



# PLAN SNAPSHOT REPORT PA-2026-00066 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Pre-Application Review	<b>Project:</b> PR-2021-005492 (PR-2021-005492)	<b>App Date:</b> 02/23/2026
<b>Work Class:</b> Sketch Plan	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> 08/22/2026
<b>Status:</b> Fees Due	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>

**Description:** We are proposing to convert two RV storage buildings E and F, comprised of 37 Bays, into 37 hotel rooms. And two storage bays of Building E will convert two storage building. Total hotel rooms will be 39.

<b>Parcel:</b> 101005901335520111 Main	<b>Address:</b> 2210 Vista Oriente St Nw Albuquerque, NM	<b>Zone:</b>
	2201 Vista Oriente St Nw Main Albuquerque, NM 87120	

Applicant  
Ladera enterprises, LLC  
Dan Rich  
3200 Calle De Laura NW  
Albuquerque, NM 87104  
Business: (505) 304-4516

**Plan Custom Fields**

Existing Project Number	N/A - NOT ASSIGNED YET	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	5.2	Site Address/Street	2201 Vista Oriente NW
Site Location Located Between Streets	Unser and Ladera	Case History	PR 2023 005492	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	23240	Square Footage of Proposed Buildings	23240	Lot and/or Tract Number	1
Block Number	0000	Subdivision Name and/or Unit Number	LADERA BUSINESS PARK UNIT 2	Legal Description	TR 1 PLAT FOR LADERA BUSINESS PARK UNIT 2 CONT 5.2172 AC
Existing Zone District	NR-C	Zone Atlas Page(s)	H-10, H-09	Acreage	5.2172
Calculated Acreage	5.19607	Council District	1	Community Planning Area(s)	West Mesa
Development Area(s)	Change	Current Land Use(s)	15   Vacant	Pre-IDO Zoning District	SU-1
Pre-IDO Zoning Description	LIGHT INDUSTRIAL	Public Property Entity	AMAFCA	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage <sup>2</sup>	0	Total Gross Square Footage <sup>4</sup>	0
Total Gross Square Footage	0	Total Gross Square Footage <sup>3</sup>	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Dan__2/23/2026.jpg	02/23/2026 14:42	Rich, Dan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00080796	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
<b>Total for Invoice INV-00080796</b>		<b>\$53.50</b>	<b>\$0.00</b>
<b>Grand Total for Plan</b>		<b>\$53.50</b>	<b>\$0.00</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/18/2026	Sketch Plat/Plan

# PLAN SNAPSHOT REPORT (PA-2026-00066)

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		03/02/2026 9:31	03/04/2026 11:36
Associate Project Number v.1	Generic Action		03/02/2026 9:31
DFT Meeting v.1	Hold Meeting	03/04/2026 11:36	03/02/2026 9:31
Screen for Completeness v.1	Generic Action		03/02/2026 9:31
Verify Payment v.1	Generic Action		03/04/2026 11:36
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

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

**Re: Application for Sketch Plan Review, property located at 2201 Vista Oriente NW,  
Albuquerque NM 87120**

February 23<sup>th</sup>, 2026

Dear Planning Staff,

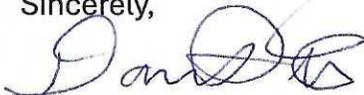
The previously approved Site Plan for this property includes RV hookup spaces, an office/apartment (Building E), and two RV storage buildings (Buildings F and G).

This Sketch Plan submittal is to convert Buildings F and G (consisting of 37 RV storage bays), along with a small portion of Building E (2 RV Storage bays), to hotel room use. In addition, one storage bay of Building F will be converted to a common guest area called "Amenities". In total, there will be 39 hotel rooms to replace 38 RV storage bays. There is no change to the total square footage of any structures on the site. It should be noted that Hotel use is allowed as a permissive use within the NR-C zone.

Other than the proposed conversion of the referenced square footage to hotel use, no elements of the previously approved Site Plan have been modified. We are aware of the parking requirements applicable to hotel use, and the required number of parking spaces have been incorporated into this design.

Please let us know if you require any additional information or clarification.

Sincerely,



Dan Rich

Property Owner

Ladera Enterprises, LLC

# SITE DATA

PROJECT: ALBUQUERQUE RV AND BOAT STORAGE  
 ADDRESS: 2201 VISTA ORIENTE NW  
 OWNER: LADERA ENTERPRISES LLC  
 LEGAL DESCRIPTION: TRACT 1 UNIT 2 LADERA BUSINESS PARK  
 TOTAL LOT AREA: 5.215 ACRES  
 ZONING MAP: H-9-Z  
 CURRENT ZONING: NR-C LIGHT INDUSTRIAL  
 BUILDING TYPE: II B, (NFPA 13D SPRINKLERED FOR R3 FIRE AREA IN BLDG 'E')

TOTAL BUILDING AREA  
 EXISTING BUILDING E CONFIGURATION: 6,589 SF  
 EXISTING BUILDING F: 10,080 SF  
 EXISTING BUILDING G: 11,760 SF  
 TOTAL: 28,429 SF

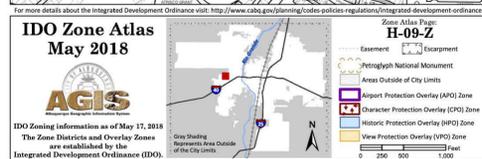
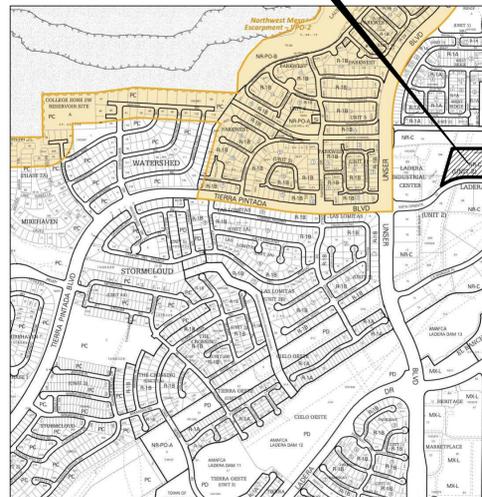
NUMBER OF INDOOR RV STORAGE UNITS: 0 (41 PREVIOUS / 39 FOR PROPOSED HOTEL UNITS)  
 NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46  
 NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13  
 NUMBER OF PROPOSED HOTEL UNITS: 39

### NUMBER OF PARKING SPACES

NUMBER OF HOTEL PARKING SPACES: 39  
 FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK: 1 SPACE PER DESIGNATED CAMPING OR RV SPOT; 59 SPACES PROVIDED

TOTAL HANDICAP SPACES INCLUDED: 5 SPACES  
 MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED  
 COMMUNITY AMENITY: 2 SPACES PROVIDED  
 DELIVERY PARKING: 3 SPACES  
 MOTORCYCLE PARKING: 4 SPACES  
 BICYCLE PARKING: 6 SPACES

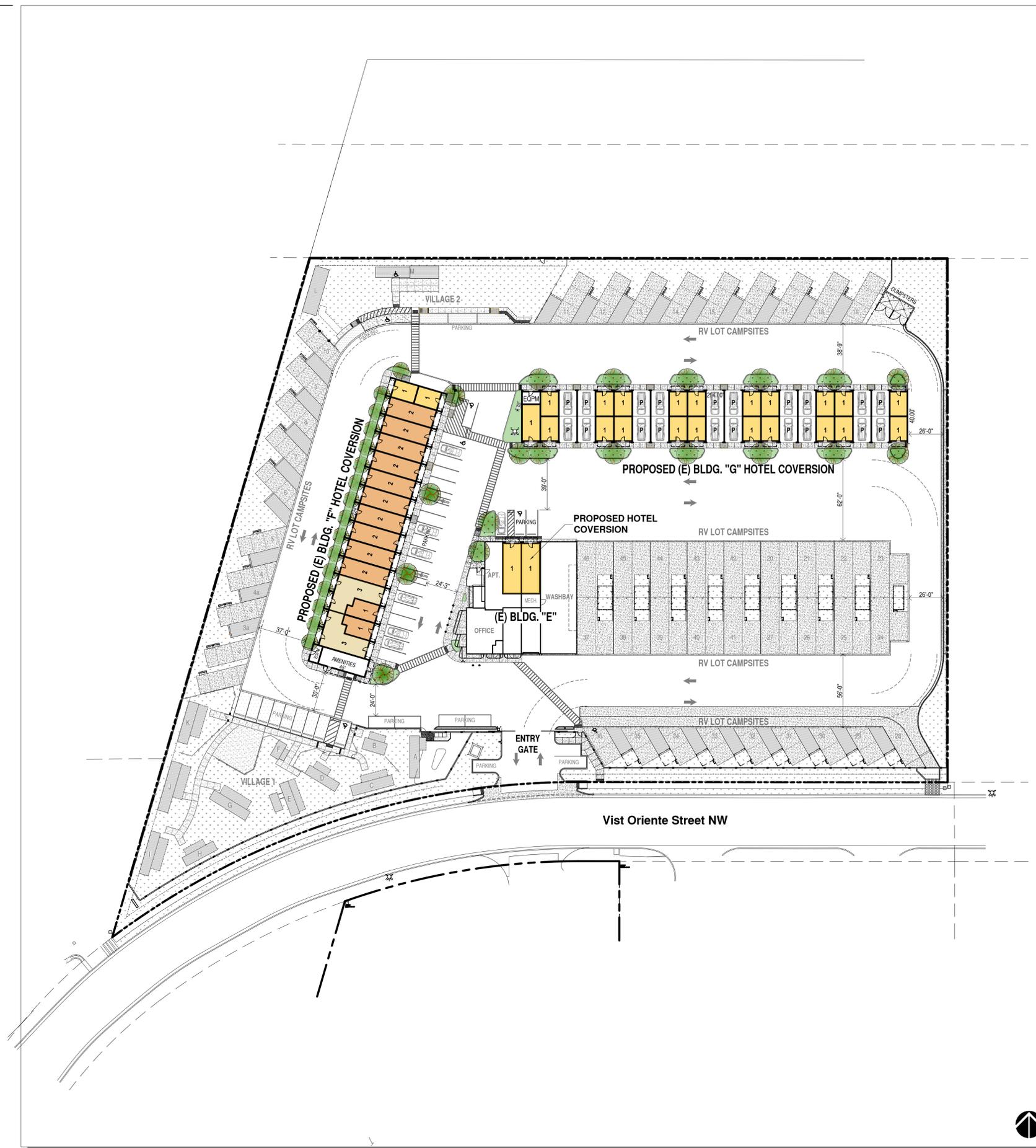
## SITE



## ZONE ATLAS MAP H-09-Z

35.110981, -106.727936

N.T.S.



# LEGEND

- TOTAL 1 BEDROOM = 27
- TOTAL 2 BEDROOM = 10
- TOTAL 3 BEDROOM = 2
- P CARPORT PARKING
- RAMP WALK
- LANDSCAPE AREA
- CROSS WALK



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:  
**PROPOSED MOTEL COVERSION SITE PLAN**

NO.	REVISION	DATE

ARCHITECT STAMP      CONSULTANT STAMP

DATE:  
**2/14/26**  
 PROJECT NO.  
**1614**  
 SHEET NO.

## PROPOSED MOTEL COVERSION SITE PLAN

1" = 40'

1  
 AA-101

# AA-101

# SITE USAGE CHART

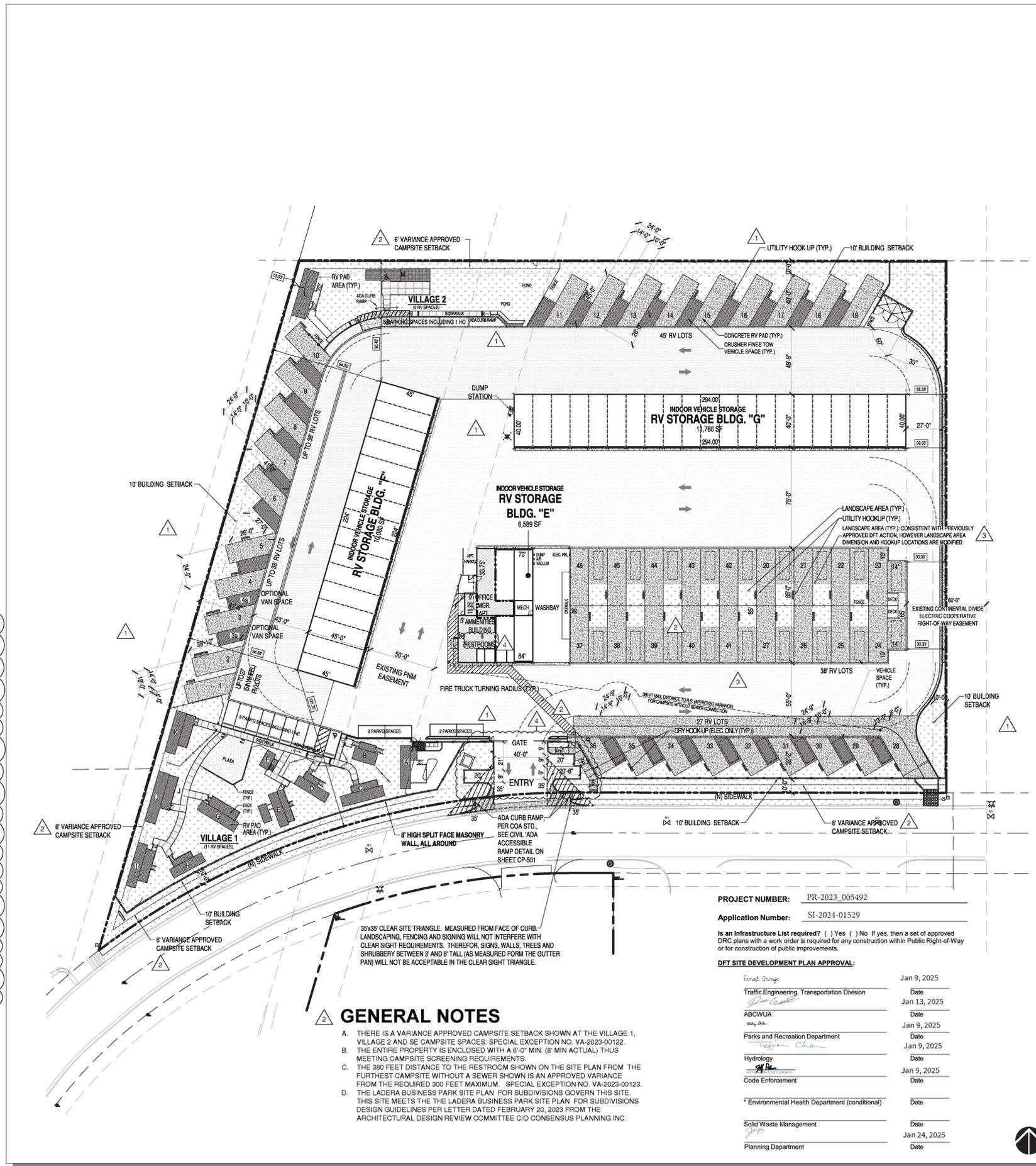
NOTE: UNLESS NOTED OTHERWISE, BUILDINGS, DRIVEWAYS, DRIVEWAYS, RV SPACES ETC. ARE PER PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.

SPACE	CAMPSITE		UTILITIES PROVIDED	
	EXISTING (APPROVED)	REVISED	ELECTRIC & WATER-SEWER	ELECTRIC ONLY
1	X		X	
2	X		X	
3	X		X	
4	X		X	
5	X		X	
6	X		X	
7	X		X	
8	X		X	
9	X		X	
10	X		X	
11	X		X	
12	X		X	
13	X		X	
14	X		X	
15	X		X	
16	X		X	
17	X		X	
18	X		X	
19	X		X	
20		X	X	
21		X	X	
22		X	X	
23		X	X	
24		X	X	
25		X	X	
26		X	X	
27		X	X	
28		X		X
29		X		X
30		X		X
31		X		X
32		X		X
33		X		X
34		X		X
35		X		X
36		X		X
37		X	X	
38		X	X	
39		X	X	
40		X	X	
41		X	X	
42		X	X	
43		X	X	
44		X	X	
45		X	X	
A		X	X	
B		X	X	
C		X	X	
D		X	X	
E		X	X	
F		X	X	
G		X	X	
H		X	X	
I		X	X	
J		X	X	
K		X	X	
L		X	X	
M		X	X	

### CAMPGROUND USE SPECIFIC STANDARDS (INTEGRATED DEVELOPMENT ORDINANCE AS OF AUGUST 2024)

- 4-3(D)(14) Campground or Recreational Vehicle Park**
- 4-3(D)(14)(a) Minimum project size for a campground or recreational vehicle park is 1 acre. **THE SITE IS 5.25 ACRES**
- 4-3(D)(14)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density. **MAX. NUMBER OF CAMPSITE = 131 PROVIDED = 59**
- 4-3(D)(14)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site. **COMPLIES**
- 4-3(D)(14)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground. **COMPLIES**
- 4-3(D)(14)(e) Camp sites shall be set back a minimum of 20 feet from each property line. **COMPLIES**
- 4-3(D)(14)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street. **COMPLIES**
- 4-3(D)(14)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking regulations in the DPM. **COMPLIES**
- 4-3(D)(14)(h) Water-flush toilets and urinals shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection. **COMPLIES**
- 4-3(D)(14)(i) Toilets and lavatories shall be provided as required by with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code). **COMPLIES**
- 4-3(D)(14)(j) On any side of the premises adjacent to any Residential zone district, an opaque wall or fence at least 6 feet high is required. **COMPLIES**
- 4-3(D)(14)(k) A nonconforming campground and recreational vehicle park use constructed prior to the effective date of this IDO is allowed as a permissive primary use. **N.A.**

### COMPLIANCE WITH USE-SPECIFIC STANDARDS



### GENERAL NOTES

- THERE IS A VARIANCE APPROVED CAMPSITE SETBACK SHOWN AT THE VILLAGE 1, VILLAGE 2 AND SE CAMPSITE SPACES. SPECIAL EXCEPTION NO. VA-2023-00122.
- THE ENTIRE PROPERTY IS ENCLOSED WITH A 6'-0" MIN. (8' MIN ACTUAL) THUS MEETING CAMPSITE SCREENING REQUIREMENTS.
- THE 380 FEET DISTANCE TO THE RESTROOM SHOWN ON THE SITE PLAN FROM THE FURTHEST CAMPSITE WITHOUT A SEWER SHOWN IS AN APPROVED VARIANCE FROM THE REQUIRED 300 FEET MAXIMUM. SPECIAL EXCEPTION NO. VA-2023-00123.
- THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS GOVERN THIS SITE. THIS SITE MEETS THE LADERA BUSINESS PARK SITE PLAN FOR SUBDIVISIONS DESIGN GUIDELINES PER LETTER DATED FEBRUARY 20, 2023 FROM THE ARCHITECTURAL DESIGN REVIEW COMMITTEE C/O CONSENSUS PLANNING INC.

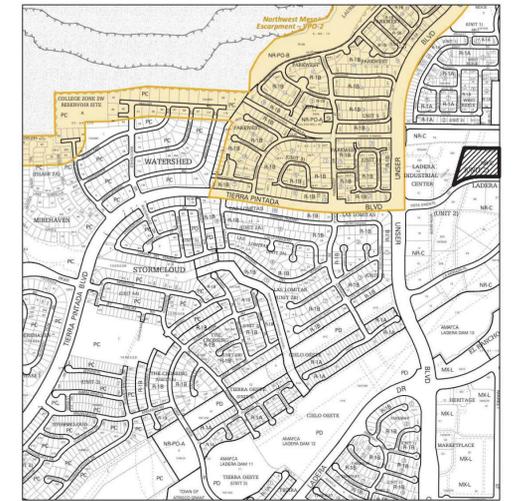
**PROJECT NUMBER:** PR-2023\_005492  
**Application Number:** SI-2024-01529

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Enact Design	Jan 9, 2025
Traffic Engineering, Transportation Division	Date
ABCWUA	Jan 13, 2025
Jan 9, 2025	Date
Parks and Recreation Department	Jan 9, 2025
Hydrology	Jan 9, 2025
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Jan 24, 2025
Planning Department	Date

# VICINITY MAP



**IDO Zone Atlas May 2018**

Zone Atlas Plan: **H-09-Z**

**AGIS**

For more details about the Integrated Development Ordinance visit: <http://www.ciabq.gov/planning/code-policies-regulations/integrated-development-ordinance>

IDO Zoning information as of May 17, 2018. The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

# SITE DATA

- PROJECT:** ALBUQUERQUE RV AND BOAT STORAGE  
**ADDRESS:** 2201 VISTA ORIENTE NW  
**OWNER:** LADERA ENTERPRISES LLC  
**LEGAL DESCRIPTION:** TRACT 1 UNIT 2 LADERA BUSINESS PARK  
**TOTAL LOT AREA:** 5.215 ACRES  
**ZONING MAP:** H-9-Z  
**CURRENT ZONING CLASSIFICATION:** NR-C LIGHT INDUSTRIAL  
**BUILDING TYPE:** II B. (NFPA 13D SPRINKLERED FOR R3 (APARTMENT) FIRE AREA)  
**TOTAL BUILDING AREA:**
- NEW BUILDING E CONFIGURATION: 6,589 SF (18,489 SF PREVIOUS APPROVAL) (27,773 SF ORIGINAL PERMIT NO. BP-2021-07160) (27,729 SF PREVIOUS PERMIT NO. BP-2022-07008)
  - EXISTING BUILDING F: 10,080 SF
  - EXISTING BUILDING G: 11,760 SF
  - TOTAL:** 28,429 SF (40,329 SF PREVIOUS APPROVAL) (49,613 SF ORIGINAL)
  - CANOPY 8 REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW)**
  - NUMBER OF INDOOR RV STORAGE UNITS:** 41 (65 PREVIOUS APPROVAL) (81 PREVIOUS)
  - NUMBER OF NOMADLAND RV CAMPSITE SPACES:** 46 (36 PREVIOUS APPROVAL) (32 PREVIOUS)
  - NUMBER OF CANOPY COVERED RV SPACE:** 0 (18 PREVIOUS)
  - NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES:** 13 (13 RECONFIGURED / 13 PREVIOUS)
  - NUMBER OF OPEN RV VEHICLE STORAGE SPACES:** 0 (4 PREVIOUS)
  - NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK**
  - 1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
  - 52 SPACES PROVIDED (49 REQUIRED) (25 PREVIOUS)
  - MANAGER APARTMENT PARKING SPACE:** 1 SPACE PROVIDED (1 REQUIRED) (SAME AS PREVIOUS)
  - DELIVERY PARKING:** 3 SPACES



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

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

### SHEET TITLE: PROPOSED SITE PLAN REVISIONS

NO.	REVISION	DATE
1	SITE PLAN REVISIONS	2/21/23
2	DFT CODE ENFORCEMENT COMMENTS / GEN./ REV.	7/13/23
3	SITE PLAN REVISION BUILDING 'E' AREA	10/14/24
4	DFT CODE ENFORCEMENT COMMENTS / GEN./ REV.	11/25/24

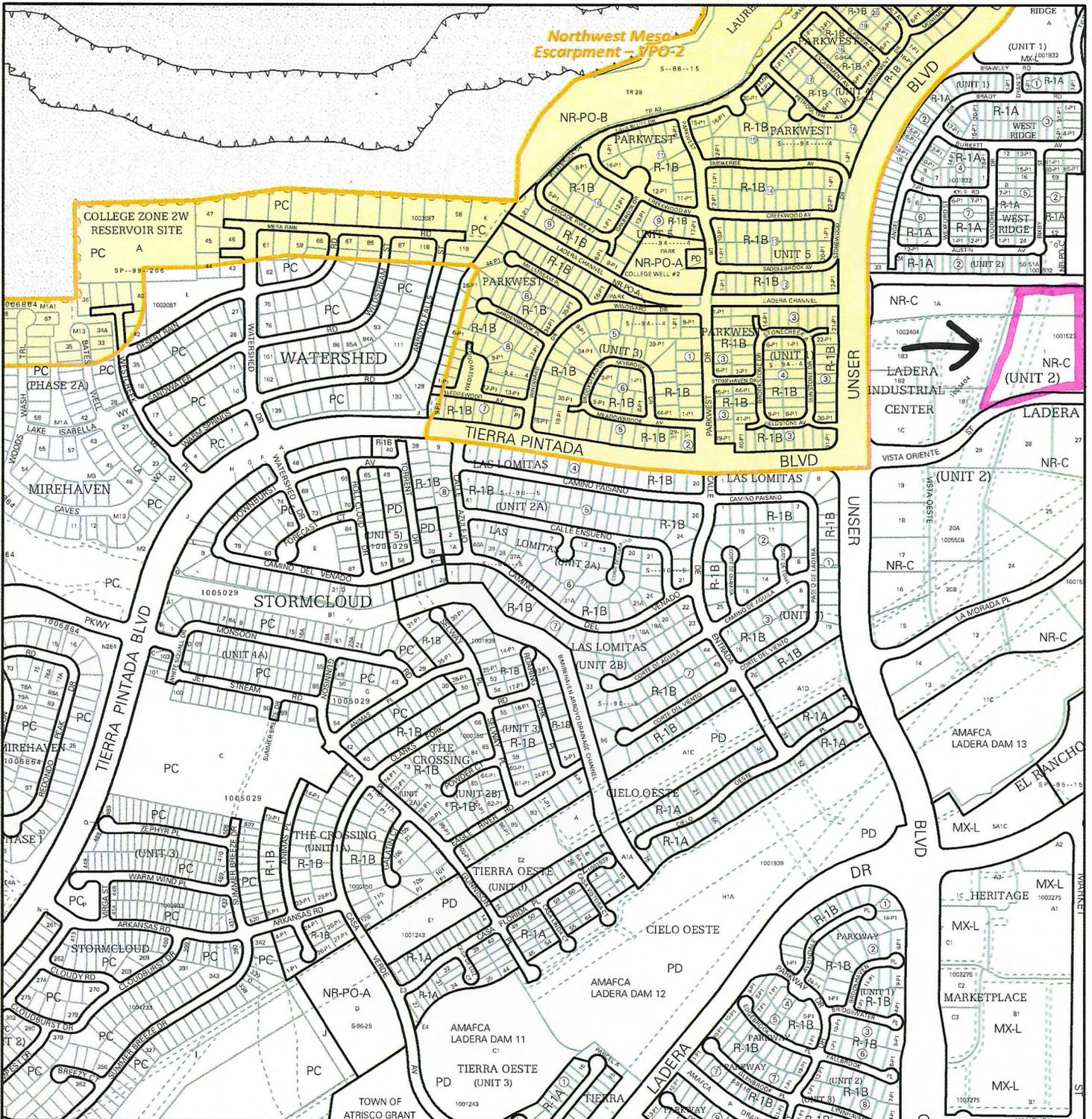
ARCHITECT STAMP: KEVIN JUNO NO. 1603  
 CONSULTANT STAMP: DATE: 2/24/23  
 PROJECT NO. 1614  
 SHEET NO.

# PROPOSED SITE PLAN REVISIONS

1" = 40'

1  
AA-SP-1

AA-SP-1



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**H-09-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet