

CITY OF ALBUQUERQUE



October 31, 2019

Jeff Nielsen
CRSA
649 E South Temple
Salt Lake, UT 84102

Re: Randolph Rd Project
1710 Randolph Rd SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-22-2019 (M15D046)

Dear Mr. Nielsen,

The TCL submittal received 10-23-2019 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 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.

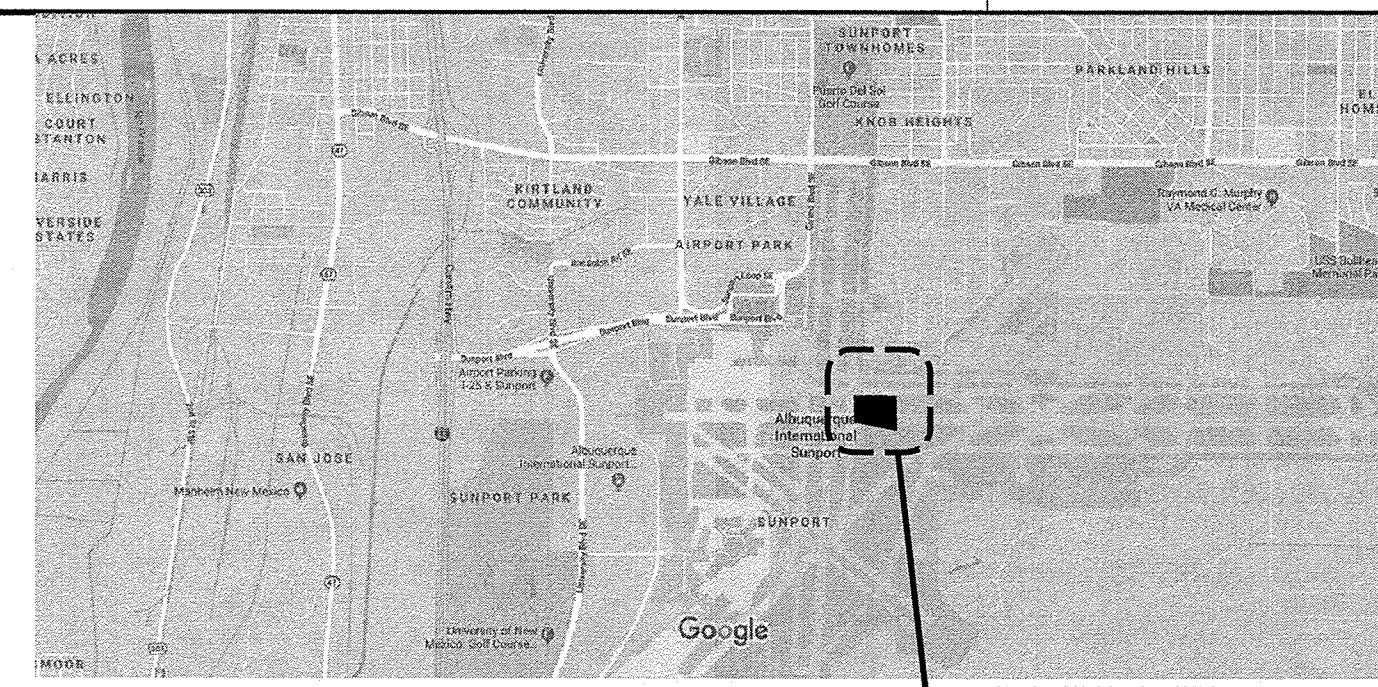
Sincerely,

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

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



VICINITY MAP

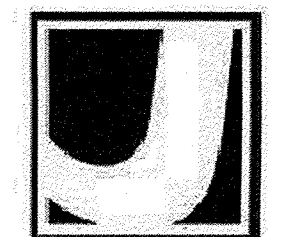
PROJECT SITE

NEW CONC. SIDEWALK
CONNECT STREET
SIDEWALK TO EXIST
SIDEWALK TO BLDG
ENTRANCE

CITY STAMP

CRSA

ARCHITECTURE • PLANNING • INTERIORS
649 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.355.5915 • www.crsa-us.com



JACOBSEN

Space Dynamics
LABORATORY

SPACE DYNAMICS
LAB ALBUQUERQUE

1720 RANDOLPH RD SE
ALBUQUERQUE, NM 87106

STAMP



ISSUE TYPE:	DATE:
<input checked="" type="checkbox"/>	OCT 22, 2019

PROJECT NUMBER:	18-079
DRAWN BY:	JEFF NIELSEN
CHECKED BY:	JEFF NIELSEN

TRAFFIC PLAN

SP101



RANDOLPH ROAD SE

NEW CONC. SIDEWALK 16' ROW N 89d 39' 07" E 303.63

LANDSCAPING


CONCRETE PAD
W/ SHELTER

— POND BOT = 58.77
STORM WATER
QUALITY POND
HW = 60.54
— POND TOP = 60.03

(6)
MOTORCYCLE
SPACES &
POLE SIGNS

NEW ASPHALT
PARKING LOT

EXISTING
PARKING LOT

A rectangular white sign with a black border. The text "MOTORCYCLE" is at the top, "PARKING" is in the middle, and "ONLY" is at the bottom, all in black capital letters.

(2)NEW 12"x18"
PARKING POLE
SIGNS

GENERAL NOTES:

THE PROPOSED PARKING LOT SERVES THE EXISTING ADJACENT BUILDING TO THE EAST (1720 RANDOLPH RD) ALL ADA STALLS ARE LOCATED AROUND THE EXISTING BUILDING.

THE PROPOSED NEW PARKING LOT WILL BE USED ONLY FOR
AUTOMOBILE PARKING, NO TRUCKS OR DELIVERIES

TOTAL NEW PARKING STALLS	204
TOTAL STALLS AT ADJACENT LOT	201
TOTAL ADA STALLS AT ADJACENT LOT	11
TOTAL ADA STALLS REQUIRED (BOTH LOTS)	9
TOTAL VAN SPACES REQ'D	2
TOTAL VAN SPACES PROVIDED	2

EXISTING BLDG SQUARE FOOTAGE	56,561
REQUIRED PARKING 3.5 /1,000 SF	198
BICYCLE PARKING REQ'D	20
BICYCLE PARKING PROVIDED	20
MOTORCYCLE PARKING REQ'D	6
MOTORCYCLE PARKING PROVIDED	6

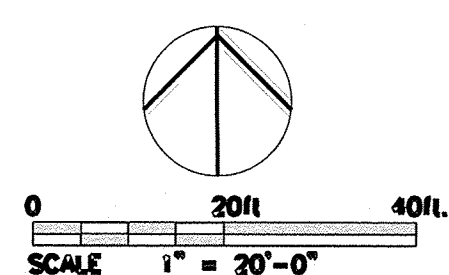
EXISTING
ADJACENT
BUILDING

EXISTING
PARKING LOT

—20 BICYCLE RACKS

EXISTING VAN
ACCESSIBLE
POLE SIGN

EXISTING ADA
PARKING POLE
SIGN



N 79d 56' 00" W 170.01'

TC79.22
FL78.91

1

2

3

4

5

RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between (Party #1) Utah State University Research Foundation owner of Lot A (see below), City of Albuquerque, County of Bernalillo, State of New Mexico, and of (Party #2) owner of Lot B (see below), City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

Legal Description Lot A:

D-3 of summary plat replat of parcel D of the replat of TR 4 Newport Industrial Park-West Unit 1 Cont 2.2318 AC.

Legal Description Lot B:

D-2 of summary plat replat of parcel D of the replat of TR 4 Newport Industrial Park-West Unit 1 Cont 2.4793 AC.

The parties desire to create a common access easement between the above-described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore, agree as follows.

An easement for a common access in favor of Lot A, owned by Party #1, is created over the strip of land 24 feet wide along the west boundary line of Lot B, owned by Party #2 and an easement for a common access in favor of Lot B, owned by Party #2, is created over the strip of land 24 feet wide along the east boundary of Lot A, owned by Party #1 for the purpose of creating a common access 24 feet wide for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

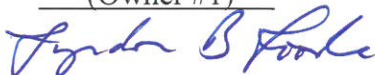
The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

ACKNOWLEDGED:

Date 10-29, 2019

(Owner #1)



WITNESSED:
STATE OF UTAH)
COUNTY OF CACHE)

On this 29 day of October, 2019, before me personally appeared Lyndon Leasle, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Jennie Parrish
Notary 1st Party

My Commission Expires

July 6, 2021 :



ACKNOWLEDGED:

Date 10-29, 2019

Lyndon B Leasle
Owner #2

WITNESSED:

STATE OF UTAH)

COUNTY OF CACHE)

On this 29 day of October, 2019, before me personally appeared Lyndon Leasle, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

Jennie Parrish
Notary 2nd Party

My Commission Expires:

July 6, 2021



Agreement No. _____

Date of Agreement: _____

SHARED PARKING AGREEMENT

In conjunction with the development of Lot D-3, located at Randolph Rd SE (the "Property") for which the legal description is attached as *Exhibit A*, the City of Albuquerque has allowed. and Utah State Research Foundation ("Owner") agrees that the Property shall operate an open/shared parking arrangement with adjacent Lot D-2, located at 1720 Randolph Rd SE for which the legal description is attached as *Exhibit B*. whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by 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 employee parking, handicap spaces, 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 Owners, successors, and assigns. This Agreement can be amended by the 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.

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

10-29-2019
Date

10-29-2019

Date

Date _____

Date _____

Jennie Parnish
Notary Public

PARKING AGREEMENT

EXHIBIT A

Legal Description: D-3 of summary plat replat of parcel D of the replat of TR 4 Newport Industrial Park-West Unit 1 Cont 2.2318 AC.

PARKING AGREEMENT

EXHIBIT B

Legal Description: D-2 of summary plat replat of parcel D of the replat of TR 4 Newport Industrial Park-West Unit 1 Cont 2.4793 AC.