

**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 23th, 2026

Dear Planning Staff,

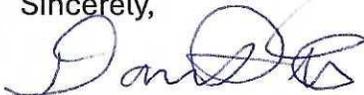
The previously approved Site Plan for this property includes RV hookup spaces, an office/apartment (Building E), and two RV storage buildings (Buildings F and G).

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