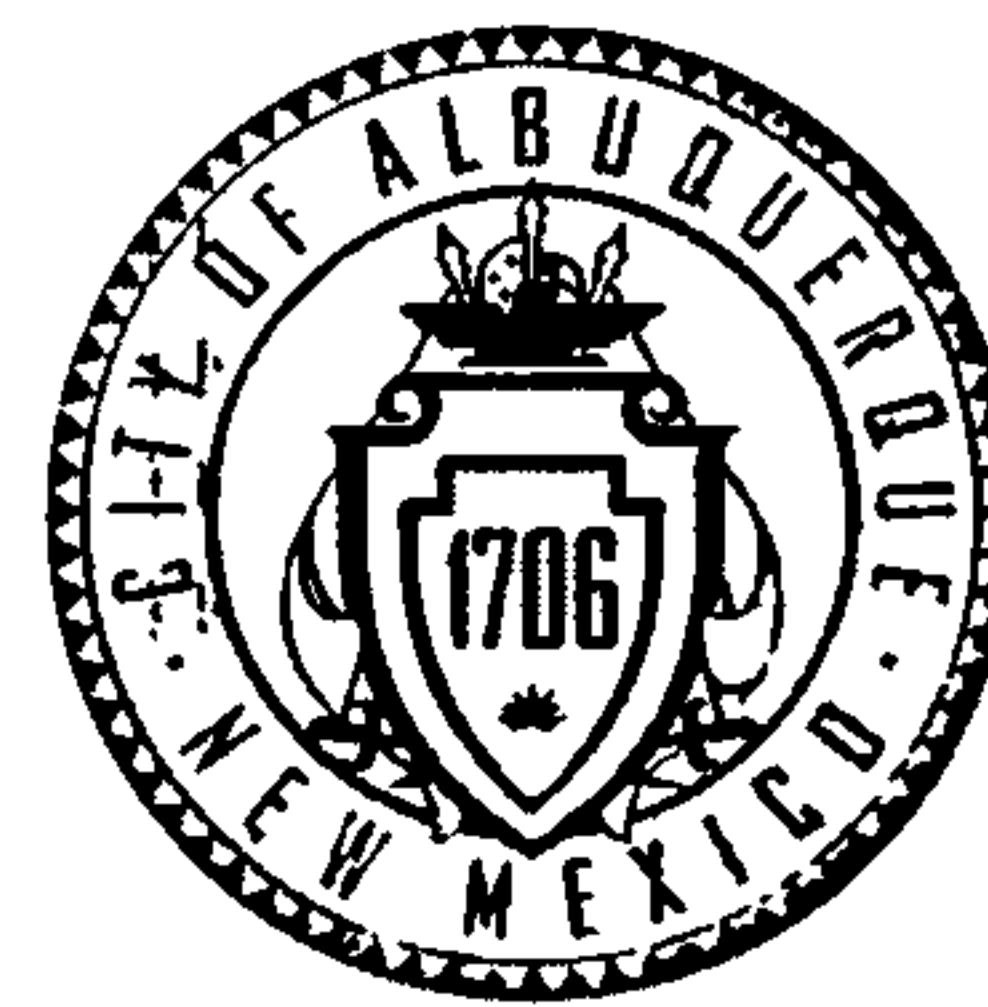


# CITY OF ALBUQUERQUE



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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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.

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

www.cabq.gov

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 02/2012)

PROJECT TITLE: CHRISTMAS APARTMENTS ZONE MAP: J-13-D-202  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 8A, Block B, of Westpark Addition  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

OWNER: Carl's Casita LLC. CONTACT: Marc Cumbro  
 ADDRESS: 310 Rio Grande Blvd. SW PHONE: (505) 585-7000  
 CITY, STATE: ABQ NM ZIP CODE: 87104

ARCHITECT: RBA Architecture Planning Design CONTACT: Darby Miera  
 ADDRESS: 1104 Park Ave SW PHONE: (505) 242-1859  
 CITY, STATE: ABQ NM ZIP CODE: 87102  
 EMAIL: darby@rba81.com

SURVEYOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

- TYPE OF SUBMITTAL:**
- \_\_\_\_\_ DRAINAGE REPORT
  - \_\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
  - \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
  - \_\_\_\_\_ CONCEPTUAL G & D PLAN
  - \_\_\_\_\_ GRADING PLAN
  - \_\_\_\_\_ EROSION CONTROL PLAN
  - \_\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)
  - \_\_\_\_\_ CLOMR/LOMR
  - TRAFFIC CIRCULATION LAYOUT
  - \_\_\_\_\_ ENGINEER'S CERT (TCL)
  - \_\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)
  - \_\_\_\_\_ OTHER (SPECIFY)

- CHECK TYPE OF APPROVAL SOUGHT:**
- \_\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE
  - \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
  - \_\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL
  - \_\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL
  - \_\_\_\_\_ SECTOR PLAN APPROVAL
  - \_\_\_\_\_ FINAL PLAT APPROVAL
  - \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
  - BUILDING PERMIT APPROVAL
  - \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)
  - \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)
  - \_\_\_\_\_ GRADING PERMIT APPROVAL
  - \_\_\_\_\_ PAVING PERMIT APPROVAL
  - \_\_\_\_\_ WORK ORDER APPROVAL
  - \_\_\_\_\_ GRADING CERTIFICATION
  - \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED:  
 \_\_\_\_\_ YES  
 NO  
 \_\_\_\_\_ COPY PROVIDED

DATE SUBMITTED: 4/14/16 BY: [Signature]

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 "Agreement") 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

**Owner 2:**

Carls Casista's LLC

Name

314 Rio Grande Blvd. SW

Address

Albuquerque NM 87104

City, State, Zip Code

Bernalillo  
County

Recitals

- 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 Cross Access Easement. 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 Common Driveway Easement. 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 Cross Parking Easement. 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.
-



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**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.

**3. Mutual Indemnities**

3.1 Indemnity. 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**

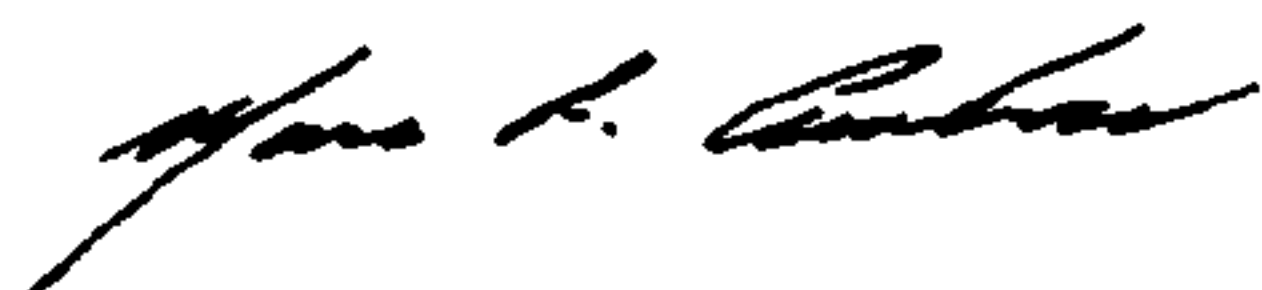
4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2, and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion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

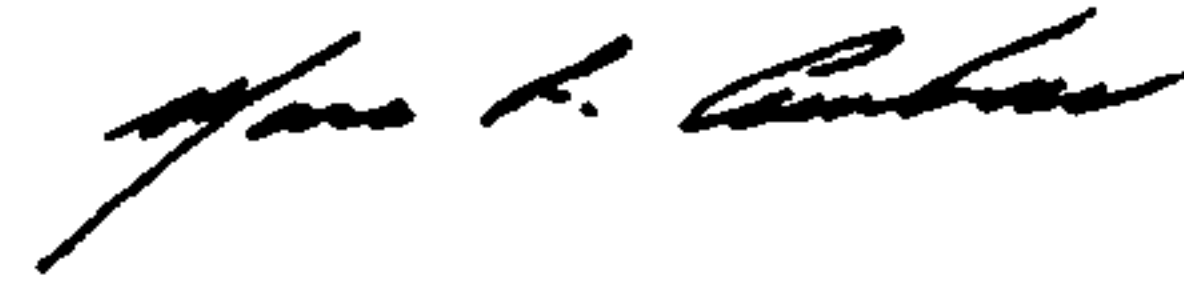
Marc R Cumbow

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:

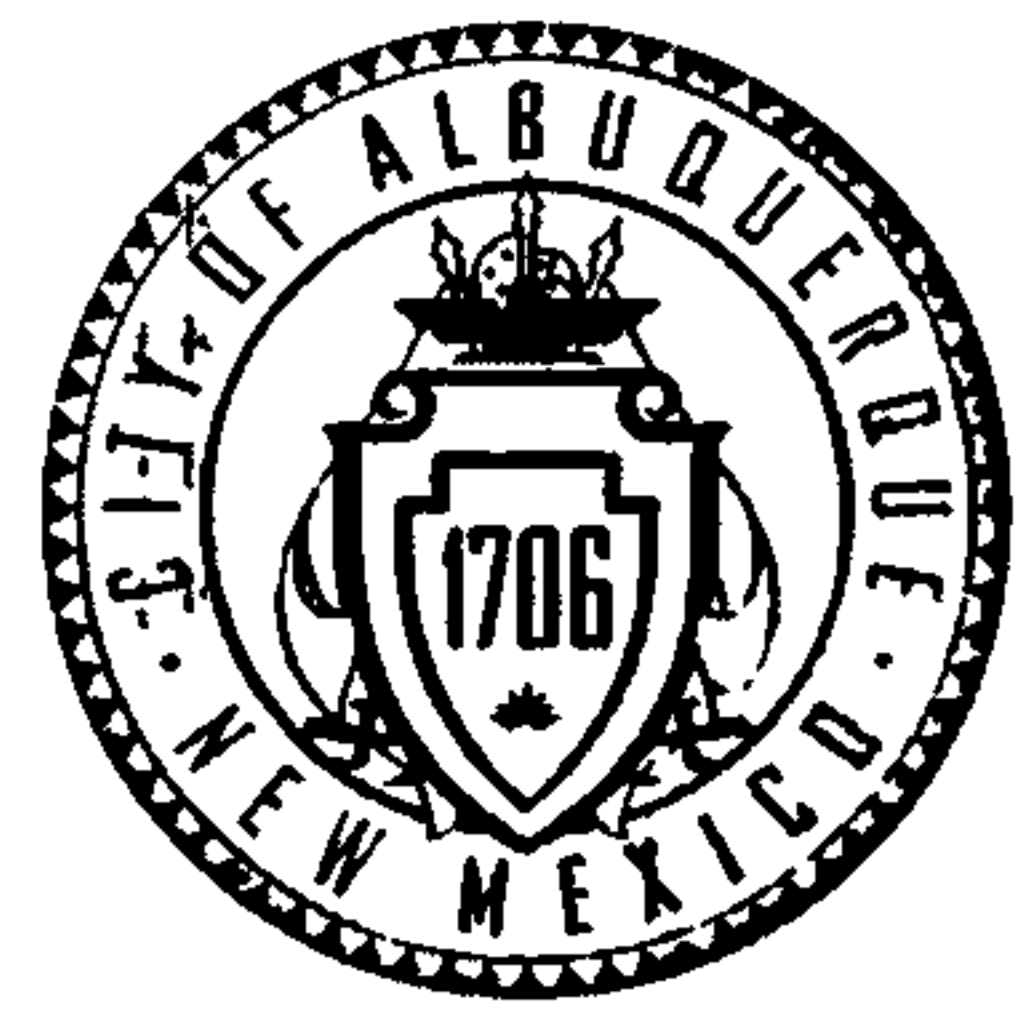
1. Please detail and dimension all existing sidewalks, curb cuts and drive pads.
2. Grades and slopes on the handicap accessible pathway appear to be too large. Please provide more detail.
3. Please list the width and length for all existing and proposed parking spaces. In review of the submitted drawing, 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 if the garage entrances are still in place and being used or if they have been renovated and removed from the apartment structure.
9. 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](http://www.cabq.gov)



Mini Clear Sight Triangle for Driveways on Residential Streets:

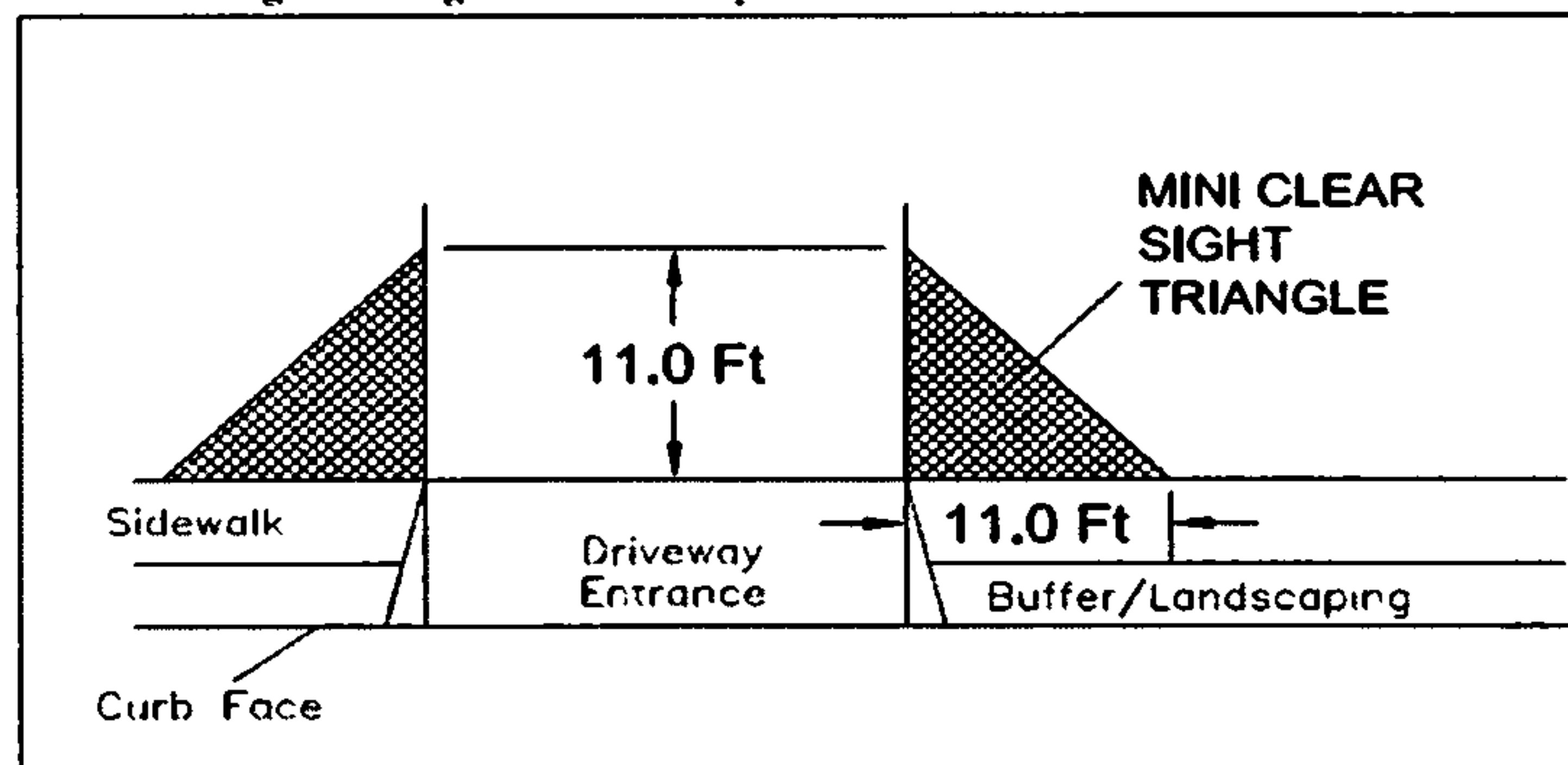


Figure 1. Mini Clear Sight Triangle

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) 924-3675 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

[www.cabq.gov](http://www.cabq.gov)



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 02/2012)

PROJECT TITLE: CHRISTMANS APARTMENTS ZONE/MAP: J-13-D202  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 8A, BLOCK B, OF WESTPARK ADDITION  
 CITY ADDRESS: 2040 WILLIS PL SW

ENGINEERING FIRM: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

OWNER: CARL'S CASITA LLC CONTACT: MARC CUMBRIO  
 ADDRESS: 310 RIO GRANDE BLVD SW PHONE: 505-585-7000  
 CITY, STATE: ALB, NM ZIP CODE: 87104

ARCHITECT: RBA ARCHITECTURE PLANNING DESIGN CONTACT: DARBY MIERA  
 ADDRESS: 1104 PARK AVE PHONE: 505-242-1859  
 CITY, STATE: ALB, NM ZIP CODE: 87102  
 EMAIL: darby@rbadsl.com

SURVEYOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

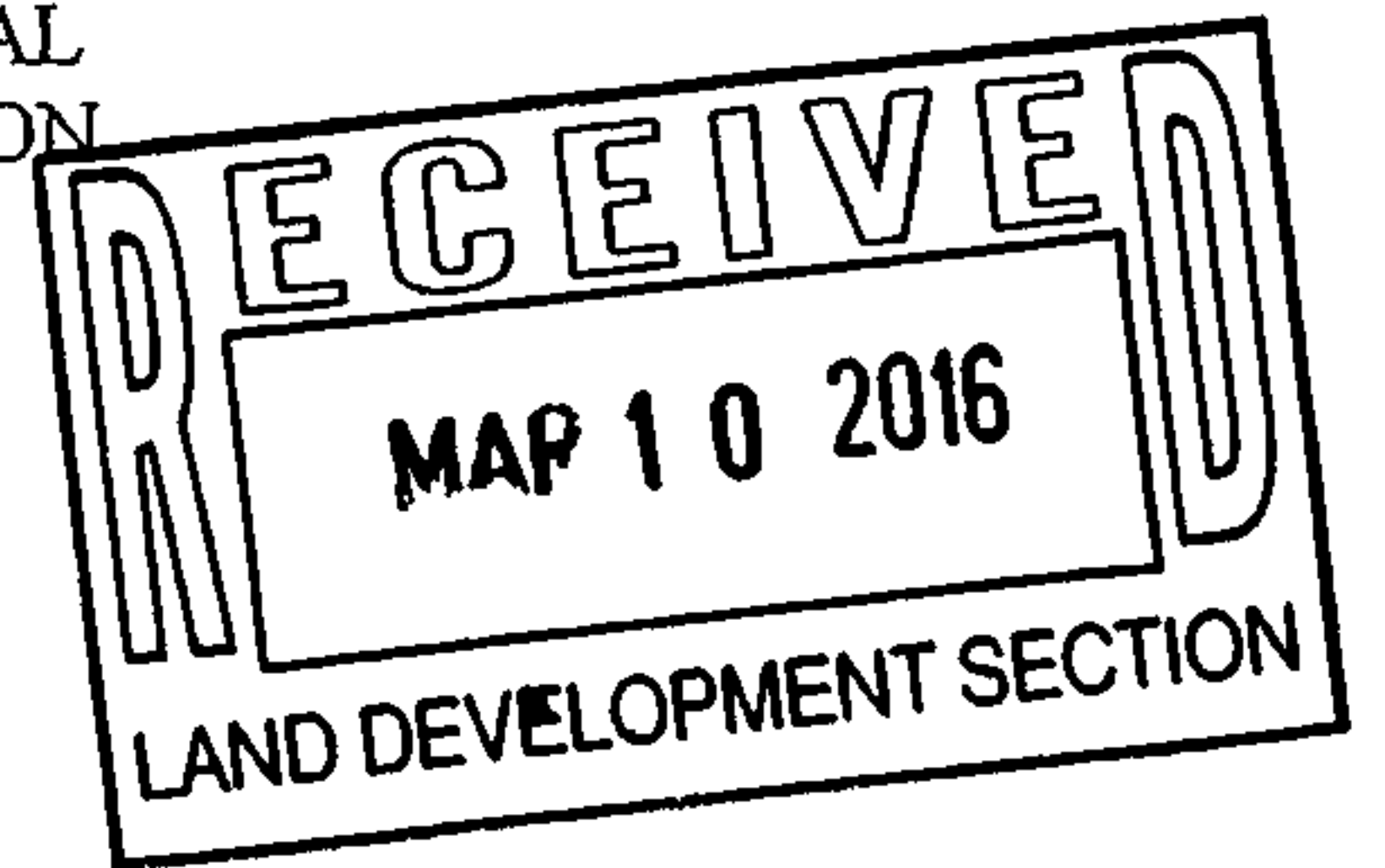
CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
  - DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
  - DRAINAGE PLAN RESUBMITTAL
  - CONCEPTUAL G & D PLAN
  - GRADING PLAN
  - EROSION CONTROL PLAN
  - ENGINEER'S CERT (HYDROLOGY)
  - CLOMR/LOMR
  - TRAFFIC CIRCULATION LAYOUT
  - ENGINEER'S CERT (TCL)
  - ENGINEER'S CERT (DRB SITE PLAN)
  - OTHER (SPECIFY)

- CHECK TYPE OF APPROVAL SOUGHT:**
- SIA/FINANCIAL GUARANTEE RELEASE
  - PRELIMINARY PLAT APPROVAL
  - S. DEV. PLAN FOR SUB'D APPROVAL
  - S. DEV. FOR BLDG. PERMIT APPROVAL
  - SECTOR PLAN APPROVAL
  - FINAL PLAT APPROVAL
  - FOUNDATION PERMIT APPROVAL
  - BUILDING PERMIT APPROVAL
  - CERTIFICATE OF OCCUPANCY (PERM)
  - CERTIFICATE OF OCCUPANCY (TEMP)
  - GRADING PERMIT APPROVAL
  - PAVING PERMIT APPROVAL
  - WORK ORDER APPROVAL
  - GRADING CERTIFICATION
  - OTHER (SPECIFY) SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
 YES  
 NO  
 COPY PROVIDED

DATE SUBMITTED: 03/09/2016 BY: [Signature]



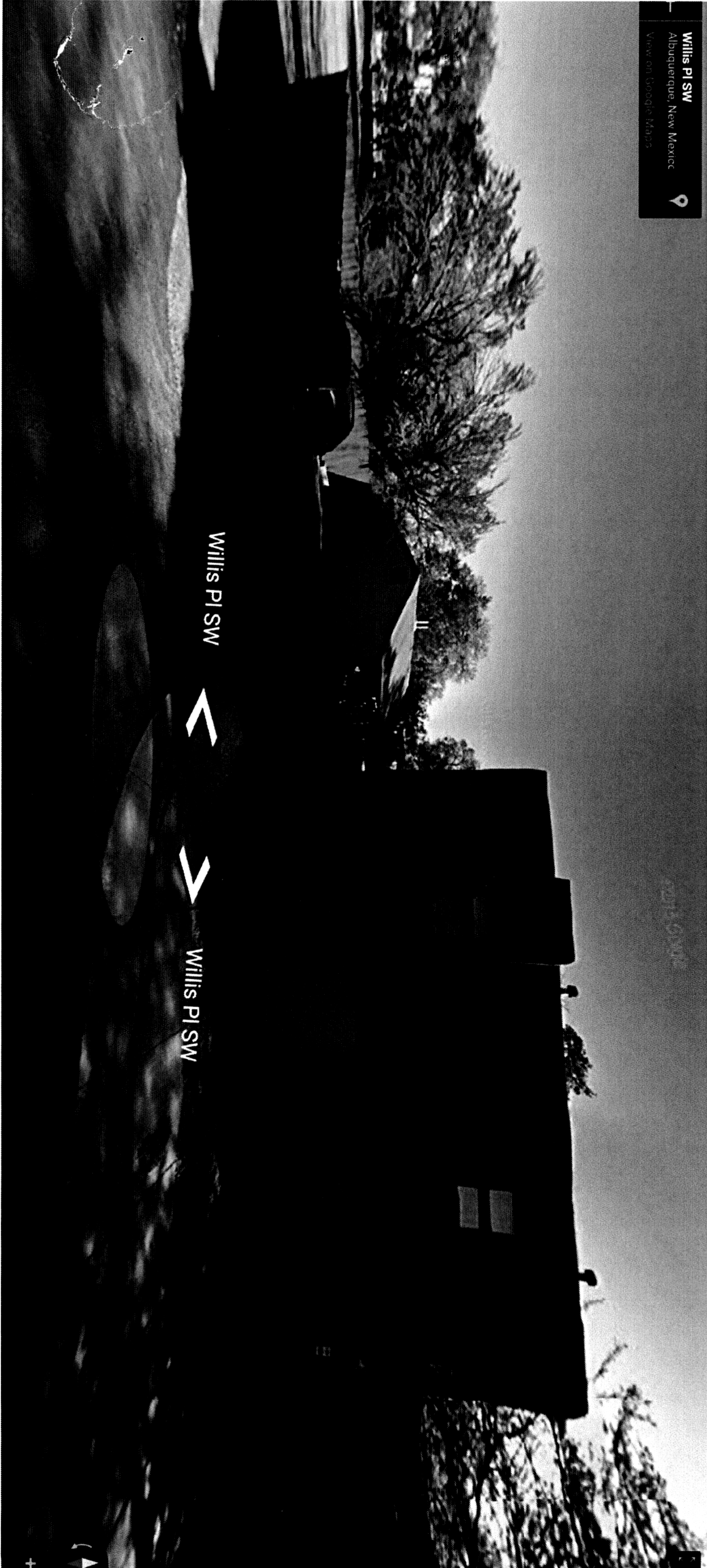
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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



Willis Pl SW  
Albuquerque, New Mexico

View on Google Maps



Willis Pl SW



Willis Pl SW





**Cross Access/Common Driveway/  
Cross Parking  
Agreement**

---

**Cross Access / Common Driveway / Cross Parking Agreement**

This cross access / common driveway / cross parking agreement (the "Agreement") 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

**Owner 2:**

Carls Casista's LLC

Name

314 Rio Grande Blvd. SW

Address

Albuquerque NM 87104

City, State, Zip Code

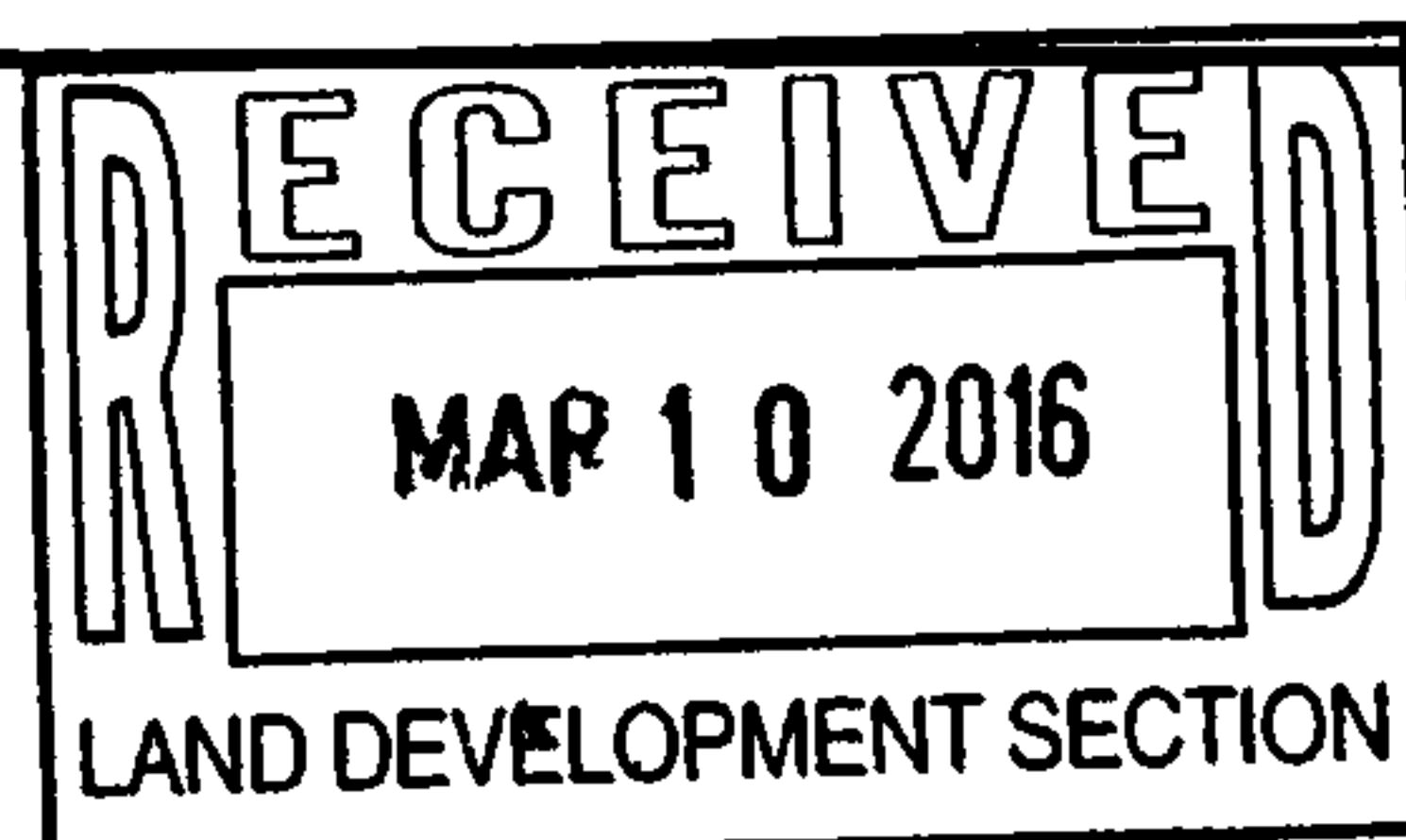
Bernalillo  
County

Recitals

- 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 Cross Access Easement. 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 Common Driveway Easement. 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 Cross Parking Easement. 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.



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**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.

**3. Mutual Indemnities**

3.1 Indemnity. 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

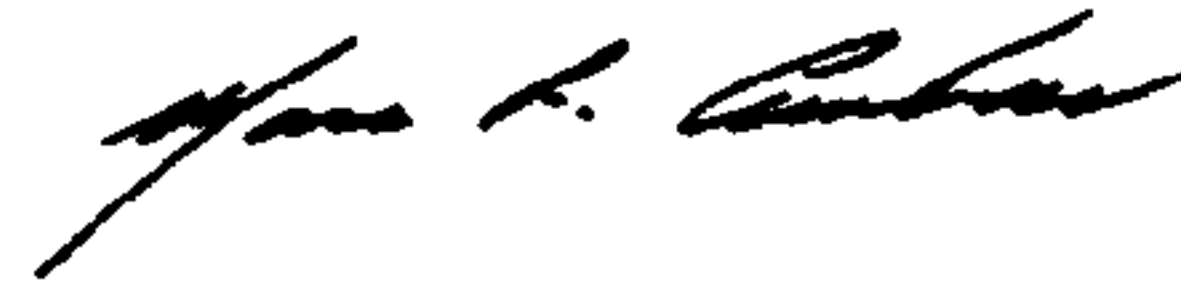
Marc R Cumbow

Printed Name

Managing Member

Title

**Parcel 2:**



Signature

Marc R Cumbow

Printed Name

Managing Member

Title