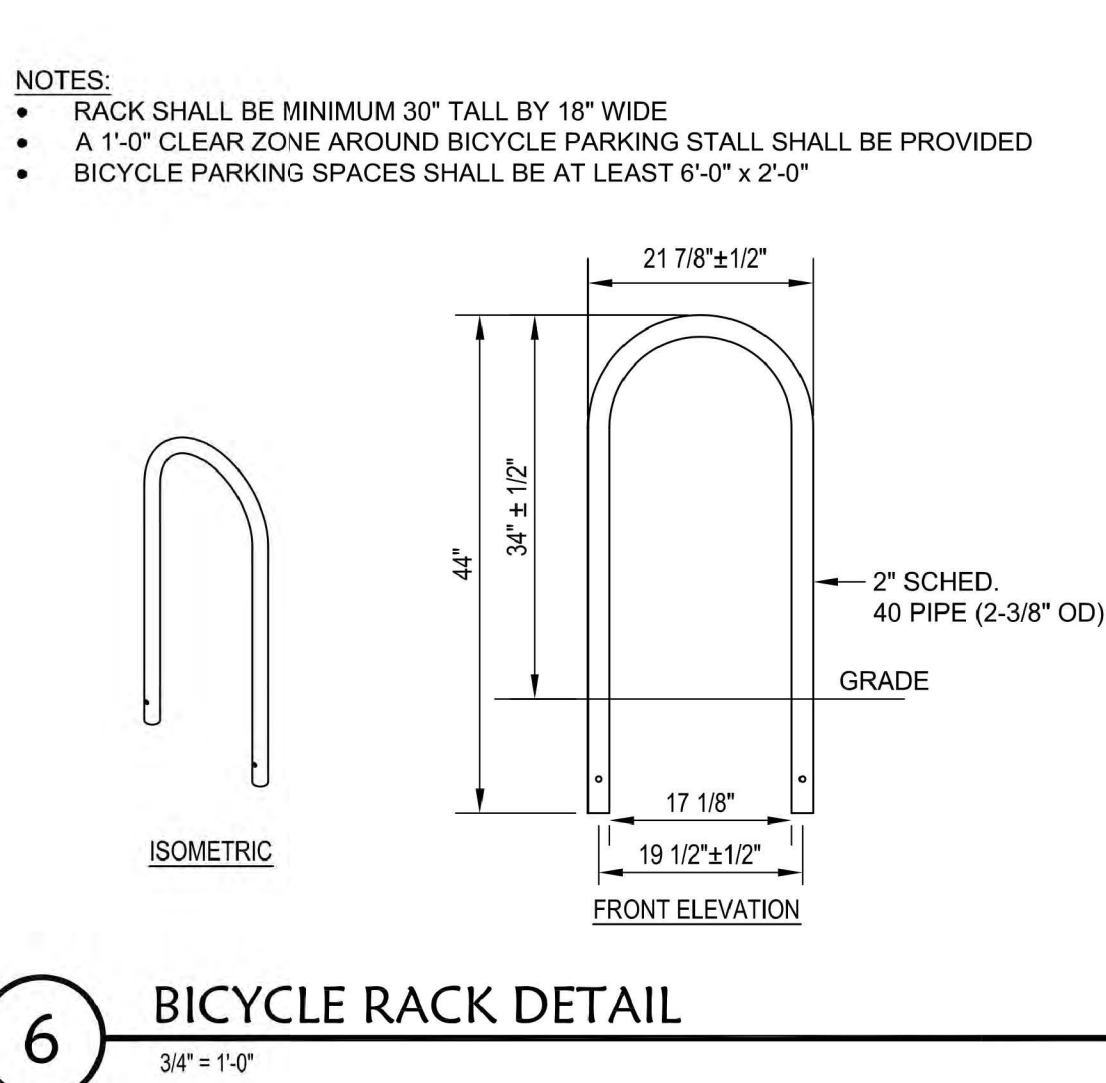
9 ONE WAY
 1/2" = 1'-0"



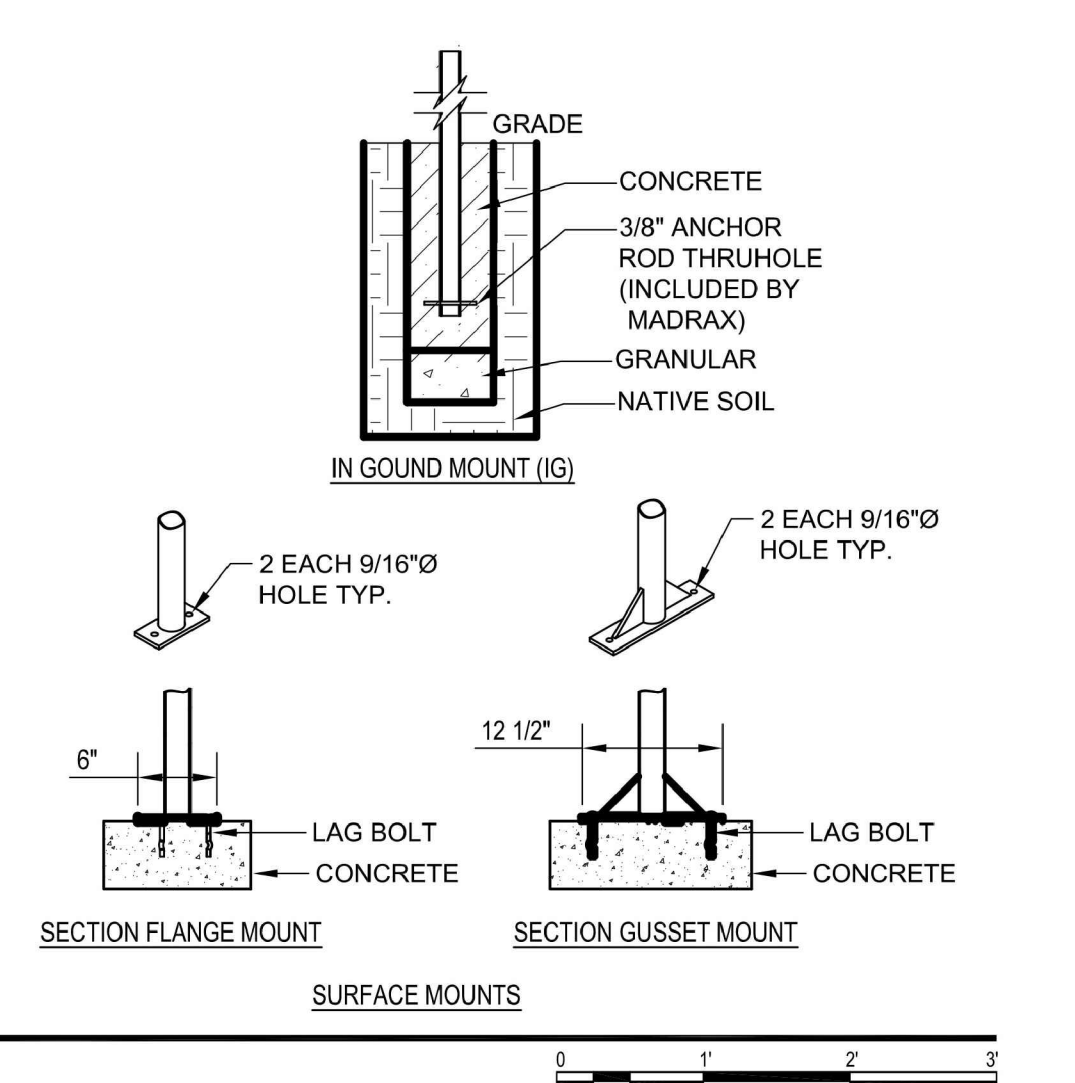
8 ONE WAY
 1/2" = 1'-0"



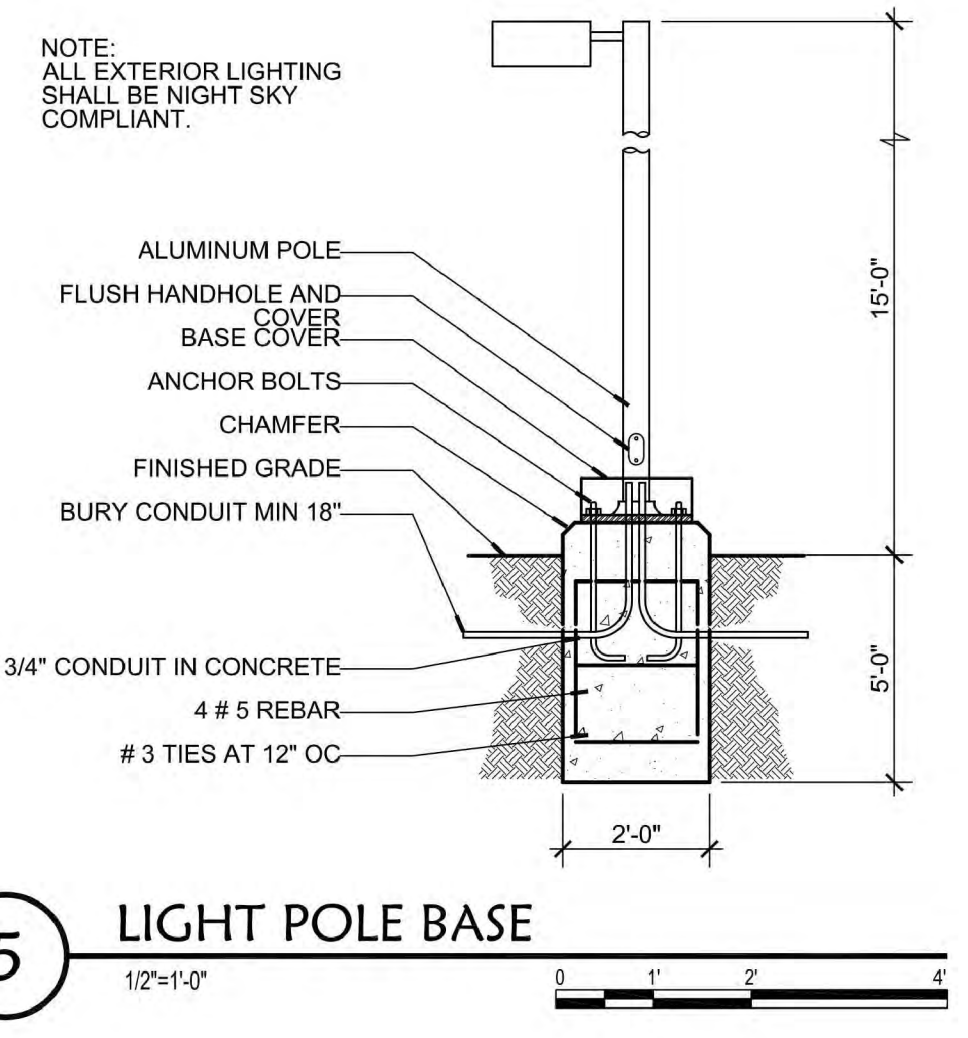
7 DO NOT ENTER
 1/2" = 1'-0"



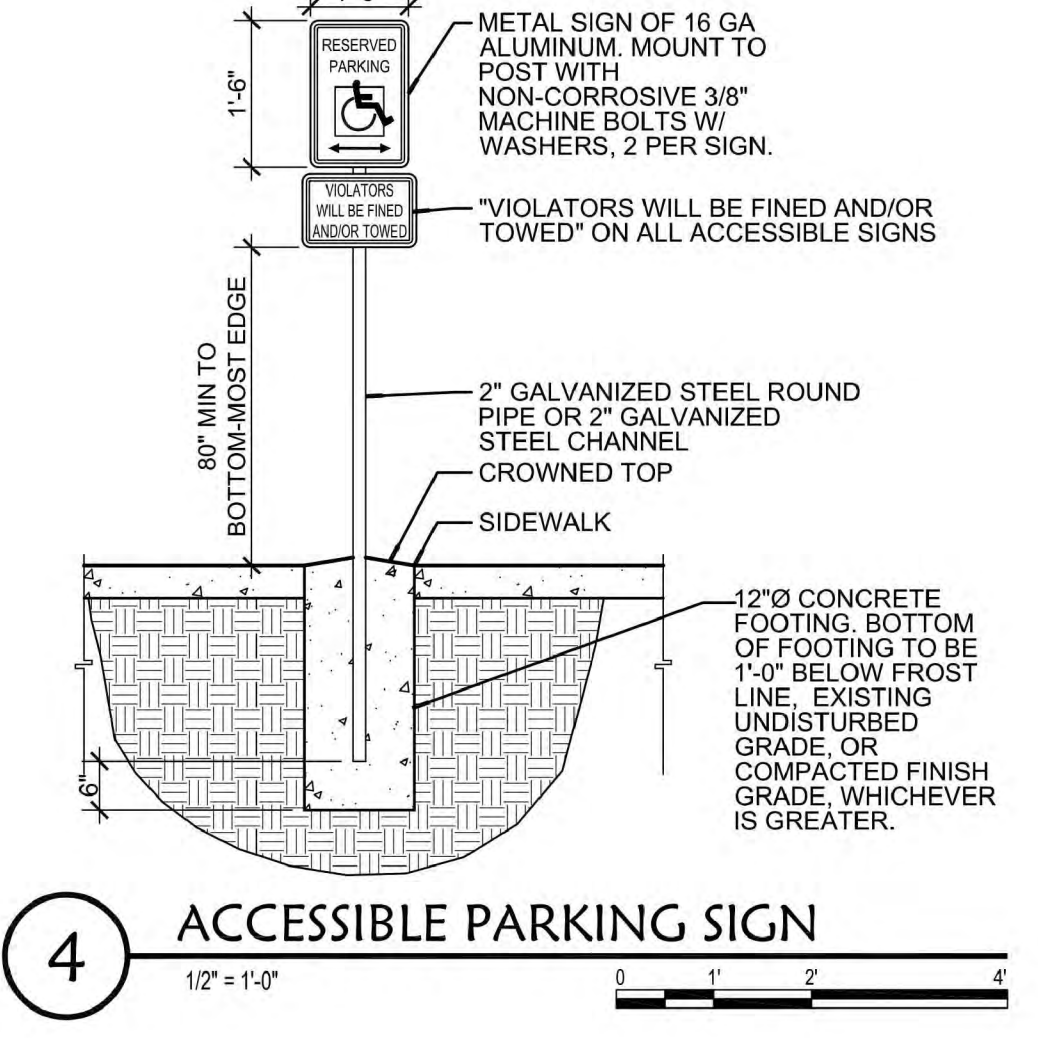
6 BICYCLE RACK DETAIL
 3/4" = 1'-0"



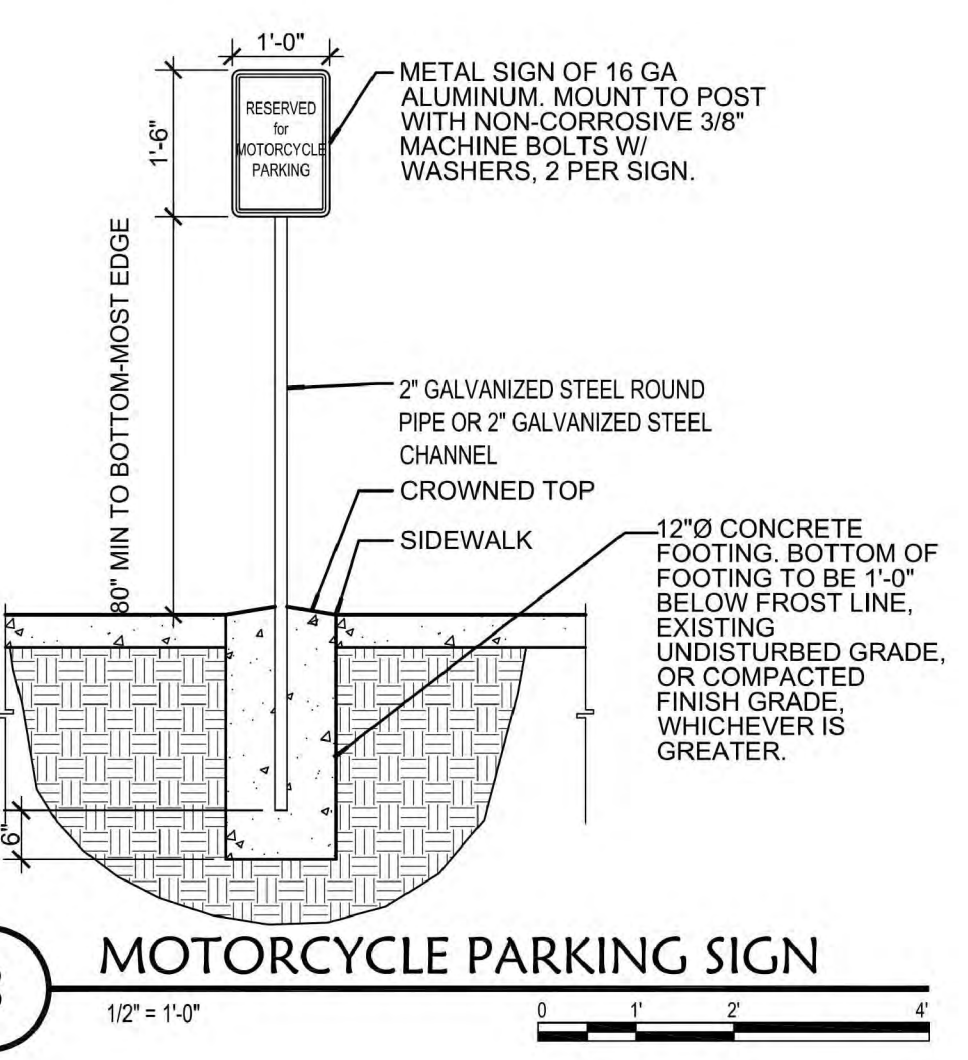
SURFACE MOUNTS



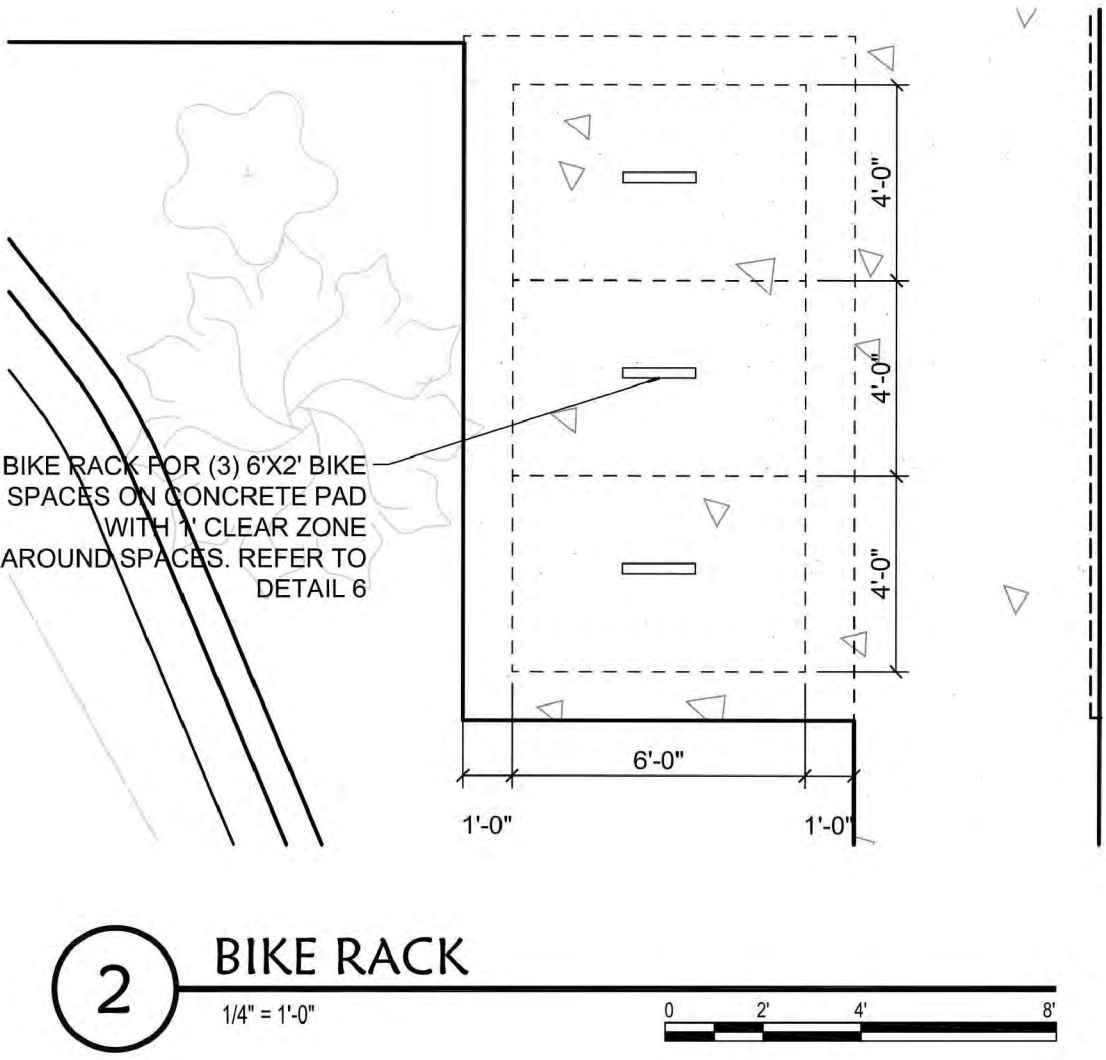
5 LIGHT POLE BASE
 1/2" = 1'-0"



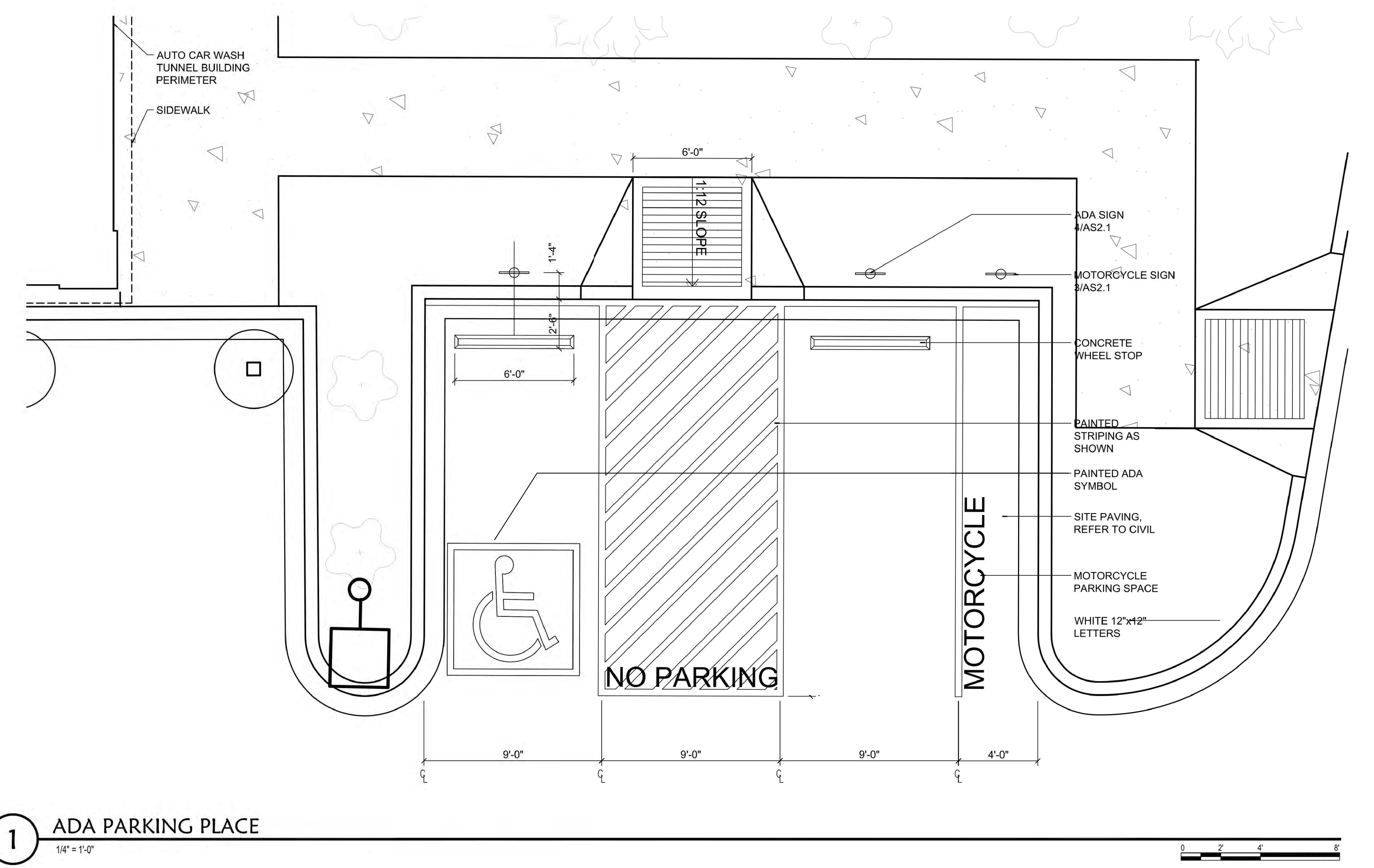
4 ACCESSIBLE PARKING SIGN
 1/2" = 1'-0"



3 MOTORCYCLE PARKING SIGN
 1/2" = 1'-0"



2 BIKE RACK
 1/4" = 1'-0"



1 ADA PARKING PLACE
 1/4" = 1'-0"

ARIA
 STUDIO CONSULTANTS, INC
 100 Gold Ave. SW, Suite 205,
 Albuquerque, NM 87102
 Daniel@ariascinc.com
 (505) 506-2314
 ARCHITECT

CONTRACTOR

Civil:
 RESPEC
 7770 Jefferson St NE
 Suite #200
 Albuquerque, NM 87109

Landscape:
 The Hilltop
 Landscape Architects
 and Contractors
 7909 Edith Blvd NE,
 Albuquerque, NM 87113

Structural:
 Walla Engineering, LTD
 6501 Americas Pkwy #301,
 Albuquerque, NM 87110

MEP:
 BG Buildingworks
 7007 Wyoming Blvd NE # F2,
 Albuquerque, NM 87109

CONSULTANTS

TIDAL WAVE AUTO SPA
120 LEFT ENTRY STD
 2601 2nd St NW
 Albuquerque, NM 87107
 OWNER

MARK DATE DESCRIPTION

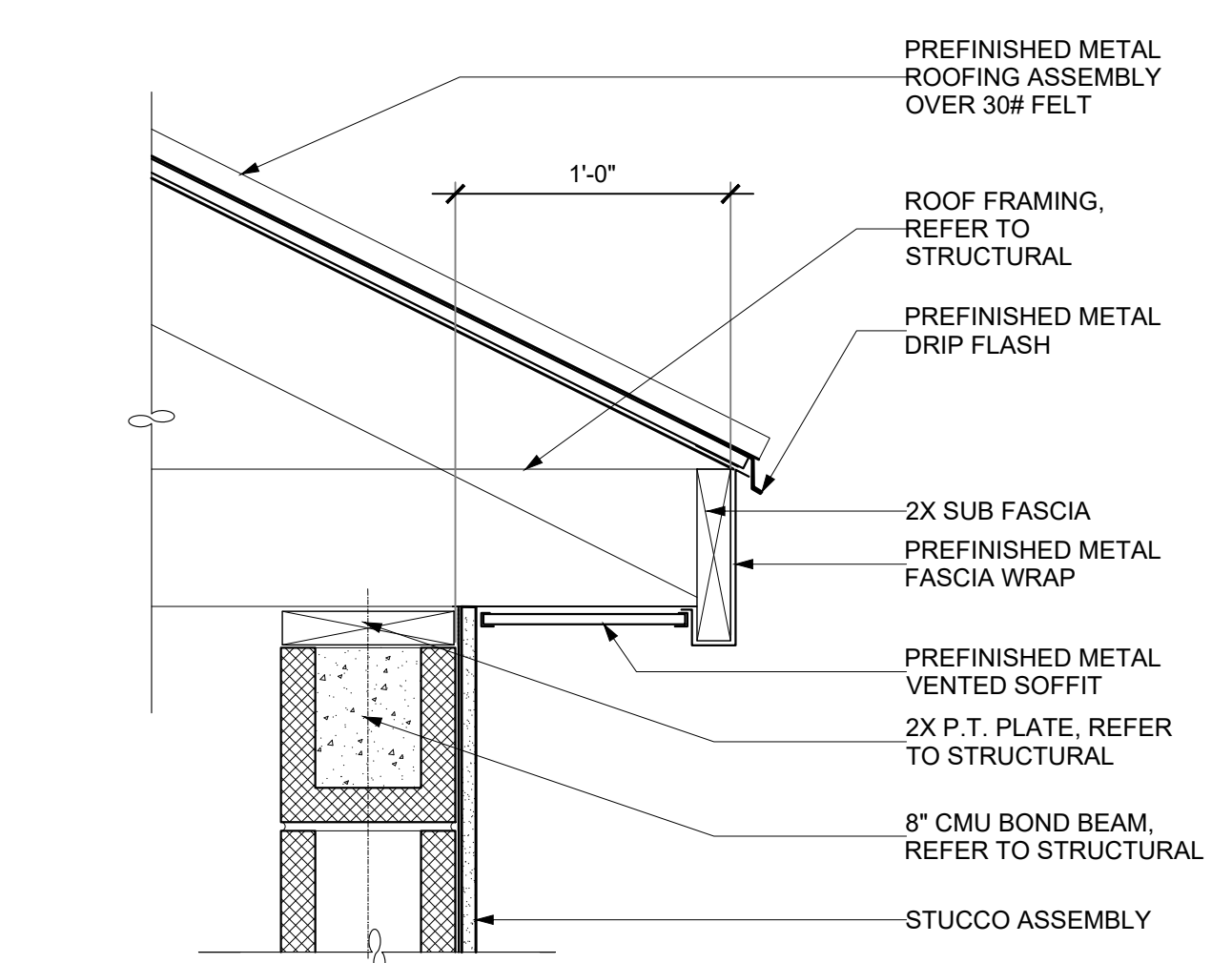
STATE OF NEW MEXICO
 DANIEL PUZAK
 NO. 5317
 10/26/23
 REGISTERED ARCHITECT
 Architect/Engineer Stamp

PROJECT DATE: 10/26/23
 PROJECT NUMBER: 2220
 DRAWN BY: DGP

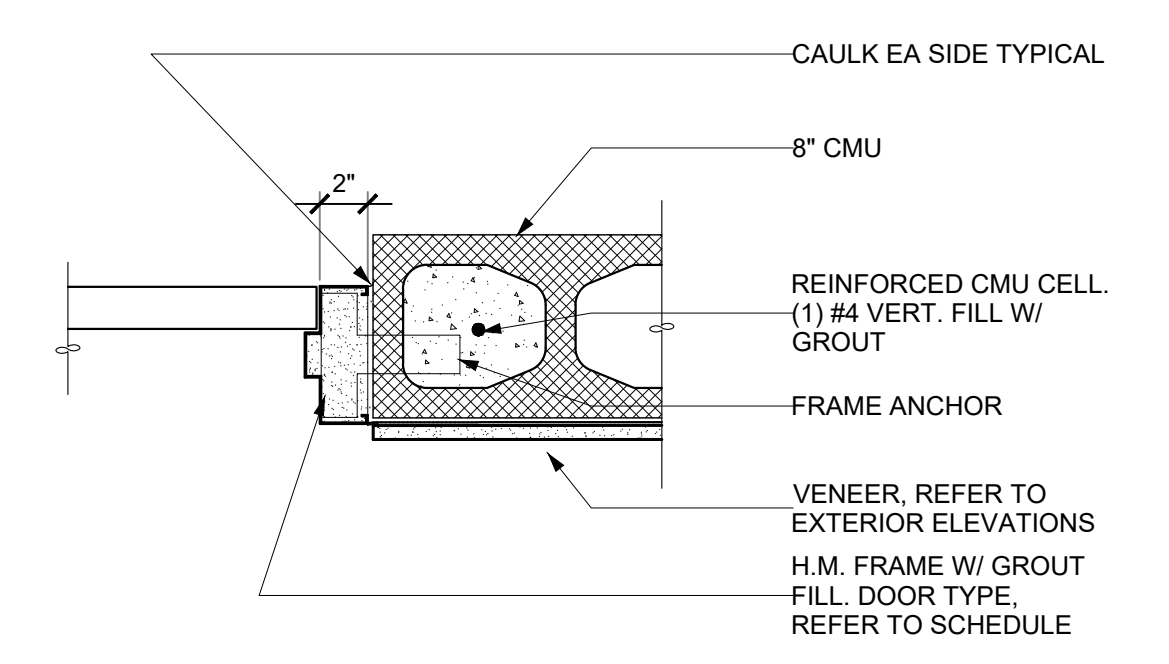
DETAILS
AS501

GENERAL NOTES: AUXILIARY BUILDINGS

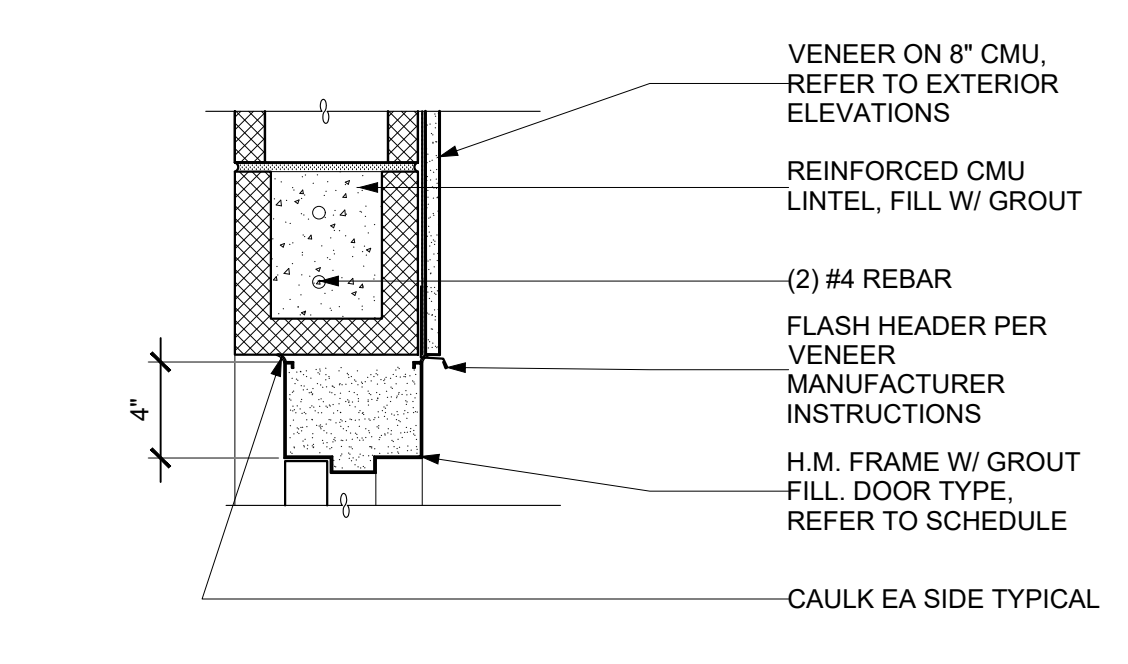
- REFER TO SHEET A3.1 FOR AUXILIARY DOOR SCHEDULE AND HARDWARE
- DUMPSTER AND TRIPLE VAC ENCLOSURES ARE RISK CATEGORY "1"
- GENERAL CONTRACTOR RESPONSIBLE FOR TRASH ENCLOSURE AND TRIPLE VAC AUXILIARY BUILDINGS. REFER TO STRUCTURAL FOR STRUCTURAL DESIGN. REFER TO CIVIL FOR POWER ROUGH IN. REFER TO ELECTRICAL FOR LIGHTING LAYOUTS TYPICAL.



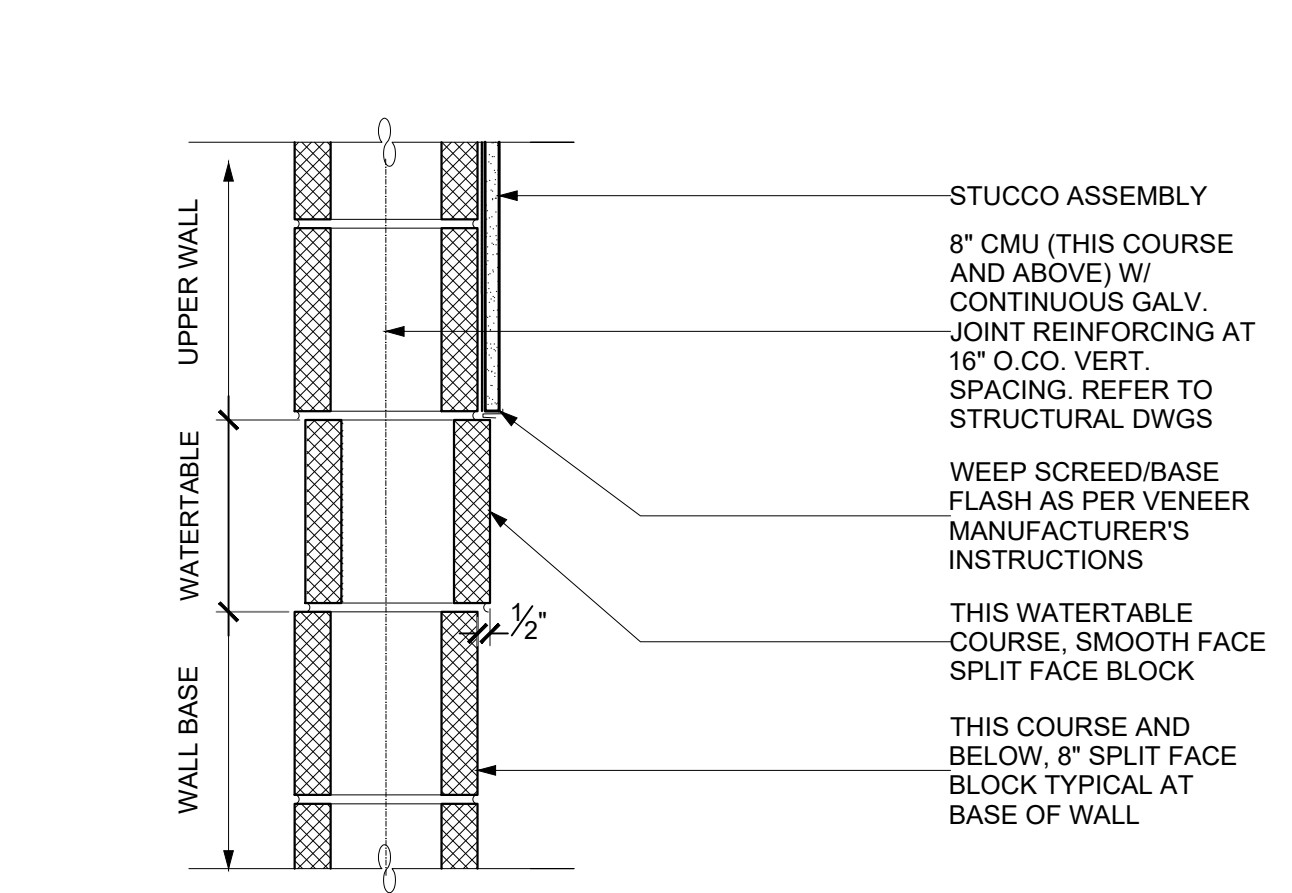
11 EAVE DETAIL
 1 1/2" = 1'-0"



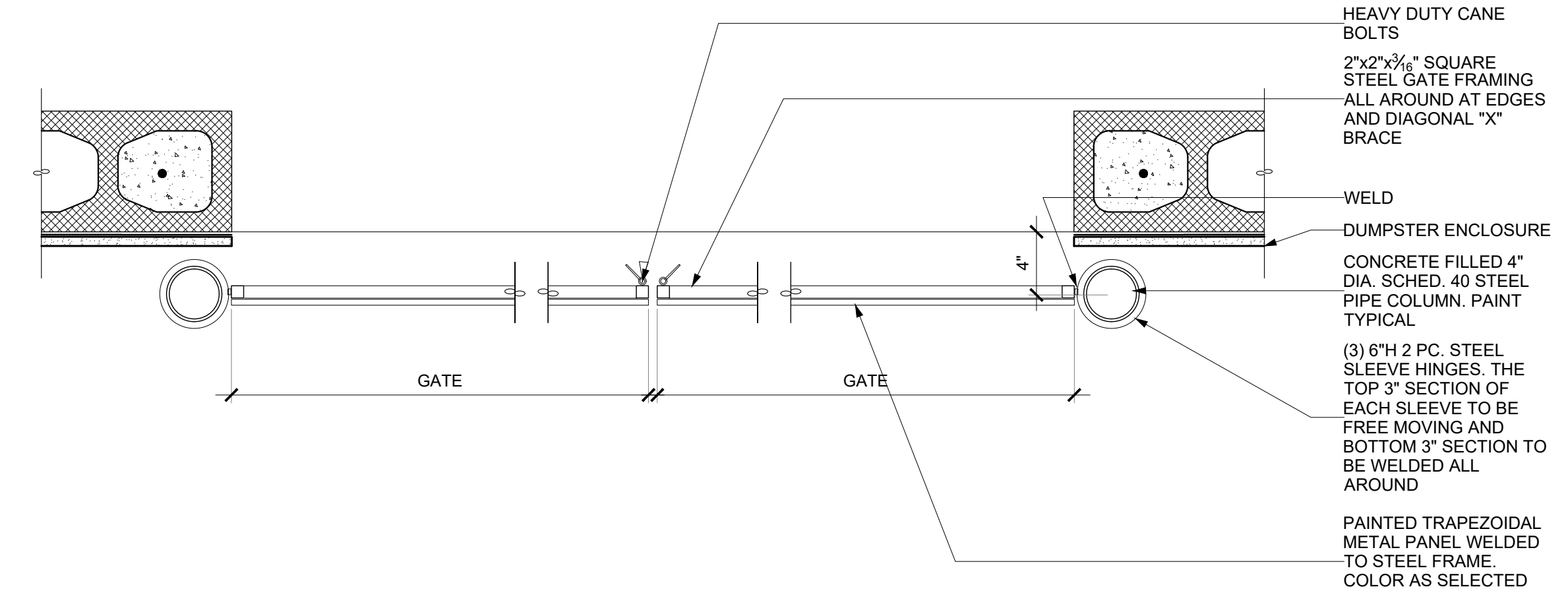
10 H.M. JAMB DETAIL
 1 1/2" = 1'-0"



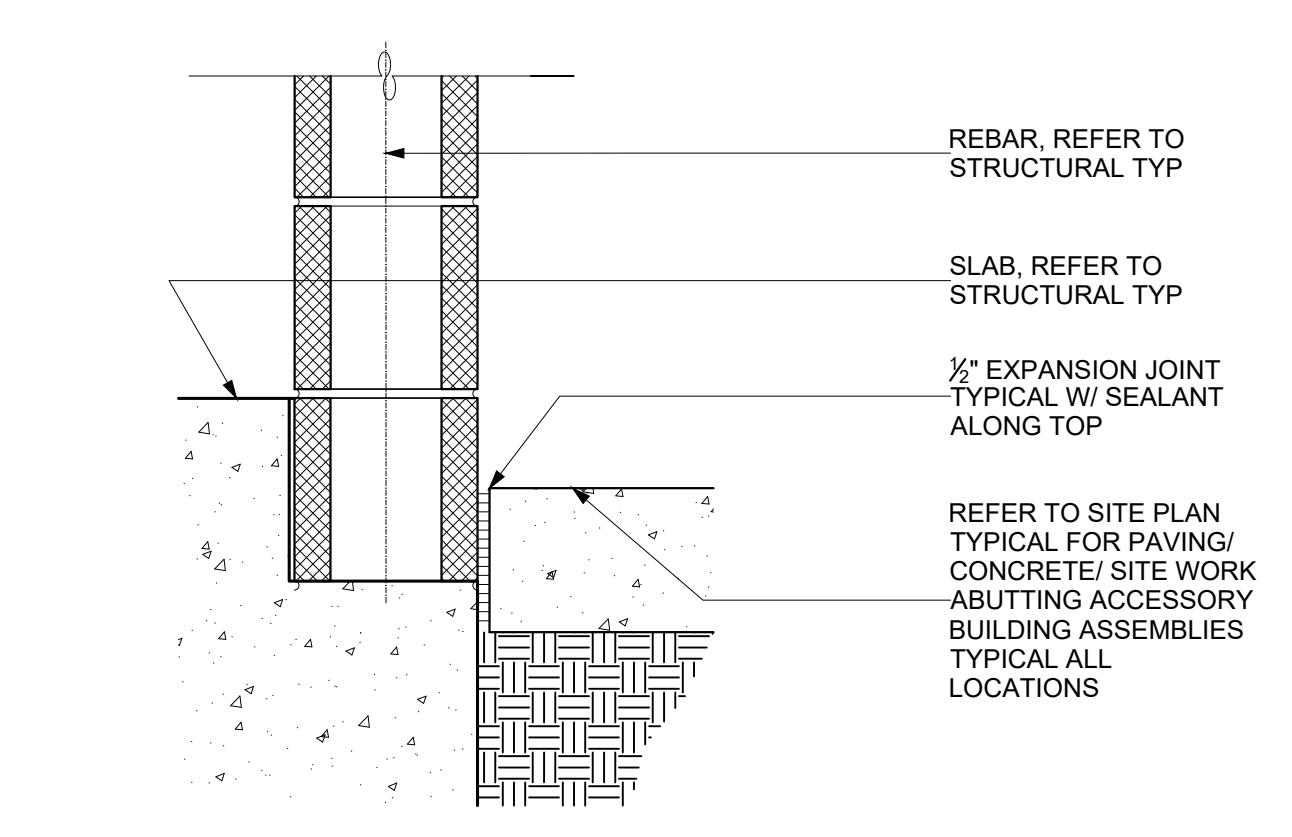
9 H.M. HEAD DETAIL
 1 1/2" = 1'-0"



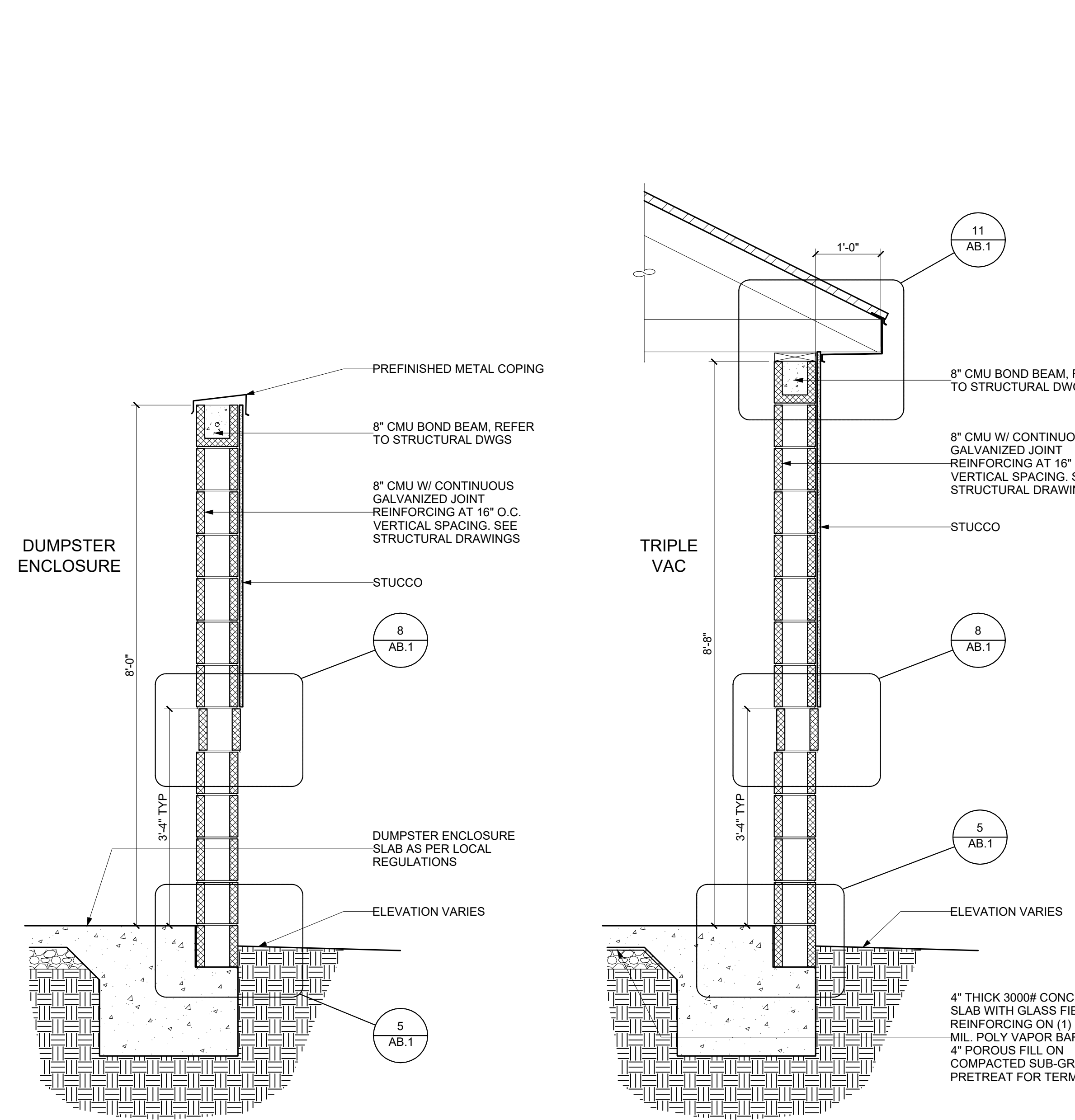
8 WATERTABLE
 1 1/2" = 1'-0"



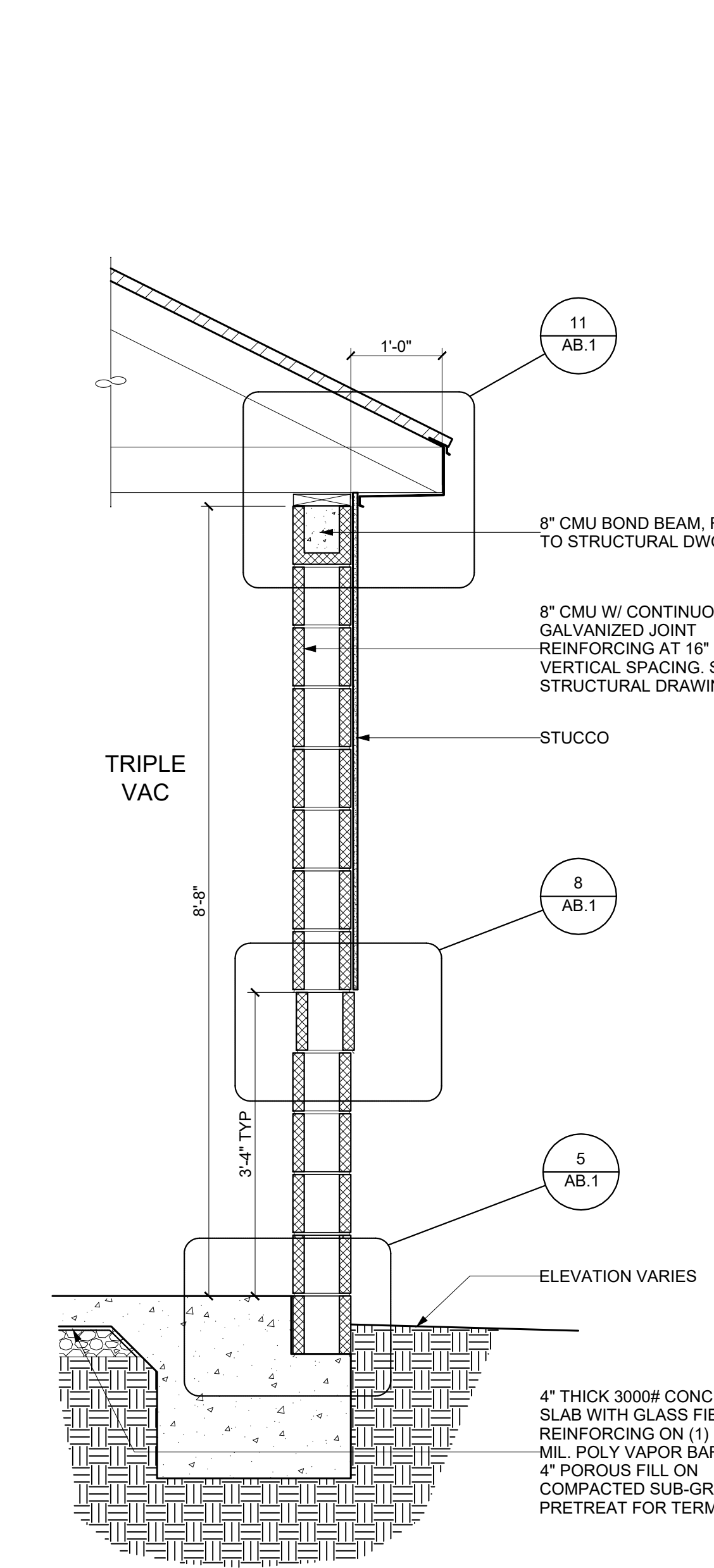
7 DUMPSTER ENCLOSURE GATE
 1 1/2" = 1'-0"



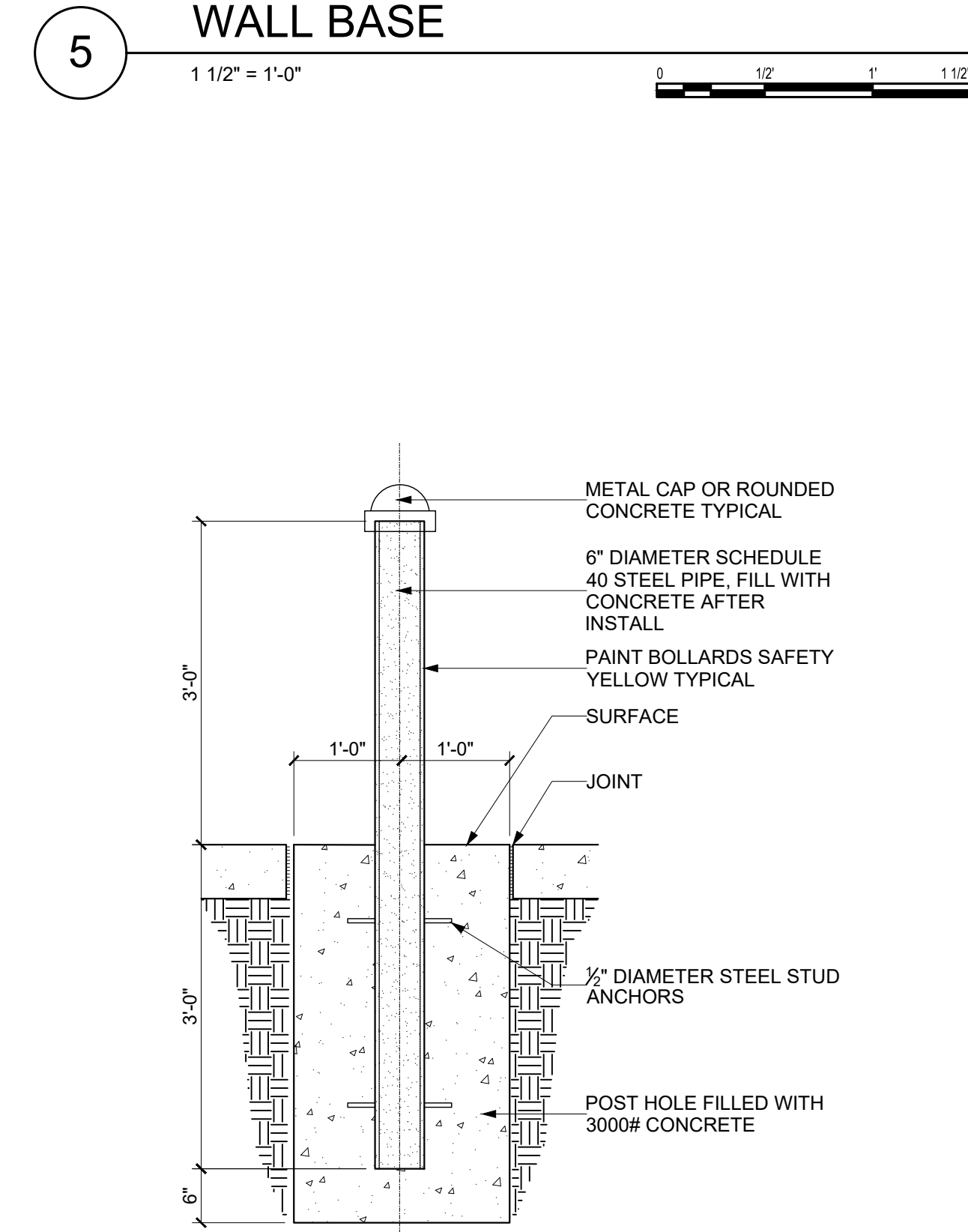
5 WALL BASE
 1 1/2" = 1'-0"



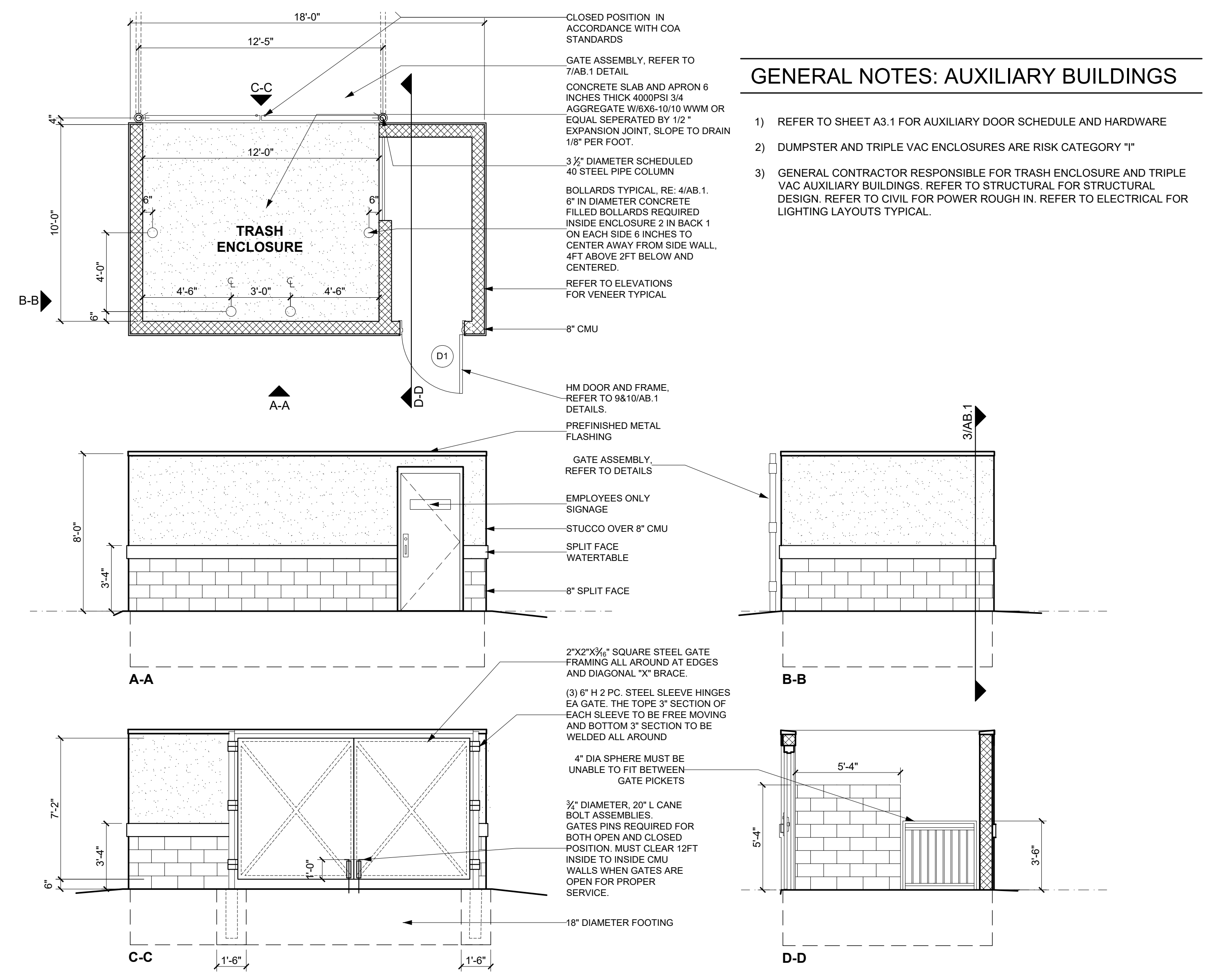
3 TRASH ENCLOSURE SECTION
 3/4" = 1'-0"



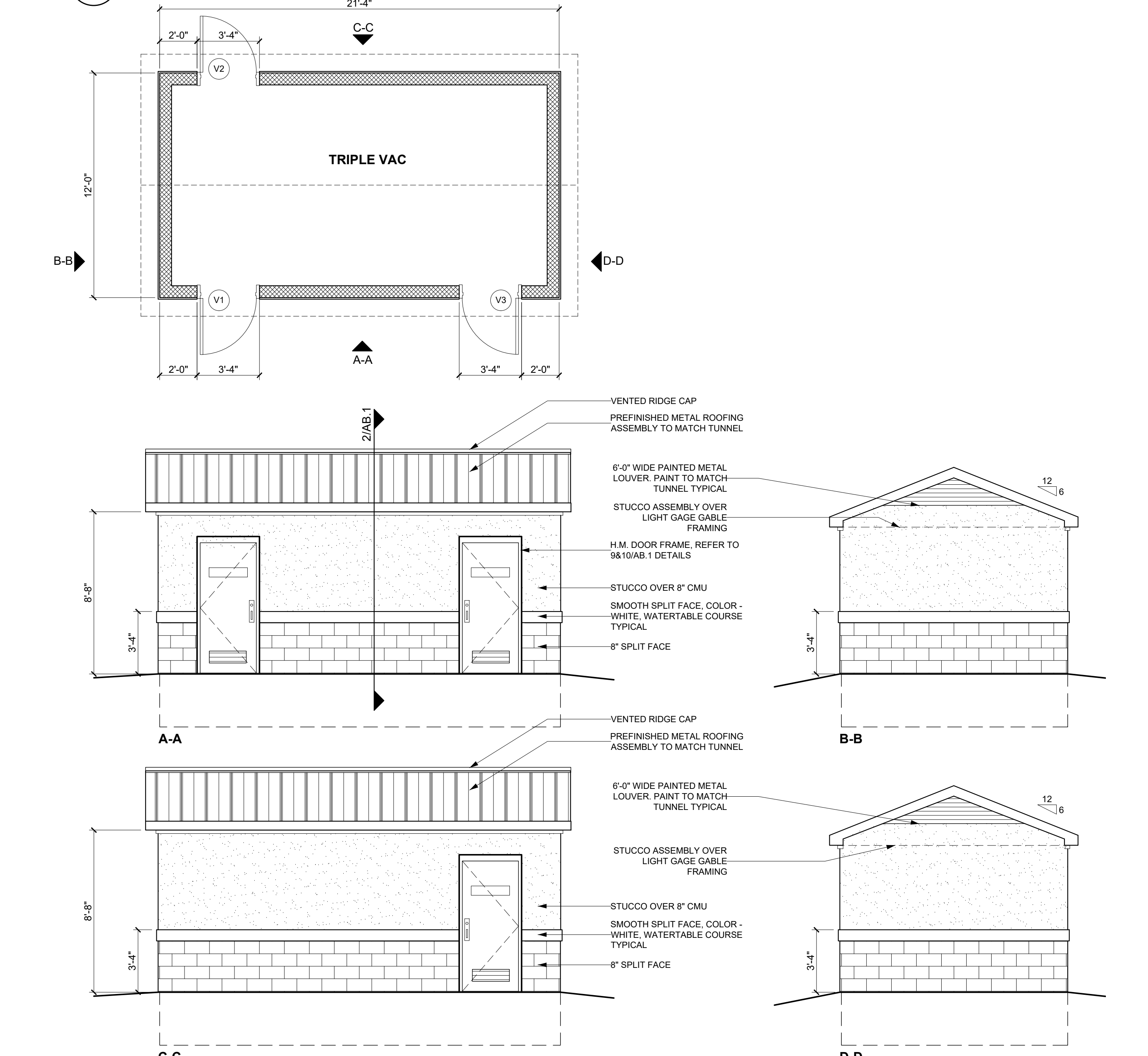
2 TRIPLE VAC EAVE SECTION
 3/4" = 1'-0"



4 BOLLARD DETAIL
 3/4" = 1'-0"



6 TRASH ENCLOSURE
 SCALE 1/4" = 1'-0"



1 TRIPLE VAC
 SCALE 1/4" = 1'-0"

Civil:
 RESPEC
 7770 Jefferson St NE
 Suite #200
 Albuquerque, NM 87109

Landscape:
 The Hilltop
 Landscape Architects
 and Contractors
 7909 Edith Blvd NE,
 Albuquerque, NM 87113

Structural:
 Walla Engineering, LTD
 6501 Americas Pkwy #301,
 Albuquerque, NM 87110

MEP:
 BG Buildingworks
 7007 Wyoming Blvd NE # F2,
 Albuquerque, NM 87109

CONSULTANTS

**TIDAL WAVE
 AUTO SPA
 120 LEFT ENTRY
 STD**
 2601 2nd St NW
 Albuquerque, NM 87107
 OWNER



MARK	DATE	DESCRIPTION

Architect/Engineer Stamp
 PROJECT DATE: 04/14/23
 PROJECT NUMBER: 2220
 DRAWN BY: BEM

AUXILIARY BUILDINGS
AB.1

GENERAL NOTES: DEFERRED SUBMITTALS

- NOTE: THESE CANOPY DETAILS AND ELEVATIONS ARE APPROXIMATE IN NATURE AND SHALL BE COORDINATED WITH SITE PLAN, PARKING LAYOUT AND AVAILABLE SPAN.
- DEFERRED SUBMITTALS: PRIOR TO CANOPY FABRICATION OR INSTALL, PROVIDE DETAILED DESIGN SHOP DRAWINGS PREPARED BY A STRUCTURAL ENGINEER HIRED OR EMPLOYED BY CANOPY MANUFACTURER. SUCH DRAWINGS SHALL BE CERTIFIED/STAMPED AND SIGNED BY THE RELATED DESIGN ENGINEER. SUBMIT TO LOCAL AUTHORITIES FOR REVIEW AND APPROVAL PRIOR TO START OF ANY RELATED WORK.
- COLORS: COORDINATE COLORS TO MATCH MAIN CAR WASH BUILDING. COORDINATE WITH TIDAL WAVE, INC. PRIOR TO START.
- NOTE: CANOPIES ARE PRE-ENGINEERED METAL BUILDING STRUCTURES.

SGS
Test Report

Steel Properties of Tension and Compression Members

Specimen	Orientation	Yield Strength (ksi)	Tensile Strength (ksi)	Elongation at Break (%)
1	Longitudinal	50	65	25
2	Longitudinal	50	65	25
3	Longitudinal	50	65	25
4	Longitudinal	50	65	25
5	Longitudinal	50	65	25
6	Longitudinal	50	65	25
7	Longitudinal	50	65	25
8	Longitudinal	50	65	25
9	Longitudinal	50	65	25
10	Longitudinal	50	65	25
11	Longitudinal	50	65	25
12	Longitudinal	50	65	25
13	Longitudinal	50	65	25
14	Longitudinal	50	65	25
15	Longitudinal	50	65	25
16	Longitudinal	50	65	25
17	Longitudinal	50	65	25
18	Longitudinal	50	65	25
19	Longitudinal	50	65	25
20	Longitudinal	50	65	25

CONCRETE
FACED WITH POLYMER BRUSH APPLIED TO FORMS
CURED FOR 28 DAYS
TESTED AT 28 DAYS

STEEL
ASTM A36
ASTM A572-50
ASTM A500-GR B
ASTM A500-GR C
ASTM A500-GR D
ASTM A500-GR E
ASTM A500-GR F
ASTM A500-GR G
ASTM A500-GR H
ASTM A500-GR I
ASTM A500-GR J
ASTM A500-GR K
ASTM A500-GR L
ASTM A500-GR M
ASTM A500-GR N
ASTM A500-GR O
ASTM A500-GR P
ASTM A500-GR Q
ASTM A500-GR R
ASTM A500-GR S
ASTM A500-GR T
ASTM A500-GR U
ASTM A500-GR V
ASTM A500-GR W
ASTM A500-GR X
ASTM A500-GR Y
ASTM A500-GR Z
ASTM A500-GR AA
ASTM A500-GR AB
ASTM A500-GR AC
ASTM A500-GR AD
ASTM A500-GR AE
ASTM A500-GR AF
ASTM A500-GR AG
ASTM A500-GR AH
ASTM A500-GR AI
ASTM A500-GR AJ
ASTM A500-GR AK
ASTM A500-GR AL
ASTM A500-GR AM
ASTM A500-GR AN
ASTM A500-GR AO
ASTM A500-GR AP
ASTM A500-GR AQ
ASTM A500-GR AR
ASTM A500-GR AS
ASTM A500-GR AT
ASTM A500-GR AU
ASTM A500-GR AV
ASTM A500-GR AW
ASTM A500-GR AX
ASTM A500-GR AY
ASTM A500-GR AZ
ASTM A500-GR BA
ASTM A500-GR BB
ASTM A500-GR BC
ASTM A500-GR BD
ASTM A500-GR BE
ASTM A500-GR BF
ASTM A500-GR BG
ASTM A500-GR BH
ASTM A500-GR BI
ASTM A500-GR BJ
ASTM A500-GR BK
ASTM A500-GR BL
ASTM A500-GR BM
ASTM A500-GR BN
ASTM A500-GR BO
ASTM A500-GR BP
ASTM A500-GR BQ
ASTM A500-GR BR
ASTM A500-GR BS
ASTM A500-GR BT
ASTM A500-GR BU
ASTM A500-GR BV
ASTM A500-GR BW
ASTM A500-GR BX
ASTM A500-GR BY
ASTM A500-GR BZ
ASTM A500-GR CA
ASTM A500-GR CB
ASTM A500-GR CC
ASTM A500-GR CD
ASTM A500-GR CE
ASTM A500-GR CF
ASTM A500-GR CG
ASTM A500-GR CH
ASTM A500-GR CI
ASTM A500-GR CJ
ASTM A500-GR CK
ASTM A500-GR CL
ASTM A500-GR CM
ASTM A500-GR CN
ASTM A500-GR CO
ASTM A500-GR CP
ASTM A500-GR CQ
ASTM A500-GR CR
ASTM A500-GR CS
ASTM A500-GR CT
ASTM A500-GR CU
ASTM A500-GR CV
ASTM A500-GR CW
ASTM A500-GR CX
ASTM A500-GR CY
ASTM A500-GR CZ
ASTM A500-GR DA
ASTM A500-GR DB
ASTM A500-GR DC
ASTM A500-GR DD
ASTM A500-GR DE
ASTM A500-GR DF
ASTM A500-GR DG
ASTM A500-GR DH
ASTM A500-GR DI
ASTM A500-GR DJ
ASTM A500-GR DK
ASTM A500-GR DL
ASTM A500-GR DM
ASTM A500-GR DN
ASTM A500-GR DO
ASTM A500-GR DP
ASTM A500-GR DQ
ASTM A500-GR DR
ASTM A500-GR DS
ASTM A500-GR DT
ASTM A500-GR DU
ASTM A500-GR DV
ASTM A500-GR DW
ASTM A500-GR DX
ASTM A500-GR DY
ASTM A500-GR DZ
ASTM A500-GR EA
ASTM A500-GR EB
ASTM A500-GR EC
ASTM A500-GR ED
ASTM A500-GR EE
ASTM A500-GR EF
ASTM A500-GR EG
ASTM A500-GR EH
ASTM A500-GR EI
ASTM A500-GR EJ
ASTM A500-GR EK
ASTM A500-GR EL
ASTM A500-GR EM
ASTM A500-GR EN
ASTM A500-GR EO
ASTM A500-GR EP
ASTM A500-GR EQ
ASTM A500-GR ER
ASTM A500-GR ES
ASTM A500-GR ET
ASTM A500-GR EU
ASTM A500-GR EV
ASTM A500-GR EW
ASTM A500-GR EX
ASTM A500-GR EY
ASTM A500-GR EZ
ASTM A500-GR FA
ASTM A500-GR FB
ASTM A500-GR FC
ASTM A500-GR FD
ASTM A500-GR FE
ASTM A500-GR FF
ASTM A500-GR FG
ASTM A500-GR FH
ASTM A500-GR FI
ASTM A500-GR FJ
ASTM A500-GR FK
ASTM A500-GR FL
ASTM A500-GR FM
ASTM A500-GR FN
ASTM A500-GR FO
ASTM A500-GR FP
ASTM A500-GR FQ
ASTM A500-GR FR
ASTM A500-GR FS
ASTM A500-GR FT
ASTM A500-GR FU
ASTM A500-GR FV
ASTM A500-GR FW
ASTM A500-GR FX
ASTM A500-GR FY
ASTM A500-GR FZ
ASTM A500-GR GA
ASTM A500-GR GB
ASTM A500-GR GC
ASTM A500-GR GD
ASTM A500-GR GE
ASTM A500-GR GF
ASTM A500-GR GG
ASTM A500-GR GH
ASTM A500-GR GI
ASTM A500-GR GJ
ASTM A500-GR GK
ASTM A500-GR GL
ASTM A500-GR GM
ASTM A500-GR GN
ASTM A500-GR GO
ASTM A500-GR GP
ASTM A500-GR GQ
ASTM A500-GR GR
ASTM A500-GR GS
ASTM A500-GR GT
ASTM A500-GR GU
ASTM A500-GR GV
ASTM A500-GR GW
ASTM A500-GR GX
ASTM A500-GR GY
ASTM A500-GR GZ
ASTM A500-GR HA
ASTM A500-GR HB
ASTM A500-GR HC
ASTM A500-GR HD
ASTM A500-GR HE
ASTM A500-GR HF
ASTM A500-GR HG
ASTM A500-GR HH
ASTM A500-GR HI
ASTM A500-GR HJ
ASTM A500-GR HK
ASTM A500-GR HL
ASTM A500-GR HM
ASTM A500-GR HN
ASTM A500-GR HO
ASTM A500-GR HP
ASTM A500-GR HQ
ASTM A500-GR HR
ASTM A500-GR HS
ASTM A500-GR HT
ASTM A500-GR HU
ASTM A500-GR HV
ASTM A500-GR HW
ASTM A500-GR HX
ASTM A500-GR HY
ASTM A500-GR HZ
ASTM A500-GR IA
ASTM A500-GR IB
ASTM A500-GR IC
ASTM A500-GR ID
ASTM A500-GR IE
ASTM A500-GR IF
ASTM A500-GR IG
ASTM A500-GR IH
ASTM A500-GR II
ASTM A500-GR IJ
ASTM A500-GR IK
ASTM A500-GR IL
ASTM A500-GR IM
ASTM A500-GR IN
ASTM A500-GR IO
ASTM A500-GR IP
ASTM A500-GR IQ
ASTM A500-GR IR
ASTM A500-GR IS
ASTM A500-GR IT
ASTM A500-GR IU
ASTM A500-GR IV
ASTM A500-GR IW
ASTM A500-GR IX
ASTM A500-GR IY
ASTM A500-GR IZ
ASTM A500-GR JA
ASTM A500-GR JB
ASTM A500-GR JC
ASTM A500-GR JD
ASTM A500-GR JE
ASTM A500-GR JF
ASTM A500-GR JG
ASTM A500-GR JH
ASTM A500-GR JI
ASTM A500-GR JJ
ASTM A500-GR JK
ASTM A500-GR JL
ASTM A500-GR JM
ASTM A500-GR JN
ASTM A500-GR JO
ASTM A500-GR JP
ASTM A500-GR JQ
ASTM A500-GR JR
ASTM A500-GR JS
ASTM A500-GR JT
ASTM A500-GR JU
ASTM A500-GR JV
ASTM A500-GR JW
ASTM A500-GR JX
ASTM A500-GR JY
ASTM A500-GR JZ
ASTM A500-GR KA
ASTM A500-GR KB
ASTM A500-GR KC
ASTM A500-GR KD
ASTM A500-GR KE
ASTM A500-GR KF
ASTM A500-GR KG
ASTM A500-GR KH
ASTM A500-GR KI
ASTM A500-GR KJ
ASTM A500-GR KK
ASTM A500-GR KL
ASTM A500-GR KM
ASTM A500-GR KN
ASTM A500-GR KO
ASTM A500-GR KP
ASTM A500-GR KQ
ASTM A500-GR KR
ASTM A500-GR KS
ASTM A500-GR KT
ASTM A500-GR KU
ASTM A500-GR KV
ASTM A500-GR KW
ASTM A500-GR KX
ASTM A500-GR KY
ASTM A500-GR KZ
ASTM A500-GR LA
ASTM A500-GR LB
ASTM A500-GR LC
ASTM A500-GR LD
ASTM A500-GR LE
ASTM A500-GR LF
ASTM A500-GR LG
ASTM A500-GR LH
ASTM A500-GR LI
ASTM A500-GR LJ
ASTM A500-GR LK
ASTM A500-GR LL
ASTM A500-GR LM
ASTM A500-GR LN
ASTM A500-GR LO
ASTM A500-GR LP
ASTM A500-GR LQ
ASTM A500-GR LR
ASTM A500-GR LS
ASTM A500-GR LT
ASTM A500-GR LU
ASTM A500-GR LV
ASTM A500-GR LW
ASTM A500-GR LX
ASTM A500-GR LY
ASTM A500-GR LZ
ASTM A500-GR MA
ASTM A500-GR MB
ASTM A500-GR MC
ASTM A500-GR MD
ASTM A500-GR ME
ASTM A500-GR MF
ASTM A500-GR MG
ASTM A500-GR MH
ASTM A500-GR MI
ASTM A500-GR MJ
ASTM A500-GR MK
ASTM A500-GR ML
ASTM A500-GR MM
ASTM A500-GR MN
ASTM A500-GR MO
ASTM A500-GR MP
ASTM A500-GR MQ
ASTM A500-GR MR
ASTM A500-GR MS
ASTM A500-GR MT
ASTM A500-GR MU
ASTM A500-GR MV
ASTM A500-GR MW
ASTM A500-GR MX
ASTM A500-GR MY
ASTM A500-GR MZ
ASTM A500-GR NA
ASTM A500-GR NB
ASTM A500-GR NC
ASTM A500-GR ND
ASTM A500-GR NE
ASTM A500-GR NF
ASTM A500-GR NG
ASTM A500-GR NH
ASTM A500-GR NI
ASTM A500-GR NJ
ASTM A500-GR NK
ASTM A500-GR NL
ASTM A500-GR NM
ASTM A500-GR NO
ASTM A500-GR NP
ASTM A500-GR NQ
ASTM A500-GR NR
ASTM A500-GR NS
ASTM A500-GR NT
ASTM A500-GR NU
ASTM A500-GR NV
ASTM A500-GR NW
ASTM A500-GR NX
ASTM A500-GR NY
ASTM A500-GR NZ
ASTM A500-GR OA
ASTM A500-GR OB
ASTM A500-GR OC
ASTM A500-GR OD
ASTM A500-GR OE
ASTM A500-GR OF
ASTM A500-GR OG
ASTM A500-GR OH
ASTM A500-GR OI
ASTM A500-GR OJ
ASTM A500-GR OK
ASTM A500-GR OL
ASTM A500-GR OM
ASTM A500-GR ON
ASTM A500-GR OO
ASTM A500-GR OP
ASTM A500-GR OQ
ASTM A500-GR OR
ASTM A500-GR OS
ASTM A500-GR OT
ASTM A500-GR OU
ASTM A500-GR OV
ASTM A500-GR OW
ASTM A500-GR OX
ASTM A500-GR OY
ASTM A500-GR OZ
ASTM A500-GR PA
ASTM A500-GR PB
ASTM A500-GR PC
ASTM A500-GR PD
ASTM A500-GR PE
ASTM A500-GR PF
ASTM A500-GR PG
ASTM A500-GR PH
ASTM A500-GR PI
ASTM A500-GR PJ
ASTM A500-GR PK
ASTM A500-GR PL
ASTM A500-GR PM
ASTM A500-GR PN
ASTM A500-GR PO
ASTM A500-GR PP
ASTM A500-GR PQ
ASTM A500-GR PR
ASTM A500-GR PS
ASTM A500-GR PT
ASTM A500-GR PU
ASTM A500-GR PV
ASTM A500-GR PW
ASTM A500-GR PX
ASTM A500-GR PY
ASTM A500-GR PZ
ASTM A500-GR QA
ASTM A500-GR QB
ASTM A500-GR QC
ASTM A500-GR QD
ASTM A500-GR QE
ASTM A500-GR QF
ASTM A500-GR QG
ASTM A500-GR QH
ASTM A500-GR QI
ASTM A500-GR QJ
ASTM A500-GR QK
ASTM A500-GR QL
ASTM A500-GR QM
ASTM A500-GR QN
ASTM A500-GR QO
ASTM A500-GR QP
ASTM A500-GR QQ
ASTM A500-GR QR
ASTM A500-GR QS
ASTM A500-GR QT
ASTM A500-GR QU
ASTM A500-GR QV
ASTM A500-GR QW
ASTM A500-GR QX
ASTM A500-GR QY
ASTM A500-GR QZ
ASTM A500-GR RA
ASTM A500-GR RB
ASTM A500-GR RC
ASTM A500-GR RD
ASTM A500-GR RE
ASTM A500-GR RF
ASTM A500-GR RG
ASTM A500-GR RH
ASTM A500-GR RI
ASTM A500-GR RJ
ASTM A500-GR RK
ASTM A500-GR RL
ASTM A500-GR RM
ASTM A500-GR RN
ASTM A500-GR RO
ASTM A500-GR RP
ASTM A500-GR RQ
ASTM A500-GR RR
ASTM A500-GR RS
ASTM A500-GR RT
ASTM A500-GR RU
ASTM A500-GR RV
ASTM A500-GR RW
ASTM A500-GR RX
ASTM A500-GR RY
ASTM A500-GR RZ
ASTM A500-GR SA
ASTM A500-GR SB
ASTM A500-GR SC
ASTM A500-GR SD
ASTM A500-GR SE
ASTM A500-GR SF
ASTM A500-GR SG
ASTM A500-GR SH
ASTM A500-GR SI
ASTM A500-GR SJ
ASTM A500-GR SK
ASTM A500-GR SL
ASTM A500-GR SM
ASTM A500-GR SN
ASTM A500-GR SO
ASTM A500-GR SP
ASTM A500-GR SQ
ASTM A500-GR SR
ASTM A500-GR SS
ASTM A500-GR ST
ASTM A500-GR SU
ASTM A500-GR SV
ASTM A500-GR SW
ASTM A500-GR SX
ASTM A500-GR SY
ASTM A500-GR SZ
ASTM A500-GR TA
ASTM A500-GR TB
ASTM A500-GR TC
ASTM A500-GR TD
ASTM A500-GR TE
ASTM A500-GR TF
ASTM A500-GR TG
ASTM A500-GR TH
ASTM A500-GR TI
ASTM A500-GR TJ
ASTM A500-GR TK
ASTM A500-GR TL
ASTM A500-GR TM
ASTM A500-GR TN
ASTM A500-GR TO
ASTM A500-GR TP
ASTM A500-GR TQ
ASTM A500-GR TR
ASTM A500-GR TS
ASTM A500-GR TT
ASTM A500-GR TU
ASTM A500-GR TV
ASTM A500-GR TW
ASTM A500-GR TX
ASTM A500-GR TY
ASTM A500-GR TZ
ASTM A500-GR UA
ASTM A500-GR UB
ASTM A500-GR UC
ASTM A500-GR UD
ASTM A500-GR UE
ASTM A500-GR UF
ASTM A500-GR UG
ASTM A500-GR UH
ASTM A500-GR UI
ASTM A500-GR UJ
ASTM A500-GR UK
ASTM A500-GR UL
ASTM A500-GR UM
ASTM A500-GR UN
ASTM A500-GR UO
ASTM A500-GR UP
ASTM A500-GR UQ
ASTM A500-GR UR
ASTM A500-GR US
ASTM A500-GR UT
ASTM A500-GR UV
ASTM A500-GR UW
ASTM A500-GR UX
ASTM A500-GR UY
ASTM A500-GR UZ
ASTM A500-GR VA
ASTM A500-GR VB
ASTM A500-GR VC
ASTM A500-GR VD
ASTM A500-GR VE
ASTM A500-GR VF
ASTM A500-GR VG
ASTM A500-GR VH
ASTM A500-GR VI
ASTM A500-GR VJ
ASTM A500-GR VK
ASTM A500-GR VL
ASTM A500-GR VM
ASTM A500-GR VN
ASTM A500-GR VO
ASTM A500-GR VP
ASTM A500-GR VQ
ASTM A500-GR VR
ASTM A500-GR VS
ASTM A500-GR VT
ASTM A500-GR VU
ASTM A500-GR VV
ASTM A500-GR VW
ASTM A500-GR VX
ASTM A500-GR VY
ASTM A500-GR VZ
ASTM A500-GR WA
ASTM A500-GR WB
ASTM A500-GR WC
ASTM A500-GR WD
ASTM A500-GR WE
ASTM A500-GR WF
ASTM A500-GR WG
ASTM A500-GR WH
ASTM A500-GR WI
ASTM A500-GR WJ
ASTM A500-GR WK
ASTM A500-GR WL
ASTM A500-GR WM
ASTM A500-GR WN
ASTM A500-GR WO
ASTM A500-GR WP
ASTM A500-GR WQ
ASTM A500-GR WR
ASTM A500-GR WS
ASTM A500-GR WT
ASTM A500-GR WU
ASTM A500-GR WV
ASTM A500-GR WW
ASTM A500-GR WX
ASTM A500-GR WY
ASTM A500-GR WZ
ASTM A500-GR XA
ASTM A500-GR XB
ASTM A500-GR XC
ASTM A500-GR XD
ASTM A500-GR XE
ASTM A500-GR XF
ASTM A500-GR XG
ASTM A500-GR XH
ASTM A500-GR XI
ASTM A500-GR XJ
ASTM A500-GR XK
ASTM A500-GR XL
ASTM A500-GR XM
ASTM A500-GR XN
ASTM A500-GR XO
ASTM A500-GR XP
ASTM A500-GR XQ
ASTM A500-GR XR
ASTM A500-GR XS
ASTM A500-GR XT
ASTM A500-GR XU
ASTM A500-GR XV
ASTM A500-GR XW
ASTM A500-GR XX
ASTM A500-GR XY
ASTM A500-GR XZ
ASTM A500-GR YA
ASTM A500-GR YB
ASTM A500-GR YC
ASTM A500-GR YD
ASTM A500-GR YE
ASTM A500-GR YF
ASTM A500-GR YG
ASTM A500-GR YH
ASTM A500-GR YI
ASTM A500-GR YJ
ASTM A500-GR YK
ASTM A500-GR YL
ASTM A500-GR YM
ASTM A500-GR YN
ASTM A500-GR YO
ASTM A500-GR YP
ASTM A500-GR YQ
ASTM A500-GR YR
ASTM A500-GR YS
ASTM A500-GR YT
ASTM A500-GR YU
ASTM A500-GR YV
ASTM A500-GR YW
ASTM A500-GR YX
ASTM A500-GR YY
ASTM A500-GR YZ
ASTM A500-GR ZA
ASTM A500-GR ZB
ASTM A500-GR ZC
ASTM A500-GR ZD
ASTM A500-GR ZE
ASTM A500-GR ZF
ASTM A500-GR ZG
ASTM A500-GR ZH
ASTM A500-GR ZI
ASTM A500-GR ZJ
ASTM A500-GR ZK
ASTM A500-GR ZL
ASTM A500-GR ZM
ASTM A500-GR ZN
ASTM A500-GR ZO
ASTM A500-GR ZP
ASTM A500-GR ZQ
ASTM A500-GR ZR
ASTM A500-GR ZS
ASTM A500-GR ZT
ASTM A500-GR ZU
ASTM A500-GR ZV
ASTM A500-GR ZW
ASTM A500-GR ZX
ASTM A500-GR ZY
ASTM A500-GR ZZ

4 ELBOW CONNECTION
ALL HARDWARE STAINLESS STEEL

3 JOINDER CONNECTION
ALL HARDWARE STAINLESS STEEL

2 FRAME ELEVATION
CABLE AND HARDWARE STAINLESS STEEL

6 BEAM CONNECTION
ALL HARDWARE STAINLESS STEEL

8 BASE PLATE & ANCHOR DETAIL
ALL ANCHOR HARDWARE HOT DIPPED GALVANIZED

9 FOOTING DETAIL

1 CANTILEVER SHADE STRUCTURE
20' x 20' x 9'

REFER TO FOOTING DETAIL 9/1 THIS SHEET FOR SIZE AND REINFORCEMENT COUNT

OCCUPANCY GROUP(S): U
TYPE OF CONSTRUCTION: V-B

PREP CANOPY

SUPERIOR
RECREATIONAL PRODUCTS
Shade

Superior Shade
150 Adomson Industrial Blvd.
Corroillon, GA 30117

Revisions:
Date: By:

Drawn:
Date:
Checked:
Date:

1
Sheet No.

2 DETAIL - VACUUM CANOPY GABLE END
1 1/2" = 1'-0"

1 DETAIL - VACUUM CANOPY END
1 1/2" = 1'-0"

Labels: MTL ROOF, 26 GA FLASHING, PURLIN PER STRUCTURAL, METAL ROOF SYSTEM ON STRUCTURAL METAL FRAMING, MTL DRIP EDGE, 4XS CONT. GUTTER W/ CONCEALED HANGERS, EAWE STRUT, COLUMN BEYOND, STUCCO, 5/8" DENSGLOSS, METAL STUDS, BI-BEAM, BEAM BEYOND, EXPOSED STEEL BEAM, PAINT, COLUMN BEYOND.

PAY CANOPY

Labels: PAY HERE, BAR IS AT CLEARANCE LEVEL, (2) 8" x 11x8" L.G. GRADE & HEAVY IND. BOLTS & NUTS. ZINC PLATED., 'D' = 4'-0" IF CURBING AND OR RESTRAINING SLAB EXISTS. D = 6'-0" IF NO CURBING OR RESTRAINING SLAB EXISTS., CURBING (OPTIONAL), (4) 1" x 24" L.G. GALVANIZED J-ANCHORS.

PART # - CPSC

SPECIFICATIONS

Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum.

Post is heavy steel 6" x 6" x .250"

NOTES:

UL C UL US
UL FILE NUMBER: UXTT.E180559

JOB NUMBER

DATE

PROMOTING CARWASH SERVICES

11450 Stephens Rd
Warren, MI 48089
Phone: 800-682-7446
www.tsscws.com

ARIA
STUDIO CONSULTANTS, INC
100 Gold Ave. SW, Suite 205,
Albuquerque, NM 87102
Daniel@ariasinc.com
(505) 506-2314
ARCHITECT

CONTRACTOR

Civil:
RESPEC
7770 Jefferson St NE
Suite #200
Albuquerque, NM 87109

Landscape:
The Hilltop
Landscape Architects
and Contractors
7909 Edith Blvd NE,
Albuquerque, NM 87113

Structural:
Walla Engineering, LTD
6501 Americas Pkwy #301,
Albuquerque, NM 87110

MEP:
BG Buildings
7007 Wyoming Blvd NE # F2,
Albuquerque, NM 87109

CONSULTANTS

TIDAL WAVE AUTO SPA
120 LEFT ENTRY STD
10601 Unser Blvd NW
Albuquerque, NM 87114
OWNER

TIDAL WAVE
A T W A S P A

4/21/23 COA COMMENTS
3/24/23 COA COMMENTS

MARK DATE DESCRIPTION

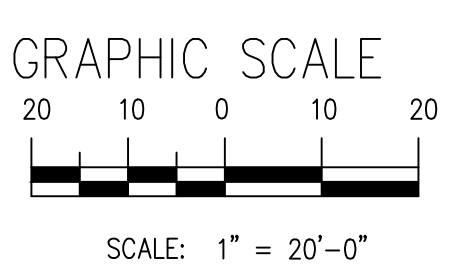
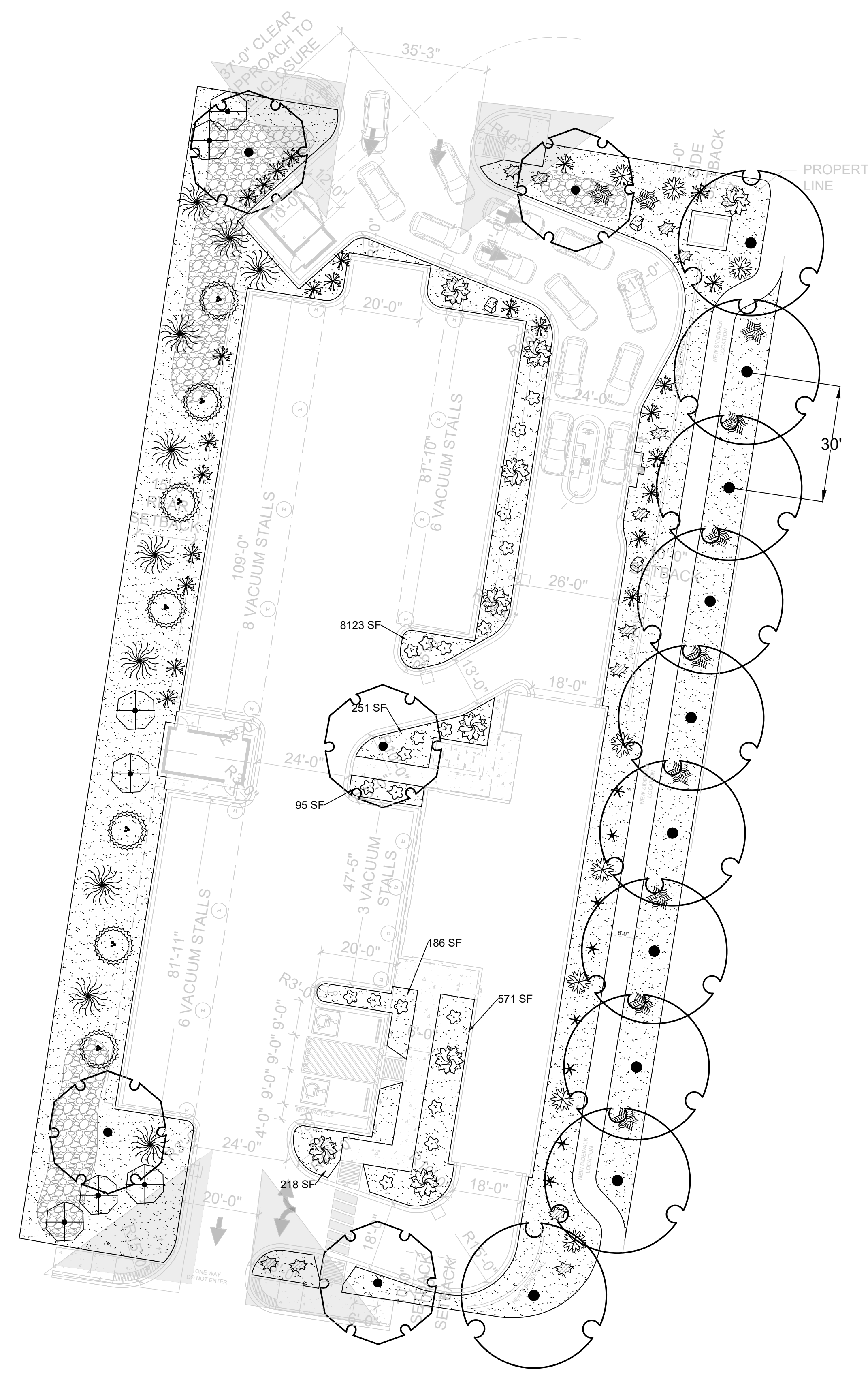
STATE OF NEW MEXICO
DANIEL PUZAK
NO. 5317
04/21/23
REGISTERED ARCHITECT

Architect/Engineer Stamp

PROJECT DATE: 01/13/23
PROJECT NUMBER: 2213
DRAWN BY: BEM

PRODUCT DATA

AB.3



TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
	5	2"+ Cal	Green Ash <i>Fraxinus pennsylvanica</i>	40' x 30'	M	900	4500
	10	2"+ Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	16000
Total Tree Count:							20500
Total Tree Coverage:							20500

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
Shrubs & Groundcovers							
	20	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	180
	7	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	700
	12	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	192
	10	5 Gal	Silverberry <i>Elaeagnus Pungens</i>	10' x 10'	M	100	1000
	9	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	49	441
	7	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	700
	8	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	72
	8	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	Low+	36	288
	10	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i>	2' x 6'	Low+	36	360
	25	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	400
Total Shrub Count:							4333
Total Shrub Coverage:							4333

Other Materials

SYMB.	QTY	TYPE
	3 EA	Boulders (2-3cf) To be placed at contractor's discretion
	14819 SF	Landscape Gravel A with Filter Fabric 3/8" Santa Fe Brown Gravel
	1787 SF	Oversize Landscape Gravel / No Filter Fabric 2"-4" Coyote Mist Cobblestone

LANDSCAPE CALCULATIONS

ZONING	APPLICABLE REGULATION(S)	REQUIRED LANDSCAPE (%)	REQUIRED LANDSCAPE (SF)	LANDSCAPE PROVIDED (SF)
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994			
TOTAL LOT AREA (ACRES)	0.93	GROUNDCOVER (% - REQ)	25.0%	
TOTAL LOT AREA (SF)	40557	GROUNDCOVER (SF - REQ)	3114	
BUILDING AREA (SF)	3315	GROUNDCOVER (SF - PROV.)	4333	
NET LOT AREA (SF)	37,242			
		PARKING LOT AREA (SF)	14268	
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE (SF)	1427	
REQUIRED LANDSCAPE (SF)	5586	PROV. PARKING LANDSCAPE (SF)	7346	
LANDSCAPE PROVIDED (SF)	16606	REQ. PARKING TREES (1/10 SPOTS)	2	
		PROV. PARKING TREES	3	
VEGETATIVE COVER (% - REQ)	75.0%			
VEGETATIVE COVER (SF - REQ)	12455	GRAVEL (% - REQ)	75.0%	
VEGETATIVE COVER (SF - PROV.)	20500	GRAVEL (SF - REQ)	12455	
		GRAVEL (SF - PROV.)	12273	

SHRUB PLANTING KEYED NOTES

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
- USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2' DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
- 2" HIGH X 6" WIDE BERM
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

TREE PLANTING KEYED NOTES

- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE GURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK
- 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
- MULCH - SEE PLANTING PLAN
- TREE PLANTING

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

THE LANDSCAPE PLAN IS PURSUANT TO IDO 14-16-5-6 LANDSCAPING BUFFERING AND SCREENING AND PART 6-6-2 OF ROA 1994.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE, BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF .6 GPH. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

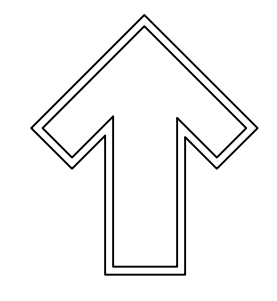
AUTOMATIC TIMERS PURSUANT TO IDO 5-6(C)(14)(C) WILL BE INSTALLED. RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

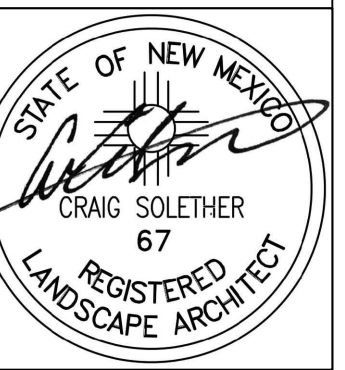
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



The Hilltop
7909 Edith N.E.
Albuquerque, NM 87113
Cell: 505-466-0600
Fm: (505) 886-7737
Fax: (505) 886-7737
tee@hilltoplandscaping.com



October 27, 2023

Tidal Wave Auto Spa
2nd Street & Menaul
Albuquerque, NM

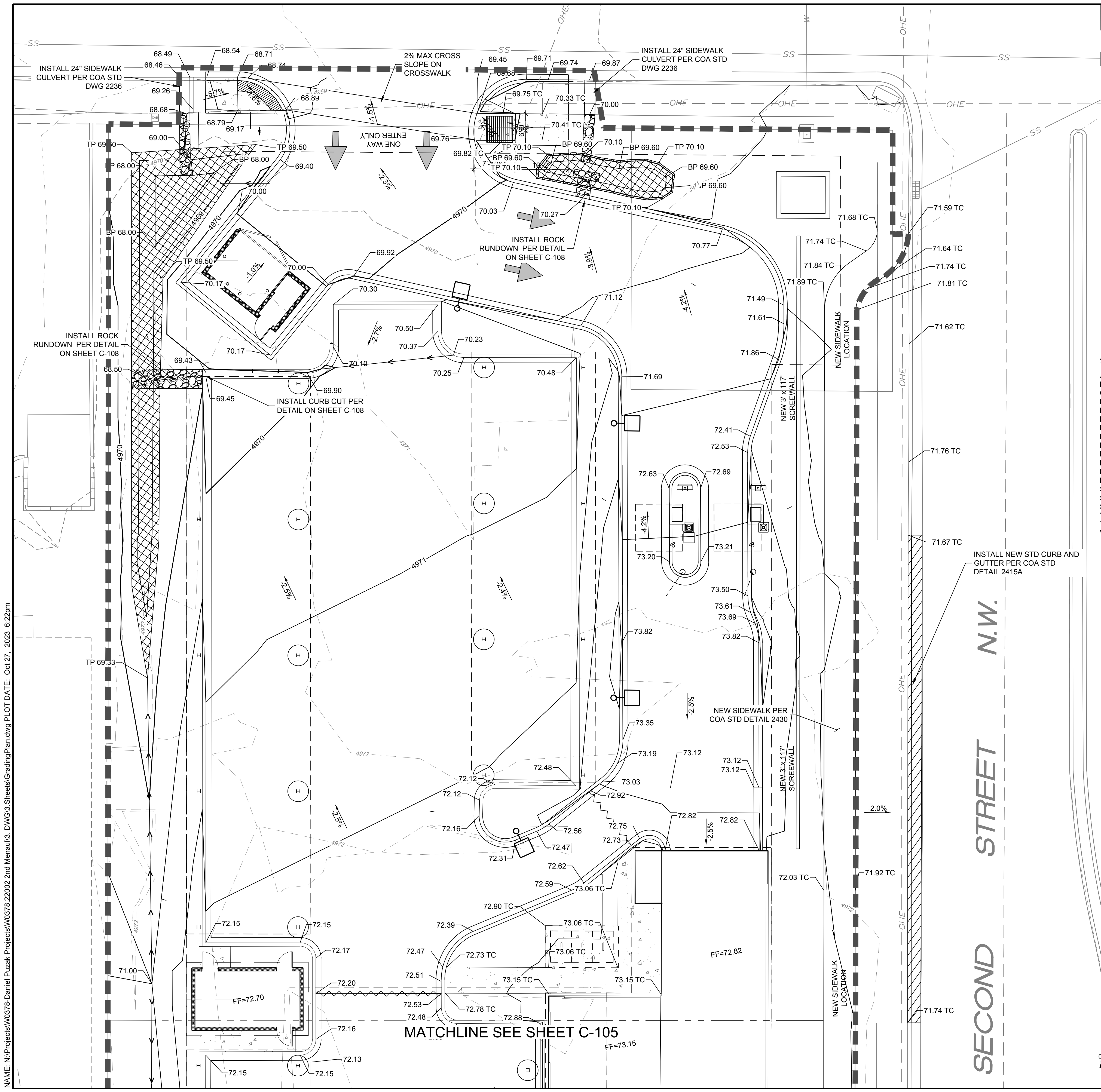
Landscape Plan

The design contained herein remains the property of The Hilltop Architects & Contractors. This is an original design and must not be released or copied unless applicable laws have been paid or a job order provided.



DRAWN BY: th
CHECKED BY: CS
DATE: 10/27/2023

SHEET #
LS-101



GRADING GENERAL NOTES

- INSTALL PAVEMENT, HANDICAP RAMPS, SIDEWALK AND ALL OTHER FEATURES WITHOUT DETAILS ON THIS SHEET PER ARCHITECTURAL PLANS.
- CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
- GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- REFER TO GEOTECHNICAL EVALUATIONS REPORT NO 1-21008 BY GEO-TEST DATED 12/22/2022.
- COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
- CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON SITE SIDEWALKS SHALL NOT EXCEED 5%.
- SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.

ABBREVIATIONS

AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
MAX	MAXIMUM
MIN	MINIMUM
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
VOL	VOLUME
TP	TOP OF POND
WTR	WATER

SITE CIVIL LEGEND:

---	PROPERTY BOUNDARY
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	LIMITS OF DISTURBANCE
---	FLOWLINE
---	GRADE BREAK / HIGH POINT
---	4"-6" DIAMETER BROKEN ROCK INSTALLED WITH 6" TYPICAL DEPTH.
---	TOP OF POND

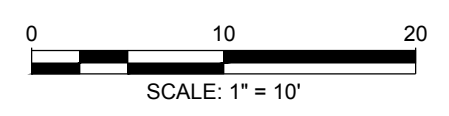
SPOT ELEVATION SYMBOLS

●	20.00 FLOWLINE
●	20.00 EG TOP OF EXISTING GROUND
●	20.00 FG TOP OF FINISHED GROUND
●	20.00 TC TOP OF CONCRETE
●	20.00 TP TOP OF POND
●	20.00 BP BOTTOM OF POND

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19- "SO-19")

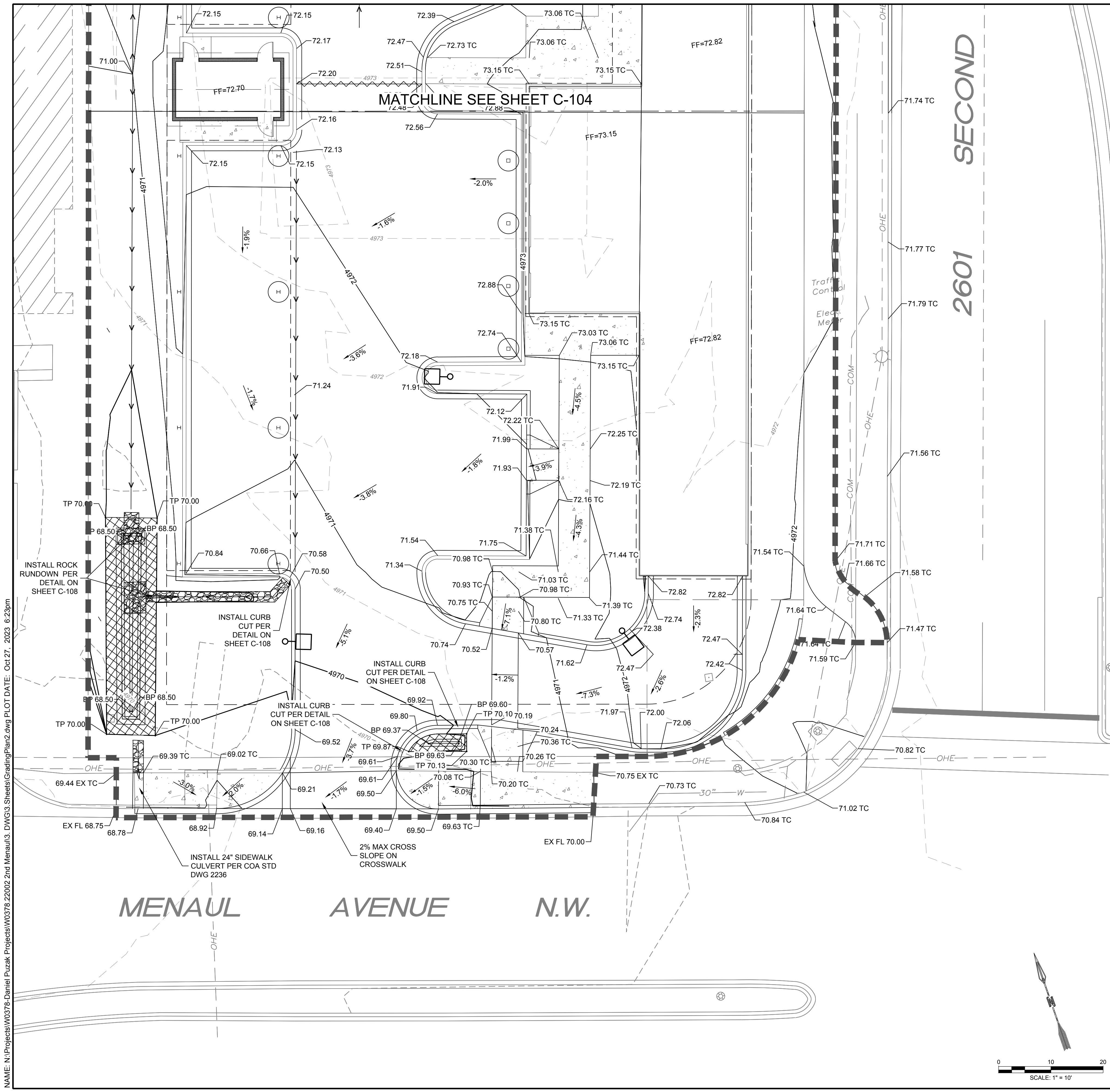
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [(505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

REV. 12/2022



NAME: N:\Projects\W0378 Daniel Puzak Projects\W0378 22002 2nd Menu\3. DWG\3 Sheets\GradingPlan.dwg PLOT DATE: Oct 27, 2023 6:22pm

DESIGNED DRAWN CHECKED DATE 10.27.2023	 COMMUNITY DESIGN SOLUTIONS 1770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87102 WWW.RESPEC.COM PHONE (505) 253-9718	SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER 10/27/2023	REVISION 1 2 3 4 5 6 7 8 9 10 11 12	STAMP 	PROJECT NAME: TIDAL WAVE 2ND MENU	SHEET TITLE: GRADING PLAN	SUBMITTED FOR: BUILDING PERMIT	SHEET NUMBER: C-104
---	---	---	---	-----------	---	-------------------------------------	--	-------------------------------



GRADING GENERAL NOTES

- INSTALL PAVEMENT, HANDICAP RAMPS, SIDEWALK AND ALL OTHER FEATURES WITHOUT DETAILS ON THIS SHEET PER ARCHITECTURAL PLANS.
- CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
- GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- REFER TO GEOTECHNICAL EVALUATIONS REPORT NO 1-21008 BY GEO-TEST DATED 12/22/2022.
- COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
- CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
- SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.

ABBREVIATIONS

AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
MAX	MAXIMUM
MIN	MINIMUM
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
VOL	VOLUME
TP	TOP OF POND
WTR	WATER

SPOT ELEVATION SYMBOLS

●	20.00	FLOWLINE
●	20.00 EG	TOP OF EXISTING GROUND
●	20.00 FG	TOP OF FINISHED GROUND
●	20.00 TC	TOP OF CONCRETE
●	20.00 TP	TOP OF POND
●	20.00 BP	BOTTOM OF POND

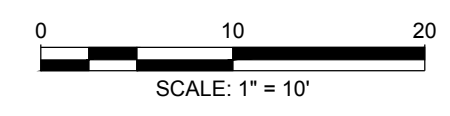
SITE CIVIL LEGEND:

---	PROPERTY BOUNDARY
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	LIMITS OF DISTURBANCE
---	FLOWLINE
---	GRADE BREAK / HIGH POINT
---	4"-6" DIAMETER BROKEN ROCK INSTALLED WITH 6" TYPICAL DEPTH.
---	TOP OF POND

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19- "SO-19")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

REV. 12/2022



NAME: N:\Projects\W0378 Daniel Puzak Projects\W0378 22002 2nd Menuul3.DWG\3 Sheets\GradingPlan2.dwg PLOT DATE: Oct 27, 2023 6:23pm

DESIGNED DRAWN CHECKED DATE 10.27.2023	RESPEC COMMUNITY DESIGN SOLUTIONS 1770 JEFFERSON STREET SUITE 200 DENVER, CO 80202 WWW.RESPEC.COM PHONE (303) 253-9118	REVISION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									STAMP 10/27/2023 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.
PROJECT NAME: TIDAL WAVE 2ND MENUUL		SHEET TITLE: GRADING PLAN									
SUBMITTED FOR: BUILDING PERMIT		SHEET NUMBER: C-105									

