

**Albuquerque RV and Boat Storage
Ladera Enterprises, LLC
3200 Calle De Laura NW
Albuquerque NM 87104
(505) 304-4516**

City of Albuquerque
Planning Department
600 2nd NW, 3rd floor
Albuquerque, NM 87102

April 14th, 2021

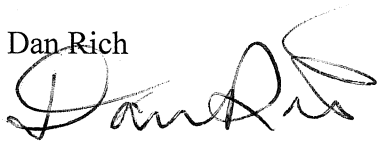
Re: Administrative Amendment to Site Development Plan
2201 Vista Oriente NW, Albuquerque, NM

Purpose of Administrative Amendment:

- 1) Perimeter fencing on East, North and West sides of property are now shown as 8 foot CMU wall, as per development guidelines of original site development plan project #1001523. This change will match the construction document submittal plans.
- 2) Names of the structures have been changed and square footages are revised from what is on the DRB site plan so information is consistent with construction submittal plans.

This modification to the site development plan will not be injurious to any adjacent property, the neighborhood or the community.

Dan Rich



Ladera Enterprises, LLC



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: LADERA ENTERPRISES, LLC (DAN RICH)		Phone: 505 304-4516
Address: 3200 CALLE DE LAURA NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87104
Professional/Agent (if any):		Phone: 505 304 4516
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

FENCE ON 3 SIDES OF PROPERTY IS NOW CMU WALL. RE LABELING OF BUILDINGS. SITE ADDRESS 2201 VISTA ORIENTE NW

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TRI PLAT FOR LADERA	Block:	Unit:
Subdivision/Addition: BUSINESS PARK UNIT 2	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K 09 Z	Existing Zoning: NRC	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 5.2

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **2201 Vista Oriente** ^{NW} Between: **UNCER** and: **LADERA**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001523

Signature:	Date: 4/14/2021
Printed Name: DAN RICH	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00759	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-005492

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*


Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

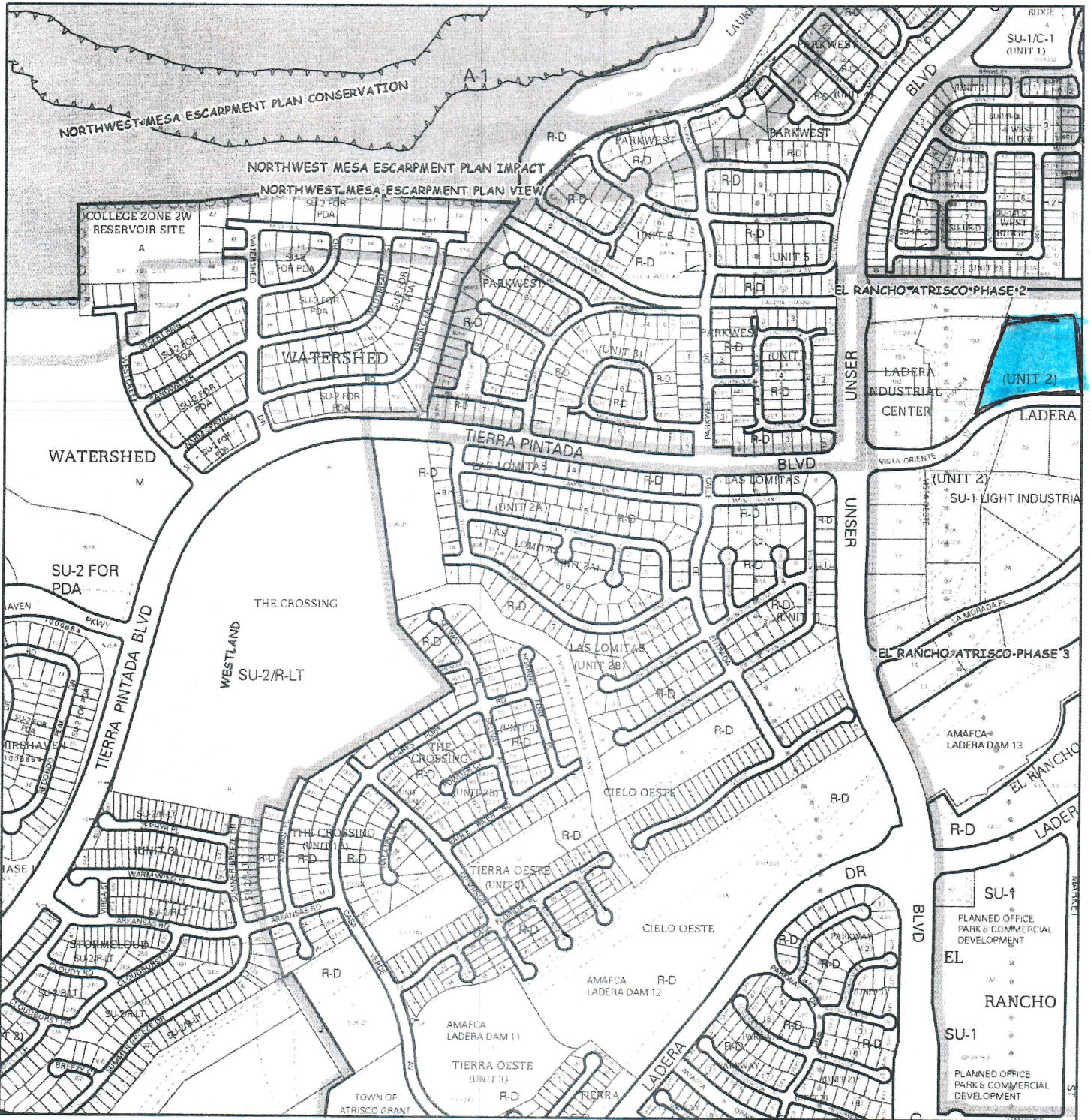
ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

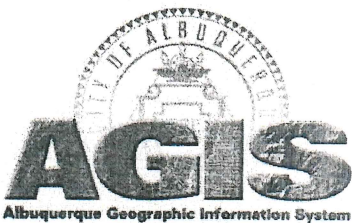
ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

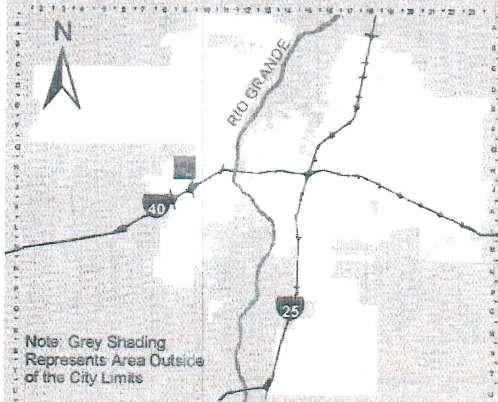
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature:</p>	<p>Date:</p>
<p>Printed Name:</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p>PR-2021-005492</p>	<p>SI-2021-00759</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-09-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

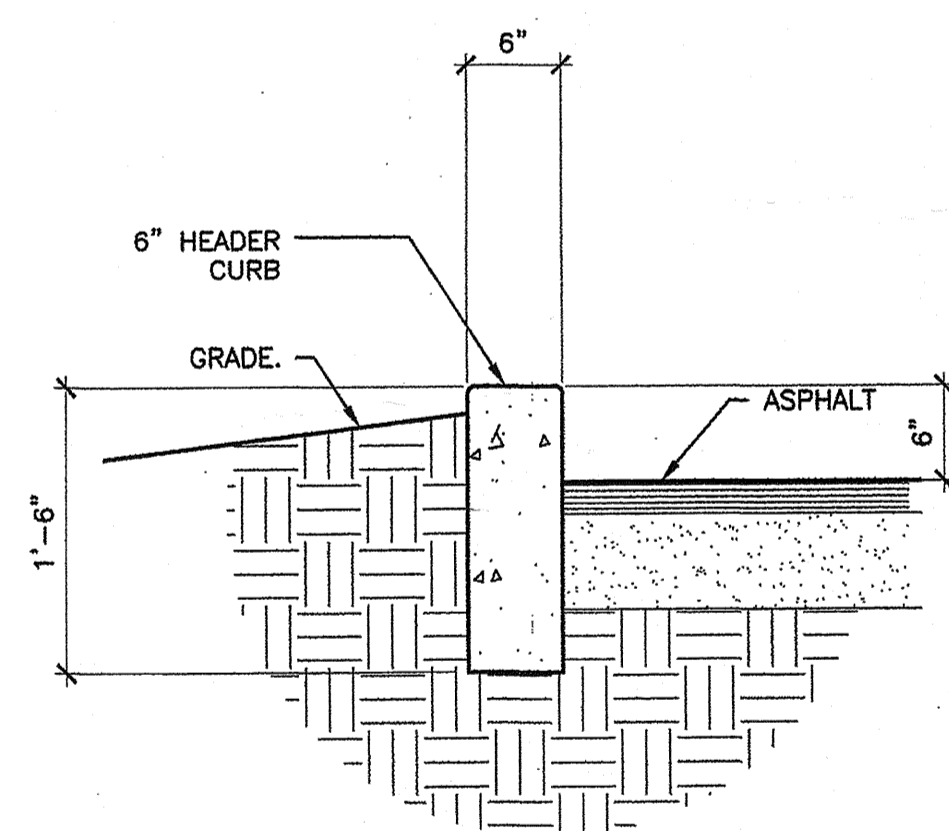
0 750 1,500 Feet

4

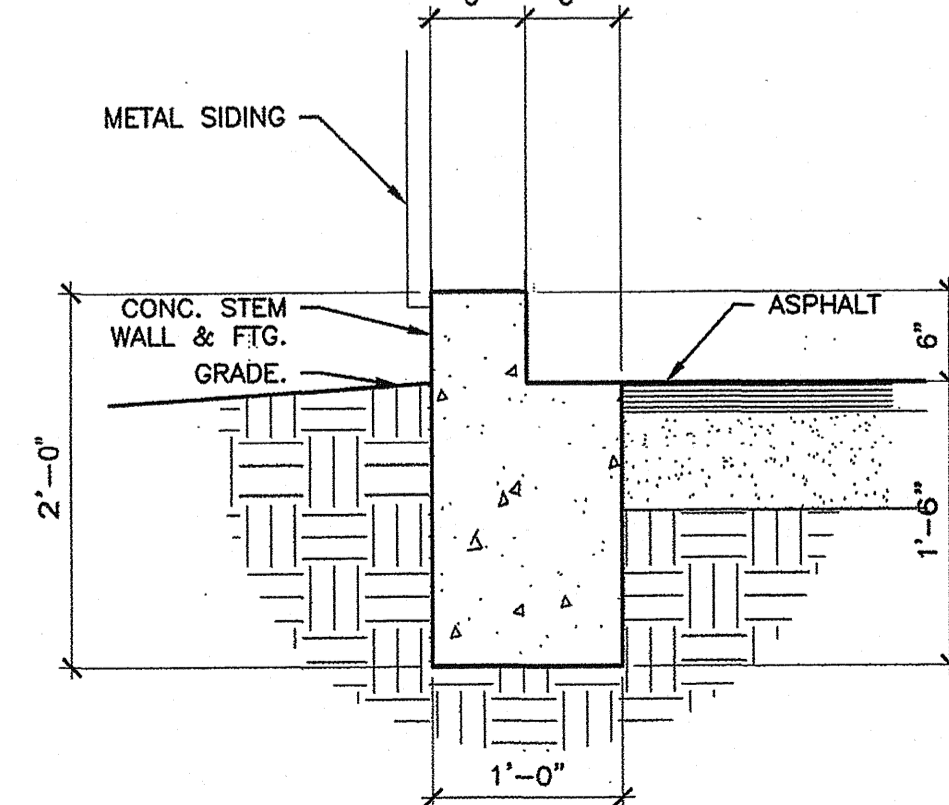
PROJECT NUMBER:	1001523
APPLICATION NUMBER:	18 DRB-70050
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on [redacted] and the findings and conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? () YES () NO if yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
<i>Raymond M. Muel</i>	3/1/17
Traffic Engineering, Transportation Division	Date
<i>Theresa L. Gade</i>	03-01-17
Water Utility Department	Date
<i>Colandrea</i>	3/1/17
Parks and Recreation Department	Date
<i>James D. Boyles</i>	2/14/2018
City Engineer	Date
N/A	
Environmental Health Department	Date
N/A	
Solid Waste Management	Date
<i>W</i>	2-14-2018
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

GENERAL NOTES

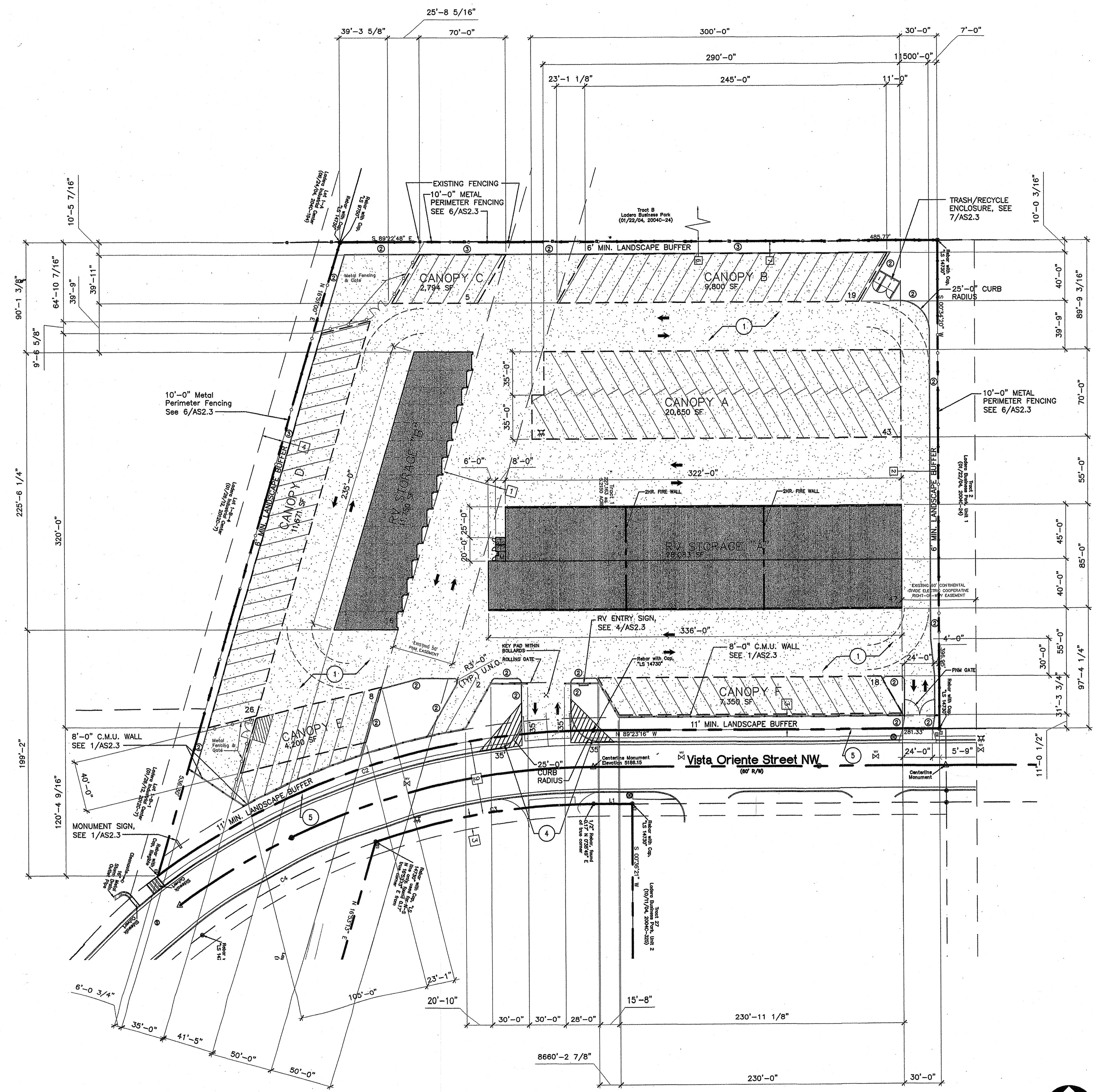
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- ALL SIDEWALKS ALONG STREETS SHALL BE PLACED AT THE PROPERTY LINE.



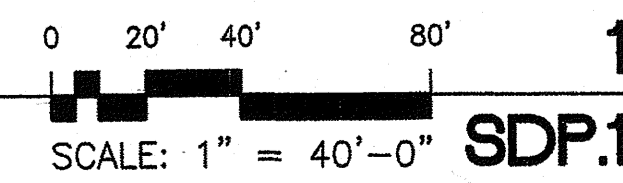
FTG. • BACK OF CANOPIES 3
SCALE: 1" = 1'-0" SDP.1



FTG. • BACK OF CANOPIES 2
SCALE: 1" = 1'-0" SDP.1



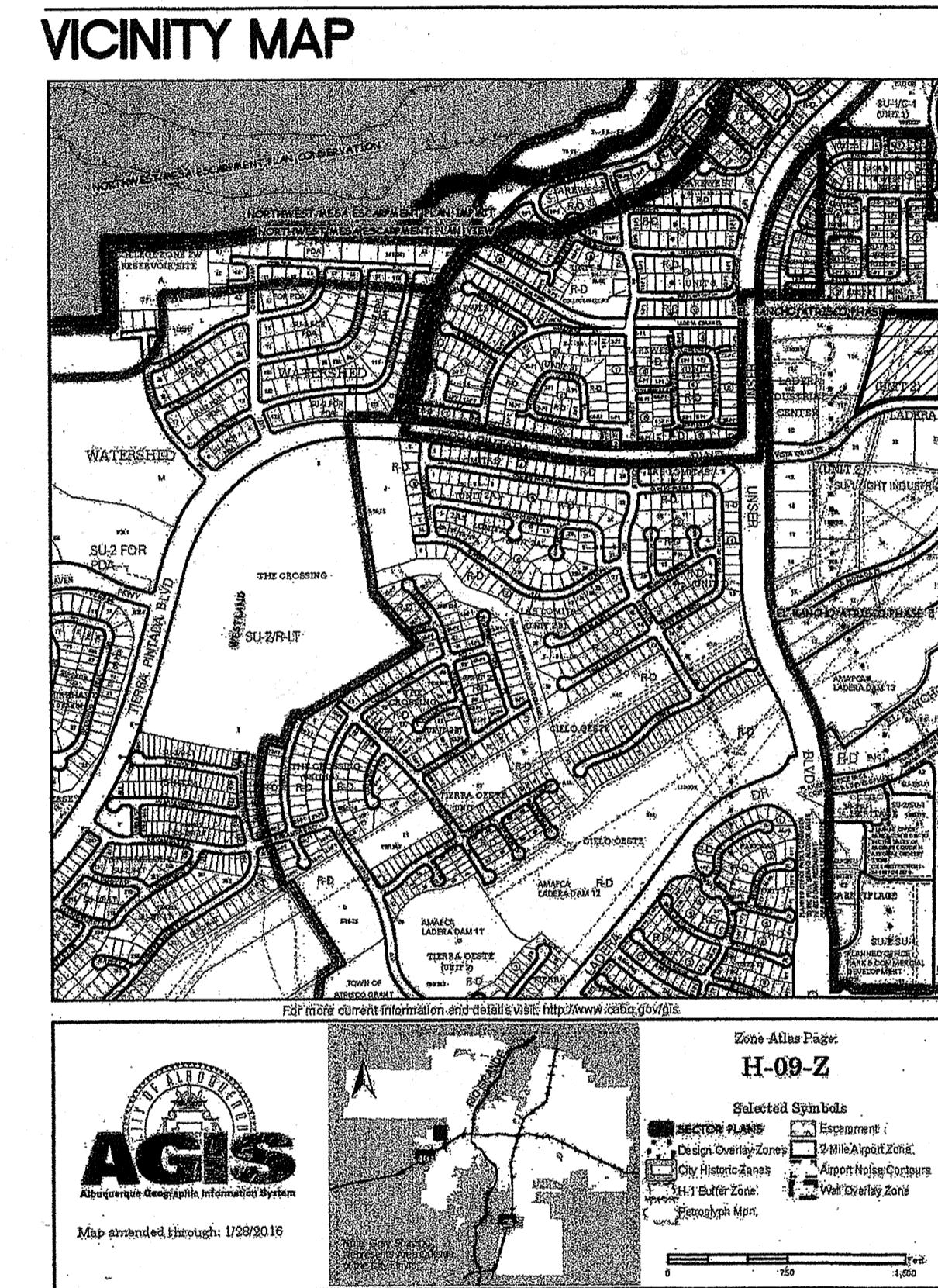
SITE DEVELOPMENT PLAN
SCALE: 1" = 40'



- KEYED NOTES**
- ASPHALT PAVING
 - 6" HEADER CURB. TYP. U.N.O. REFER TO DETAIL 3/SDP.1
 - FOOTING AT BACK SIDE OF CANOPIES. TYP. U.N.O. REFER TO DETAIL 2/SDP.1
 - 35' X 35' CLEAR SIGHT TRIANGLE. MEASURED FROM FACE OF CURB. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - PROPOSED 6' CONCRETE PUBLIC SIDEWALK PER COA STD. DET. 2430.

SITE CRITERIA

PROJECT: ALBUQUERQUE RV AND BOAT STORAGE
LOCATION: 2201 VISTA ORIENTE NW
OWNER: LADERA ENTERPRISES, LLC
ARCHITECT: JUNO ARCHITECTS
LEGAL DESCRIPTION: TRACT 1 UNIT 2 LADERA BUSINESS PARK
ZONING ATLAS MAP: H-9-Z
CURRENT ZONING CLASSIFICATION: SU-1 LIGHT INDUSTRIAL
BUILDING TYPE: II-B, NON-SPRINKLERED
TOTAL BUILDING AREA:
RV STORAGE A = 28083 SF
RV STORAGE B = 11750 SF
RV STORAGE C = 39833 SF
TOTAL = 79666 SF
TOTAL LOT AREA: 5.215 AC.
PARKING ANALYSIS:
RV-STORAGE = N/A
(NOTE: ALL OFFICE FUNCTIONS AND PARKING FOR THE SAME, INCLUDING ACCESSIBLE PARKING, MOTORCYCLE PARKING AND BICYCLE SPACES, ARE ACROSS THE STREET IN PHASE ONE OF THE FACILITY)
NUMBER OF RV STORAGE SPACES: 184
MAXIMUM BUILDING HEIGHT: 32 FEET



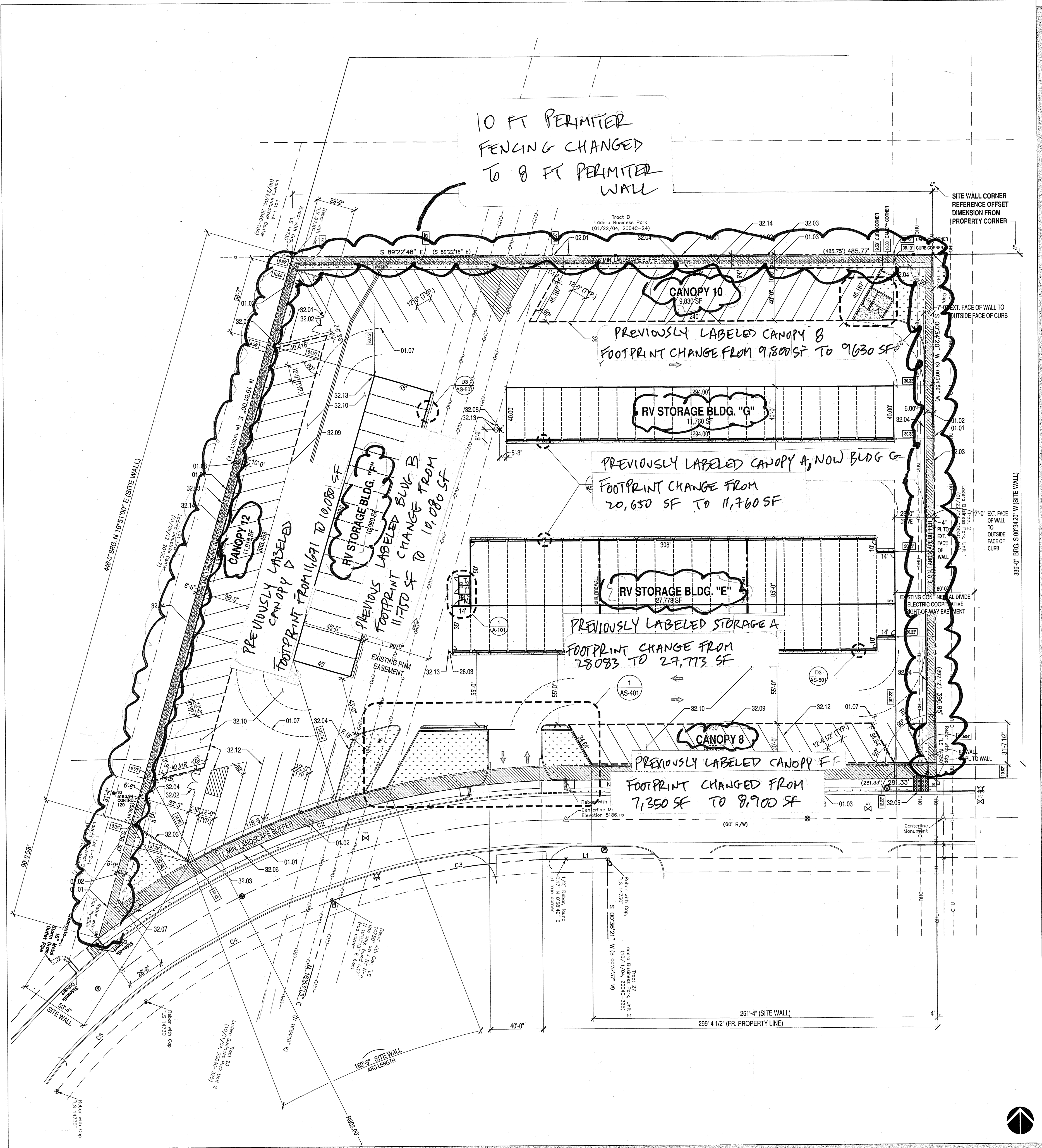
JUNO ARCHITECTS
7925 Bosque St. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:
ALBUQUERQUE RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
SITE DEVELOPMENT PLAN

REVISION	DATE

ARCHITECT STAMP: KEVIN JUNO No. 1600
CONSULTANT STAMP: JUNO ARCHITECTS
DATE: 12-20-16
PROJECT NO.: 1614
SHEET NO.: SDP.1



ARCHITECTURAL SITE PLAN
1"=40'

1
AS-101

GENERAL NOTES

- A. GENERAL SITE LAYOUT: BUILDING E & G AND CANOPY B & 10 ARE LAID OUT PERPENDICULAR / ORTHOGONAL TO THE EAST PROPERTY LINE.
- B. PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCING WORK, GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO FIELD VERIFY ALL EXISTING CONDITIONS RELATIVE TO THE NEW WORK. CONTRACTOR TO REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS, NEW WORK, AND ANY RELATED WORK TO THE ARCHITECT PRIOR TO BIDDING/COMMENCING WORK.
- C. COORDINATE WORK WITH SITE PLANS, ARCHITECTURAL PLANS, CIVIL, UTILITIES DRAWINGS, MECHANICAL, PLUMBING, ELECTRICAL, DWGS.
- D. NEW FILL MATERIAL SHALL BE ENGINEERED FILL.
- E. AT ALL EXTERIOR CONCRETE SIDEWALK LOCATIONS PROVIDE 6X6 / 10X10 WELDED WIRE MESH REINFORCING CENTERED IN THE SLAB U.N.O. ON STRUCTURAL OR CIVIL SHEETS. INSTALL OVER COMPACTED GRADE TO 90% MINIMUM. SEE GEOTECHNICAL ENGINEERING REPORT.
- F. UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. SEE CIVIL AND SURVEY SHEETS.
- G. CONTRACTOR MUST VERIFY EXISTING CONDITIONS AND EXACT LOCATIONS WITH APPROPRIATE PUBLIC UTILITIES BEFORE COMMENCING WORK.
- H. AT EXTERIOR SITE UTILITIES WORK: SAW CUT TRENCHES, INSTALL WORK, COMPACT TO 90% MIN. AND REPLACE W/ PAVING / CONCRETE, MATCH EXISTING. COORDINATE THIS WORK WITH MECHANICAL, PLUMBING & ELECTRICAL. ALL TRENCHES WILL BE REQUIRED TO HAVE NEW PAVEMENT MATERIAL INSTALLED OVER TRENCH UNLESS OTHERWISE INDICATED.
- I. SEE GEOTECHNICAL INVESTIGATION REPORT AND RECOMMENDATIONS FOR SITE WORK.
- J. SEE CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND FOR UNDERGROUND IMPROVEMENTS / WORK ITEMS.
- K. STAKING AND BUILDING LAYOUT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- L. SEE LANDSCAPE FOR ALL IRRIGATION PIPE SLEEVING.
- M. GROUT ALL CMU BELOW GRADE SOLID. GROUT ALL REINFORCED CMU CELLS SOLID.
- N. COMPLY W/ ALL CITY OF ALBUQUERQUE REQUIREMENTS FOR TRAFFIC CONTROL, STREET CLOSURE, WORKING WITHIN THE CITY RIGHT-OF-WAY, ETC.
- O. COMPLY W/ ALL REGULATORY REQUIREMENTS FOR TRAFFIC CONTROL AND STREET LINE UP CLOSURE.

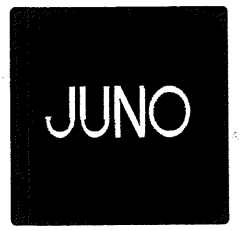
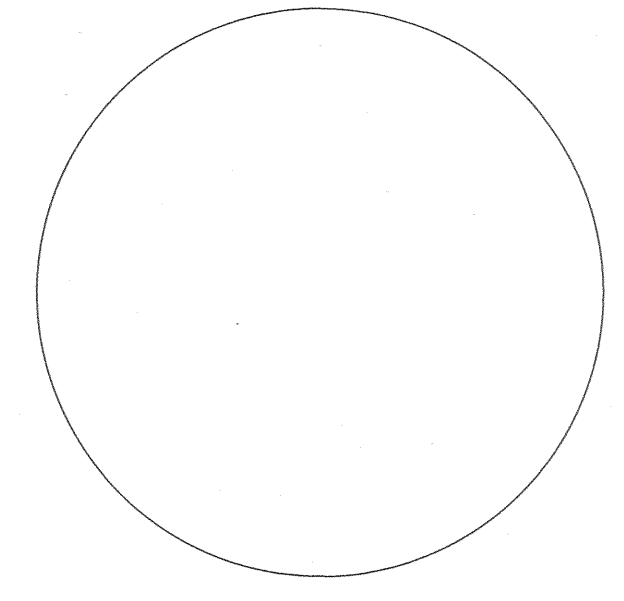
KEYED NOTES

- 01.01 PROPERTY LINE.
- 01.02 LANDSCAPE SETBACK.
- 01.03 BUILDING SETBACK.
- 01.07 50' FIRE TRUCK TURNING RADIUS.
- 02.01 DASHED LINE INDICATES REMOVE EXISTING T-POST FENCING.
- 26.03 AUTOMATIC GATE ACCESS CONTROL DEVICE.
- 32.01 6' HIGH METAL FENCE.
- 32.02 PAIR 6'-0" X 6'-0" H METAL GATE.
- 32.03 8'-0" HIGH ABOVE FINISH GRADE MAX. CMU RETAINING WALL. TYPICAL ALONG NORTH, EAST AND WEST PROPERTY LINE IS A 4" OFFSET.
- 32.04 CONCRETE CURB, SEE CIVIL.
- 32.05 OUTFALL / COVERED SIDEWALK CULVERTS, SEE CIVIL.
- 32.06 PUBLIC SIDEWALK, SEE CIVIL.
- 32.07 MONUMENT SIGN, SEE DETAIL B2/AS-501.
- 32.08 FIRE HYDRANT, SEE UTILITY PLAN.
- 32.09 DASHED LINE INDICATES OVERHEAD PARKING CANOPY. SEE METAL BUILDING DRAWINGS.
- 32.10 ASPHALT PAVING OVER BASE COURSE, SEE CIVIL.
- 32.11 CONCRETE ALLEY GUTTER, SEE CIVIL.
- 32.12 PAINTED PARKING STRIPING (TYP.).
- 32.13 STEEL PIPE BOLLARD (TYP.). SEE DETAIL.
- 32.14 12" DEEP SWALE, SEE CIVIL.

LEGEND

- X-XXX DIMENSIONS SHOWN ARE FROM PROPERTY LINE, STEEL LINE (SEE METAL BUILDING DRAWINGS), FACE OF CMU OR FACE OF OBJECT UNLESS NOTED OTHERWISE
- XX-XXX OFFSET DIMENSION (FROM PROPERTY LINE)
- X-XX ARC LENGTH
- X-X' ARC LENGTH

CITY APPROVAL STAMP



ARCHITECTS
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
ABQ RV + BOAT STORAGE
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE:
ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE

ARCHITECT STAMP	CONSULTANT STAMP	DATE: 12/22/20
		PROJECT NO. 1614
		SHEET NO. AS-101