



The Owner, and its successors and assigns, agrees that it will not change the tenant uses at the Property in a manner that increases the number of required off-street parking spaces unless additional parking spaces are provided. In the event that there are changes to the tenant uses which would increase the number of required off-street parking spaces on the Property, the parking calculations shall be updated by the Owner to reflect such change and presented to the City.

Furthermore, the Owner agrees that the Property shall operate an open/shared parking arrangement, whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by the users of any portion of the Property.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking areas for such items as spaces for disabled drivers, loading, designated timed areas such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Property approved by the City, or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces on the site plan.

No sale or transfer of all or any portion of the Property shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owner, successors, and assigns. This Agreement can be amended with mutual consent of the Owner and the City of Albuquerque.

**THIS AGREEMENT SHALL BE RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.**



SEAL



PROJECT

**Encuentro Home Health Facility**  
 909 4th Street SW  
 Albuquerque, NM 87102

TRAFFIC CIRCULATION LAYOUT

REVISIONS

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DRAWN BY DEKKER

REVIEWED BY DM, HFG

DATE 03/23/2026

PROJECT NO 25-0121

DRAWING NAME

TCL

SHEET NO

TCL-01

**GENERAL SHEET NOTES**

- A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES.
- B. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- C. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS AND GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
- D. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- E. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION.
- F. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ALL SITE AMENITIES AS REQUIRED.
- H. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- I. SIDEWALK JOINTS SHALL FOLLOW LAYOUT AS SHOWN ON THE SITE PLAN.
- J. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALKS, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS, AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- K. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- L. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAW) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- M. ALL SIDEWALKS AND ACCESSIBLE RAMPS TO BE CONCRETE.
- N. PARKING DETAILS NOT PROVIDED AS NO REVISIONS TO THE PARKING LOT AS PART OF THE SHARED PARKING AGREEMENT ARE PROPOSED.

**SHEET KEYNOTES**

1. PROPERTY LINE
2. CONCRETE SIDEWALK, WIDTH AS INDICATED
3. COVERED ENTRY ABOVE
4. 5'-0" HIGH WROUGHT IRON FENCE
5. 3'-0" WIDE 5'-0" HIGH PEDESTRIAN GATE
6. CMU OR CAST IN PLACE CONCRETE RAISED PLANTER
7. BICYCLE RACK
8. 2'-0" WIDE CONCRETE APRON
9. SITE BENCH
10. PREMANUFACTURED PLANTER
11. LANDSCAPED AREA
12. VERTICAL WATER STORAGE TANK
13. SIDEWALK CULVERT, REF. CIVIL
14. CONCRETE CURB AND GUTTER
15. STABILIZED CRUSHERFINES
16. EXISTING FIRE HYDRANT TO REMAIN
17. AWNING / SHADE DEVICE ABOVE
18. EXISTING CHAINLINK FENCE TO REMAIN
19. EXISTING GAS METER TO REMAIN
20. EXISTING PIPE BOLLARD
21. EXISTING GATE
22. EXISTING PIN CONNECTION TO REMAIN
23. EXISTING CMU WALL TO REMAIN
24. SITE POLE LIGHT ON CONCRETE BASE

**PROJECT DATA**

**LOCATION:**  
909 4TH ST SW, ALBUQUERQUE, NM 87102-4140

**LEGAL DESCRIPTION:**  
BARELA'S MRA ADOPTED PLAN (BARELA-CHARACTER PROTECTION OVERLAY ZONE 3-4)

**ZONING:**  
MIXED-USE - LOW INTENSITY (MX-L)

**SITE AREA:**  
0.16 ACRES (50,529.6 SF)

**CONSTRUCTION TYPE:**  
TYPE VB WOOD-FRAMED CONSTRUCTION, NON-SPRINKLERED

**SETBACKS:**  
 FRONT (MIN.): 0 FT.  
 FRONT (MAX): 15 FT.  
 SIDE (MIN): 0 FT.  
 SIDE (MAX): N/A - INTERIOR  
 REAR (MIN): 15 FT. - STREETSIDE OF CORNER LOTS  
 REAR (MAX): 0 FT. WHERE REAR LOT ABUTS A STREET OR ALLEY

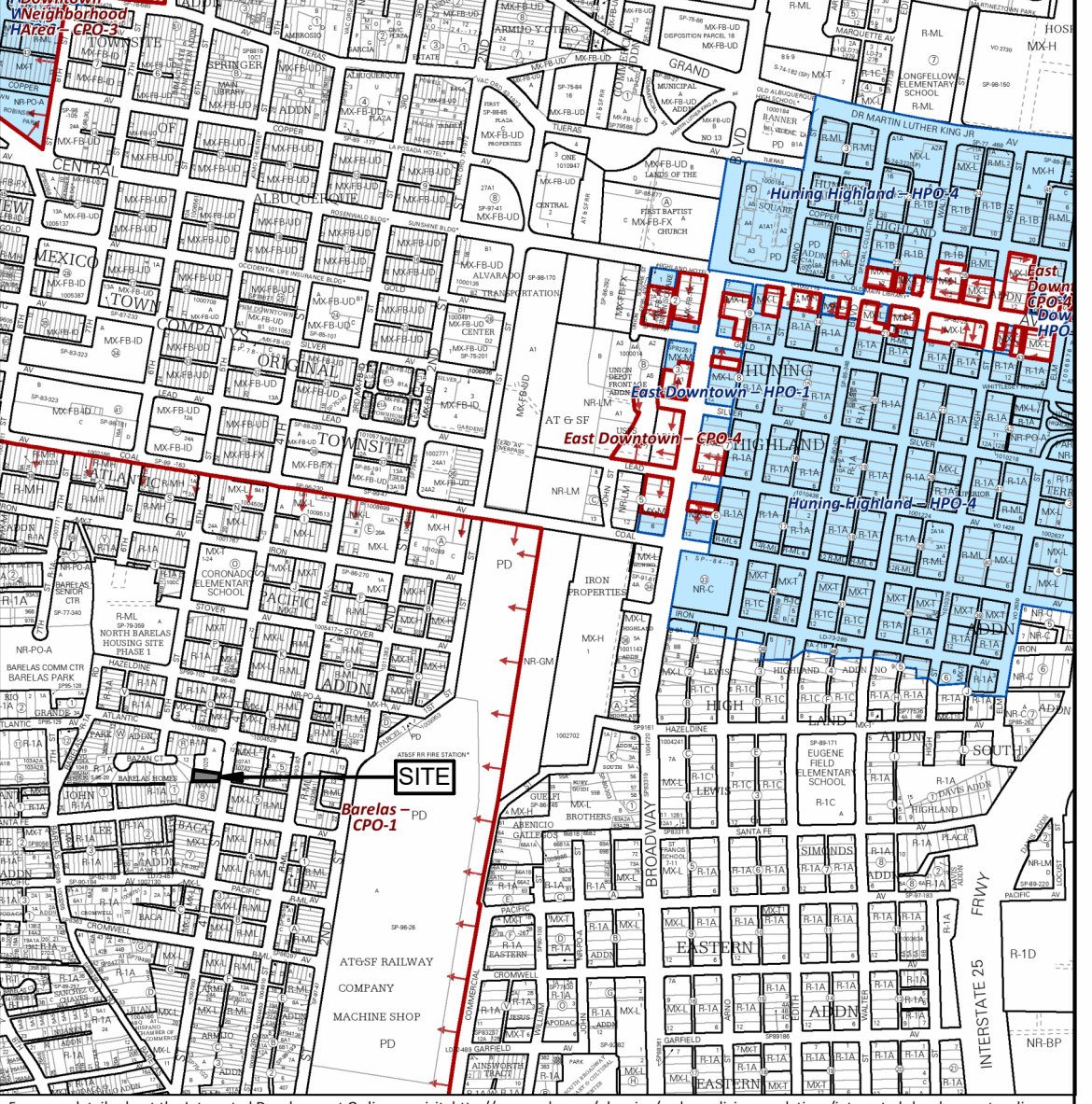
**BUILDING HEIGHT:**  
 MAXIMUM ALLOWED: 55'-0"  
 PROPOSED: 16'-1"

**PARKING REQUIREMENTS:**  
 THROUGH A SHARED PARKING AGREEMENT WITH 907 4TH STREET AND 909 4TH STREET:  
 907 4TH STREET SW: 7,200 SF X 2 SPACES FOR COMMUNITY CENTER USE = 15 SPACES REQUIRED  
 909 4TH STREET SW: 1,000 SF X 2 SPACES FOR VOCATIONAL SCHOOL USE WITHIN A MSP-PT AREA = 2 SPACES REQUIRED  
 TOTAL SHARED PARKING SPACES REQUIRED = 15 + 2 = 17 SPACES  
 TOTAL SHARED PARKING SPACES PROVIDED = 24 SPACES

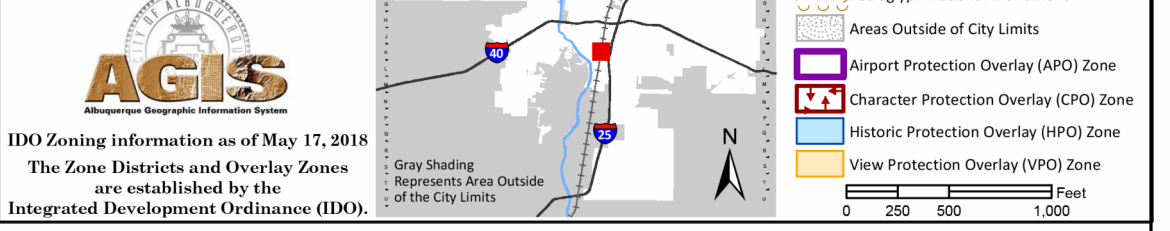
**BICYCLE PARKING:**  
 REQUIRED: 3 SPACES  
 PROVIDED: 2 BICYCLE RACKS, 4 SPACES

**SOLID WASTE NARRATIVE:**  
 TRASH SHALL BE MANAGED ON THE SITE OF 909 4TH STREET SW BY UTILIZING THE WASTE RECEPTACLES INSIDE OF THE EXISTING 907 4TH STREET SW BUILDING. TRASH IS TAKEN FROM THE EXISTING BUILDING BY BUILDING MAINTENANCE TO THE EXISTING DUMPSTER LOCATED AT THE NORTHWEST CORNER OF 907 4TH STREET SW (AS INDICATED ON PLAN) TO BE SERVICED BY CITY OF ALBUQUERQUE WASTE MANAGEMENT.

**ZONE ATLAS**

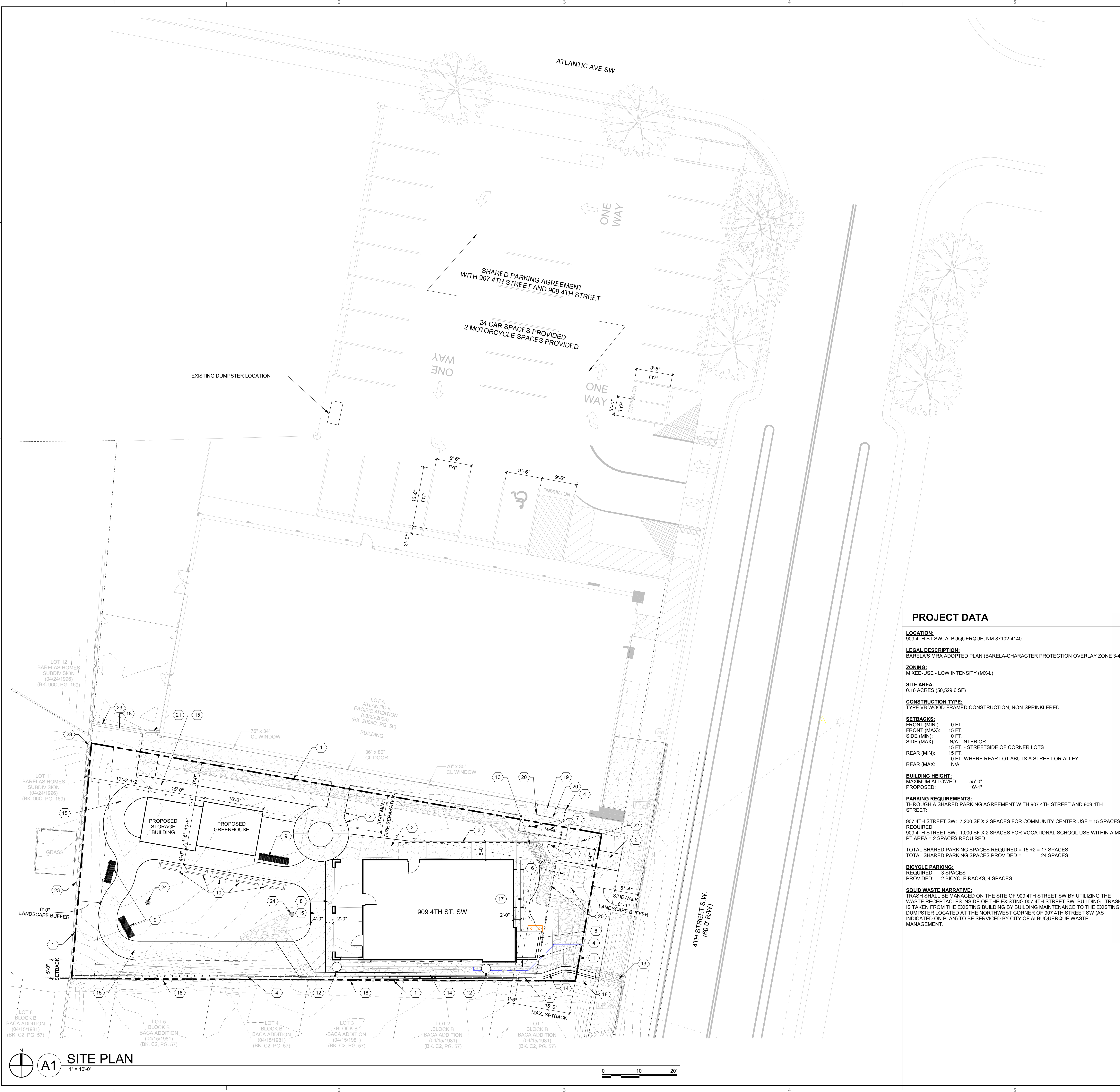


**IDO Zone Atlas May 2018**

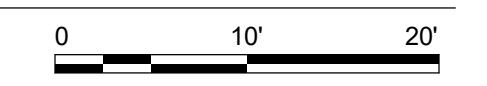


**LEGEND**

- PROPERTY LINE
- FENCE
- - - SETBACK
- ⊕ SITE POLE LIGHT ON CONCRETE BASE



**A1 SITE PLAN**  
1" = 10'-0"



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