March 24, 2016

Richard J. Berry, Mayor

George T. Rodriguez George T. Rodriguez Development Consultant 12800 San Juan NE Albuquerque, NM, 87123

RE: Marble Brewery (Montgomery)

Grading and Drainage Exhibit

Engineer's Stamp Date 3-21-16 (File: G21D043)

Dear Mr. Rodriguez:

Based upon the information provided in your submittal received 3-22-2016, the above referenced Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required for Transportation; during that review, the grading improvements will be inspected. A Hydrology Certification will not be required given the small scale of the paving improvements.

PO Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: Drainage file



# FAST TRACK

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET ART 1/2:14

Project Title: MARBLE BREWERY	_ Building Permit #:	(G211045):Hydrology File #:
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		Work Order#:
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Address: 12800 EXXVIIIA	1 10-0	بارنین جورون نواز بازی این این این بازی بازی بازی بازی بازی بازی بازی بازی
Phone#: 610-0593	_ Fax#:	E-mail: pawrod@hotmail.co
Other Contact:		Contact:
Address:		
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TRAFFIC/ TRANSPORTATION		BUILDING PERMIT APPROVAL
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March 24, 2016



Richard J. Berry, Mayor

George T. Rodriguez George T. Rodriguez Development Consultant 12800 San Juan NE Albuquerque, NM, 87123

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Engineer's Stamp Date 3-21-16 (File: G21D043)

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Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required for Transportation; during that review, the grading improvements will be inspected. A Hydrology Certification will not be required given the small scale of the paving improvements.

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New Mexico 87103

Abiel Carrillo, P.E.

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Principal Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: Drainage file

Albuquerque - Making History 1706-2006

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0.999843671 Happing Angle: -00'09'38 03" NASP CENTRAL ZONE NAD 83 9904 MONTGOMERY BOULEVARD, (105 R.O.W.) 9998 MONTGOMERY BOULEVARD, N.E. (106' R.O.W.) 40.2'± ASPHALT PARKING COMMERCIAL BUILDING 62 B' 110.00 <u>م</u> ~ LOT 2 0 % EQUIPMENT APEA / ESMT. (SEE NOTE 6) Z 1 INCH = 20 FEET MONUMENT LEGEND: O = FOUND/SET MONUMENT AS NOTED:
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August 26, 2016

George Rodriguez-Development. Consultant George Rodriguez 12800 San Juan NE Albuquerque, NM 87123

Re: Marble Brewery - 9904 Montgomery Blvd., NE

Request for Certificate of Occupancy- Transportation Development

Engineer's Stamp dated 3-18-16 (G21D043)

Certification dated 08-23-16

Dear Mr. Rodriguez,

Based upon the information provided in your submittal received 08-23-16, Transportation Development has no objection to the issuance of a <u>Permanent Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>Permanent Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Albuquerque

New Mexico 87103

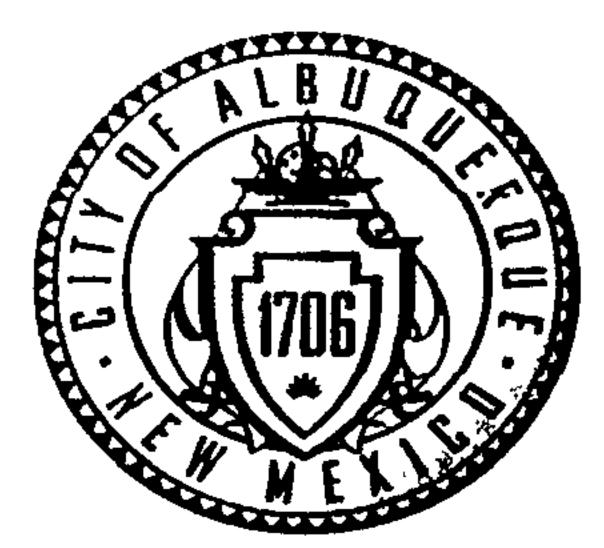
www.cabq.gov

Racquel M. Michel, P.E.

Sincerely,

Traffic Engineer, Planning Dept. Development Review Services

mao via: email C: CO Clerk, File



# City of Albuquerque

Planning Department
Development & Building Services Division



Project Title: MAKBLE BREWERY	Building Permit #:	Hydrology File #:G2/D043
DRB#:	_EPC#: Work Order#:	
Legal Description: <u>MRTH 250'0F 2</u>	AST 200 OF LOTIS	CODA DEVELOPMENT SUBL
City Address: <u>9904 MONTGON</u>	15RY N.E.	
LEVI J. V.L. DEZ. Applicant: GEORGE T. ROORIGE	P.E. IEZ-DEVELOMENT	CONSUL Contact: GEORGE RODRIGE
Address: 12800 SAN MIXIX	E. ALBUQUER	MENNENICO 87123
Address: 12800 SAN JUAN N Phone#: 505-610-0593	_ Fax#:	E-mail: pawrod@hotma
Other Contact:		Contact:
Address:		
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DATE SUBMITTED: <u>08-24-/6</u>	By: EORGE ]	- RODRIGUEZ

12800 San Juan NE Albuquerque, NM 87123

City Of Albuquerque
Transportation Development Section
Plaza Del Sol Building
Albuquerque, New Mexico

Re: TCL Certification of 9904 MONTGOMERY BLVD. N.E. (G21-D043)

### TRAFFIC CERTIFICATION

HEREBY CERTIFY THAT THIS PROJECT HAS IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03-18-16, THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS JOHNSTON OF THE FIRM WAYJOHN SURVEY, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08-16-16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC LAYOUT ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING TO FER TO THE RECORD DOCUMENT ARE ADVISED TO OBTAIN

ANY OTHER PURPOSE.

Signature of Engineer

08-23-16

Date

AUG 2 3 2016

PROFESSIONAL

ENGINEER'S STAND DEVELOPMENT SECTION



August 17, 2016

Levi J. Valdez George Rodriguez 12800 San Juan NE Albuquerque, NM 87123

Re: Marble Brewery

9904 Montgomery Blvd., NE Traffic Circulation Layout

15-Day Temporary Certificate of Occupancy- Traffic Certification Only

Engineer's Stamp dated 03-18-16 (G21D043)

Certification dated XX-XX-XX-

Dear Mr. Valdez,

Based upon the information provided in your submittal received 08-17-16, Transportation Development will issue a <u>15-day Temporary Certificate of Occupancy</u> based solely on the Traffic Certification dated 08-16-2016. This letter serves as a "green tag" from Transportation Development for a <u>15-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

Albuquerque

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the Transportation Department must receive a complete acceptable submittal package from the applicant including

1. The approved and stamped TCL, with any changes drawn in red.

New Mexico 87103

2. Transportation Certification letter on either the plan or applicants letterhead.

3. A Drainage Transportation Information Sheet (DTIS)

4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

www.cabq.gov

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

mao via: email C: CO Clerk, File AUG 2 3 2016

LAND DEVELOPMENT SECTION



August 17, 2016

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9904 Montgomery Blvd., NE Traffic Circulation Layout

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Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

mao via: email C: CO Clerk, File



# FAST TRACK!

# City of Albuquerque

Planning Department

Development & Building Services Division

Development & Danielle DRAINAGE AND TRANSPORTATION INFORMATION SHEET REV 12:14

G21043

Project Title: MARBLE BREWERY	_Building Permit	#: Hydrology File #:
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Legal Description: N. 250 2F Exst	- 200 OF L	OTI (TIDA NEUFILIDILITY TO SUIZ)
City Address: 9904 MONTGO	MERY BL	10. K. F.
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Applicant: GERGE T. RUDRIGIEZ	2-17-WEI	CONSHLTANT Contact: COPER RODUSTIO
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March 23, 2016

George Rodriguez George T. Rodriguez-Development Consultant 12800 San Juan NE Albuquerque, NM 87123

Re: Marble Brewery

9904 Montgomery Blvd., NE Traffic Circulation Layout

Engineer's/Architect's Stamp dated 3-18-16 (G21-D043)

Dear Mr. Rodriguez,

The TCL submittal received 3-22-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

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

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



# FAST. TRACK

# City of Albuquerque

### Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (RFV 1/2-1/4 Project Title: MARBLE BREWERY \_\_ Building Permit #:\_\_\_\_\_ Hydrology File #: \_\_\_\_\_\_\_ DRB#: EPC#: Work Order#: Legal Description: N. 250' 7F Ex CEDA DEVELOPMENT SUBD-City Address: Applicant: GEORGE T. RODRIGUEZ-DEVEL. CONSULTANT Contact: GEORGE PEDPLETIES. Address: 12800 EXN JUAN W. E. CITY Phone#: 616-0593 Fax#: E-mail: pawrode hottoai, Other Contact: Contact: Address: \_\_\_\_\_ Phone#: Fax#: E-mail: Check all that Apply: DEPARTMENT: TYPE-OF APPROVAL/ACCEPTANCE SOUGHT: HYDROLOGY/ DRAINAGE BUILDING PERMIT APPROVAL TRAFFIC/ TRANSPORTATION CERTIFICATE OF OCCUPANCY \_\_\_ MS4/ EROSION & SEDIMENT CONTROL GRADING/ESC PERMIT APPROVAL TYPE OF SUBMITTAL: \_\_\_\_AS-BUILT CERTIFICATION PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL \_\_\_\_ CONCEPTUAL G & D PLAN MAP 2 2 2016 SITE PLAN FOR BLDG. PERMIT APPROVAL \_\_\_\_ GRADING PLAN FINAL PLAT APPROVAL \_\_\_\_ DRAINAGE MASTER PLAN LAND DEVELOPMENT SECTION \_\_\_\_ DRAINAGE REPORT SIA/ RELEASE OF FINANCIAL GUARANTEE \_\_\_\_CLOMR/LOMR FOUNDATION PERMIT APPROVAL SO-19 APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) \_ PAVING PERMIT APPROVAL TRAFFIC IMPACT STUDY (TIS) \_\_\_ GRADING/PAD CERTIFICATION \_\_\_\_ NEIGHBORHOOD IMPACT ASSESMENT (NIA) WORK ORDER APPROPARO \_\_\_\_ CLOMR/LOMR \_\_\_EROSION & SEDIMENT CONTROL PLAN (ESC) \_\_\_OTHER (SPECIFY)\_ OTHER (SPECIFY) LAND DEVELOPMENT SECTION! IS THIS A RESUBMITTAL?: 03-21-16 DATE SUBMITTED: By: 4

COA STAFF:

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

FEE RECEIVED:

### AMENDMENT ONE

### DECLARATION OF ACCESS EASEMENT AND PARKING AGREEMENT

THIS AMENDMENT TO DECLARATION OF ACCESS EASEMENT AND PARKING AGREEMENT ("Amendment") is made as of this 3rd day of March, 2016, by and among 9904 Montgomery, LLC, ("Parcel 1") and Harden Enterprise, LLC, ("Parcel 2").

### WITNESSETH

THIS DECLARATION, made this <u>8</u> day of October, 2015, by Harden Enterprises, LLC and 9904 Montgomery, LLC, recites and provides as follows:

WHEREAS, Owners of Parcel 1 and Parcel 2 to amend the terms of the Declaration of Access Easement and Parking Agreement.

NOW THEREFORE, in consideration of the mutual terms contained herein, the Declaration of Access Easement and Parking Agreement shall be modified as follows:

### RECITALS

- The foregoing recitals are incorporated herein by reference as though set forth in detail.
- 9904 Montgomery, LLC., is the owner of real property more fully described in attached "Exhibit A" and incorporated by this reference as "Parcel 1."
- Harden Enterprises LLC, is the owner of real property more fully described in attached "Exhibit A" and incorporated by this reference as "Parcel 2."
- The above described properties comprising Parcel 1 and Parcel 2 when referred to jointly will herein after be known as "Properties."
- Harden Enterprises, LLC hereby dedicates, grants and establishes for the benefit of 9904 Montgomery, LLC its employees, agents, guests, invitees, tenants, lessees, subtenants, licensees, heirs, successors and assigns the following easements:
  - One non-exclusive easement for a driveway for vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways as shown in Exhibit A;

Doc# 2016020677

- One non-exclusive easement for the parking of vehicles between the hours beginning at 4:00 p.m. and ending at 1:00 a.m. the next morning over, on and across the areas within the Properties constituting parking areas as shown in Exhibit A;
- Non-exclusive easement for pedestrian and vehicle passage across common Northern property line of Parcel 2 and the Southerly line of Parcel 1.

### 1. MUTUAL INDEMNITY

9904 Montgomery, LLC indemnify, defend, and hold harmless Harden Enterprises, LLC for, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the easements areas, unless caused by negligence or willful misconduct of Harden Enterprises, LLC. In addition, 9904 Montgomery, LLC Shall maintain property and liability insurance during the entire term of this Agreement adequately insuring its activities related to the use of Parcel 2 in an amount not less than \$1,000,000.00 per occurrence.

### 2. TERM

The easements, covenants and restrictions herein provided for shall be appurtenant to and run with the Properties for ten (10) years from the date of this agreement with the option of two (2) ten (10) year extensions at the termination of ten (10) years from the date of this Agreement. This Declaration may only be modified or amended, by a recordable instrument executed by the owners of all Properties. This agreement may be terminated by Harden Enterprises, LLC where 9904 Montgomery, LLC is in default, served notice of such default, and fails to cure said default within five (5) days for a monetary default and fifteen (15) days to cure any and all other defaults. Following the default, Harden Enterprises, LLC may pursue all remedies available to it under this Agreement and by law.

### 3. OPTION TO EXTEND

Provided the Owner of Parcel 1 is not in current default under the terms of the Agreement, the Owner of Parcel 1 may renew this Declaration of Access Easement and Parking Agreement by giving Lessor written notice, may extend the Term of this Lease for Two (2) additional period(s) of ten (10) year(s). First ten (1) year renewal option shall be on the same terms and conditions. Second (2) renewal option rent payment shall be increased to One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) per month. Lessee shall exercise each of said option(s) by delivering written notice to Lessor no less than one hundred eighty (180) days nor

more than three hundred sixty-five (365) days before the expiration of the then current Term in effect, whether it is the initial Term or an extended Term.

### 4. FEES and PAYMENT

Payment for the use and enjoyment of the herein defined easements and parking agreements will be made monthly to Harden Enterprises, LLC in the amount of One Thousand and 00/100 Dollars (\$1,000.00) during the pendency of this easement and agreement. Payment will be made on the first of each month commencing upon the signing of this document. The first month and last month of the agreement will be prorated by dividing One Thousand and 00/100 Dollars (\$1,000.00) by the number of days in the month and calculated by multiplying that result by the days this easement and agreement were in effect that month.

### 5. IMPEDEMENT

Provided the Owner of Parcel 1 is not in default under the terms of this Agreement, the owner of Parcel 2 shall not, without the express written consent of the other owner of Parcel 1 take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstruction, or preventing any other person or entity having rights under this Declaration from their full use and enjoyment of the easements herein granted; including but not limited to, charging for the use of parking, installation of a gate, fence, or parking control device, removal of overhead lighting, and obstruction of pedestrian traffic. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Parking Property which constitute parking areas, driveways, and roadways on any exhibit shall not be blocked, obstructed or impeded.

### 6. IMPROVEMENTS

Any and all improvements or modification to Parcel 2 which would materially affect the usability or enjoyment of Parcel 2, made after the signing of this Agreement, must be agreed upon prior to execution by the written consent of both parties.

Following the date of this Agreement Harden Enterprises, LLC. will allow the following improvements to be made by 9904 Montgomery, LLC upon the common property line Northern of the Parcel 2 and the Southerly line of Parcel 1:

- The removal of all of the existing "Pro-panel fence" to allow a drive access per Exhibit A
- A drive ramp from Parcel 1 to Parcel 2 will be installed to allow vehicle ingress/egress between the properties;
- · A stairway and required landscaping will be installed to allow pedestrian ingress/egress between the properties.

Harden Enterprises, LLC will contribute to 9904 Montgomery, LLC the sum of Two Thousand 00/100 Dollars (\$2,000.00) for improvements upon execution of this Amendment. The remaining above listed improvements will be the responsibility of 9904 Montgomery, LLC.

### 7. MAINTENANCE

Each party, at its sole cost and expense, shall keep and maintain the easements areas in a commercially reasonable condition and a safe state of repair. All current maintenance, utility and operating costs of the lighting on the ingress and egress and parking area of Parcel 2 is the responsibility of Harden Enterprises, LLC and is to be diligently performed. Owner of Parcel 1 shall maintain, at its sole expense, the ramp, stairway and landscaping as outlined herein.

### 8. RUN WITH THE LAND

This Declaration and the rights crated hereby, including, but not limited to, the easements created hereunder shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Properties, from and after the date of recording of this Declaration. Any person acquiring possession of, title to or interest in the Properties or any part thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Properties shall be deemed, by acceptance of such interest, to have agreed to be bound by all the provisions of this Declaration.

### 9. FIRST RIGHT OF REFUSAL.

In the event owner of Parcel 2, outside of Parcel 2's children, has an offer to purchase the building and parcel at 9900 Montgomery Blvd NE, Albuquerque NM and the said ingress/egress parking easement parcel as described on Exhibit A during the term of this Lease owner of Parcel 1 will have first right of refusal to purchase the said parking lot/easement, parcel and building. Owner of Parcel 2 shall notify Owner of Parcel 1 of the purchase offer and Owner of Parcel 1 shall have 72 hours to sign a purchase agreement.

### 10. WRITTEN NOTICE.

All notices and other communications given hereunder shall be in writing and shall be communicated to the address(es) / number(s) below via either certified or registered mail, return receipt requested, postage prepaid by air or surface parcel delivery service; overnight delivery, delivery fees prepaid; facsimile with transmission confirmation; or hand delivery with delivery confirmation.

Parcel 1 address:

9904 Montgomery LLC.

C/O Coe and Peterson, LLC

7001 Menaul NE

Albuquerque, NM 87110 PHONE: 505.884.1468 FAX: 505.275.0932

Parcel 2 address:

ADDRESS: Harden Enterprises LLC-

P O Box 1777

Tijeras, NM 87059

PHONE:

505-259-8542

FAX:

Email:

markharden 1955@gmail.com

Either Owner of Parcel 1 or Owner of Parcel 2 may by written notice to the other at any time and from time to time designate a different address or fax number to which written notices shall be sent. Such written notices, demands or declarations shall be deemed sufficiently served or given for all purposes hereunder three (3) days after the time they shall be mailed by United States registered or certified mail, one (1) day after they are properly deposited with Federal Express or similar overnight delivery service for overnight delivery or immediately upon fax receipt or hand delivery, as aforesaid.

### 11. Change of Ownership.

Either Owner of Parcel 1 or Owner of Parcel 2 may by written notice to the other party exchange, sell, assign, transfer or convey any ownership interest in owned Parcel. Declaration herein stated shall remain in full force and effect and with the land.

NOW, THEREFORE, in consideration of the grants and agreements herein made and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and Declarants hereby subject the Properties to the aforementioned cross access easements and shared parking agreements:

IN WITNESS WHEREOF, this instrument is executed on the day and year affirmed below.

(signatures on following page)

### DECLARANTS:

Harden Enterprises, LLC

Mark Harden

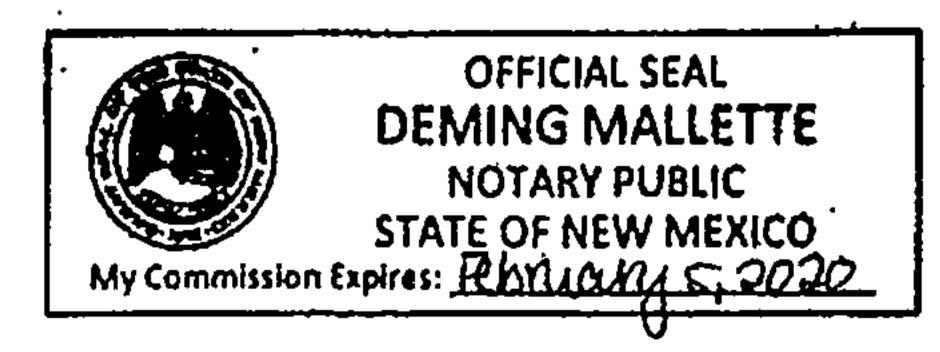
Harden Enterprises, LLC

### STATE of NEW MEXICO

### COUNTY of BERNALILLO

The foregoing instrument was acknowledged before on this Harden who produced a valid driver license as identification. By, my hand and seal:

SEAL



Notary Signature

My Commission Expires 02/2020

9994 Montgomery, LLC

By:

Steven Coe, Managing Member

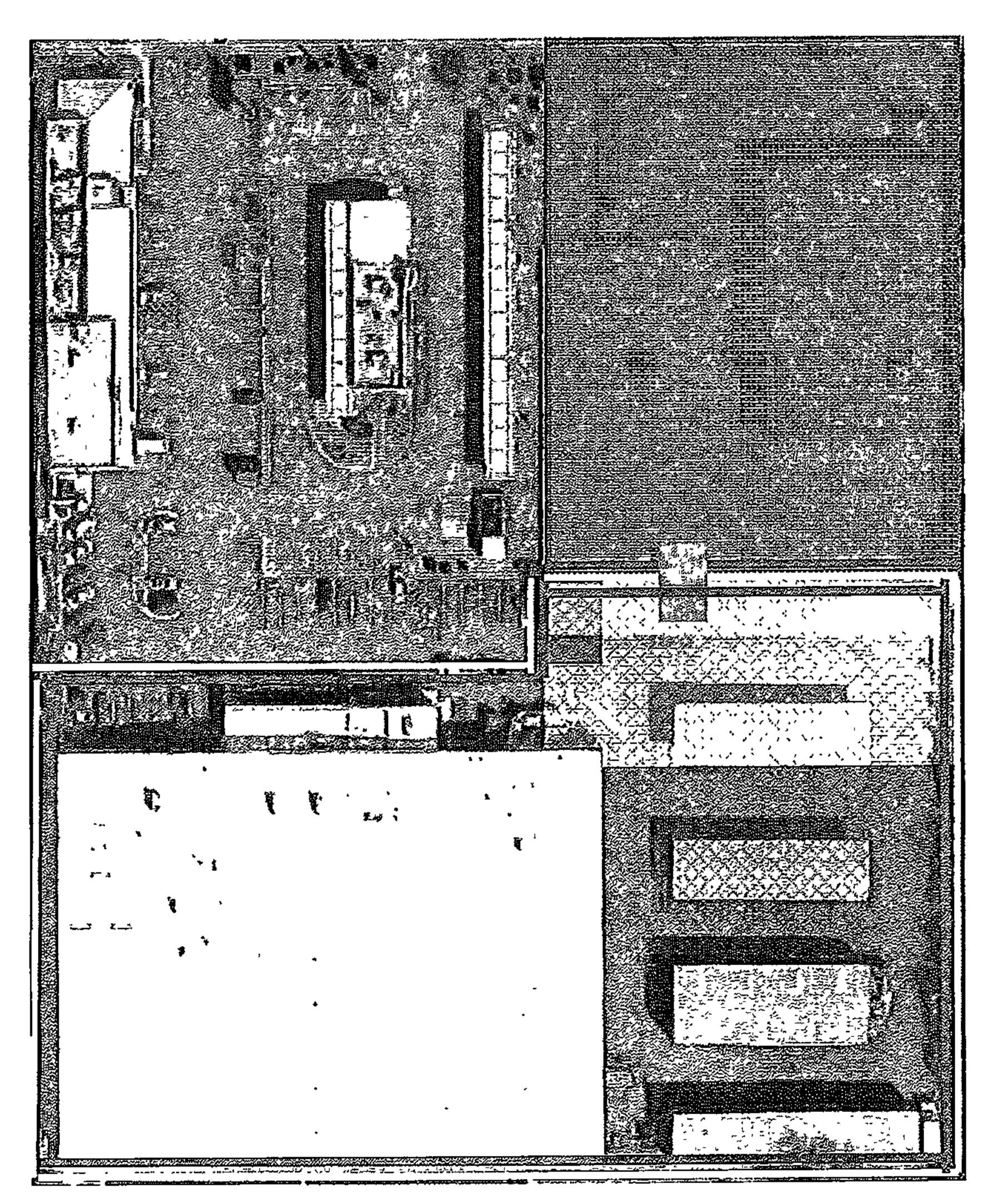
9904 Montgomery, LLC

### STATE of NEW MEXICO

### COUNTY of BERNALILLO

<b> </b>		
0 0	strument was acknowledged before on thisby Steved a valid driver license as identification. By my hand and scal	vei
Ooo who proud	Wenning Washer	
SEAL	CENING N. CLIFE Notary Signature	
	My Commission Expires 1/2020	
WITNESSES:	· · · · · · · · · · · · · · · · · · ·	•
By:	By:	
Name:	Name:	

### EXHIBIT A



Parcèl i	Perimeter Parcel 2
Ingress/ Egress easement	Perimeter Parcel 1
ingress/ Egress and Parking Easement	Perimeter First Right of Refusal

# INDRANT LOCATIONS





March 9, 2016

George Rodriguez-Development. Consultant George Rodriguez 12800 San Juan NE Albuquerque, NM 87123

Re: Marble Brewery

9904 Montgomery Blvd., NE Traffic Circulation Layout

Engineer's/Architect's Stamp NO STAMP (G21-D043)

Dear Mr. Rodriguez,

Based upon the information provided in your submittal received 3-4-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- Please identify location of Fire Department connection. If located on side of building, an access isle must be provided and no parking allowed in front of connection site.
- 3. Identify all existing access easements and rights of way with dimensions.
- 4. Identify the right of way width, medians, curb cuts, and street widths on Montgomery Blvd.
- 5. Please detail ADA ramp to building entrance, along with all building or patio entrances.
- 6. Please list the width and length for all existing and proposed parking spaces.
- 7. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.
- 8. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
- 9. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- 10. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.

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New Mexico 87103

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- 11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- 12. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
- 13. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 14. Please provide a sight distance exhibit (see the *Development Process Manual*, *Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for all entrances/exits on Montgomery Blvd.
- 15. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
- 16. Please include a copy of your shared access agreement with the adjacent property owner.
- 17. On-Street parking Allowance to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Racquel Michel prior to TCL approval. The application requires at least 30 working days. On-street parking allowances are based on available parking along public right-of-ways fronting the property. The business will only be granted 50% credit for available street parking.
- 18. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- 19. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- 20. Please include two copies of the traffic circulation layout at the next submittal.

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New Mexico 87103

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

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COA STAFF:

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

# FAST TRACK! City of Albuquerque

Planning Department

Planning D	epartment		
Development & Building Services Division			
DEVElopment & Building Services Division  G 2100 43  DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016) 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.			
	HATTOTALION STILLET (REV 1/2016)		
Project Title: MABLE BREWERY Building Per	rmit #: Hydrology File #:		
DRB#: EPC#:			
Legal Description: N. 250 OF EAST 200 OF City Address: 9904 MONTGOMERY B	LIVO KO F		
City Mudicos			
Applicant: GRODRIGE FZ-174/E/	La CONSULTANT Contact: STOPET PODRIGUEZ		
110000 THE THE			
Phone#: 615-0593 Fax#:	De in De la Santa de la		
rioneπ. <u>στο στο</u> rax#: rax#:	E-mail: pawrod@hotmai/		
Other Contact:	Contact:		
Address:			
Phone#: Fax#:	E-mail:		
Check all that Apply:			
DEPARTMENT:	TYPE-OF APPROVAL/ACCEPTANCE SOUGHT:		
HYDROLOGY/ DRAINAGE	BUILDING PERMIT APPROVAL		
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY		
MIST EROSION & SEDIMENT CONTROL	GRADING/ESC PERMIT APPROVAL		
TYPE OF SUBMITTAL:			
AS-BUILT CERTIFICATION	PRELIMINARY PLAT APPROVAL		
	SITE PLAN FOR SUB'D APPROVAL		
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL		
GRADING PLAN	FINAL PLAT APPROVAL		
DRAINAGE MASTER PLAN			
DRAINAGE REPORT	SIA/ RELEASE OF FINANCIAL GUARANTEE		
SIAV RELEASE OF FINANCIAL GUARANTEEFOUNDATION PERMIT APPROVAL			
	SO-19 APPROVAL		
TRAFFIC CIRCULATION LAYOUT (TCL)	PAVING PERMIT APPROVAL		
TRAFFIC IMPACT STUDY (TIS)	GRADING/ PAD CERTIFICATION		
NEIGHBORHOOD IMPACT ASSESMENT (NIA)	WORK ORDER APPROPARE IS IN IS		
EROSION & SEDIMENT CONTROL PLAN (ESC)  — CLOMR/LOMR  MAR 0 4 2013			
OTHER (SPECIFY)	PRE-DESIGN MERTING?		
	THE OPMENT SECTION		
	PRE-DESIGN MERTING?  OTHER (SPECIFY) LAND DEVELOPMENT SECTION		
IS THIS A RESUBMITTAL?: Yes No			
DATE SUBMITTED: 03-04-16 By:	Estre J. Rother		

FEE RECEIVED: \_\_\_\_