

CITY OF ALBUQUERQUE



March ²³15, 2016

James C. Lewis
904 Princeton SE
Albuquerque, NM

Re: Range Cafe
1050 Rio Grande NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 3-11-16 (H13-D029)

Dear Mr. Lewis,

The TCL submittal received 3-11-16 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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: **1050 Rio Grande NW** Building Permit #: _____ City Drainage #: **H13D029**
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: **Tr a plat of lands of Harry J Garcia Tr a middle Rio Grande Conservancy District Property map #35 cont 1.1273 ac/ml.**
City Address: **1050 Rio Grande NW, Albuquerque, NM 87104**

Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Owner: **G3 Investors, LLC** Contact: **Edward Garcia**
Address: **P.O.Box 26207, Albuquerque, NM 87125**
Phone#: **505-260-5188** Fax#: _____ E-mail: **egarcia@garciacars.com**
Architect: **James C Lewis** Contact: **James C Lewis**
Address: **904 Princeton SE**
Phone#: **505-247-1529** Fax#: _____ E-mail: **gdi@mac.com**
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

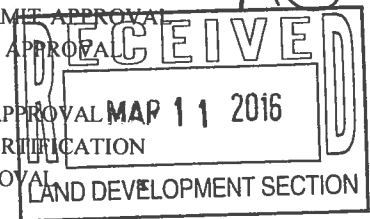
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: **03/11/16** By: **James C Lewis**

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☒ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

GRANT OF ACCESS EASEMENT

GARCIA REAL ESTATE INVESTMENTS, LLC ("**Grantor**"), a New Mexico limited liability company, whose address is c/o Edward T. Garcia, PO Box 26207, Albuquerque, New Mexico 87125-6207, and G3 INVESTORS, LLC ("**Grantee**"), a New Mexico limited liability company, whose address is c/o Edward T. Garcia, PO Box 26207, Albuquerque, New Mexico 87125-6207, for valid consideration, agree as follows:

1. Grantor is the owner of the following real property in BERNALILLO COUNTY, New Mexico (the "**Easement Parcel**");

Tract 234a, M.R.G.C.D. Map No 35, as shown on attached Exhibit A and more generally known as 1100 Rio Grande Blvd. NW, Albuquerque, New Mexico 87104.

2. Grantee is the owner of Tract A, Plat of Lands of Harry J Garcia, Map Book 95C, Folio 98, filed with the Bernalillo County Clerk on March 20, 1995, containing 1.1273 acres, more or less, in Bernalillo County, New Mexico, also as shown on attached Exhibit A, and more generally known as 1050 Rio Grande Blvd. NW, Albuquerque, New Mexico 87104 (the "**Benefitted Parcel**").

3. Grantor hereby grants to Grantee a private access easement across the Easement Parcel which is twenty-five (25) feet in width and lies in the general location shown on attached Exhibit A, provided that Grantor reserves the right to relocate the easement from time to time as provided herein.

4. The purpose of this easement is to create common access between the Easement Parcel and the Benefitted Parcel for use by pedestrians, private passenger vehicles, and occasional on-site commercial delivery vehicles.

5. Grantor reserves the right to relocate and modify this easement from time to time, in Grantor's reasonable discretion, provided the access provided by this easement shall not be less than twenty-five (25) feet in width, and that any such modification shall not materially interfere with use of the easement for the purpose stated herein.

6. This easement is not intended as a public right-of-way nor to permit regular commercial truck traffic or use by over-size vehicles.

7. This easement is non-exclusive. Grantor reserves the unrestricted right to grant use of this easement to others, and to grant other easements upon, under, above and within the Easement Parcel, for the same, other and different purposes, provided such other easements shall not materially interfere with use of this easement for the purpose stated herein.

8. This easement is intended to run with the land (with respect to both the Easement Parcel and the Benefitted Parcel), and to be appurtenant thereto, and no interest in this easement may be severed from or transferred independently of the land.

9. Grantee acknowledges that in consideration of this easement across the Easement Parcel, Grantee has agreed to enter into a future reciprocal cross-access and parking easement agreement with Grantor and other affiliates of Grantor, covering the Benefitted Parcel, the Easement Parcel, and other adjacent parcels owned and/or controlled by Grantor, Grantee, and/or their affiliates, upon demand by Grantor.

10. The parties shall possess all rights and remedies for enforcement and/or breach of this Agreement as may exist at law or in equity, provided that the parties relinquish any remedy of self-help obstruction of any then-in-use drive aisle associated with this easement, in the absence of a prior Court order.

11. This is the entire agreement between the parties on the matters it addresses and may be amended only by an agreement in writing signed by the parties or their lawful successor(s) in interest.

Effective Date: 07-11-16

GARCIA REAL ESTATE INVESTMENTS, LLC,
Grantor

By: _____

Edward Garcia, Managing Member

G3 INVESTORS, LLC,
Grantee

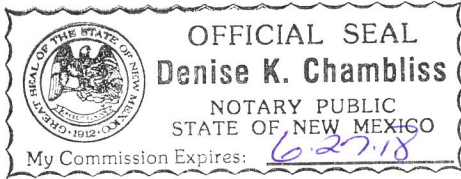
By: _____

Edward Garcia, Managing Member

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
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COUNTY OF BERNALILLO)

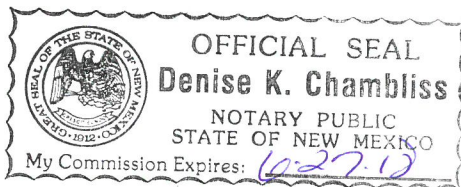
The foregoing instrument was acknowledged before me this 11 day of March, 2016 by Edward Garcia, Managing Member, on behalf of Garcia Real Estate Investments, LLC, a New Mexico limited liability company.



Denise K. Chambliss
NOTARY PUBLIC
My Commission Expires: 6.27.18

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 11 day of March, 2016 by Edward Garcia, Managing Member, on behalf of G3 Investors, LLC, a New Mexico limited liability company.



Denise K. Chambliss
NOTARY PUBLIC
My Commission Expires: 6.27.18

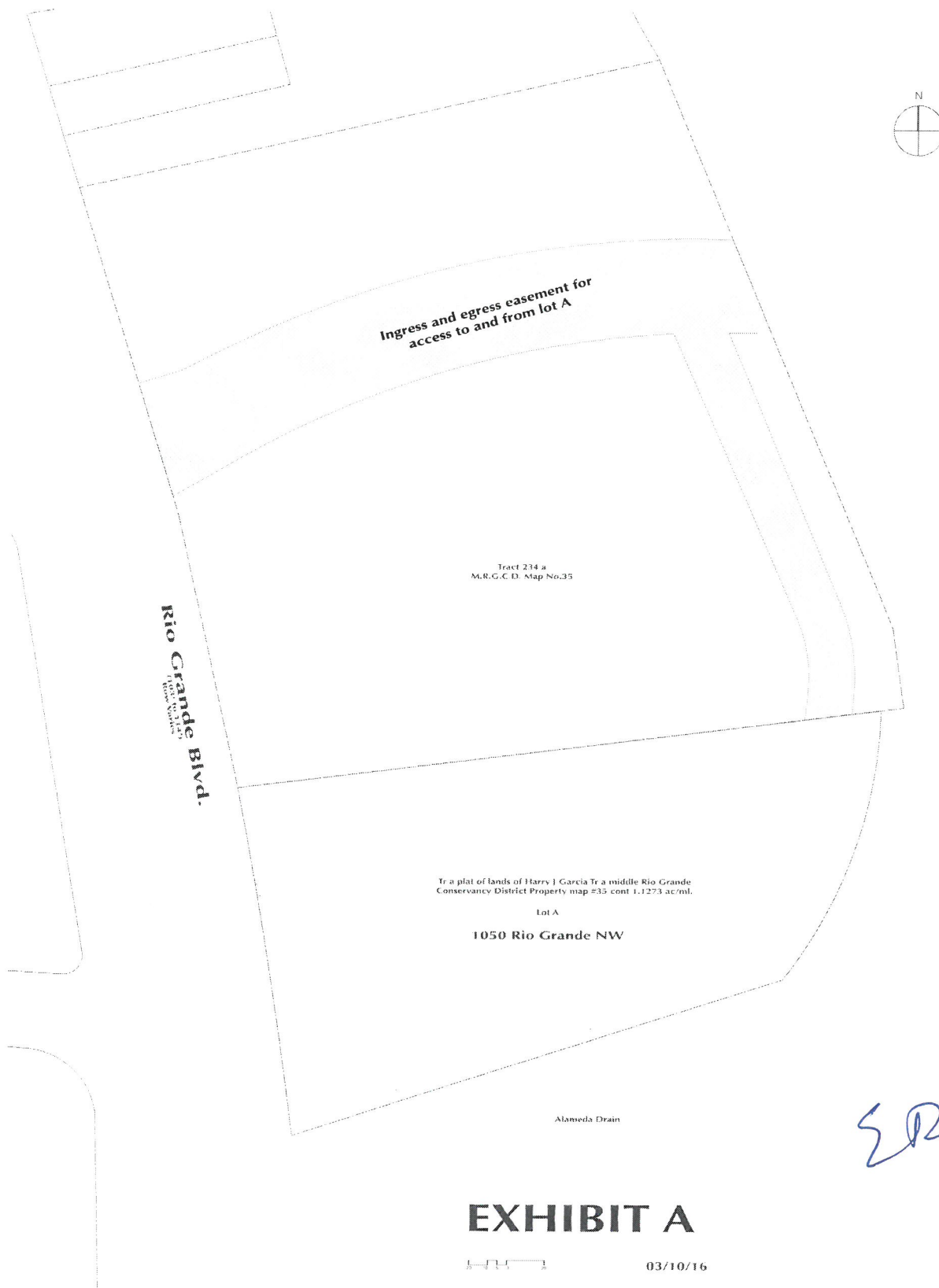
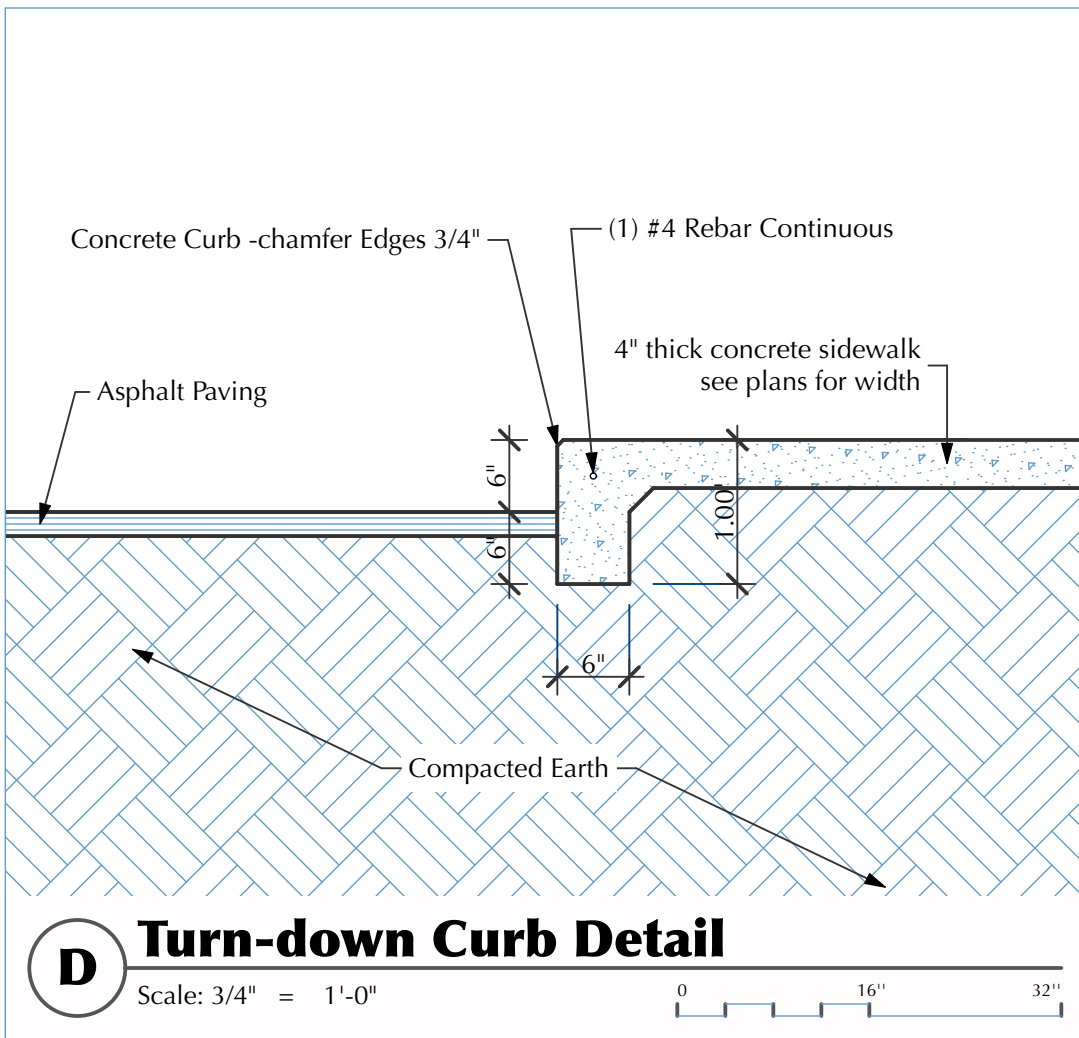
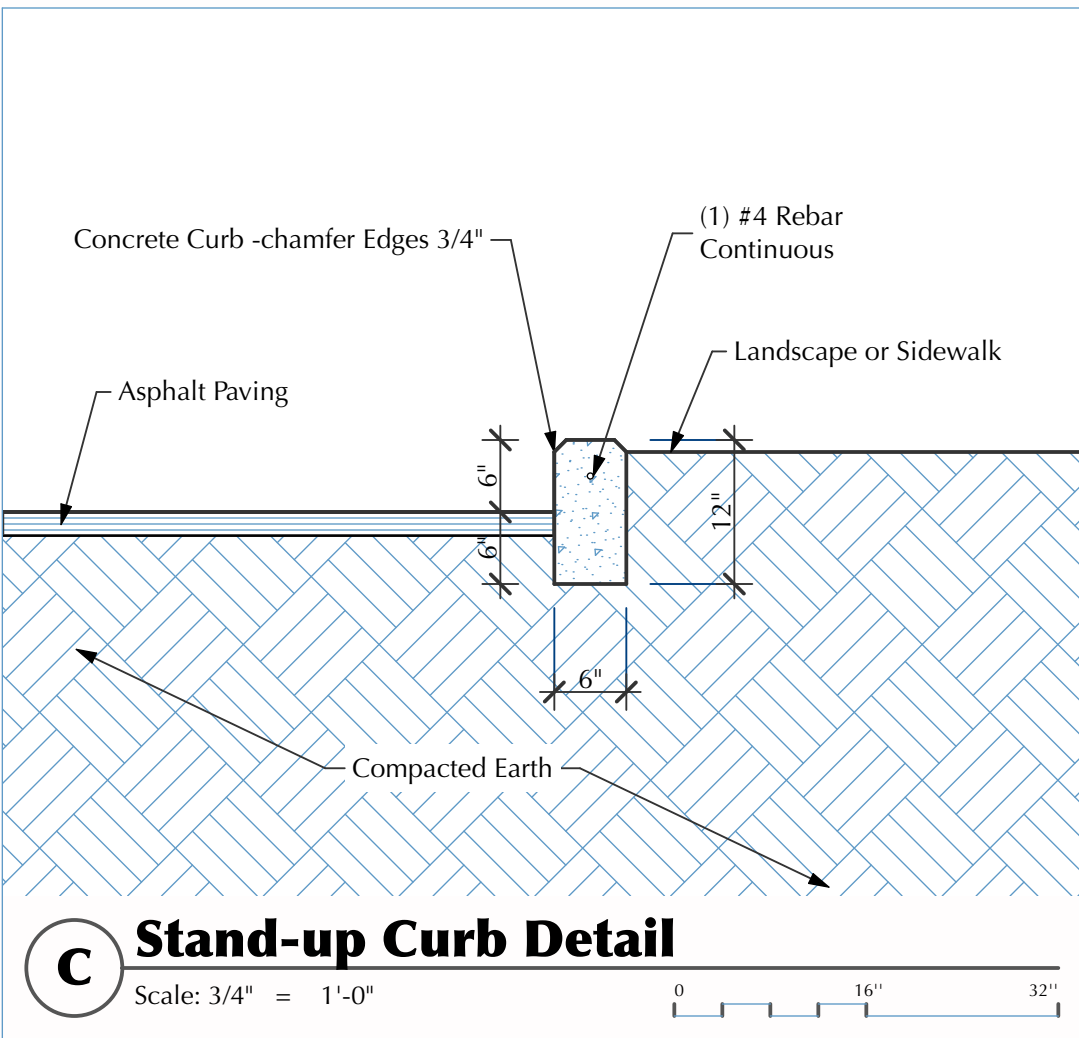


EXHIBIT A

1" = 100'

03/10/16



Parking Calculations

PARKING

Required	256 occupants @ 1:3 = Bus Discount Total Required	86 spaces 6 spaces 77 spaces	Full liquor license
Provided	Regular spaces Small car Accessible spaces <i>Subtotal</i> Deduct for future access Total Provided	78 spaces 3 spaces 4 spaces 85 spaces -3 spaces 82 spaces	Before the access is built After the access is built Final site configuration

BICYCLE PARKING

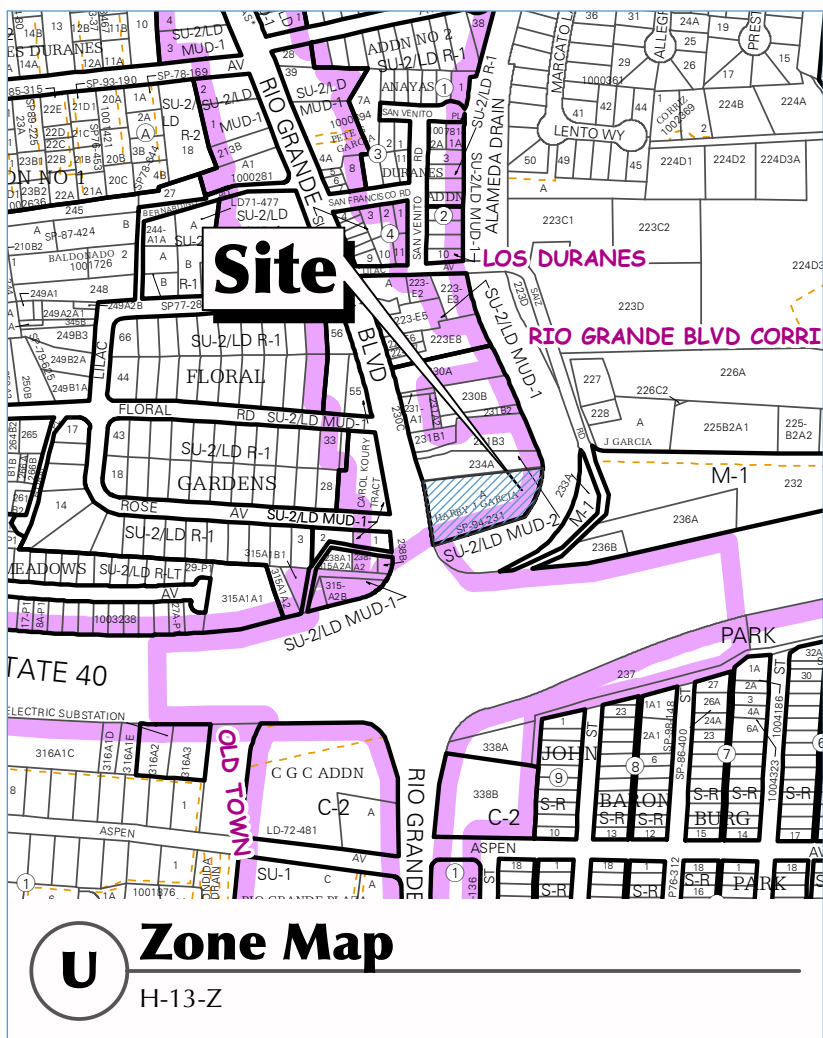
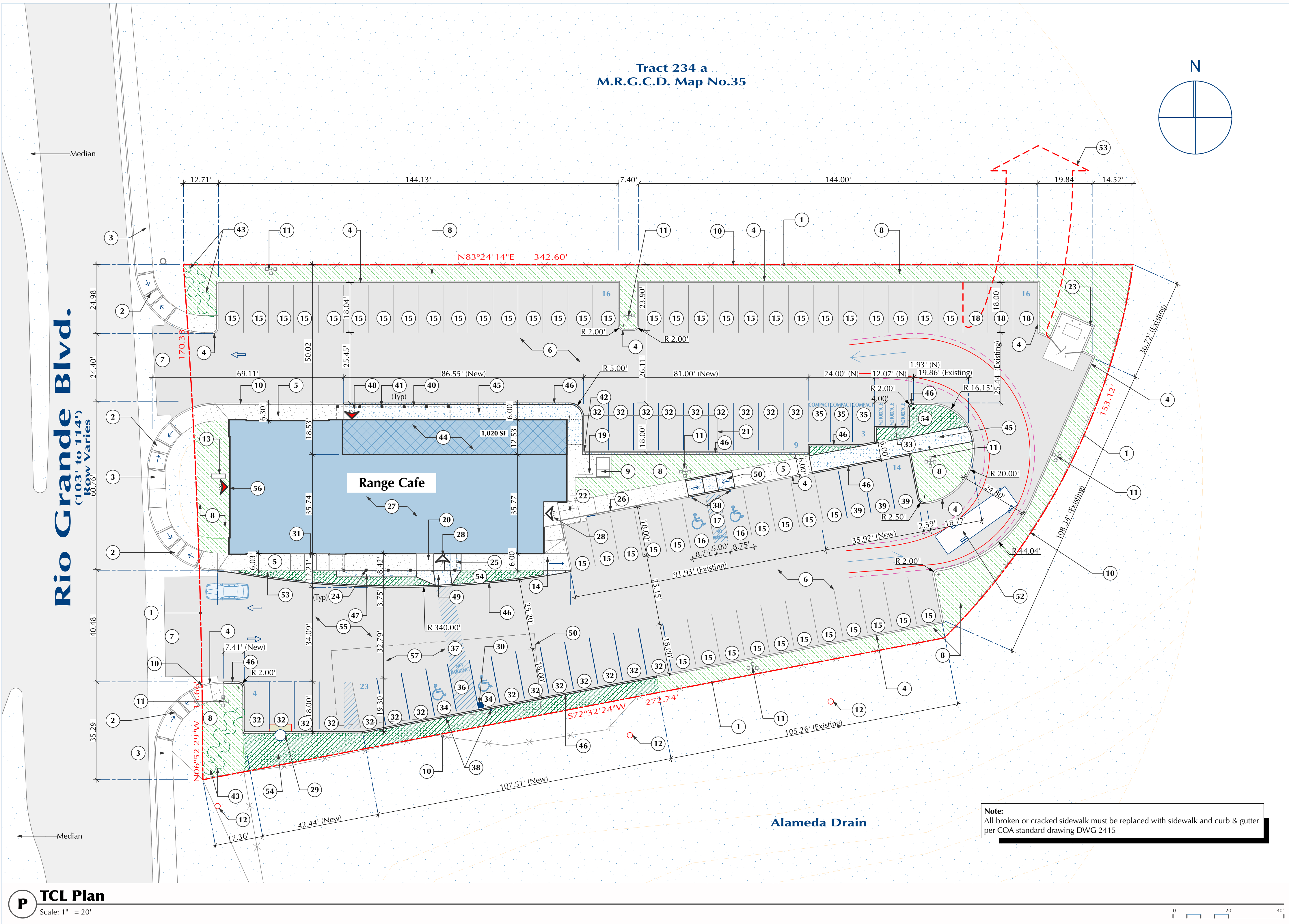
Required	None
Provided	3

MOTORCYCLE PARKING

Required	3
Provided	3

Keyed Notes

- Existing Property line
- Existing COA public ramps - See detail on sheet 'P' on sheet SDP-8TCL Details
- Existing COA public sidewalk and curb - See detail on 'P' on sheet SDP-8TCL Details
- Existing 6" curb shall remain - See details on sheet SDP-8 TCL Details
- Existing 6'-0" concrete sidewalk shall remain.
- Existing asphalt paving shall be repaved.
- Existing driveway pad shall remain
- Existing landscape shall remain
- Existing transformer shall remain
- Existing chain link fence
- Existing light fixtures shall remain
- Existing power pole shall remain
- Existing sign shall be removed
- Existing ramp for kitchen delivery shall remain
- Existing standard parking space (9'-0 x 18'-0) - repaint strips as needed
- Relocate existing parking spaces to this location (8'-9" x 18'-0" HC). These spaces shall be re-painted
- Relocate existing 5'-0" HC access aisle to this location. Access aisle shall be re-painted
- Temporary standard parking spaces shall be deleted/removed after the access drive with adjacent property is built
- Existing bicycle rack
- Existing pedestrian ramp in this area shall remain - See detail 'R' on sheet SDP-8TCL Details
- Existing concrete pad
- Existing grease trap shall remain
- Existing dumpster enclosure - See approved location on sheet SDP-9 TCL Details
- Existing building columns for existing portal
- Existing line of overhang above - Existing portal 235 SF
- Existing 3'-0" iron fence shall remain
- Existing building (Restaurant) 4,530 SF
- Existing entrance doors
- Existing pole sign re-built per Site Development Plan approved on 06/08/2000. Field verify exact location
- Existing spillway - See Grading and Drainage Plan
- Existing ramp no longer in used. Fill it up
- New 9'-0" x 18'-0" parking spaces
- New 4'-0" x 8'-0" motorcycle parking
- New 8'-0" x 18'-0" HC parking spaces with 8'-0" aisle (Van accessible aisle)
- New 8'-0" x 15'-0" Compact parking spaces
- New 8'-0" HC access aisle - 4" wide painted striping
- New 6'-0" pedestrian crossing ADA accessible pathway - 4" wide painted stripping
- New handicap pole sign - See details on sheet SDP-9 TCL Details
- New 8'-9" x 18'-0" parking strips
- New line of overhang above - New portal 190 SF
- New building columns for new portal
- Set new storm drain - Connect to existing channel
- New Parking buffers per Rio Grande Corridor Plan 11.D.1 page 54 required by Planning Department- See Landscaping Plan
- New building addition 1,020 SF (Dining and Kitchen addition)
- New 6' min. concrete sidewalk per COA standard Drawing - (DWG 2415)
- New 6" concrete curb - See detail 'C' or detail 'D' on this sheet
- New concrete sidewalk to enlarge the existing sidewalk in this area per COA standard Drawing
- New entrance door
- New pedestrian ramp with truncated cones warning strips - See detail on SDP-8TCL Details
- New pedestrian ramp with truncated cones warning strips - See detail on SDP-9TCL Details
- Note: Location of the demolished gas station canopy (64' x 24')
- Turning radius for design delivery vehicle AASHTO Type 'WB-40'
- FUTURE connection to adjoining site, which will be built as the north site is developed; the three parking spaces are not counted in the final Parking Calculations.
- New landscape area
- New asphalt paving in this area
- New emergency exit door
- Note: Fuel tanks have been removed per NM Environmental Dept requirements



Project Info

ADDRESS

1050 Rio Grande NW Albuquerque
New Mexico 87107

LEGAL DESCRIPTION

Tr a plat of lands of Harry J Garcia Tr a middle Rio Grande Conservancy District Property map #35 cont 1.1273 ac/ml.

LOT: A
TRACT: 0000
SUBDIVISION: Garcia-Harry J

ZONE ATLAS PAGE: H-13

UPC: 101305913015732301

PLANNING INFORMATION

LAND USE ZONING: M-1

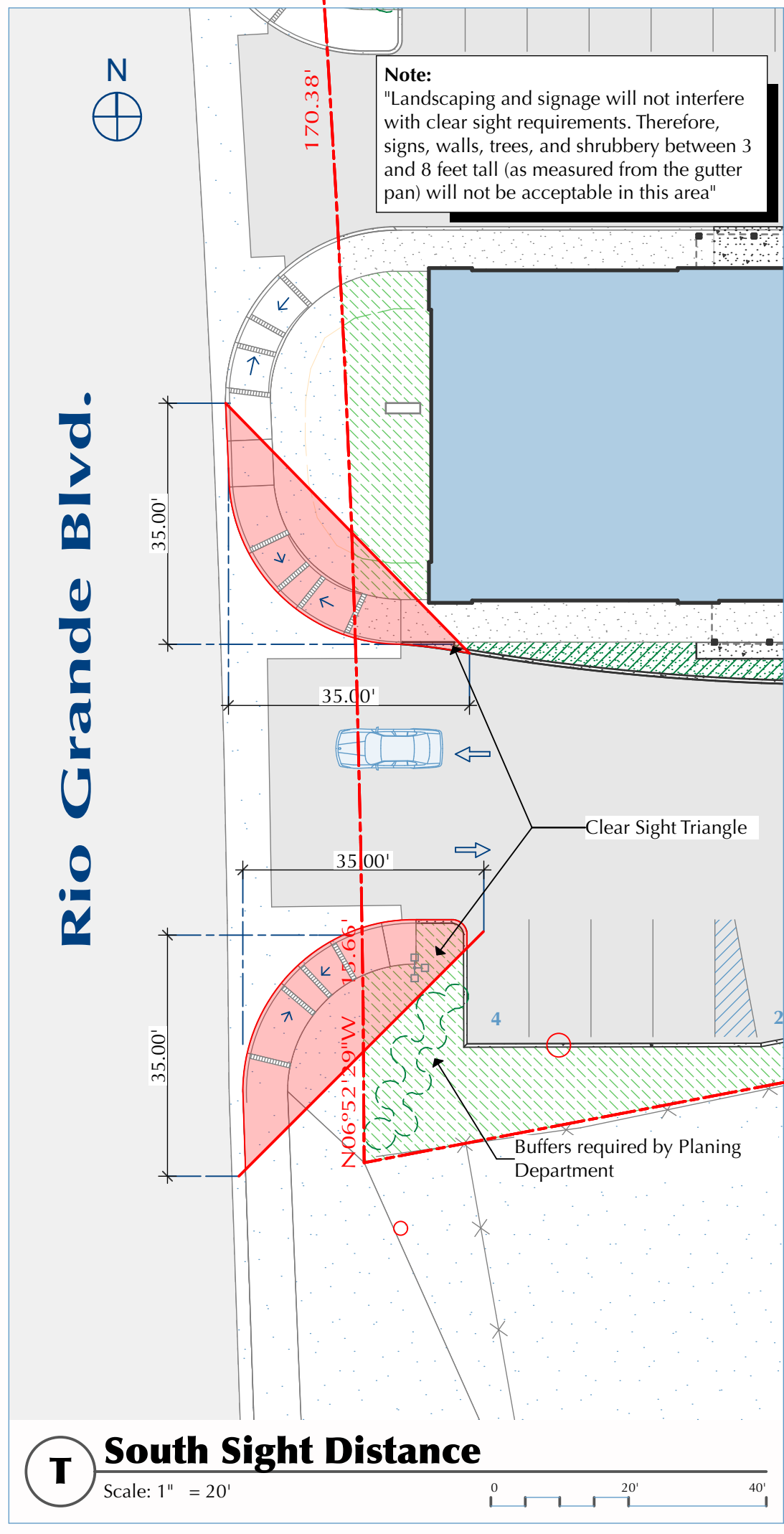
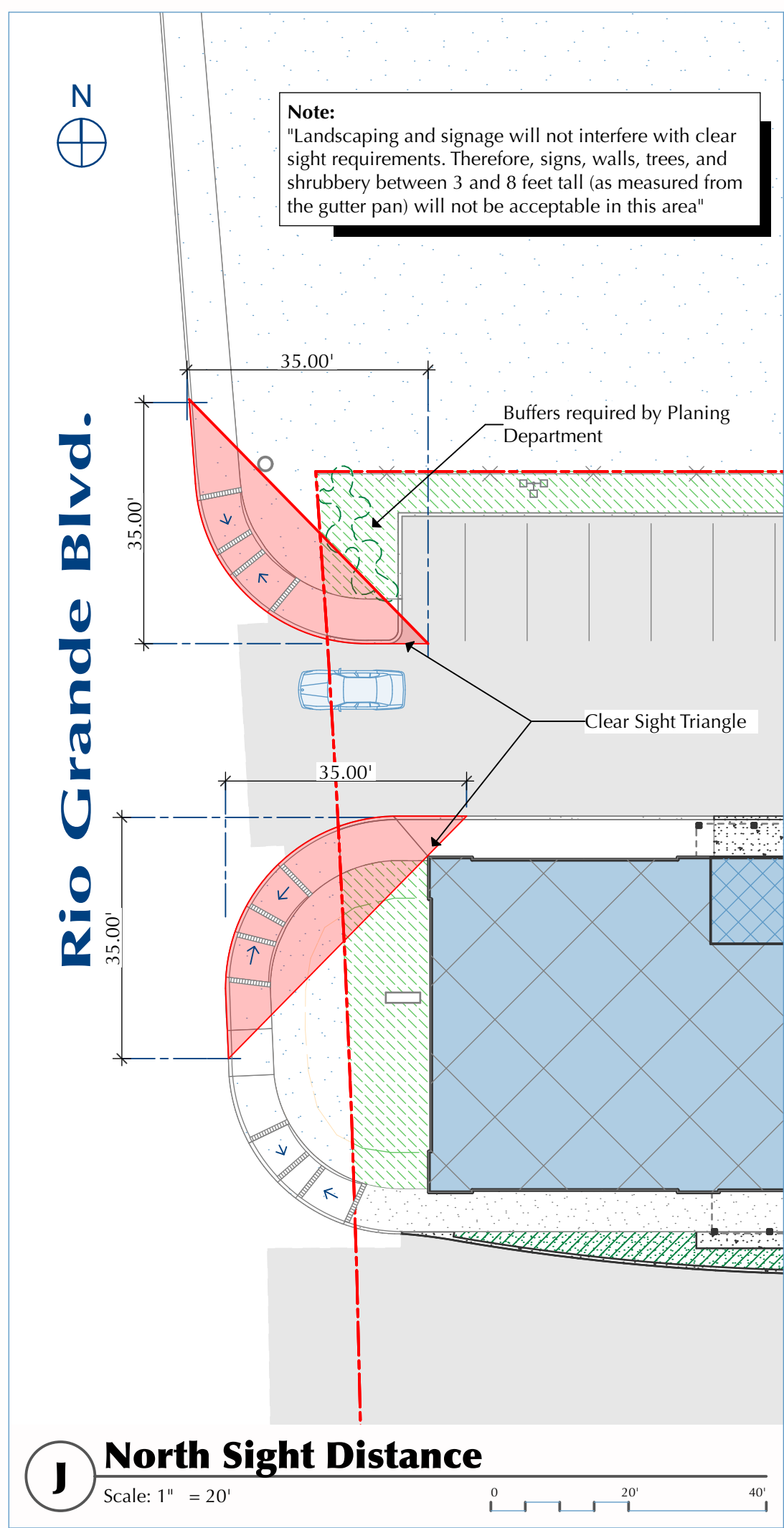
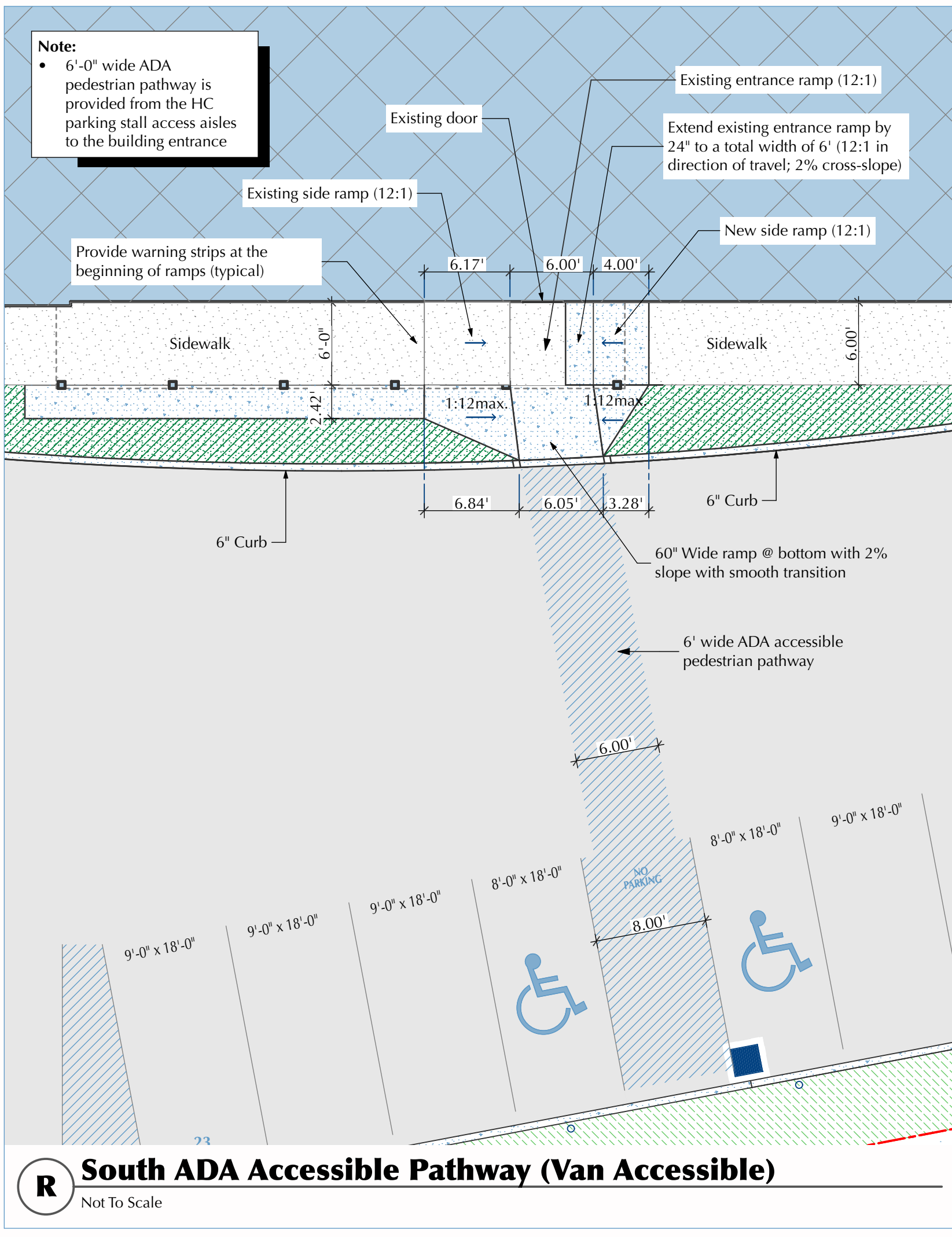
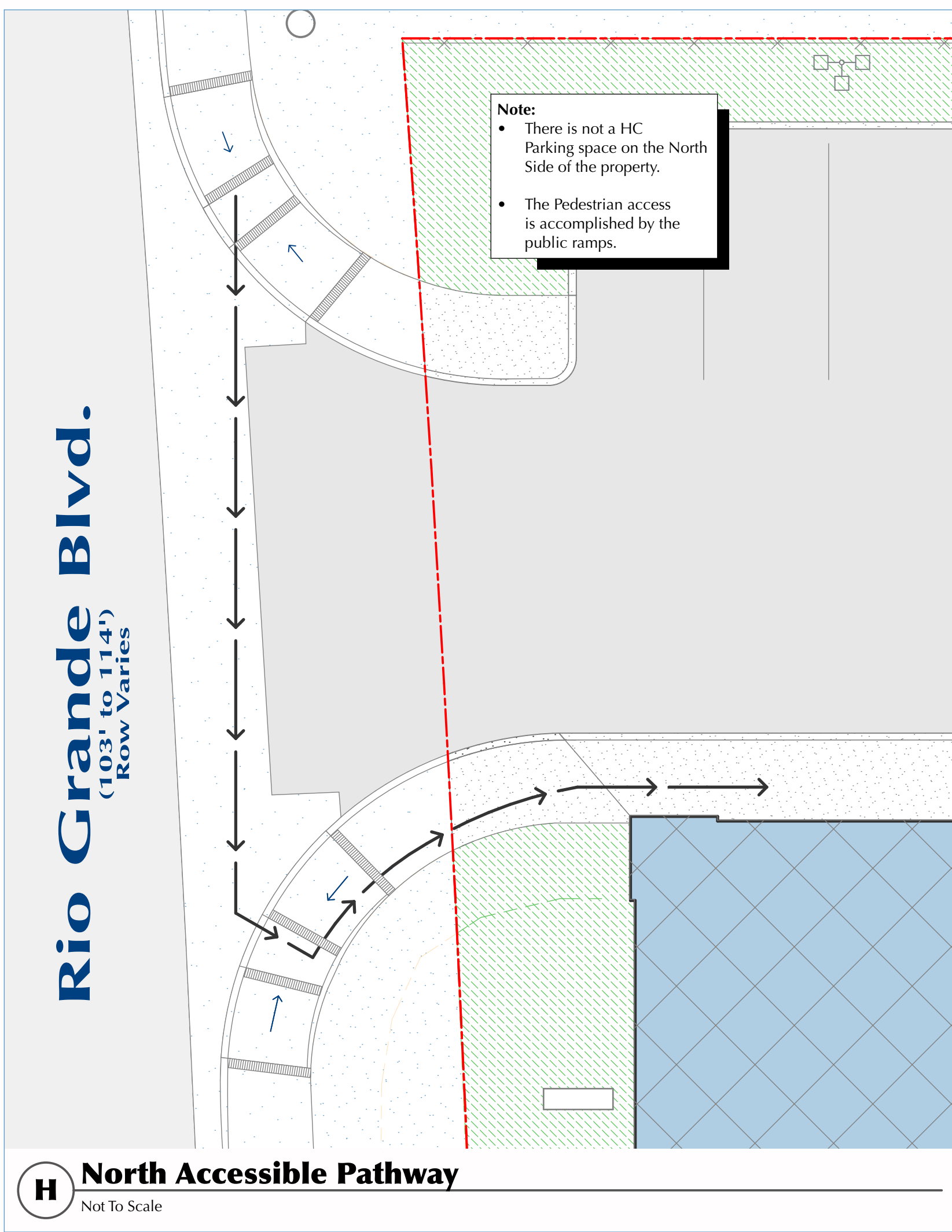
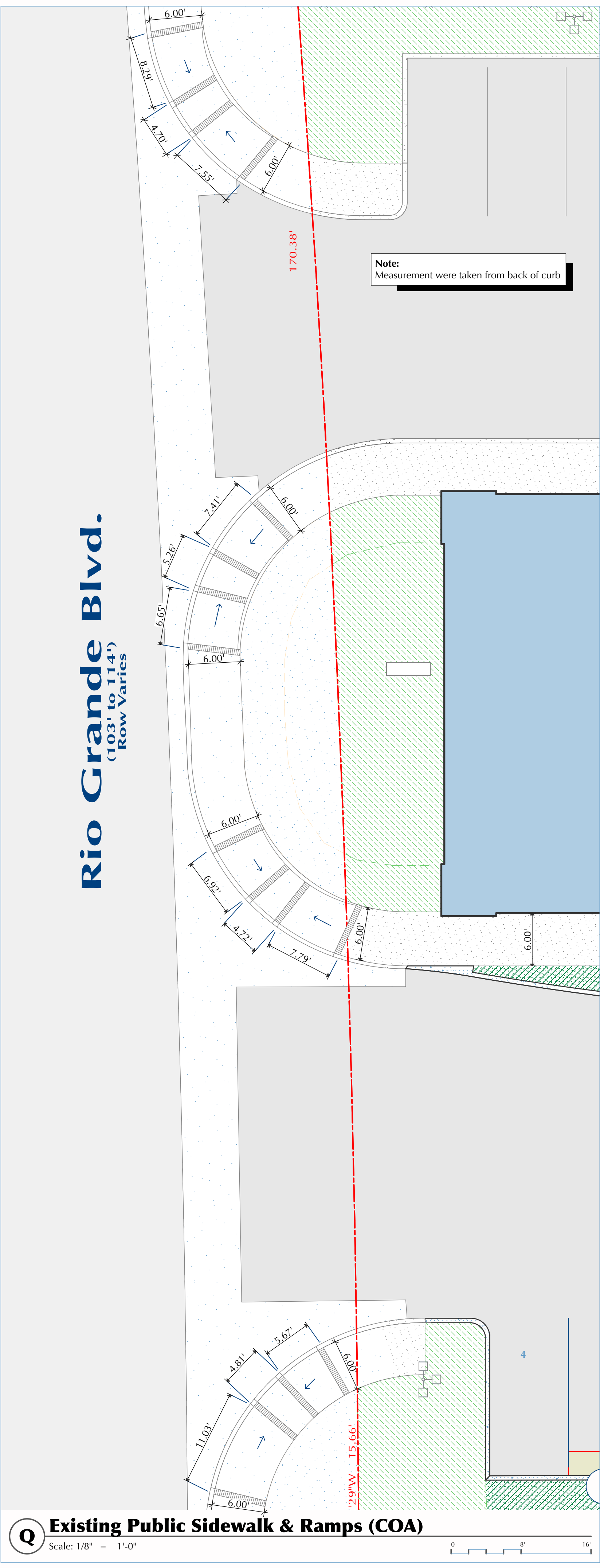
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TCL Plan		
SDP-7		
7 OF 9		

A Detail Not Used

F Detail Not Used

K Detail Not Used

P Detail Not Used



City Of Albuquerque

James C Lewis - Architect
General Design, Inc.
Albuquerque, NM • 87106
505.247.1529 • jgallmac.com

STATE OF NEW MEXICO
James C Lewis
No. 979
REGISTERED ARCHITECT

PROJECT NUMBER
1501

ISSUE DATE
03-11-16

REVISIONS Δ

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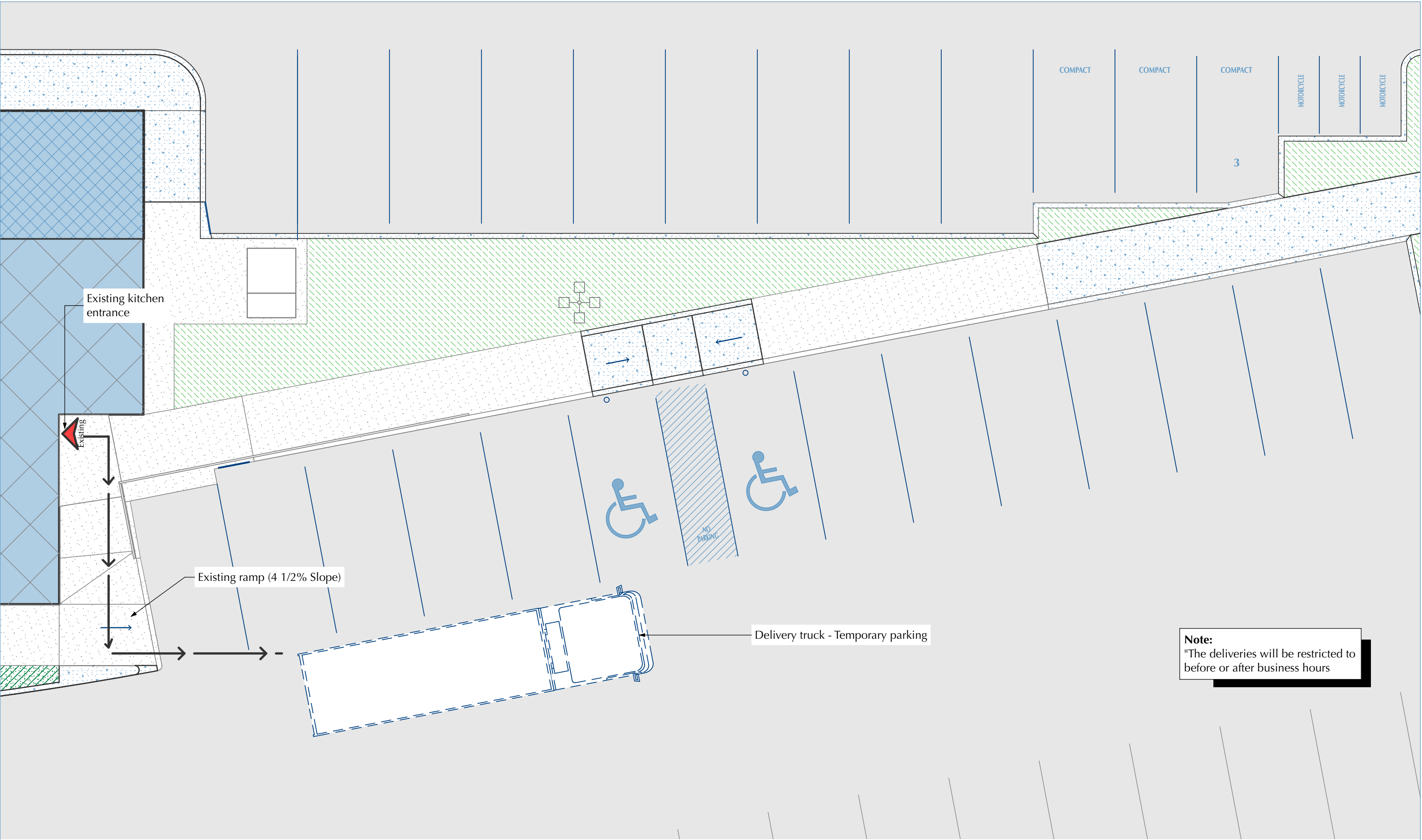
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TCL Details

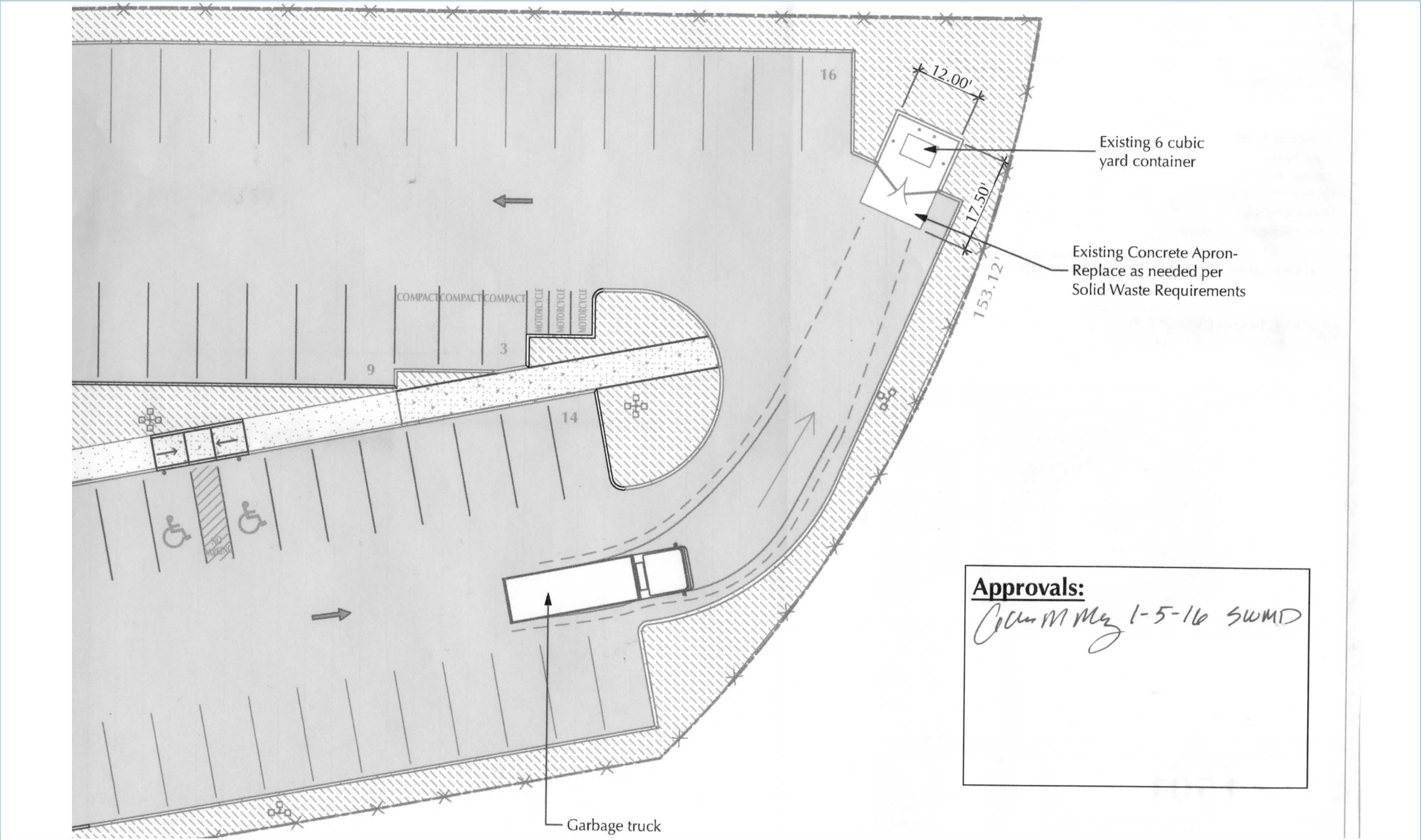
SDP

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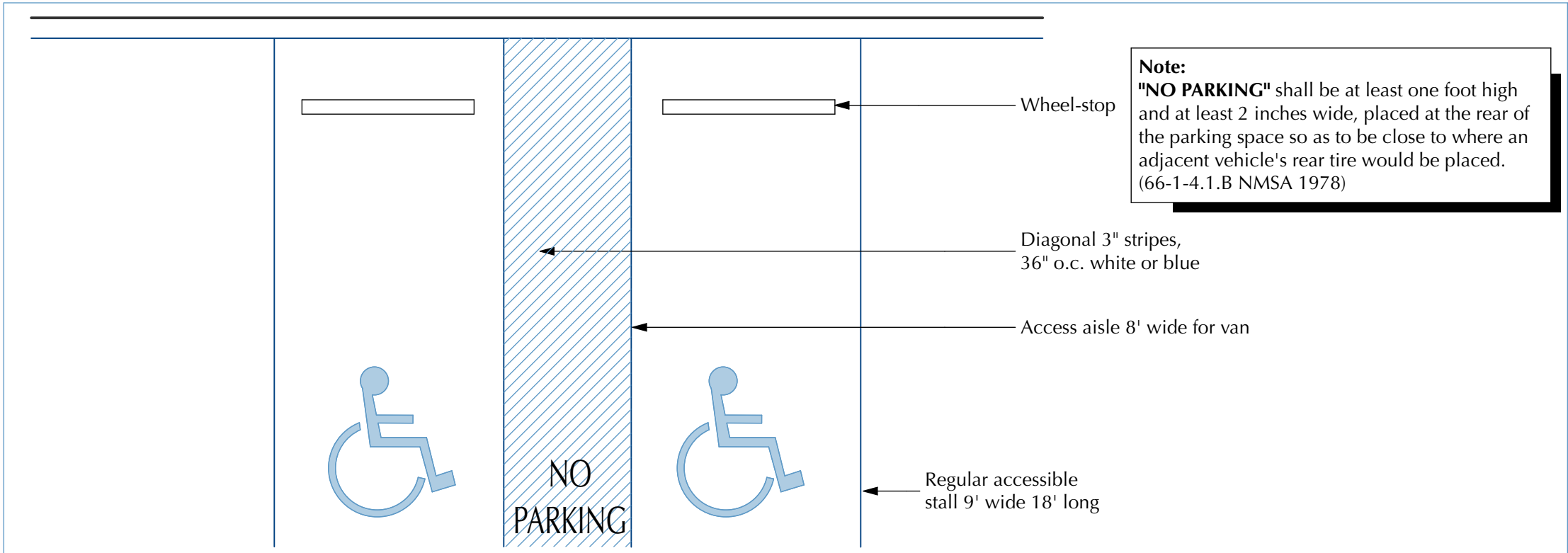
SDP-8
8 OF 9



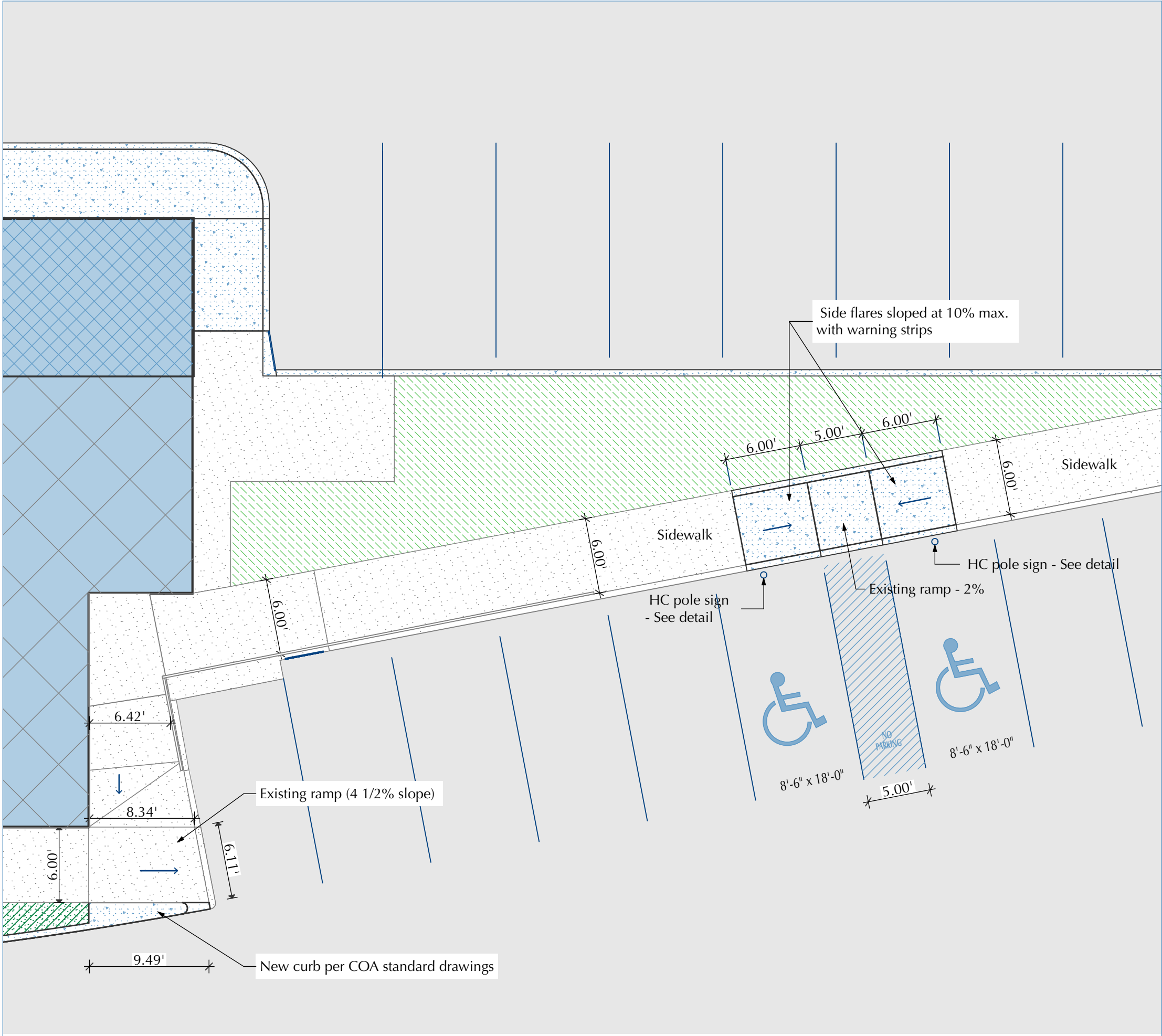
F Temporary Loading Area
Not To Scale



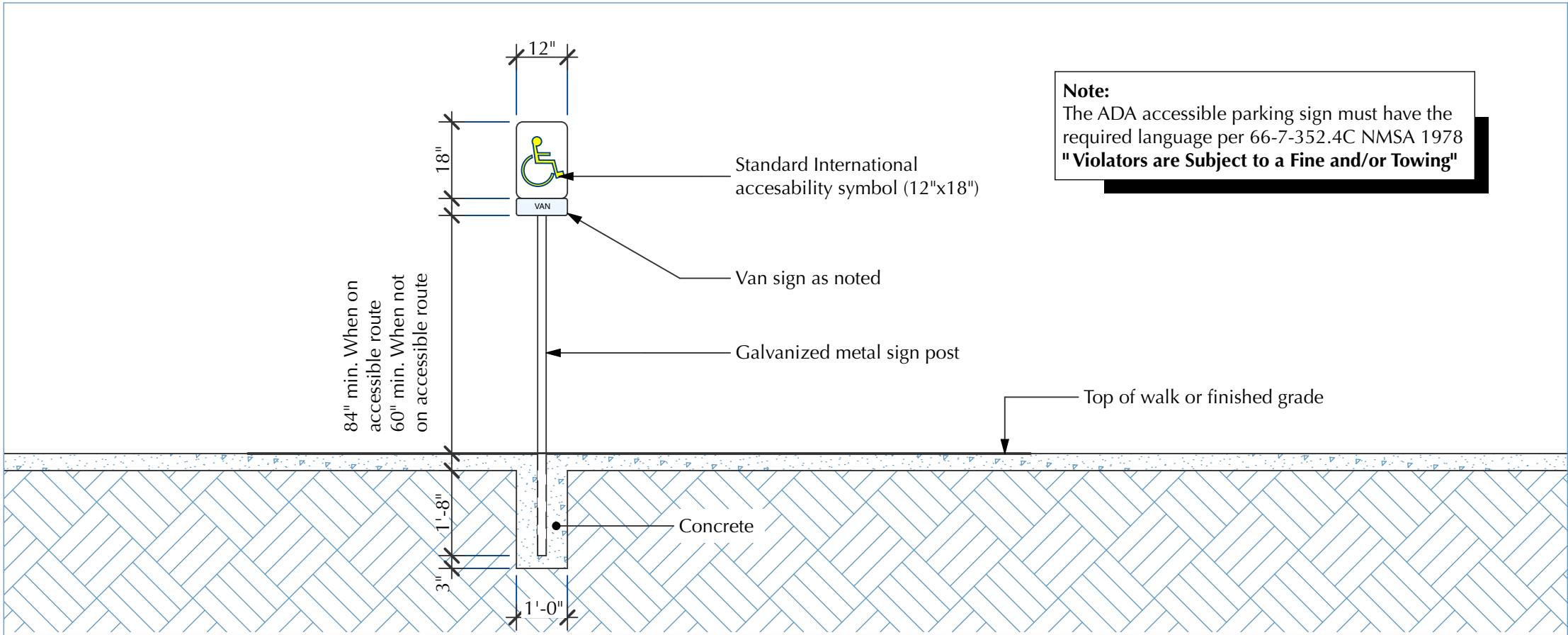
P Trash Enclosure Location Approval
Not To Scale



D ADA Access Aisle
Not To Scale



N East HC Ramp & HC Parking
Not To Scale



S Handicap Pole Sign Detail
Not To Scale

City Of Albuquerque

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STATE OF NEW MEXICO
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REVISIONS Δ

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SDP

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TCL Details

SDP-9

9 OF 9