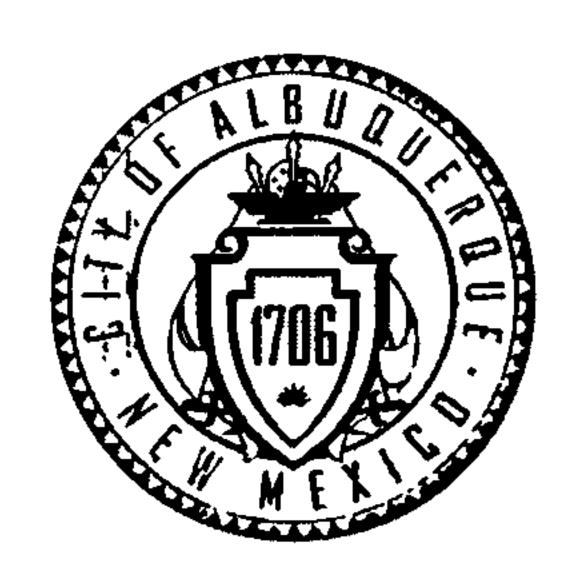
CITY OF ALBUQUERQUE



April 18, 2016

Darby Miera RBA Architecture Planning Design 1104 Park Ave, SW Albuquerque, NM

Re: Christmans Apartments

2040 Willis Pl., SW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 4-14-16 (J13-D202)

Dear Mr. Miera,

The TCL submittal received 4-14-16 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

Final C.O. will not be issued until Revocable Permit is acquired.

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.

www.cabq.gov

Racquel M. Michel, P.E.

Sincerely,

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2012)

PROJECTATIFLE CHRISTIANS APPRIMENTS EPC#: WO	ZONEMAE) -/3・性り
LEGAL DESCRIPTION: Lot 8A, BLOCK B, of Westpar CITY ADDRESS:	Addition
ENGINEERING: NA ADDRESS:	CONTACT:
CITY, STATE:	ZIP CODE!
OWNER Carl's Casita LLC.	GONTACT Marc Cumbro
address 310 Rio Grande Blvd . 5W eitwastate Abo in m	PHONESCA) 585 - 7000 ZIP CODE: 87104
ARCHITECT: RBA Architecture Planning Design ADDRESS: 1104 Park Ave SW CITY, STATE: #BQ NM	CONTACT Darby Mierz PHOISOS 2 42 - 1859 ZIP CODE: 87/02
SURVEYOR: N/A	CONTACT:
ADDRESS:CITY, STATE:	PHONE: ZIP CODE:
CONTRACTOR: N/A ADDRESS:	CONTACT:PHONE:
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YES NO	
COPY PROVIDED DĂŢĒŠŲBMŢŢĒD: 4/4/16 BY:	lha

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dramage submittal. The particular nature, location, and scope to the proposed development defines the degree of dramage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Cross Access/Common Driveway/ Cross Parking Agreement

Cross Access / Common Driveway / Cross Parking Agreement

This cross access / common driveway / cross parking agreement (the <u>"Agreement"</u>) is hereby made on this date March 8th, 2016; between Owner #1 and Owner #2.

Owner 1:

Alvarado Hotels, LLC

Name

2026 Central Avenue SW

Address

Albuquerque NM 87104

City, State, Zip Code

Bernalillo

County

<u>Owner 2:</u>

Carls Casista's LLC

Name

314 Rio Grande Blvd. SW

Address

Albuquerque NM 87104

City, State, Zip Code

Bernalillo

Recitals County

- A. Alvarado Hotels, LLC, is the owner of real property more fully described on Exhibit "A" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. Carl's Casita's LLC is the owner of real property more fully described on Exhibit "B" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property (**Parcel 1** and **Parcel 2**) for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights, and for all other uses expressly contemplated by this agreement;
- D. The parties agree that these mutual easements will be defined, at a minimum, by the designated areas in Exhibit "C" (property layout with hatched areas) for Parcel 1 and Exhibit "D" for Parcel 2 (property layout areas). These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. Granting of Easements

- 1.1 <u>Cross Access Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.2 <u>Common Driveway Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3 <u>Cross Parking Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.

2. Maintenance

2.1 Maintenance of Easement Areas. Each party, at its sole cost and expense, shall maintain and keep the easements areas in a commercially reasonable condition and state of repair.

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3. Mutual Indemnities

3.1 <u>Indemnity.</u> Each party held by this Agreement will indemnify, defend, and hold harmless the other 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.

4. Run with the Land

4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2, and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 or Parcel 2 during their respective ownership.

5. Modification

5.1 The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2 and with permission of the City of Albuquerque Transportation Department.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Parcel 1:

Signature

Marc R Cumbow

Printed Name

Managing Member

Title

Parcel 2:

Signature

Marc R Cumbow

Printed Name

Managing Member

Title

CITY OF ALBUQUERQUE



March 23, 2016

Darby Miera RBA Architecture Planning Design 1104 Park Ave. Albuquerque, NM

Re: Christmans Apartments

2040 Willis Pl., SW

Traffic Circulation Layout

Engineer's/Architect's Stamp 3-8-16 (J13-D202)

Dear Mr. Miera,

Based upon the information provided in your submittal received 3-10-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Please detail and dimension all existing sidewalks, curb cuts and drive pads.
- 2. Grades and slopes on the handicap accessible pathway appear to be too large. Please provide more detail.
- 3. Please list the width and length for all existing and proposed parking spaces. In review of the submitted drawing, there seems to be a mistyped parking length for the parking spaces to the east of the project site.
- 4. Show all drive aisle widths and radii.
- 5. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details of sidewalk dimension and slope.
- 6. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. The ADA pathway must be a solid surface and have appropriate striping. Roll curb is not permissible for ADA pathway.
- 7. A Revocable Permit will be required for the fencing and any patio in the ROW.
- 8. Please state is the garage entrances are still in place and being used or if they have been renovated and removed from the apartment structure.
- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- 10. Please provide a sight distance exhibit (see the *Development Process Manual*, *Chapter 23, Section 3, Mini Clear Sight Triangle*). Please provide this detail for entrance/exit on Willis Place.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



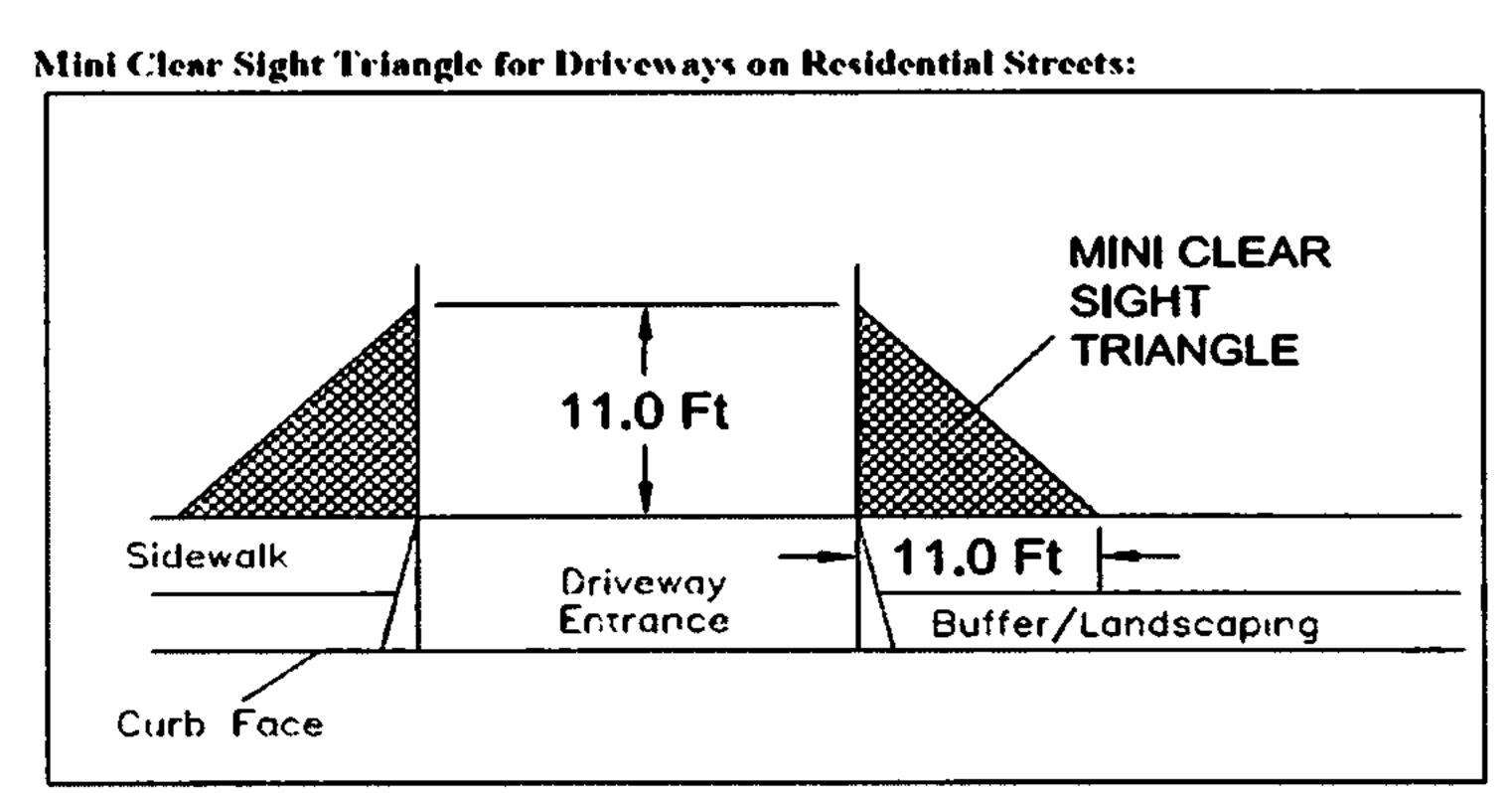


Figure 1. Mini Clear Sight Triangle

- 11. 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."
- 12. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- 13. 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.
- 14. Please include a copy of your shared access agreement with the adjacent property owner.
- 15. Please include two copies of the traffic circulation layout at the next submittal.

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-

www.cabq.gov

New Mexico 87103

PO Box 1293

Albuquerque

Sincerely,

Racquel M. Michel, P.E.

3675 or me at 924-3991.

Traffic Engineer, Planning Dept. Development Review Services

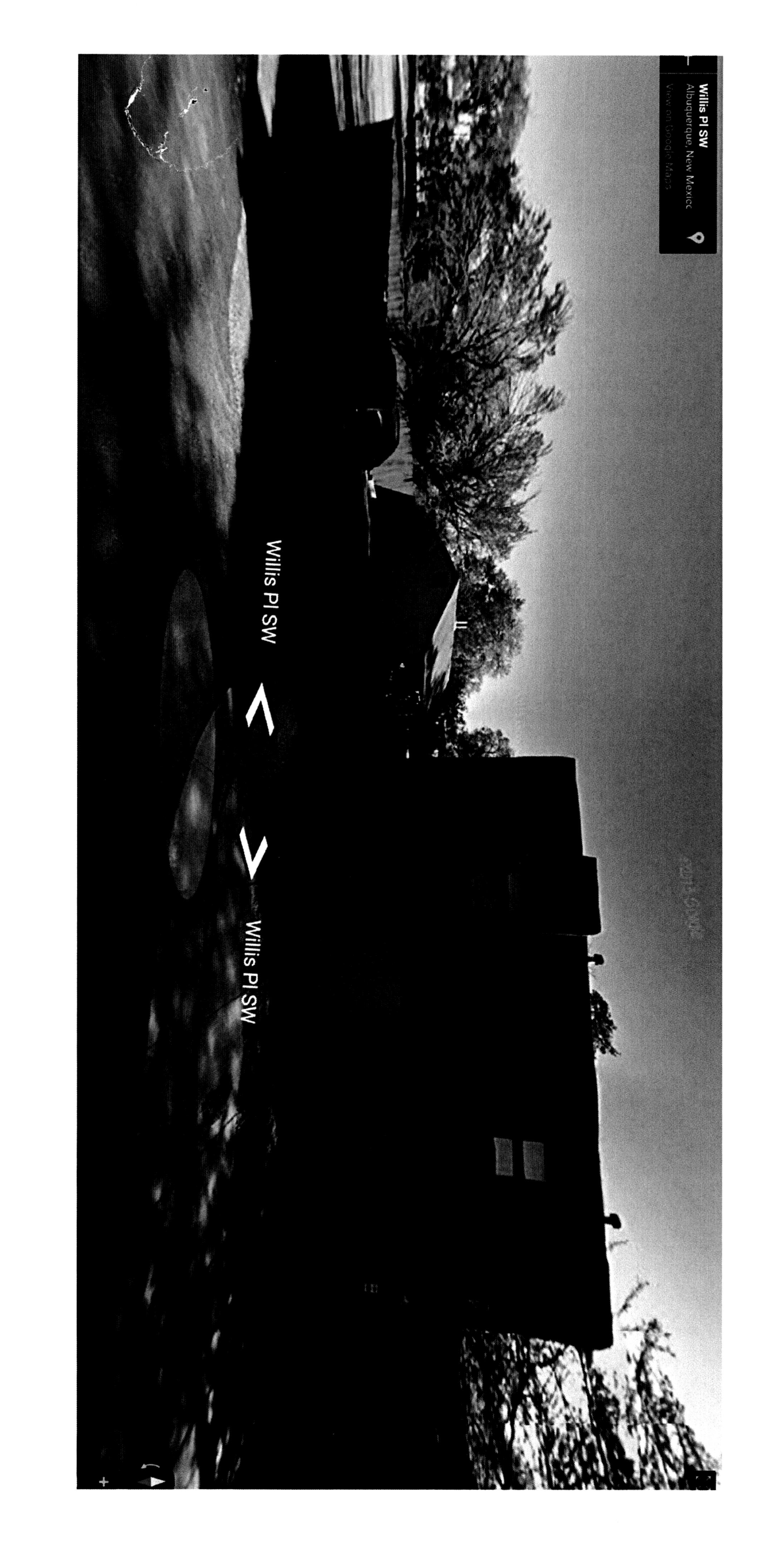
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DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2012)

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	DATE SUBMITTED: 03/09/20/6	BY: WWW. LAND DE VI	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



Cross Access/Common Driveway/ Cross Parking Agreement

Cross Access / Common Driveway / Cross Parking Agreement

This cross access / common driveway / cross parking agreement (the <u>"Agreement"</u>) is hereby made on this date March 8th, 2016; between Owner #1 and Owner #2.

<u>Owner 1:</u>

Alvarado Hotels, LLC

Name

2026 Central Avenue SW

Address

Albuquerque NM 87104

City, State, Zip Code

Bernalillo County

Owner 2:

Carls Casista's LLC

Name

314 Rio Grande Blvd. SW

Address

Albuquerque NM 87104

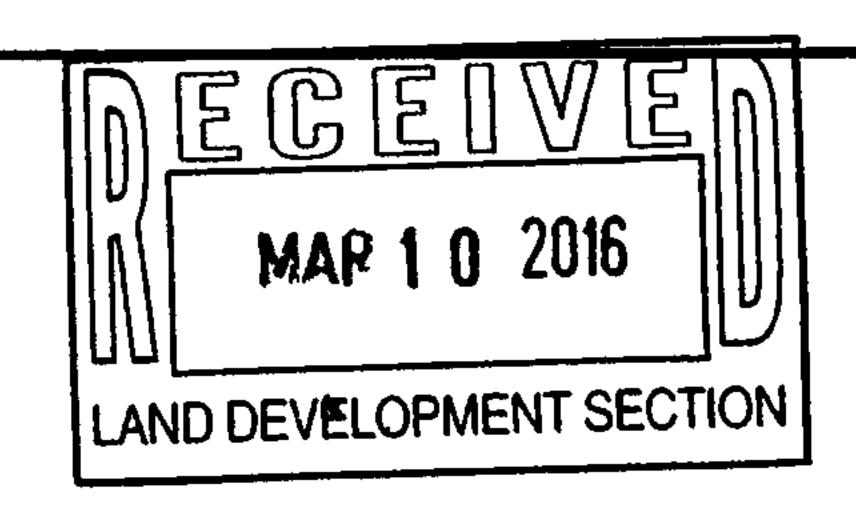
City, State, Zip Code

Bernalillo Recitals County

- A. Alvarado Hotels, LLC, is the owner of real property more fully described on Exhibit "A" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. Carl's Casita's LLC is the owner of real property more fully described on Exhibit "B" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property (**Parcel 1** and **Parcel 2**) for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights, and for all other uses expressly contemplated by this agreement;
- D. The parties agree that these mutual easements will be defined, at a minimum, by the designated areas in Exhibit "C" (property layout with hatched areas) for Parcel 1 and Exhibit "D" for Parcel 2 (property layout areas). These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. Granting of Easements

- 1.1 <u>Cross Access Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.2 <u>Common Driveway Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3 <u>Cross Parking Easement.</u> The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.



2. Maintenance

2.1 Maintenance of Easement Areas. Each party, at its sole cost and expense, shall maintain and keep the easements areas in a commercially reasonable condition and state of repair.

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3. Mutual Indemnities

3.1 <u>Indemnity.</u> Each party held by this Agreement will indemnify, defend, and hold harmless the other 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.

4. Run with the Land

The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 or Parcel 2 during their respective ownership.

5. Modification

The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2 and with permission of the City of Albuquerque Transportation Department.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Parcel 1:

Signature

Marc R Cumbow

Printed Name

Managing Member

Title

Parcel 2:

Signature

Marc R Cumbow

Printed Name

Managing Member

Title