

SHARED PARKING AGREEMENT

Owner/Applicant

Name: Claudia Monge Business Name: My Little World

Street Address: 303 Old Coors Dr. SW, Albuquerque, NM 87121.

Legal Description: *Parcel B SOUTH 40' OF LOT 99 AND NORTH 1/2 OF LOT 100 of the Rio Grand Heights addition to the city of Albuquerque, New Mexico, a subdivision of a tract of land in school district # 28, Bernalillo County, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the county clerk of Bernalillo County, New Mexico on February 12, 1946.*

UPC #:101105736723441220

Owner of Off-Site Parking Area

Name: Damian Chimenti Business Name: Old Coors Bronco, LLC

Street Address: 301 Old Coors Dr. SW, Albuquerque, NM 87121.

Legal Description: *Parcel "A" the northerly sixty feet of lot numbered 99 and the easterly one half of the vacated alley adjacent to the westerly boundary of this same lot, all in Rio Grand Heights, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on February 12, 1946 and more particularly described by metes and bounds as follows: Beginning at the NE corner of said lot 99 and running thence in a southerly direction along the westerly right of way of Coors Blvd. SW a distance of 60.52 feet along a curve having a radius of 1096.0 feet; thence S 74 degrees 54' W, 184.42 more or less; thence N 15 degrees 06' W, 60.00 feet along the centerline of said vacated alley; thence N 74 degrees 54' E, 192.0 feet to the point of the beginning*

UPC #:101105736723441220

In conjunction with the development of My little World located at 303 Old Coors Dr. SW, Albuquerque, NM 87121 (the "Property") for which the legal description is:

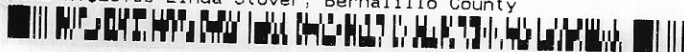
Parcel B SOUTH 40' OF LOT 99 AND NORTH 1/2 OF LOT 100 of the Rio Grand Heights addition to the city of Albuquerque, New Mexico, a subdivision of a tract of land in school district # 28, Bernalillo County, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the county clerk of Bernalillo County, New Mexico on February 12, 1946.

UPC #:101105736723441220

, the City of Albuquerque has allowed, and Old Coors Bronco, LLC (the "Owner") has voluntarily elected, for a reduction to off-street parking requirements based upon § 14-16-5-5(C)(5)(b) Shared Parking Reduction of the Integrated Development Ordinance (IDO) and the currently known tenant uses proposed and/or existing on the Property.

Doc# 2021100036

08/24/2021 11:01 AM Page: 1 of 6
AGRE R: \$25.00 Linda Stover, Bernalillo County



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 IDO requires a minimum of **18** off-street parking spaces. Under the terms of this Agreement, **9** 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 – **13** parking spaces – will be provided on the property with the off-site parking area, 301 Old Coors Dr. SW, Albuquerque, NM 87121.

The Owner, and its successors and assigns, agrees that it will not change the tenant uses, their business hours and peak business periods 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.

Maria Flores
Owner (applicant)

8/19/2021
Date

Dak. Plu
Owner (off-site parking area)

8/19/21
Date

DS
NRS

DocuSigned by:
Esteban A. Aguilar, Jr.
Approved as to Form - City Attorney

8/23/2021 | 10:46 AM MDT
Date

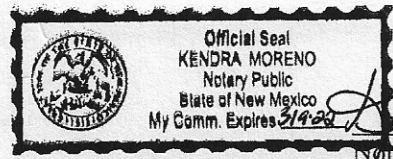
DocuSigned by:
Angelo D. Metzgar
City of Albuquerque,
Planning Director or Designee

8/23/2021 | 10:50 AM MDT
Date

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 19th day of August, 2021, by Maria Flores on behalf of the Owner.

My Commission Expires:
March 19 2022

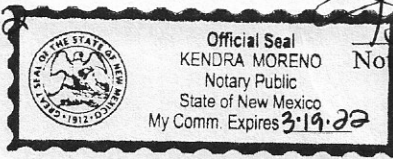


Kendra Moreno
Notary Public

STATE OF NEW MEXICO)
County of Bernalillo) ss.

The foregoing instrument was acknowledged before me this 24 day of August, 2021, by Maria Flores on behalf of the Owner.

My Commission Expires:
March 19 2022



Kendra Moreno
Notary Public

Dennis R. Garcia, as Personal Representative of the Estate of Eliza L. Garcia, Deceased

Dennis R. Garcia

By: Dennis R. Garcia, as Personal Representative

Elizabeth J. Cohen, as Personal Representative of the Estate of Oliver Burton Cohen, Deceased

Elizabeth J. Cohen

By: Elizabeth J. Cohen, as Personal Representative

Elizabeth J. Cohen
Elizabeth J. Cohen

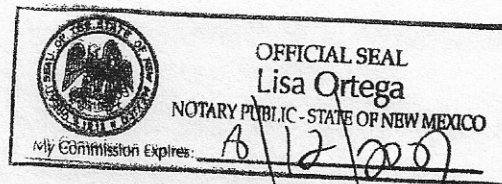
ACKNOWLEDGMENT

STATE OF NEW MEXICO

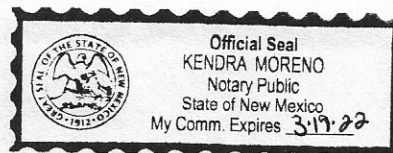
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 9, 2021 by Dennis R. Garcia, as Personal Representative of the Estate of Dennis Garcia, Deceased, Dennis R. Garcia, as Personal Representative of the Estate of Eliza L. Garcia, Deceased, Elizabeth J. Cohen, as Personal Representative of the Estate of Oliver Burton Cohen, Deceased, Elizabeth J. Cohen

Lisa Ortega
Notary Public,
My Commission Expires: 8/12/2027



Kendra Moreno 8/24/21



Old Republic National Title Insurance Company
Order Number: 2010511 LO

WARRANTY DEED

Dennis R. Garcia, as Personal Representative of the Estate of Dennis Garcia, Deceased and Dennis R. Garcia, as Personal Representative of the Estate of Eliza L. Garcia, Deceased and Elizabeth J. Cohen, a widow and Elizabeth J. Cohen, as Personal Representative of the Estate of Oliver Burton Cohen, Deceased, for consideration paid, grant(s) to Old Coors Bronco LLC, a New Mexico limited liability company, whose address is: PO Box 1153, Albuquerque, NM 87197, the following described real estate in Bernalillo County, New Mexico,

PARCEL A:

The Northerly Sixty feet (N. 60') of Lot numbered Ninety-nine (99) and the easterly one-half (E. 1/2) of the vacated alley, adjacent to the Westerly boundary of this Lot, all in RIO GRANDE HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1946, and more particularly described by metes and bounds as follows:

BEGINNING at the NE corner of said Lot 99 and running thence in a Southerly direction along the Westerly right of way of Coors Blvd. SW, a distance of 60.52 feet along a curve having a radius of 1096.0 feet; thence S 74° 54' W, 184.42, more or less; thence N 15° 06' W, 60.00 feet along the centerline of said vacated alley; thence N 74° 54' E, 192.0 feet to the point of beginning.

PARCEL B:

The South Forty feet (S 40') of Lot numbered Ninety-nine (99) and the North One-half (N 1/2) of Lot numbered One Hundred (100) of the RIO GRANDE HEIGHTS ADDITION to the City of Albuquerque, New Mexico, a Subdivision of a tract of land in School District No. 28, Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1946.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2021 and subsequent years;

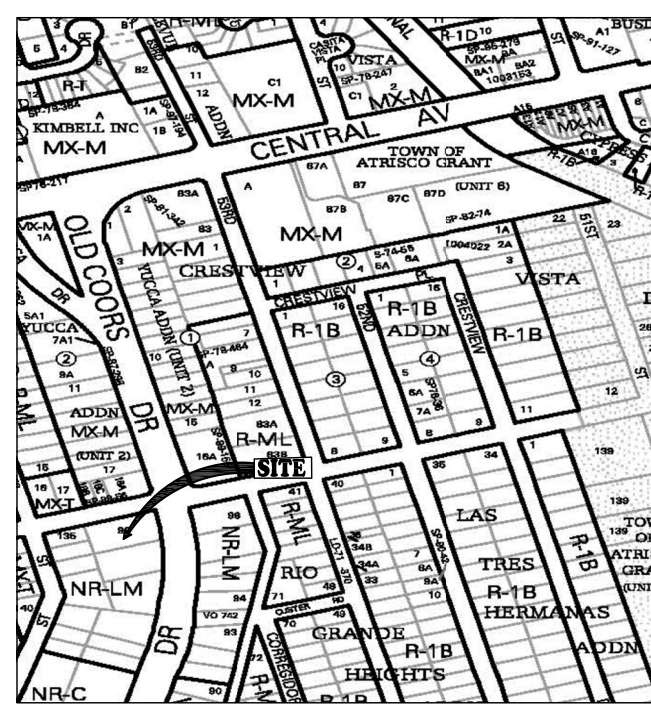
with warranty covenants.

Dated: June 09, 2021

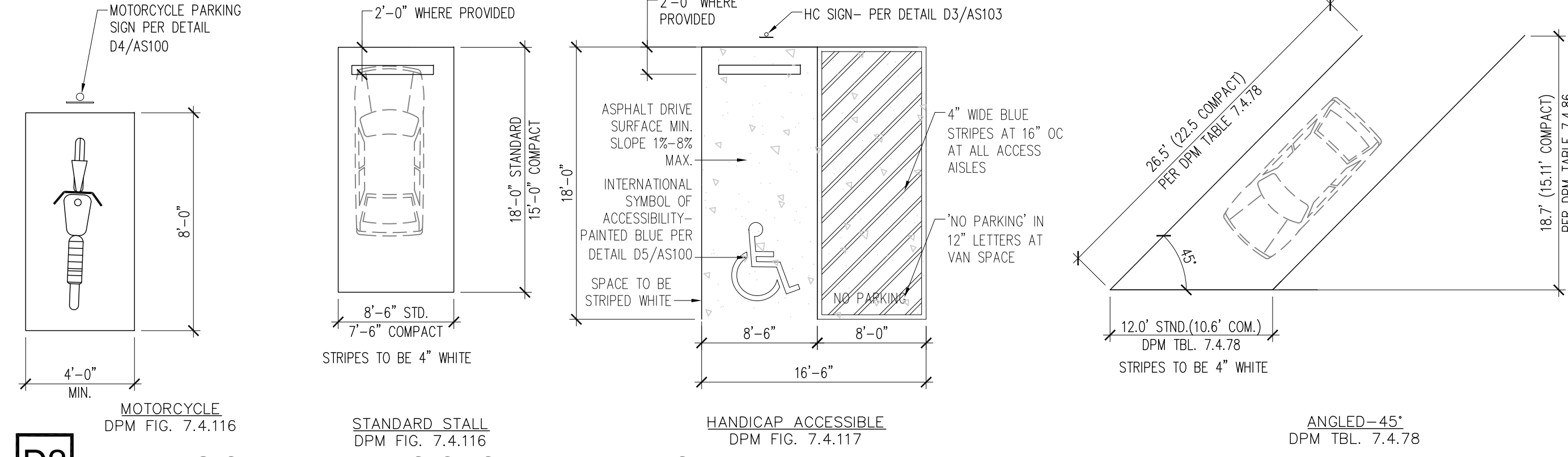
**Dennis R. Garcia, as Personal Representative of the
Estate of Dennis Garcia, Deceased**



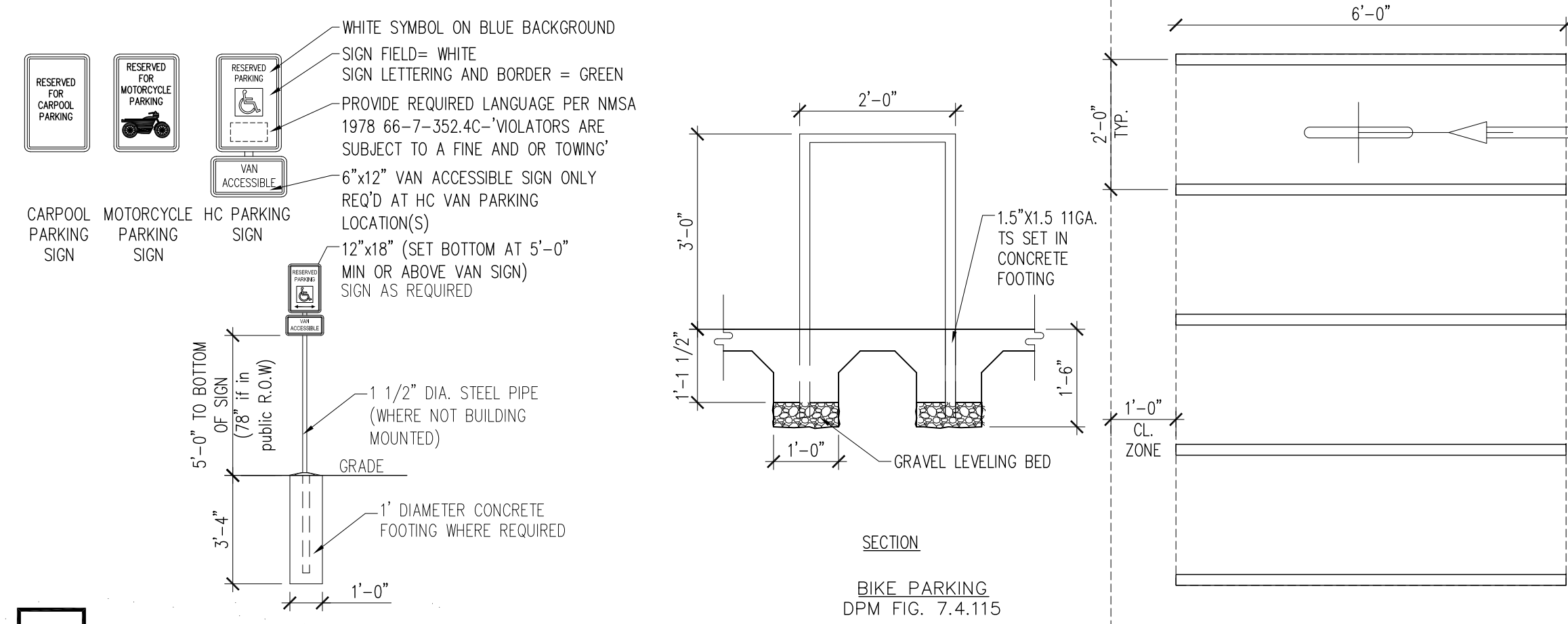
By: Dennis R. Garcia, as Personal Representative



D1 VICINITY MAP
ZONE ATLAS MAP K-11Z

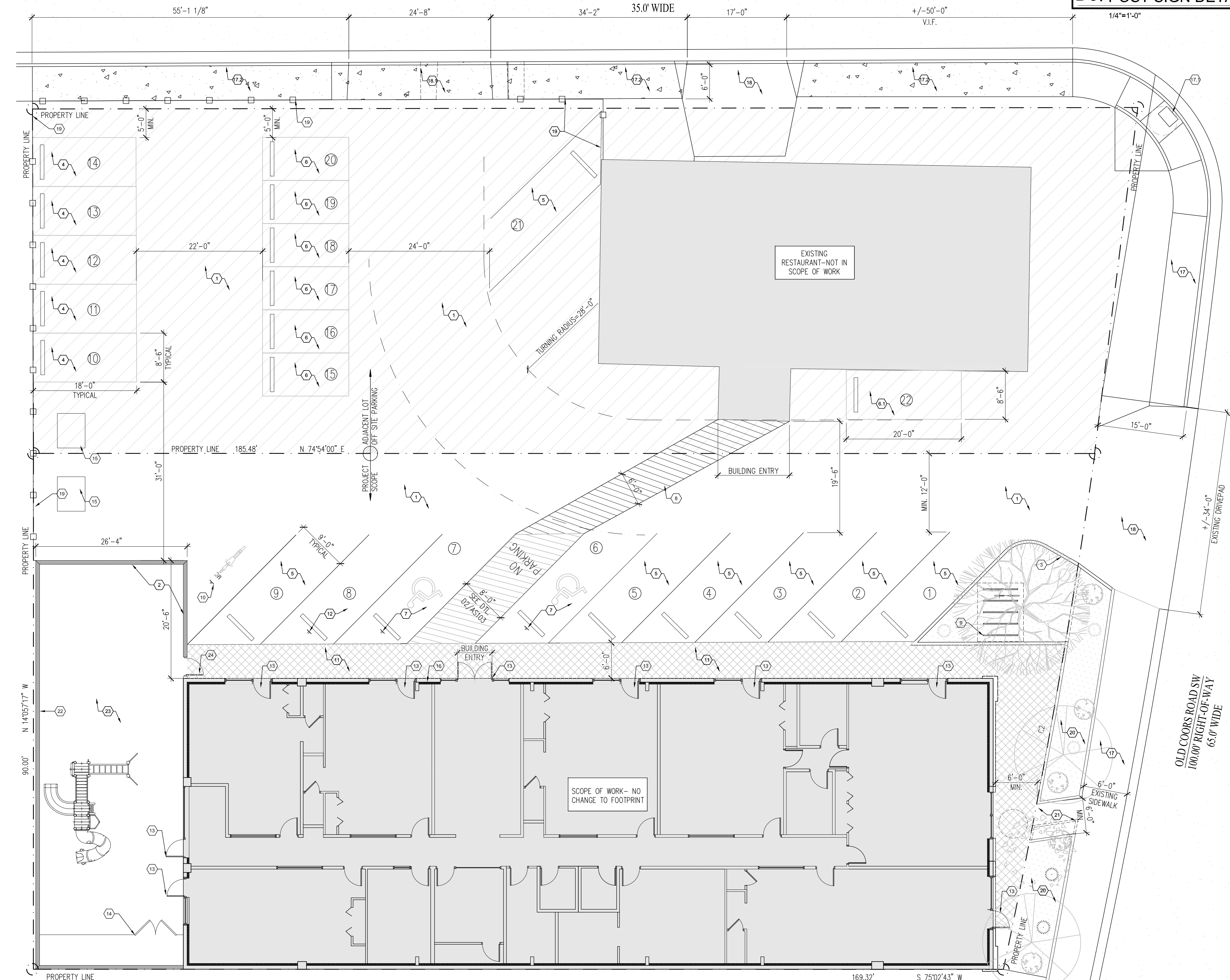


D2 PARKING STALL DIMENSIONS AND DETAILS
1/4"=1'-0"



D3 POST SIGN DETAIL
1/4"=1'-0"

D4 BIKE RACK DETAIL
1/4"=1'-0"



A1 ARCHITECTURAL SITE PLAN
1"=10'-0"

C2= 1096.00' RADIUS, 91.46' ARC LENGTH, 91.44' CHORD LENGTH, CHORD BEARING S04°46'50" E DELTA ANGLE 4°46'53"

ZONING INFORMATION

ADDRESS: 303 OLD COORS RD. SW, ALBUQUERQUE NM, 87121
LOT SIZE: .38 ACRES
UPC: 101105736723441220

LEGAL DESCRIPTION: SOUTH 40' OF LOT 99 AND NORTH 1/2 OF LOT 199
ZONING: MX-M PER ZONING AMENDMENT
PROJECT#: 2020-004918
USE: DAYCARE

PROJECT INFORMATION/ EXECUTIVE SUMMARY

RENOVATION AND USE CHANGE TO EXISTING WAREHOUSE BUILDING- NEW USE TO BE A DAYCARE FACILITY. NO ADDITIONAL SQUARE FOOTAGE TO BE ADDED. EXTERIOR UPGRADES TO INCLUDE NEW EXTERIOR INSULATION AND STUCCO, NEW WINDOW AND DOOR OPENINGS FOR EGRESS AND DAY LIGHTING, AND NEW MECHANICAL UNITS. INTERIOR UPGRADES TO INCLUDE NEW SPACE ALLOCATION CONSISTENT WITH THE NEEDS OF A DAYCARE FACILITY.

PARKING REQUIREMENTS

EXISTING PARKING LOT TO REMAIN- RESTRIPE AS NEEDED. NO CHANGE TO ACCESS, SIDEWALKS OR DRIVE SURFACE. PER IDO

EXISTING PARKING LOT IS SHARED WITH THE RESTAURANT (EL BRONCO) ON THE ADJACENT LOT. SEE PLAN. A SHARED PARKING AGREEMENT HAS BEEN FILED WITH THE CITY AND INCLUDED FOR REFERENCE.

PRE 1965 BUILDINGS: BUILDINGS CONSTRUCTED IN 1947 AND NO SQUARE FOOTAGE INCREASE THEREFOR DO NOT HAVE TO MEET MINIMUM OFF STREET PARKING REQUIREMENTS EXCEPT THOSE REQUIRED TO SATISFY THE AMERICANS WITH DISABILITIES ACT. IDO 14-16-5-5(B)(2)(b)

TOTAL SPACES PROVIDED 22 SPACES
SEE BELOW FOR CALCULATIONS:

OFF STREET PARKING REQUIREMENTS: RESTAURANT (ADJACENT BUILDING) 8 SPACES PER 1,000 SF. GFA= 2,600 SF/1,000= 20 SPACES
DAYCARE 1 SPACE PER 400 SF. GFA= 7,096 SF./400= 17 SPACES
TOTAL REQUIRED PRIOR TO REDUCTIONS- 37 SPACES

SHARED PARKING REDUCTION: FOOD AND BEVERAGE+OVIC/INST.= 1.2- 37 SPACES/1.2= **TOTAL SPACES 30 SPACES** IDO 14-16-5-5-3

REDUCTION FOR PROXIMITY TO TRANSIT: REDUCE BY 30% IF PROPOSED DEVELOPMENT IS WITHIN 1,320 FEET IN ANY DIRECTION OF ANY TRANSIT STOP WITH A PEAK SERVICE FREQUENCY OF 15 MINUTES OR BETTER- 1,190 FT. FROM YUCCA STOP SEE MAP 30 SPACES X .30= 9 SPACES- **TOTAL 21 SPACES REQUIRED** IDO 14-16-5-5(C)(5)(c)

PARKING CREDITS: VAN AND CARPOOL PARKING CREDIT 1 SPACE=4 SPACES 1 PROVIDED- SEE PLAN IDO 14-16-5(C)(6)(a)

TOTAL SPACES REQUIRED FOR THIS PROJECT= TOTAL 18 SPACES REQUIRED

MOTORCYCLE PARKING: 1-25 SPACES= 1 SPACE REQUIRED- 1 SPACE PROVIDED. IDO 14-16-5-5(D) TABLE 5-5-4

BICYCLE PARKING: NON RESIDENTIAL NOT LISTED= 3 SPACES OR 10% OF TOTAL 2.2 REQUIRED, 5 PROVIDED IDO 14-16-5-5(E)

9 SPACES ARE LOCATED ON SITE (303 OLD COORS) AND 13 ARE LOCATED ON THE ADJACENT PROPERTY (301 OLD COORS). THE TWO LOTS MEET ALL REQUIREMENTS PER IDO 5-5(C)(5)(b)

KEYED NOTES

- EXISTING ASPHALT PARKING LOT TO REMAIN- REPAIR AND RESTRIPE AS REQUIRED
- NEW 6'-0" TALL PAINTED CMU WALL
- NEW MOW CURB AT LANDSCAPE AREA
- STANDARD PARKING SPACE PER DETAIL D2/AS103- TYPICAL
- ANGLED PARKING SPACE PER DETAIL D2/AS103- TYPICAL
- COMPACT ANGLED PARKING SPACE PER DETAIL D2/AS103- TYPICAL
- PARALLEL RIGHT-OF-WAY PARKING SPACE PER DPM FIG. 7.4.88 -20'-0" LONG BY 8'-6" WIDE
- HC PARKING SPACE AND STRIPED AREA PER DETAIL D2/AS103- PROVIDE SIGN PER DETAIL D3/AS103
- STRIPED WALKWAY NO SLOPE TO EXCEED 2% IN ANY DIRECTION AND PAINTED STRIPES TO BE 4" THICK, WHITE, AND SPACED AT 16" O.C.
- NEW BIKE RACK PER DETAIL D4/AS103- PROVIDE A MINIMUM 1'-0" CLEAR ZONE AROUND BICYCLE PARKING STALL
- MOTOR CYCLE PARKING SPACE PER DETAIL D2/AS103 PROVIDE SIGN PER DETAIL D3/AS103- MOTOR CYCLE SPACE
- 6'-0" WIDE ASPHALT PEDESTRIAN WALKWAY- EXISTING ASPHALT TO REMAIN
- DEDICATED CARPOOL PARKING SPOT- PROVIDE SIGN PER DETAIL D3/AS103
- NEW EXTERIOR STOREFRONT DOOR
- NEW 6'-0" SCREENED FENCE W/ LOCKING GATE
- EXISTING DUMPSTERS TO REMAIN
- NEW KNOX BOX
- EXISTING 6'-0" SIDEWALK TO REMAIN
- CORNER ACCESS RAMP
- NEW SIDEWALK
- EXISTING DRIVE PAD- PROVIDE DETECTABLE WARNINGS
- DRIVE PAD
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING LANDSCAPING AREA
- ENLARGE EXISTING WALK WAY TO 6'-0" CLEAR
- EXISTING SITE WALL TO REMAIN- REPAIR, PATCH, REPLACE AS REQUIRED
- NEW COURTYARD PLAYGROUND
- NEW CUSTOM STEEL GATE W/ PANIC BAR HARDWARE

MY LITTLE WORLD
303 OLD COORS DRIVE
ALBUQUERQUE, NM 87121

PERMIT SET



+KMA
KENNETH MYERS, ARCHITECT
220 Hermosa Dr. NE
Albuquerque, NM 87108
T:518-364-0914
KENNY@KENNETHMYERS.COM

Project: **MY LITTLE WORLD**
Drawn By: **KMA** Checked By: **KMA**
Phase: **SD** Date: **04/21/2021**
Drawing Title: **SHARED PARKING EXHIBIT 'B'**

Project Number: **2101**
Sheet Number:

AS104