

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 17, 2023

Scharles T. Wilder, R.A.
Wilder Design LLC.
405 Laguna Blvd. SW
Albuquerque, NM 87104

Re: L & F Cultivation
4415 Prospect Ave.
Traffic Circulation Layout
Architect's Stamp 12-22-22 (H17-D014)

Dear Mr. Wilder,

The TCL submittal received 12-16-2022 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

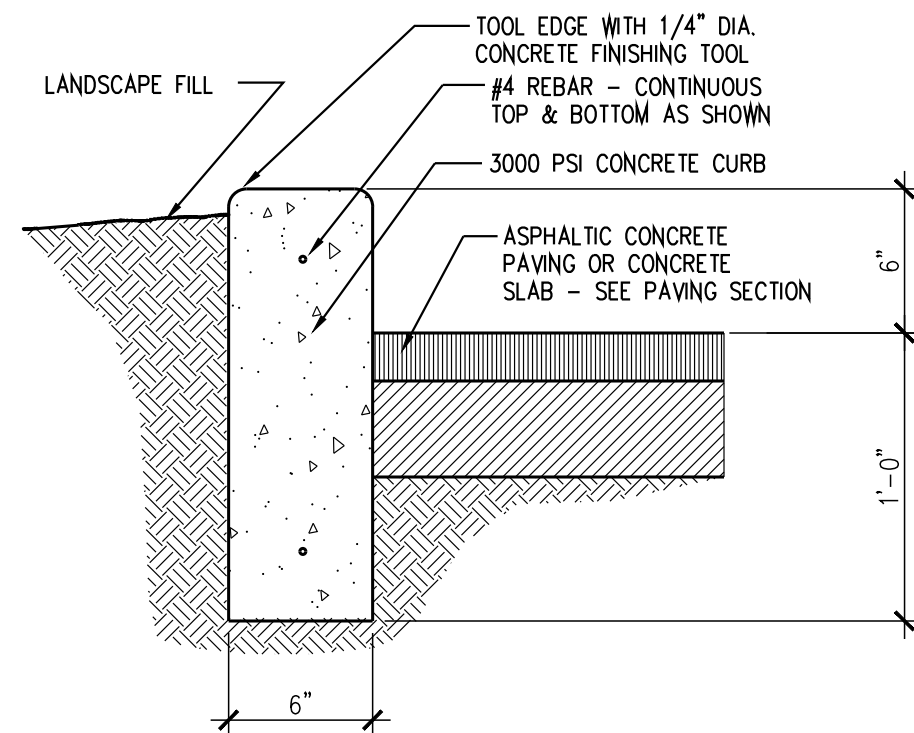
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and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

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.

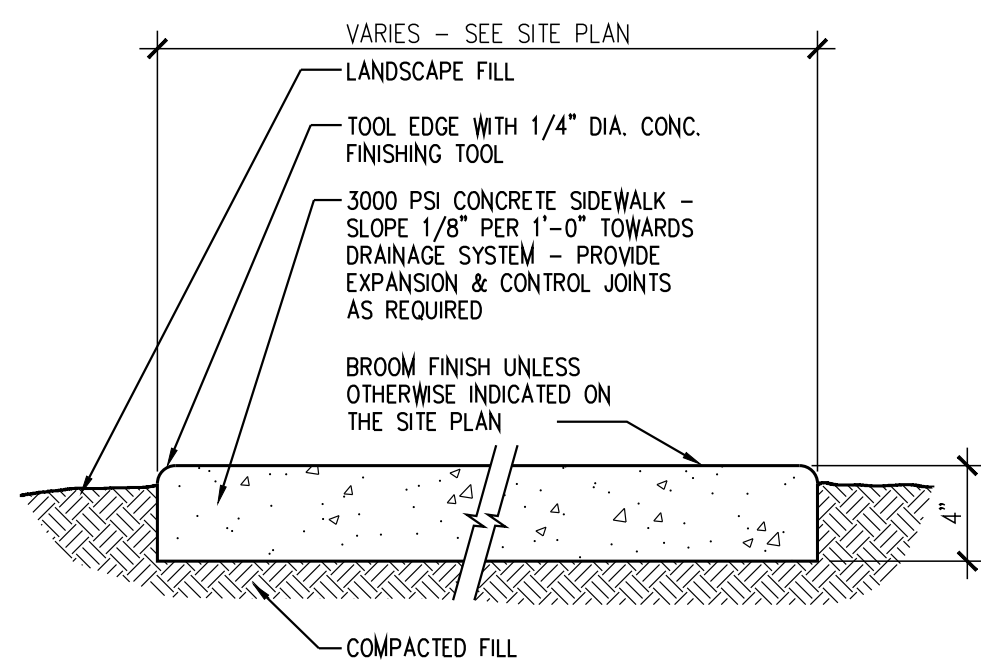
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

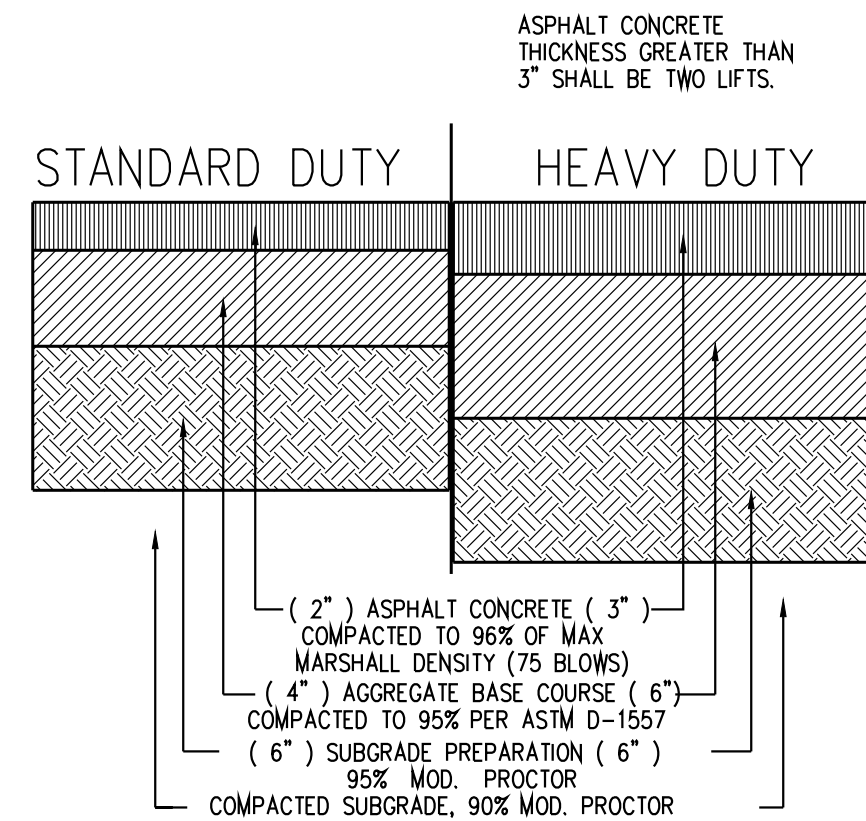
C: CO Clerk, File



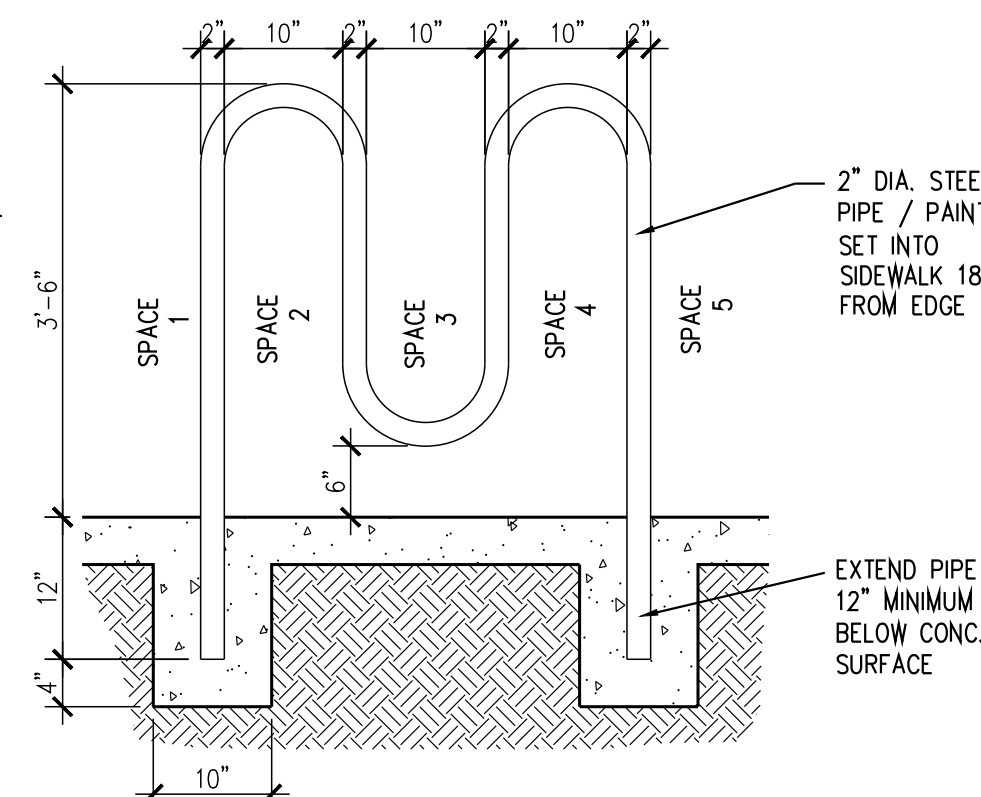
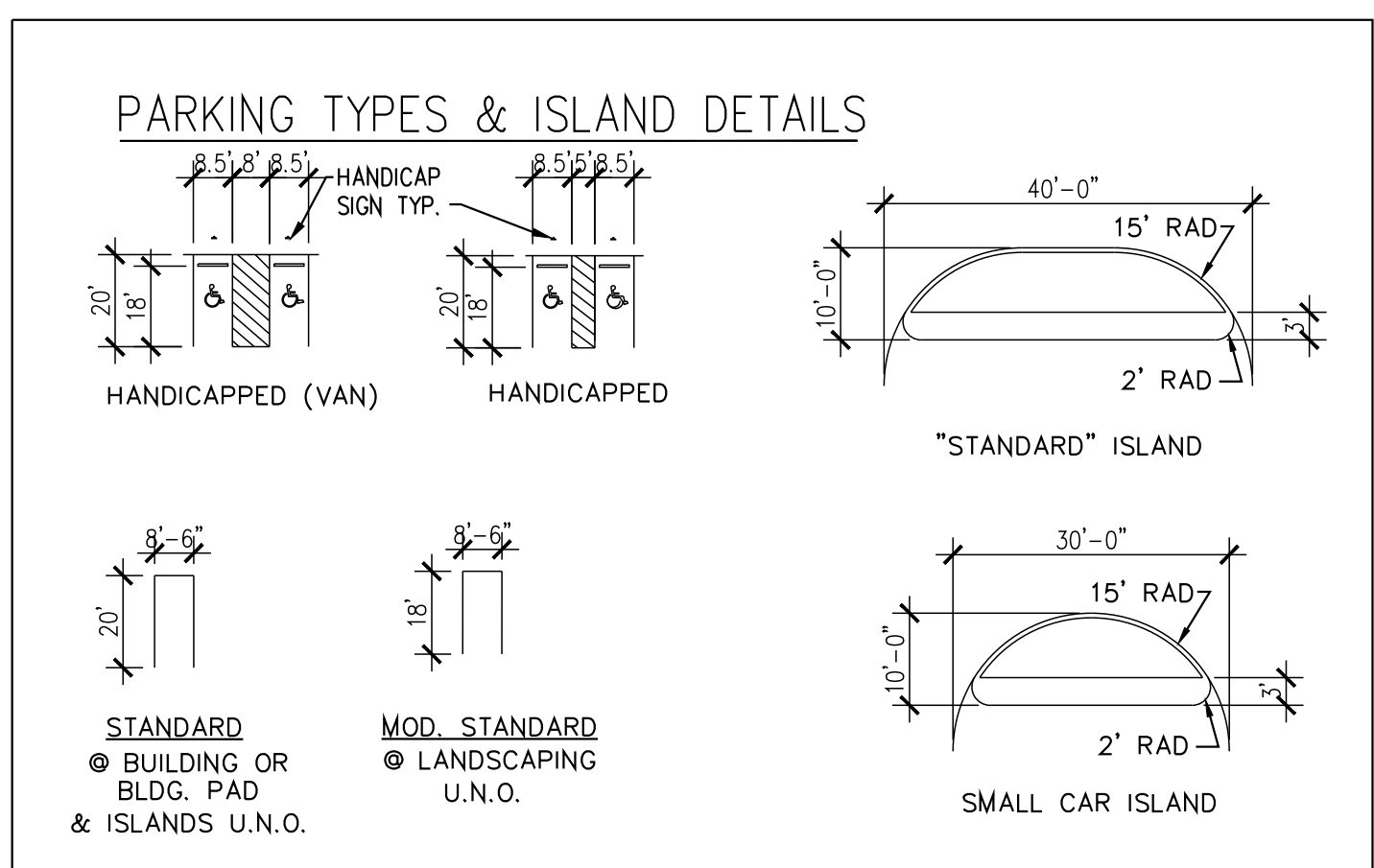
7 STAND-UP CURB - TYPICAL
SCALE: 1 1/2"=1'-0"



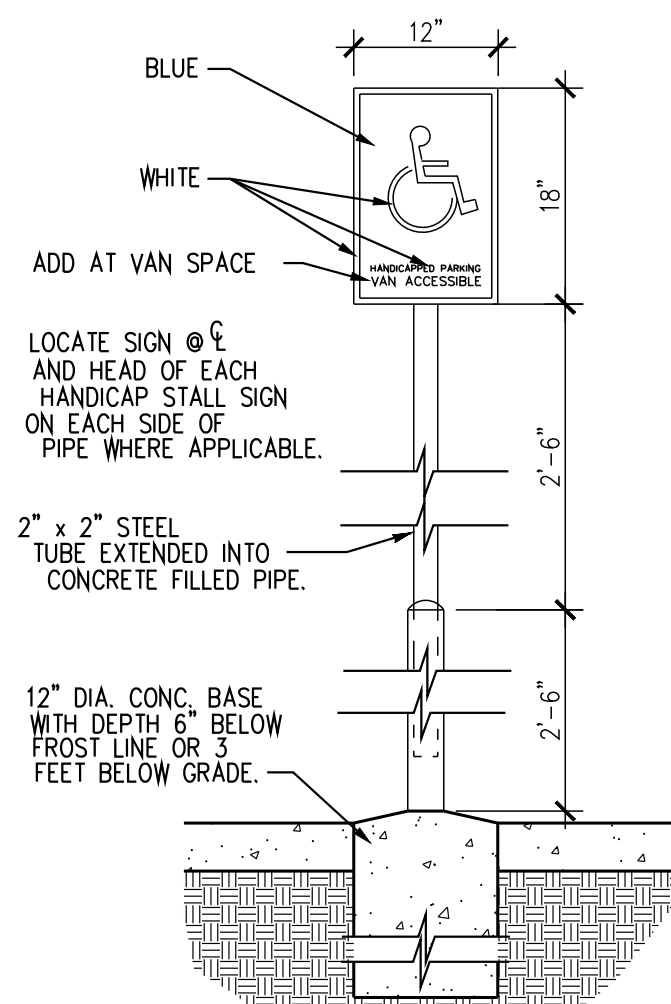
8 SIDEWALK
SCALE: 1 1/2"=1'-0"



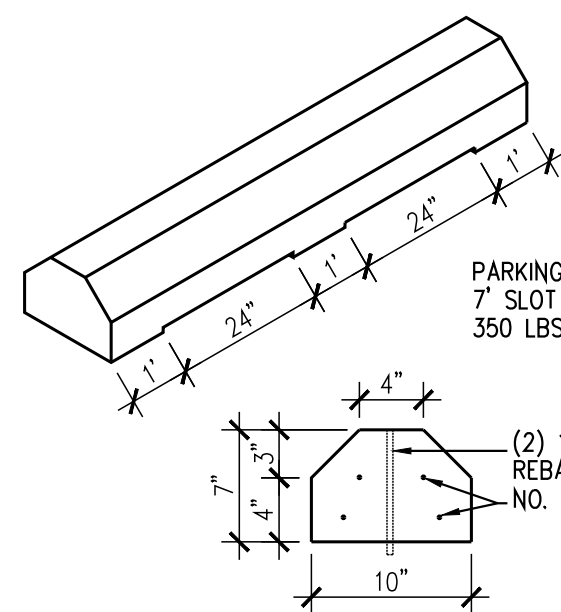
9 ASPHALT PAVING SECTION-'A'
SCALE: 1 1/2"=1'-0"



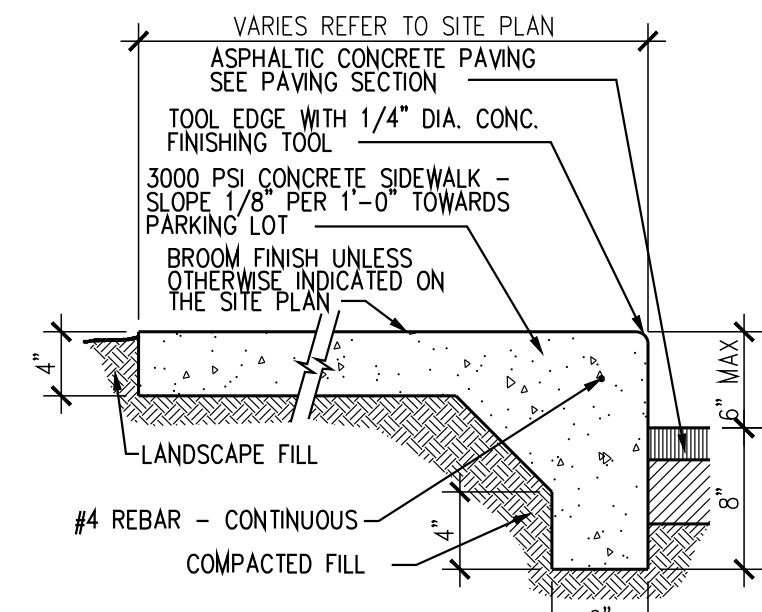
5 BICYCLE RACK
SCALE: 3/4"=1'-0"



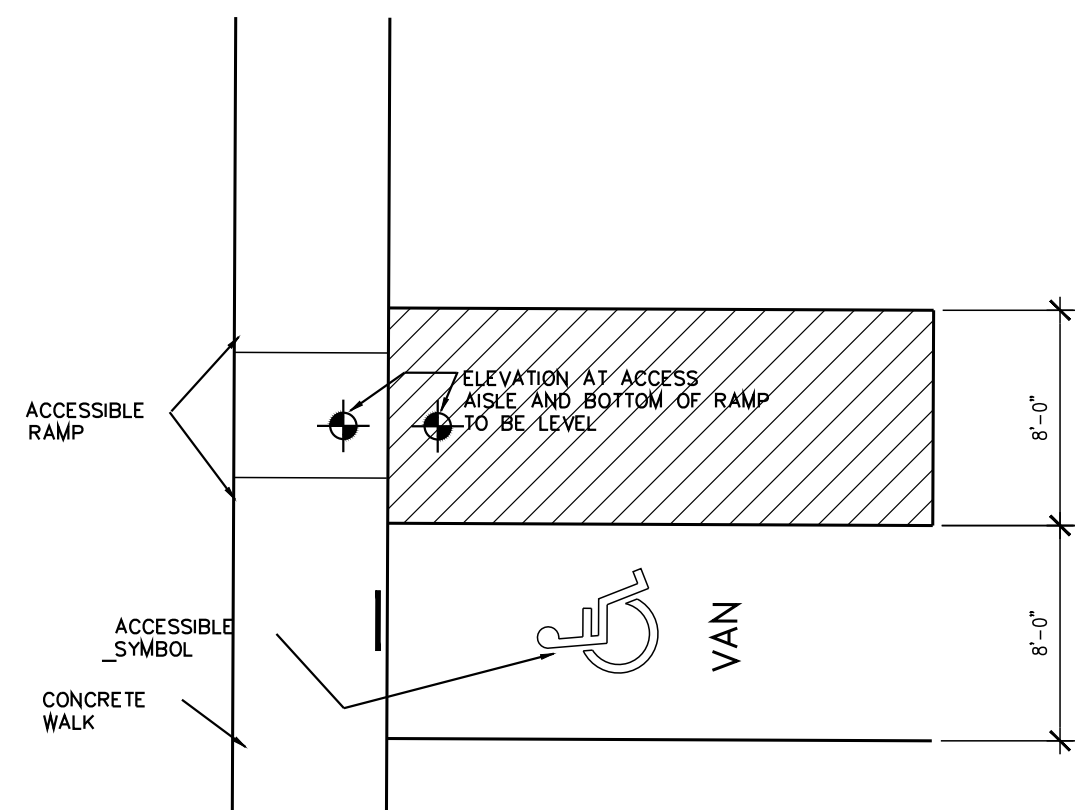
6 HANDICAP PARKING SIGN
SCALE: 3/4"=1'-0"



3 PARKING BUMPER
NOT TO SCALE



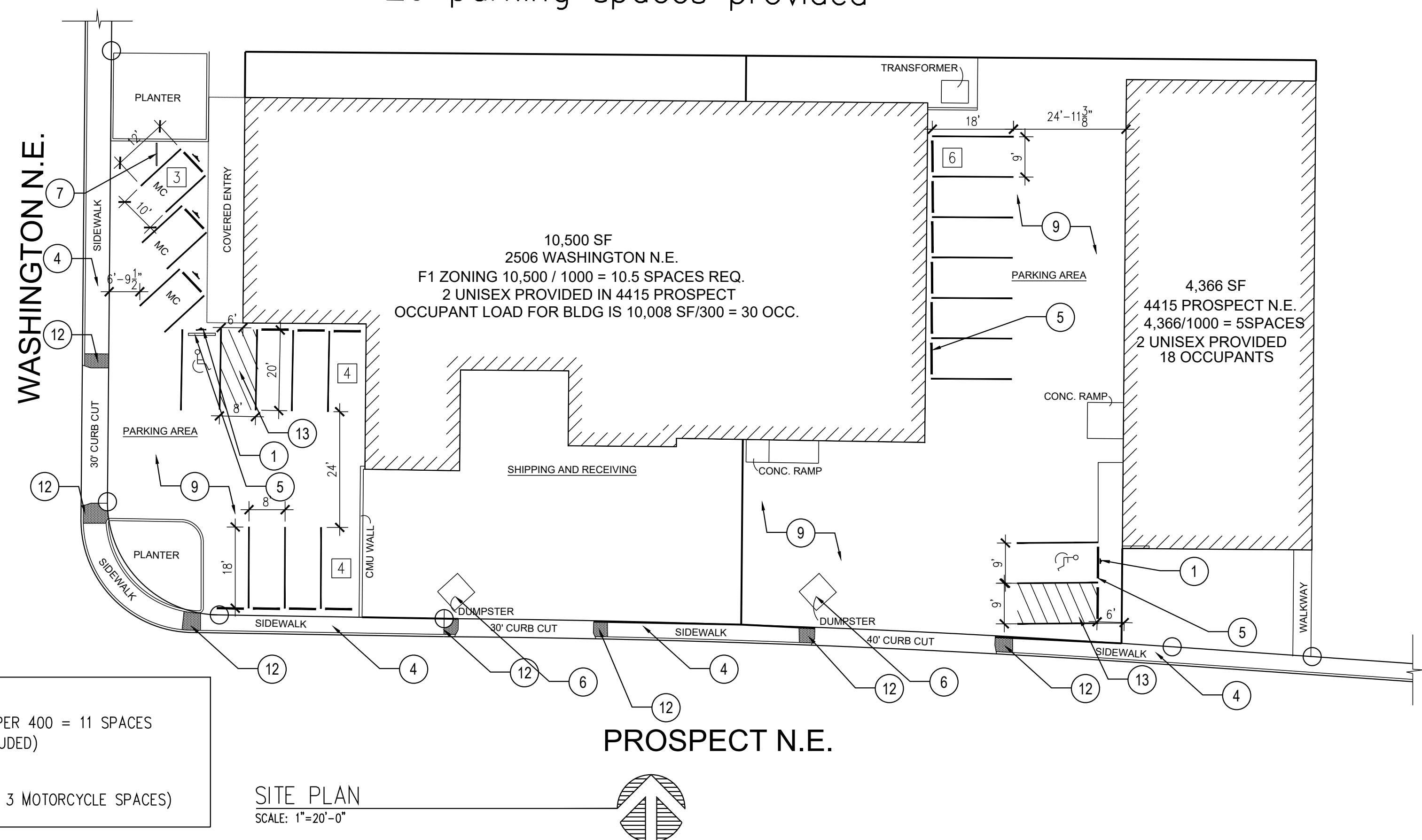
4 TURN-DOWN SIDEWALK - TYP.
SCALE: 1"=1'-0"



1 DISABLED PARKING DETAIL
3/16"=1'-0"

PARKING PROVIDED:
REQUIRED SPACES:
4,516 SF (F1- GREENHOUSE) 1 PER 400 = 11 SPACES
1 ACCESSIBLE (1 VAN INCLUDED)
TOTAL REQUIRED 12
TOTAL PROVIDED SPACES 31 (INCLUDING 3 MOTORCYCLE SPACES)

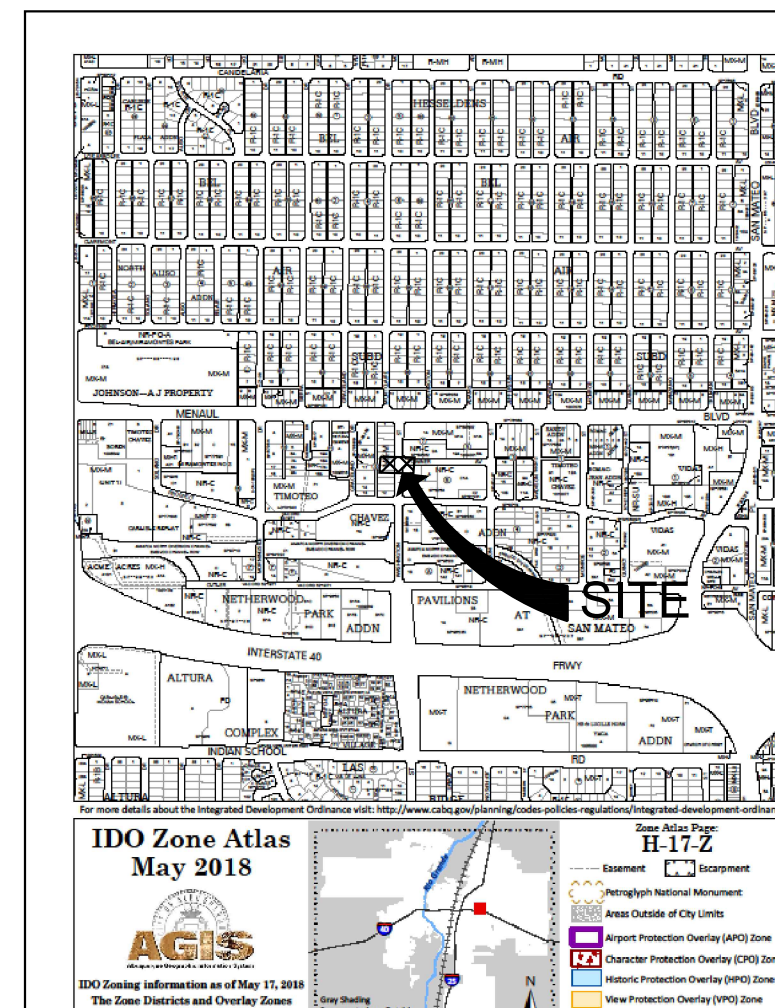
PLUMBING:
BOTH BUILDING HAVE ONE OWNER AND SHARE RESTROOMS IN THE PROSPECT BLDG.
1 MALE AND 1 FEMALE RESTROOM REQUIRED UNDER 75 OCCUPANTS FOR TOTAL SITE
14,886 sf manu. 1PER 1,000= 15 parking spaces
29 parking spaces provided



NOTE: THESE ARE EXISTING CONDITIONS UNDER PREVIOUS PERMIT AND BUILT. THE PARKING REQUIREMENT IS LESS

OKEYED NOTES

- HANDICAP SIGN - 1 REQUIRED. READS "VIOLATORS WILL BE TICKETED AND/OR TOWED"
- NOT USED
- EXISTING STANDUP CURB TYPICAL - SEE DETAIL 1/C1
- EXISTING SIDEWALK TYPICAL - SEE DETAIL 2/C1.
- EXISTING PARKING BUMPER - 2 REQUIRED - SEE DETAIL 4/C1.
- EXISTING REFUSE CONTAINER BY OWNER
- NEW RIBBON STYLE BIKE RACK 5 SPACES
- NOT USED
- HEAVY DUTY ASPHALT PAVING TYPICAL, SEE PAVING SECTION.
- NO HANDICAP RAMPS REQUIRED - SIDEWALK AND PARKING LOT ARE FLUSH
- 4'X8' MOTORCYCLE PARKING SPACE - WITH SIGNAGE TO READ MOTORCYCLE PARKING ONLY - PER NOTE 7 FOR REQUIREMENTS
- TRUNCATED DOMES TO BE PROVIDED AT THE ADA RAMPS ONTO SITE
- ADA ACCESS AISLES TO HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS - 12" HIGH AND AT LEAST 2" WIDE - PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE THE ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.



VICINITY MAP:



WILDER DESIGN
architecture.planning.sustainable design consulting

L&F - CULTIVATION
4415 PROSPECT AVE.
ALBUQUERQUE, NM

TRAFFIC CIRCULATION LAYOUT

JOB # 22016
DATE 6/15/2022
DRAWN BY: STW
PROJECT MANAGER STW

TCL

SHARED PARKING AGREEMENT

Owner/Applicant

Name: Mark Thompson

Business Name: Spartan 4.0 LLC

Street Address: 4415 Prospect Ave NE, Albuquerque, NM 87110

Legal Description: LOT B-3 BLK B REP OF LTS B & C-1 IN BLK B TIMOTEO CHAVEZ
ADDN CONT 0.7747 ACRES

UPC #: 101705926720740414

Owner of Off-Site Parking Area

Name: Mark Thompson

Business Name: Spartan 4.0 LLC

Street Address: 2506 Washington St NE, Albuquerque, NM 87110

Legal Description: LOT B-3 BLK B REP OF LTS B & C-1 IN BLK B TIMOTEO CHAVEZ
ADDN CONT 0.7747 ACRES

UPC #: 101705926720740414

In conjunction with the development of Leaf & Flower Cultivation, located at 4415 Prospect Ave NE, Albuquerque, NM, 87110 (the "Property") for which the legal description is LOT B-3 BLK B REP OF LTS B & C-1 IN BLK B TIMOTEO CHAVEZ ADDN CONT 0.7747 ACRES, the City of Albuquerque has allowed, and Spartan 4.0 LLC (the "Owner") has voluntarily elected, for a reduction to off-street parking requirements based upon § 14-16-3-1(E)(6)(b) of the Comprehensive City Zoning Code and the currently known tenant uses proposed and/or existing on the Property.

The provided site plan, as shown on Exhibit B, includes a parking layout and the reduced parking calculations. Based on the site plan and considering the tenant uses, the Comprehensive City Zoning Code requires a minimum of _____ off-street parking spaces. Under the terms of this Agreement, _____ off-street parking spaces will be provided on the Property, while the difference between the required number of off-street parking spaces and the parking spaces provided on the Property – _____ parking spaces – will be provided on the property with the off-site parking area, 2506 Washington Street NE, Albuquerque, NM, 87110.

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.

SHARED PARKING AGREEMENT

IN WITNESS WHEREOF, the parties have executed this Agreement on the date noted below by the Planning Director.

Spartan 4.0 LLC
by [Signature] Manager Date 1/11/23
Owner (applicant)

Spartan 4.0 LLC
by [Signature] Manager Date 1/11/23
Owner (off-site parking area)

Approved as to Form – City Attorney Date _____

City of Albuquerque,
Planning Director Date _____

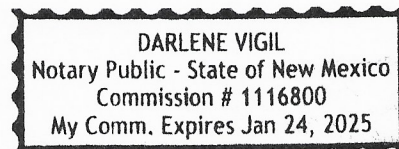
STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 11 day of January,
2023 by Mark Thompson on behalf of the Owner.

My Commission Expires:

1/24/25

[Signature]
Notary Public



STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 11 day of January,
2023 by Mark Thompson on behalf of the Owner.

My Commission Expires:

1/24/25

[Signature]
Notary Public
DARLENE VIGIL
Notary Public - State of New Mexico
Commission # 1116800
My Comm. Expires Jan 24, 2025