PROJECT #: PR-2021-005492

Ladera Enterprises, LLC

# Section 1 SITE PLAN DOCUMENTATION





# DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and re time of application.	efer to supplemental	l forms for submittal requ	uirements. All fees must be paid at the		
MISCELLANEOUS APPLICATION	NS	☐ Extension of Infrastructure List or IIA (Form S3)			
■ Site Plan Administrative DFT (Forms P & P2)			PRE-APPLICATIONS		
☐ Final EPC Sign-off for Master Development/Site Pl	lans - EPC (Form P2)	☐ Sketch Plat Review and (	Comment (Form S3)		
☐ Amendment to Infrastructure List (Form S3)		☐ Sketch Plan Review and			
☐ Temporary Deferral of S/W (Form S3)			APPEAL		
☐ Extension of IIA: Temp. Def. of S/W (Form S3)		☐ Administrative Decision (			
BRIEF DESCRIPTION OF REQUEST			. 6.117.9		
IDO section 6-4(Y) AMENDMENTS (This is a Major Amendment to a Site Parking spaces, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy, and deletes 9,296 sf of building E, converts a canopy.	Development P consisting of 14	Plan that reconfigure storage spaces, to	s the layout of 13 existing RV 9 RV-Hookup parking spaces.		
APPLICATION INFORMATION	Mark Control		AND THE RESIDENCE OF THE PARTY		
Applicant/Owner:Ladera Enterprises, LLC			Phone:(505) 304-4516		
Address:3200 Calle De Laura NW	,		Email:emeraldprops@aol.com		
City:Albuquerque State:NM Zip:87104					
Professional/Agent (if any):n/a (applicant is Own	Professional/Agent (if any):n/a (applicant is Owner)  Phone:				
Address:		4.00	Email:		
City:		State:	Zip:		
Proprietary Interest in Site:Owner/Developer		List all owners: Ladera E	Enterprises, LLC sole owner		
SITE INFORMATION (Accuracy of the existing legal	al description is crucia	al! Attach a separate sheet if	necessary.)		
Lot or Tract No.:Tract 1		Block:	Unit:2		
Subdivision/Addition:Ladera Business Park		MRGCD Map No.:	UPC Code: 101005901335520111		
Zone Atlas Page(s):H-9 and H-10	Existing Zoning:NR-	·C	Proposed Zoning n/a		
# of Existing Lots: 1	# of Proposed Lots: r	n/a	Total Area of Site (Acres): 5.2172 Acres		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 2201 Vista Oriente ST NW	Between: La Mor	ada PI NW	and: Unser Blvd NW		
CASE HISTORY (List any current or prior project a	and case number(s) the	at may be relevant to your re	equest.)		
PR-2021-005492, 100523					
I certify that the information I have included here and Signature:	sent in the required no	tice was complete, true, and a	Date: 3/22/23		
Printed Name: Dan Rich	■ Applicant or □ Agent				

#### FORM P2: SITE PLAN ADMINISTRATIVE - Development Facilitation Team (DFT) as of 12/25/2022

1	SITE	PLAN	ADMINISTRATIVE – DFT
---	------	------	----------------------

A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a>. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. <a href="The PDF shall">The PDF shall</a> be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

#### SITE PLAN DOCUMENTATION

- X 1) DFT Application form completed, signed, and dated
- X 2) Form P2 with all the submittal items checked/marked
- X 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- X 4) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- X 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- n/a 7) Infrastructure List, if required for building of public infrastructure
- n/a 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
  <a href="https://documents.cabq.gov/planning/development-review-board/">https://documents.cabq.gov/planning/development-review-board/</a>
  Sensitive\_lands\_analysis\_form.pdf Not a new site and we are not adding a building
- n/a 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): <a href="https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic\_Responsiveness.pdf">https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic\_Responsiveness.pdf</a> Not a new site and we are not adding a building

#### SUPPORTIVE DOCUMENTATION

- X 10) Completed Site Plan Checklist
- $\frac{\text{n/a}}{\text{11}}$  Letter of authorization from the property owner if application is submitted by an agent
- X 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- n/a
  13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 1416-6-4(P). Note: If requesting more than allowed by deviation, a Variance ZHE or Waiver DHO
  will be required, as applicable
- X 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)

- $\frac{\text{n/a}}{\text{designated landfill buffer zone}}$  15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone
- X 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

#### **PUBLIC NOTICE DOCUMENTATION**

- X 17) Sign Posting Agreement
- n/a
  18) Proof of a <u>Pre-Submittal</u> Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - ✓ Completed neighborhood meeting request form(s)
  - V/R If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Y 19) Required Content of Notice <u>at Submittal</u> per IDO Section 14-16-6-4(K)(1) (not required for an extension)
  - **X** Office of Neighborhood Coordination notice inquiry response
  - $\underline{x}$  Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - X Proof of emailed notice to affected Neighborhood Association representatives

## FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="https://example.com/PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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 to City Staff using other online resources such as Dropbox or FTP. <a href="https://example.com/PTP.2666">The PDF shall be organized in the number order below.</a>

- $\frac{n/a}{1}$  1) DFT Application form completed, signed, and dated
- n/a 2) Form P2 with all the submittal items checked/marked
- n/a 3) Zone Atlas map with the entire site clearly outlined and labeled
- n/a 4) Site Plan and related drawings
- n/a 5) Infrastructure List, if require
- n/a 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- $\frac{\text{n/a}}{\text{2}}$  7) Letter of authorization from the property owner if application is submitted by an agent
- n/a 8) Solid Waste Department signature on Site Plan
- n/a 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- n/a 10) Approved Grading and Drainage Plan
- n/a
  11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)

#### FORM P: PRE-APPROVALS/SIGNATURES Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required. Legal Description & Location: Tract 1, Unit 2, Ladera Industrial Park 2201 Vista Oriente Street NW Job Description: Site Plan - Major Amendment Grading and Drainage Plan X Approved NA AMAFCA Bernalillo County NMDOT MRGCD Renée C. Brissette Approved NA Approved NA \_\_\_ Approved NA \_\_\_\_ Approved NA 03/02/23 Hydrology Department □ Transportation: Traffic Circulations Layout (TCL) X Approved NA (no actual TCL, but has NA approved DRB site which acts as concept NA TCL) Traffic Impact Study (TIS) Approved Neighborhood Impact Analysis (NIA) Approved Bernalillo County Approved NA MRCOG Approved NA NMDOT \_ Approved NA MRGCD Approved NA \_\_Emest (Umijo Transportation Department 2/21/2023 □ Albuquerque Bernalillo County Water Utility Authority (ABCWUA): • Water/Sewer Availability Statement/Serviceability Letter X Approved \_\_\_\_ Approved ABCWUA Development Agreement ABCWUA Service Connection Agreement Grant Magnanelli ABCWIIA

□ Infrastructure Improvements Agreement (IIA\*)

□ Solid Waste Department Signature on the plan

☐ Fire Marshall Signature on the plan

Date

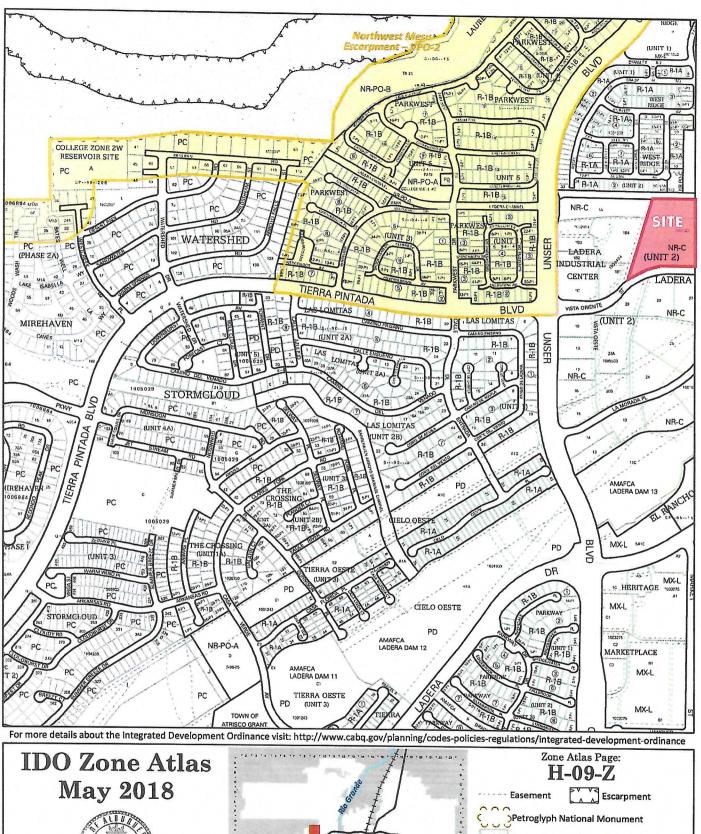
Approved

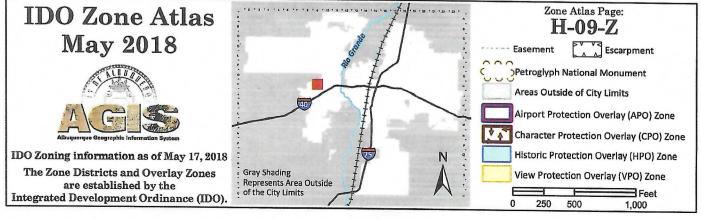
Approved

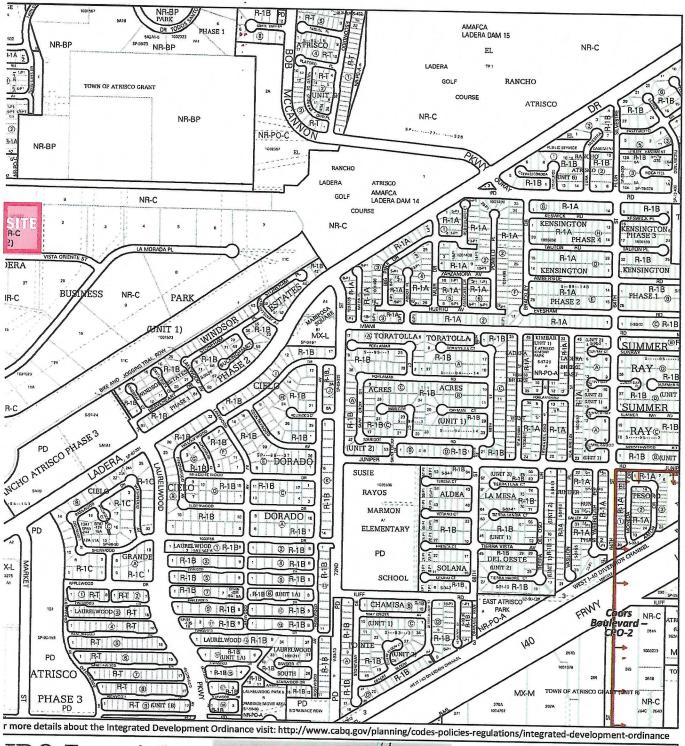
Approved

NA

<sup>\*</sup> Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



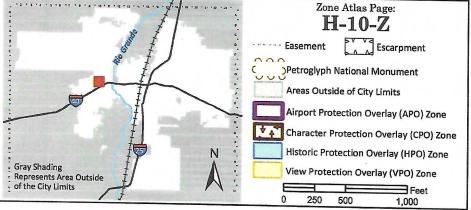




# IDO Zone Atlas May 2018



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



Project #: PR-2021-005492

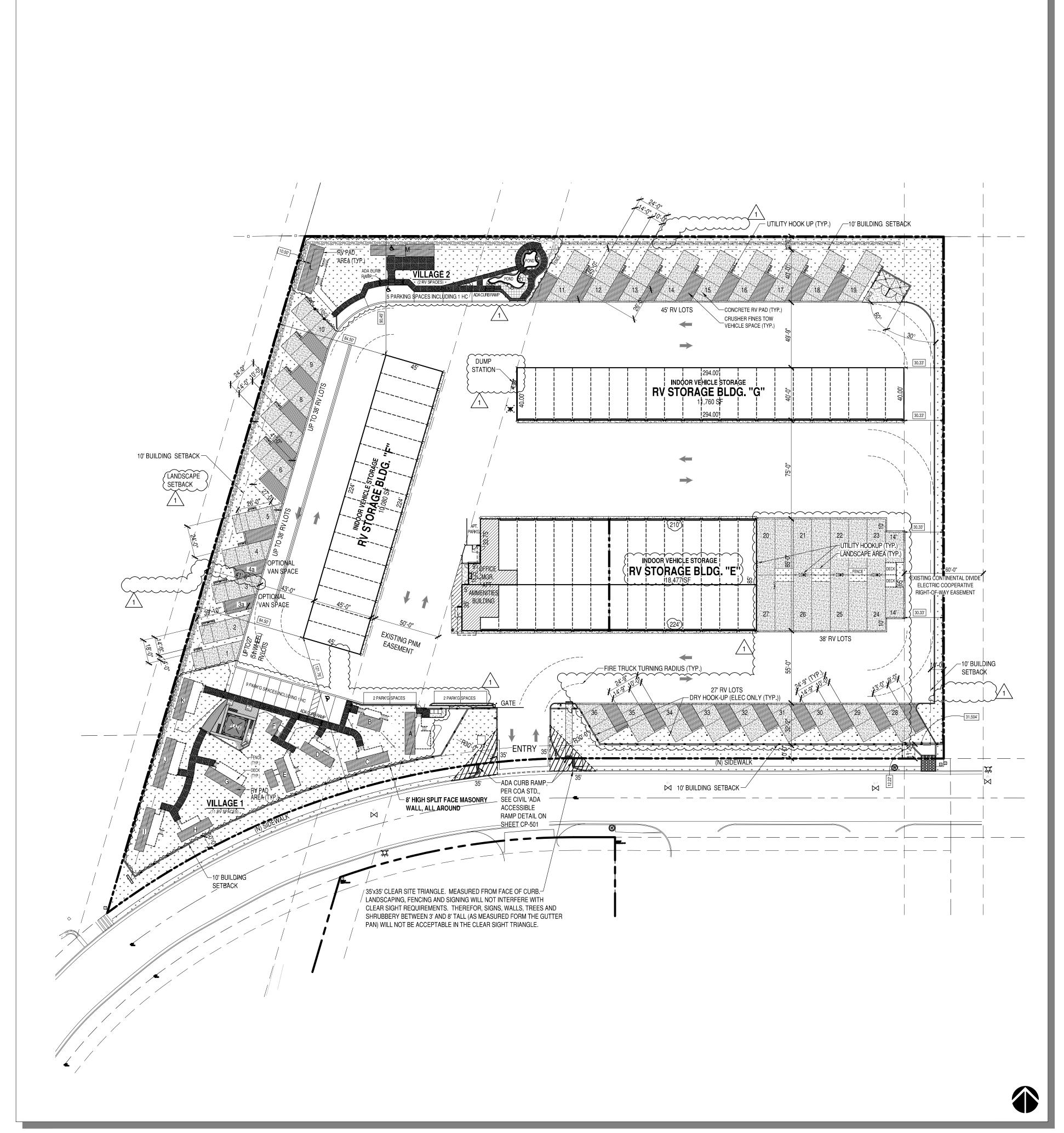
Ladera Enterprises, LLC

# (Section 1 continued)

#### SITE PLAN AND RELATED DRAWINGS

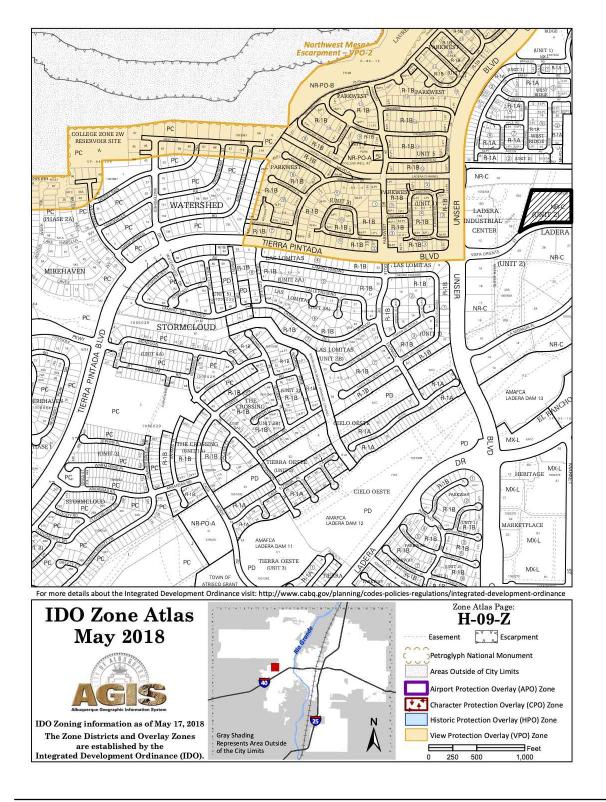
#### **Index of sheets**

- 1) Site plan with Proposed Changes
- 2) Landscaping Plan
- 3) Grading and Drainage Plan
- 4) Utility Plan
- 5) Elevation of Revised Building E
- 6) Previously Approved DRB Site Plan March 2022
- 7) Original Site Development Plan Ladera Business Park, (Project 1001523, October 2003)



PROPOSED SITE PLAN REVISIONS 3/128" = 1'-0"

# **VICINITY MAP**



# 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: 18,477 SF (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 40,317 SF (49,613 SF ORIGINAL)

CANOPY 8 REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW) NUMBER OF INDOOR RV STORAGE UNITS: 65 (81 PREVIOUS)

NUMBER OF NOMADLAND RV PARK SPACES: 36 (32 PREVIOUS)

NUMBER OF CANOPY COVERED RV SPACE: 0 (18 PREVIOUS)

NUMBER OF VILLAGE 1 & 2 RV SPACES: 13 (13 RECONFIGURED / 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)



ARCHITECTS

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

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

SHEET TITLE:

## PROPSED SITE PLAN REVISIONS

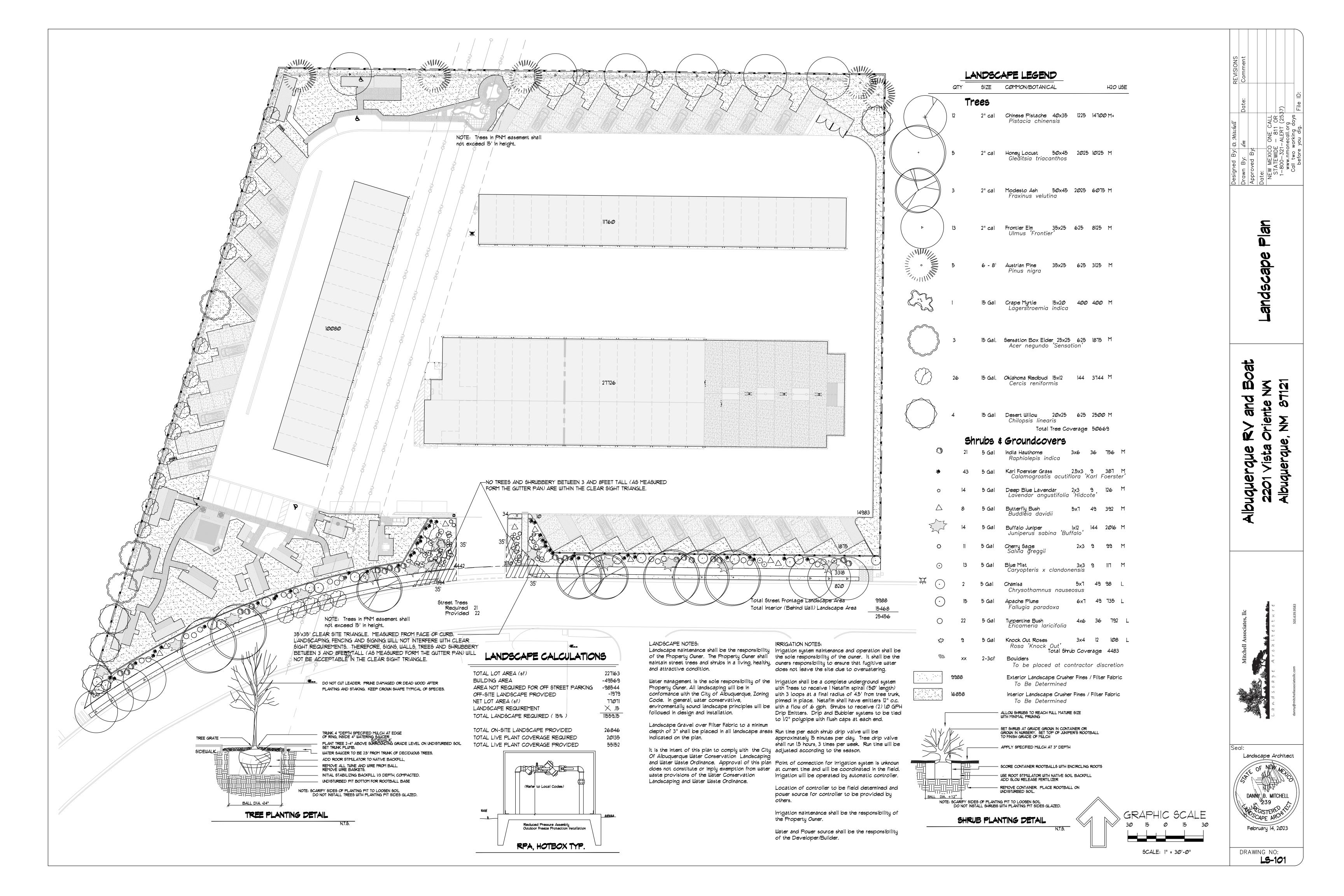
NO.	REVISION	DATE	
1	SITE PLAN REVISIONS	1/4/23	_

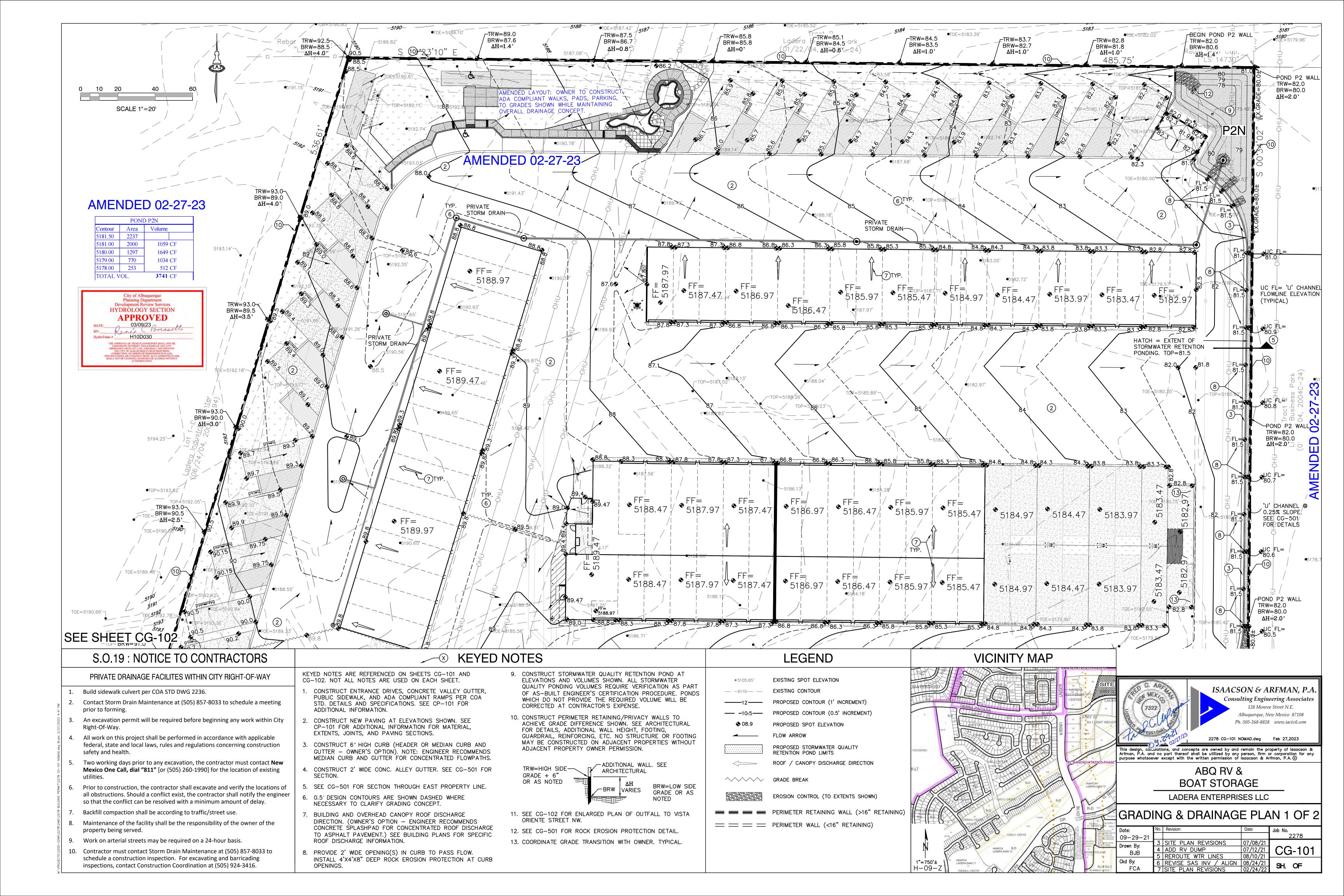


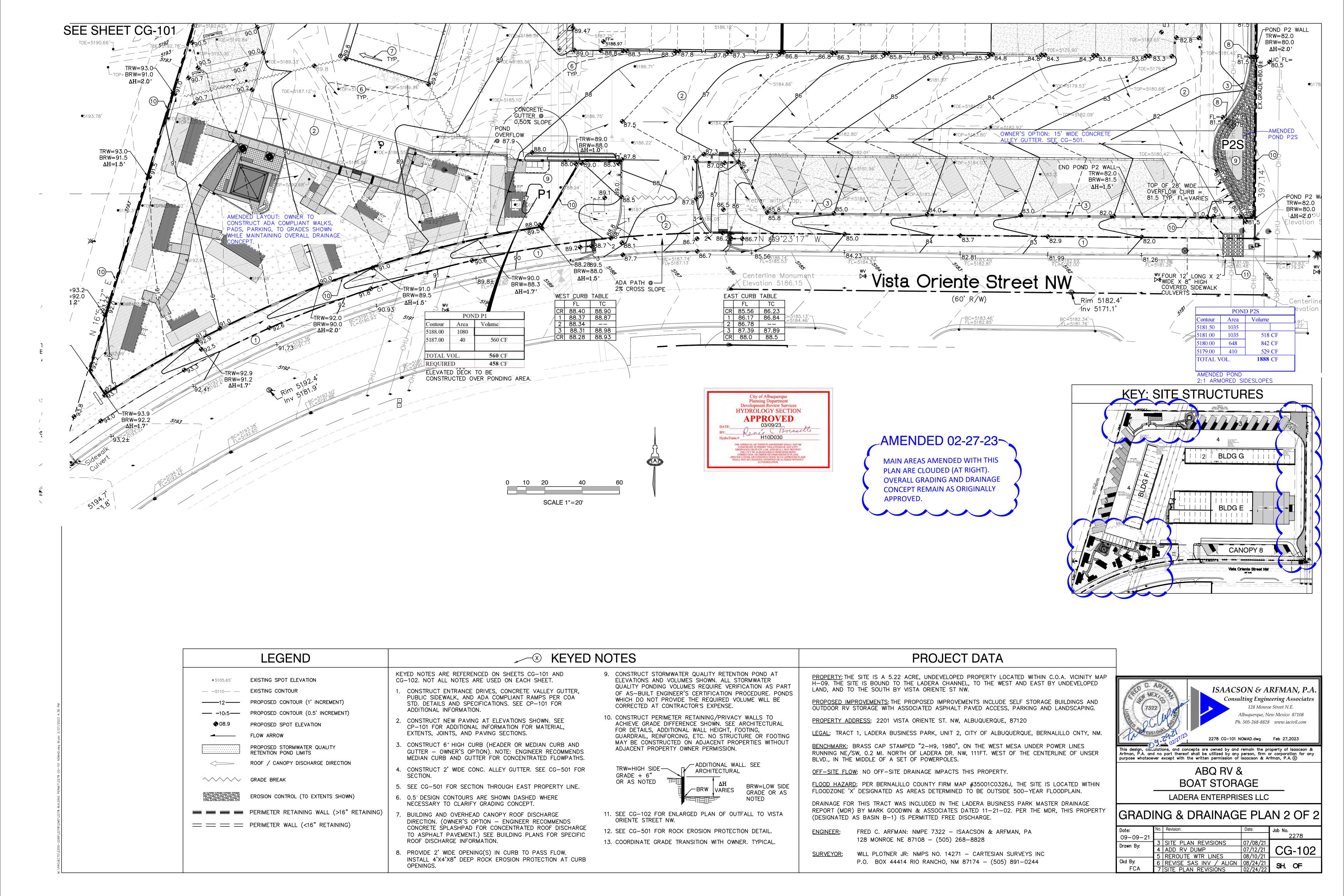
AA-SP-1

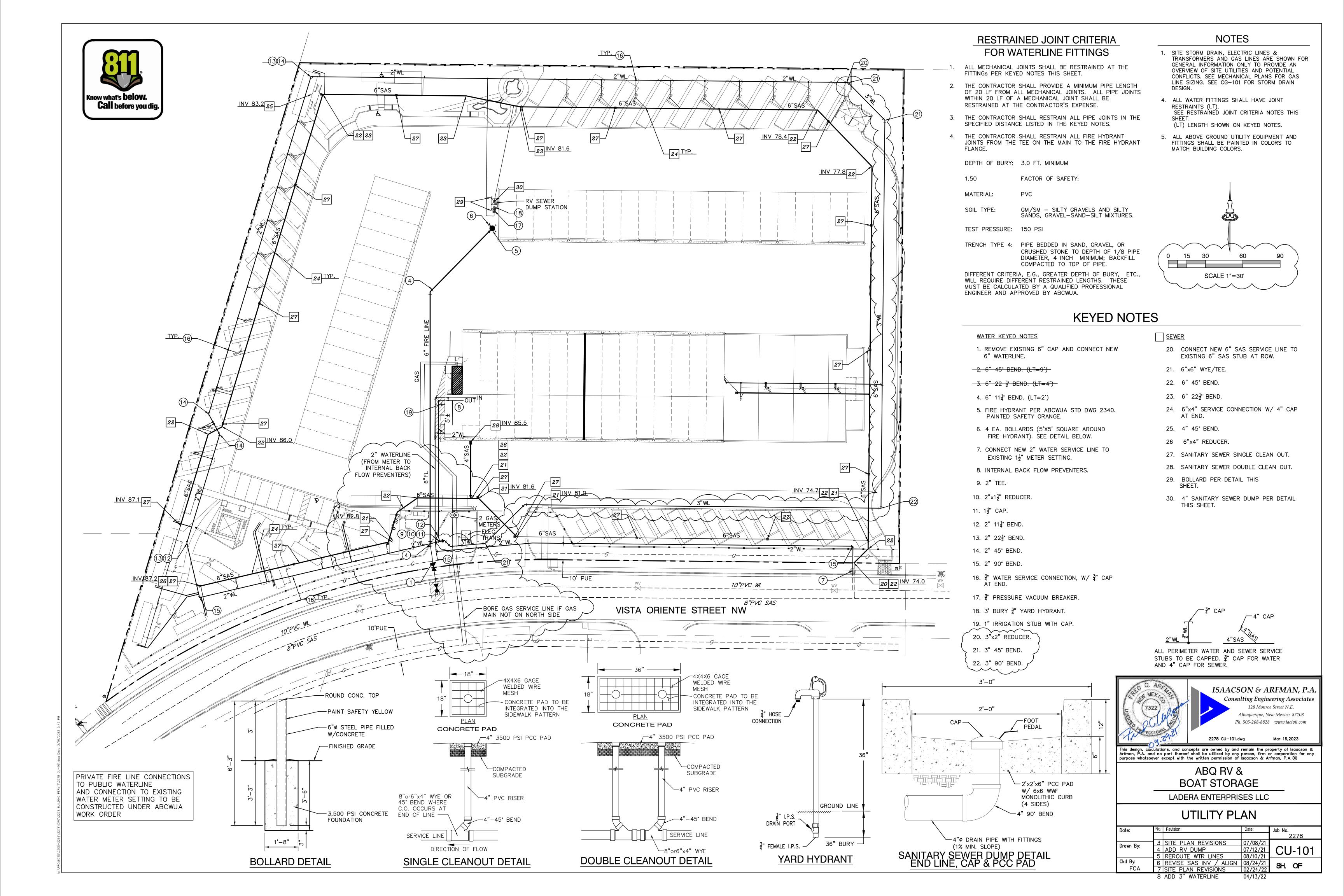
1/4/23 PROJECT NO. 1614

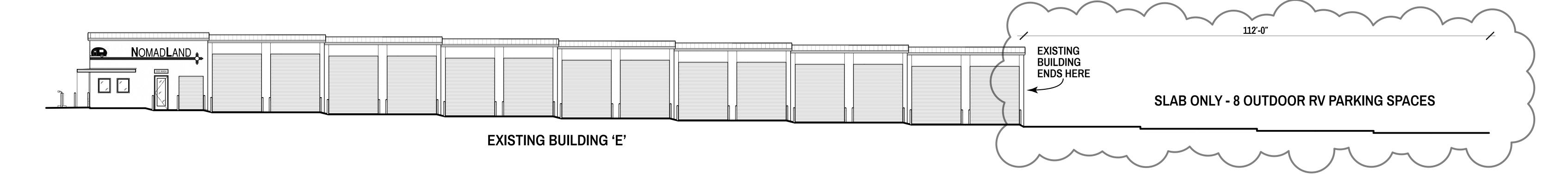
DATE:





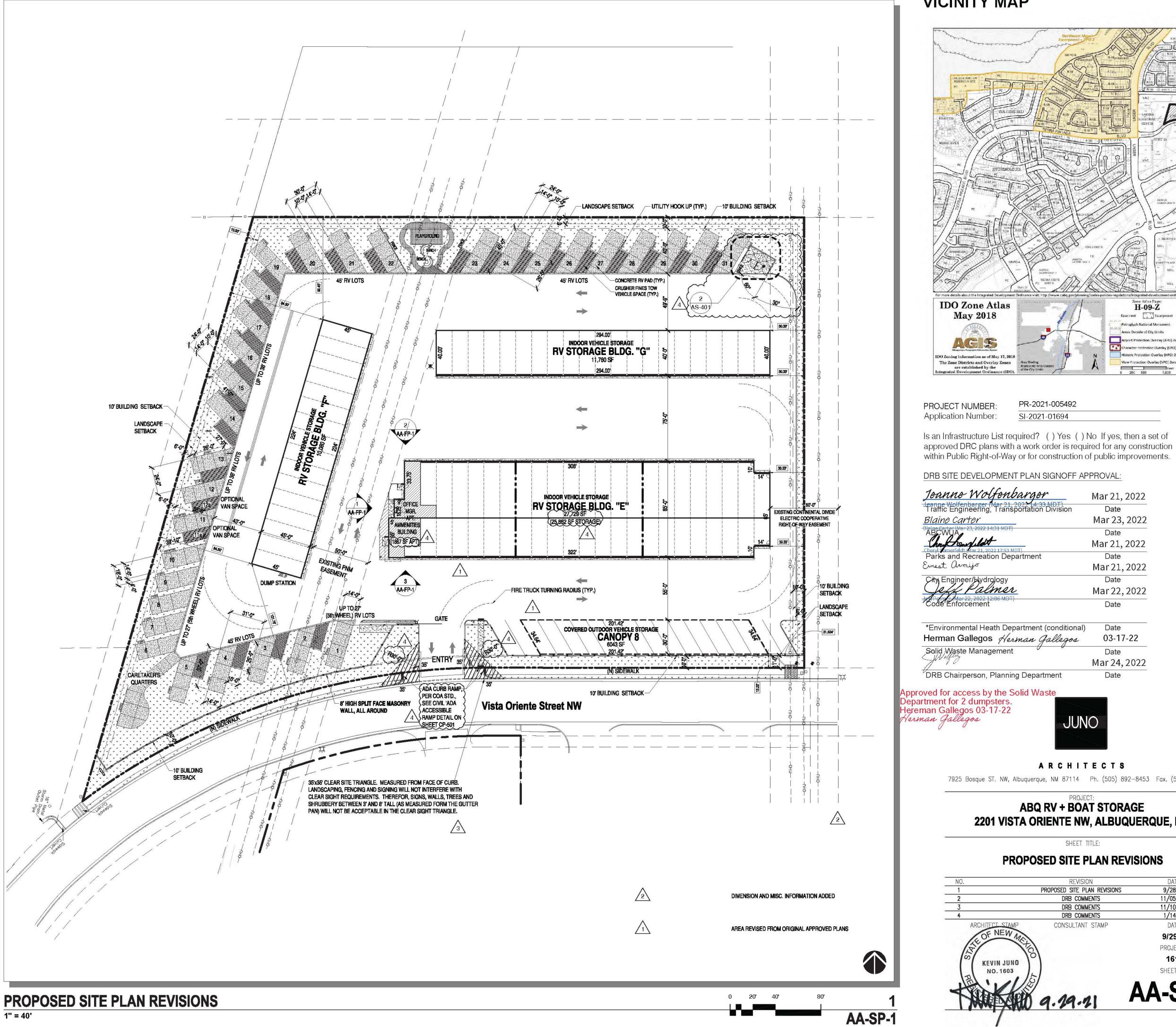




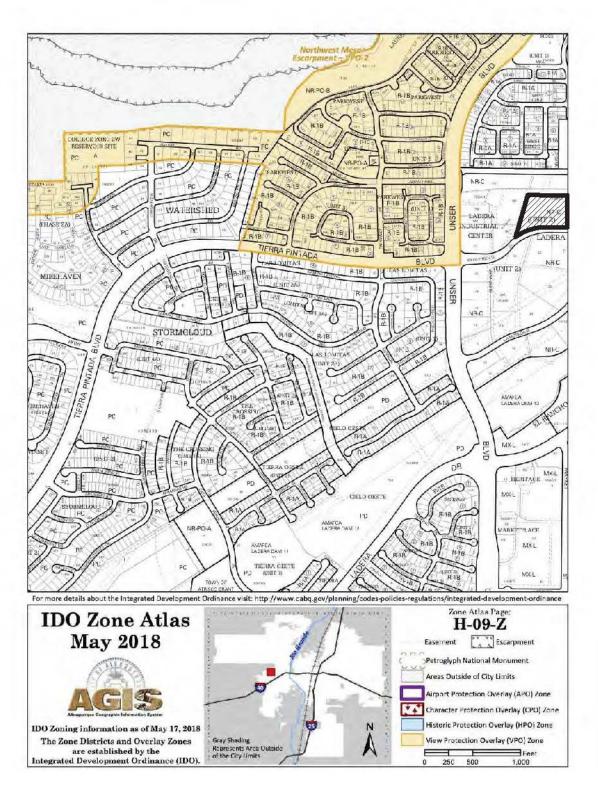


# **SOUTH ELEVATION**

3/32" = 1



# **VICINITY MAP**



PR-2021-005492 PROJECT NUMBER: Application Number:

SI-2021-01694 Is an Infrastructure List required? () Yes () No If yes, then a set of

within Public Right-of-Way or for construction of public improvements.

# DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Jeanne Wolfenbarger	Mar 21, 2022
Jeanne Wolfenbarger (Mar 21, 2022 14:33 MDT). Traffic Engineering, Transportation Division	Date
Blaine Carter	Mar 23, 2022
Blaine Carter (Mar 23, 2022 14:31 MDT) ABC VVI A	Date
Cheryl Smerfeldt (Mar 21, 2022 17:53 MDT)	Mar 21, 2022
Parks and Recreation Department	Date
Einest Armijo	Mar 21, 2022
City Engineer/Hydrology	Date
Jeff Palmer	Mar 22, 2022
Code Enforcement	Date
*Environmental Heath Department (conditional)	Date
Herman Gallegos Herman Gallegos	03-17-22
Solid Waste Management	Date
- In also	Mar 24, 2022

Approved for access by the Solid Waste Department for 2 dumpsters.
Hereman Gallegos 03-17-22
Herman Gallegos

DRB Chairperson, Planning Department



## ARCHITECTS

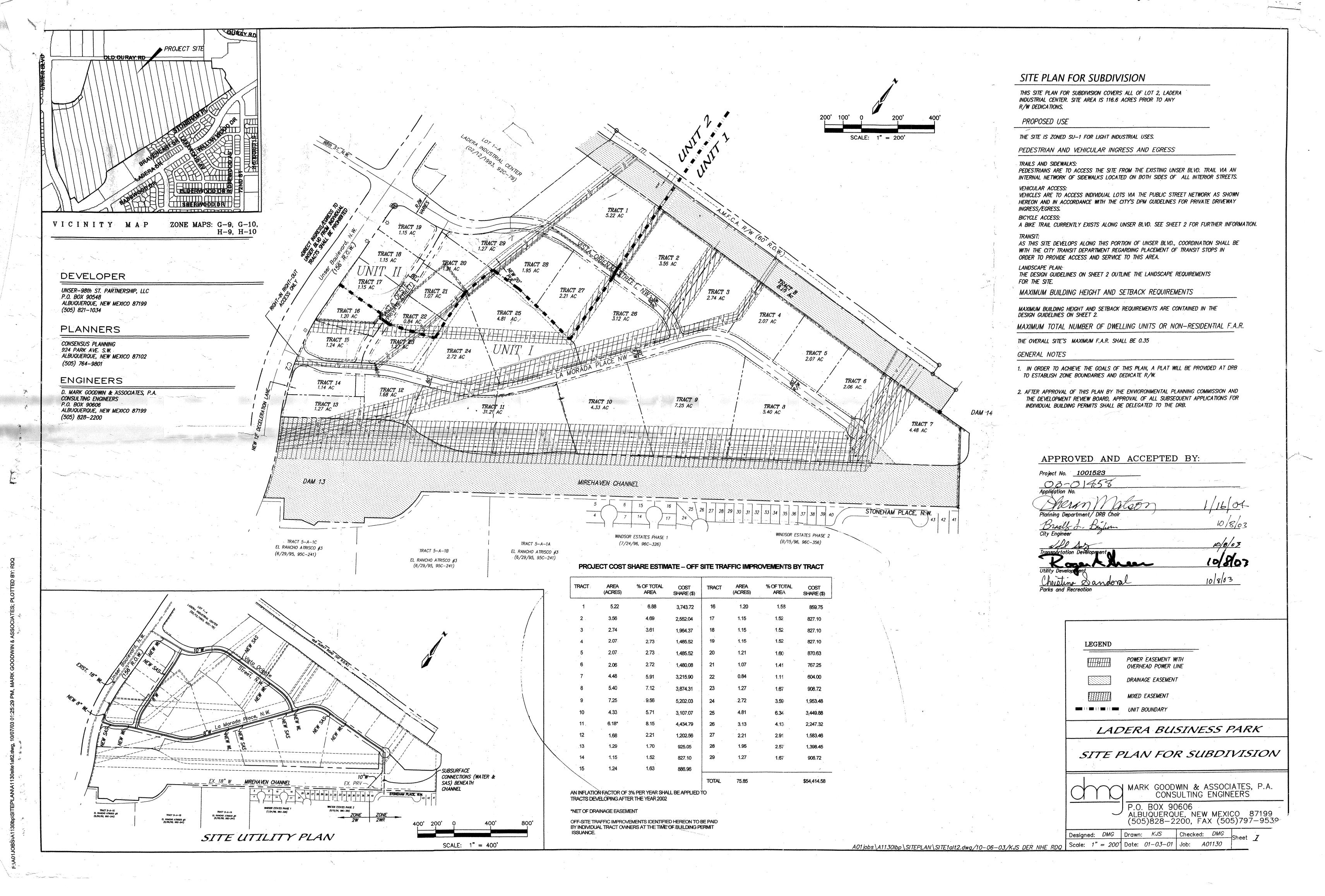
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

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

# PROPOSED SITE PLAN REVISIONS

SHEET TITLE:

NO.	REVISION	DATE
1	PROPOSED SITE PLAN REVISIONS	9/28/21
2	DRB COMMENTS	11/05/21
3	DRB COMMENTS	11/10/21
4	DRB COMMENTS	1/14/22
ARCHITECT S	IAMP CONSULTANT STAMP	DATE:
OF NE	WARE	9/29/21
(ZZ)	121	PROJECT NO.
( KEVIN J	UND ONU	1614
NO. 16		SHEET NO.
156	112	AA OD
1 1 (1997)		
4 TONE	ART 9.29.21	AA-SP-



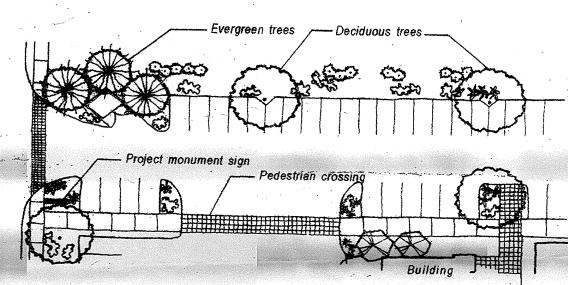
The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial and industrial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Ladera Business Park. These standards are to be used as a supplement to the City of Albuquerque Zone Code and other pertinent City ordinance, These standards shall apply to all properties within the Ladera Business Park. These guidelines are consistent with the provisions of Neighborhood Agreement, filed with the County Clerk. While these design guidelines apply to the entire Ladera Business Park, page 2 addresses guidelines that are specific to the first two rows of lots refered to as the Ladera Business Center (lots 12-23 and 29). The guidelines for these lots provide more architectural control over this area to create a visually pleasing environment. To oversee development of the Ladera Business Park, an Architectural Control Committee has been designated.

#### A. Landscape Concept

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Ladera Business Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site. Special landscape treatment shall be provided to minimize noise and sight impacts to adjacent residential areas.

The following are minimum standards for the development of specific site landscape plans:

- A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing power lines shall not be permitted to have trees.
- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least
- \* A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure and or adjacent to residential properties.
- \* As a minimum, a 15 foot landscaped buffer is required between industrial/commercial/office uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height twenty-five feet. The trees shall be spaced at an average of 25 feet on center.
- \* Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living, vegetative material. High-water use turf is discouraged and shall be limited to 20% of the landscaped area.
- One tree is required for each twenty-five linear feet of public or main access roadway. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.



Off-street parking areas shall have one tree per every 10 parking spaces.

- Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height; shrubs and groundcovers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- \* An automatic underground irrigation system is required to support all required landscaping: Irrigation components should be checked periodically to ensure maximum efficiency.
- \* All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or similar materials, which extends completely under the plant material
- \* All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.

# B. Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of The Ladera Site.

# Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 35 feet from the Unser Boulevard R.O.W and 20' for internal roadways R.O.W.
- 50 feet from the property line of a residential zone 10 feet from internal lot lines

# Parking/Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 20 feet from the Unser Boulevard R.O.W. line; and 10 feet for internal roadways; and, 10 feet from internal lot lines.
- The maximum allowed parking shall be equal to the required parking plus 10% unless approval by the Planning Director.
- ADA compliant parking shall be located adjacent to the building entry.
- For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly demarcated with textured paving and shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- Shaded pedestrian access shall be provided including a clear 6 foot-wide path with adjacent trees spaced approximately 25

- ..... verner with pranters trial nave a minimum menor unnertsion of 5 feet square (or equivalent). Truck parking is not permitted on the interior streets within Ladera Business Park.
- For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building. For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 5 feet square (or equivalent).
- For office buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.
- Convenient connections shall be provided from each building to the internal circulation system and to adjacent roadways.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

#### C. Sidewalks/Bikeways

To encourage and enhance the pedestrian nature of the Ladera Business Park, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. All streets within the site are required to have sidewalks on both sides of the street. Two pedestrian connections shall be provided to physically connect the Business Park to Unser Boulevard, trails, and the neighborhoods.

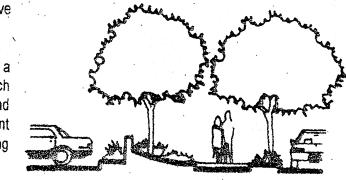
Sidewalks shall be provided along public rights-of-way at a minimum of 6 foot width and shaded by trees planted 25 feet on

#### D. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Ladera Business Park landscape.

# The following are standards to ensure effective screening of negative

All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Employee and customer/client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.



Screen parking areas with a combination of plant materials.

Areas for the storage of high profile delivery/transport vehicles walls, and earthen berming shall be screened from adjacent streets and properties with a ma-

sonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-
- Refuse collection areas should not be allowed between the street and building front wherever practical.
- When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chainlink fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines solid fencing, and/or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Unser Boulevard (lots 12-23, 29, the first two rows of lots along Unser Boulevard).
- Barbed wire or concertina wire are not allowed in the Ladera Business Park. Chain link fencing shall not be permitted in the first two rows of lots along Unser Boulevard (lots 12-23, 29).
- Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

# E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Ladera Business Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

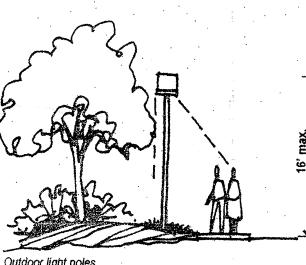
The maximum height for lighting fixtures shall be:

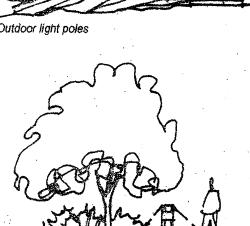
# 16 feet for all walkways and entry plazas.

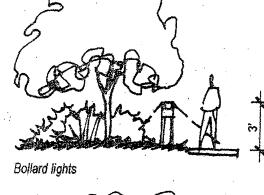
- 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- · Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambiance of the total community.
- The use of spread lighting fixtures are required to accent landscapes and walkways. Uplighting fixtures are not permitted. The illustrations provide for allowable pedestrian lighting within the Ladera Business Park
- Required Street Light specifications: G.E. 100 watt, bronze, Lumen shoebox type with Lexington bronze pole per PNM specification SL3.
- All site lighting fixtures, shall be fully shielded of a full out type. The color of fixtures must compliment the architecture.

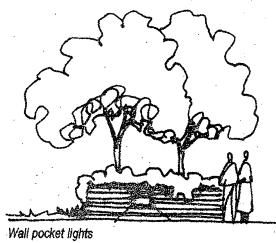
In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

· Placement of fixtures and standards shall conform to state and local safety and illumination requirements.









Area lighting shall be used to highlight public spaces

- All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.
- \* All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

#### F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Ladera Site and are pursuant to the Unser Boulevard Design Overlay Zone. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

.Acme`

industries'

Individual business monument sign shall not exceed four feet in height.

Ladera Business

prosper regarding

Buildings

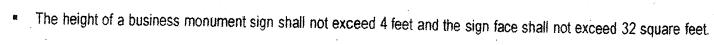
Enhanced Paving

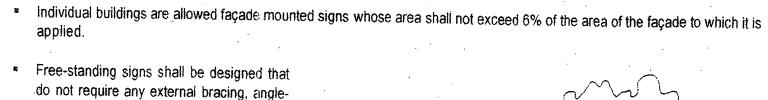
#### The following are general guidelines for signage design and placement:

- No off-premise signs are allowed.
- Signs shall be limited to wall signs and
- free-standing monument signs. All elements of a sign shall be main-
- One wall sign shall be permitted per facade per business.

tained in a visually appealing manner.

 One free-standing business monument. sign shall be permitted per street frontage per premises; a second free-standing sign is permitted on any given street frontage greater than 1.500 linear feet

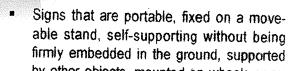


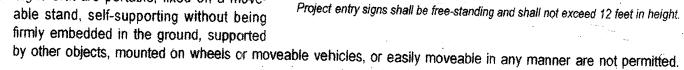


iron supports, guy wires or similar devices. The height of a wall sign shall not exceed

the height of the wall to which it is attached.

- The project is allowed two Project Entry signs at the access points on Unser Boulevard. The height of the free-standing Project Entry signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events





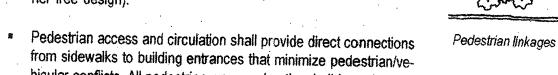
- Signs located on rocks, trees, or other natural features are not permitted.
- Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- No illuminated signage shall face any residential area, except along Unser Boulevard.

# G. Site / Architectural Objectives

street sidewalk network.

The creation of an active pedestrian environment in the Ladera Site is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park liked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving. Parking areas shall be designed to include a pedestrian link to the
- All parking facilities adjacent to the streets be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.
- All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).

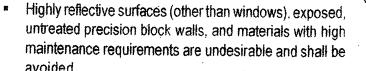


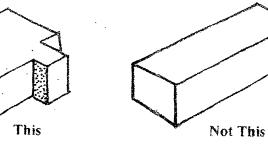
Pedestrian linkages shall be highlighted with enhanced paving and/or signage. hicular conflicts. All pedestrian ways and paths shall be at least 6' clear and lined with shade trees in 5' x 5' planters, spaced 25 feet on center.

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, split face, or masonry block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

# Additionally, all buildings shall conform to the following requirements:

- The maximum building height shall be 32 feet, which includes a parapet screening. All buildings along Unser Blvd. (lots 13 through 19) shall be restricted to a height of 26 feet (including parapets) and have flat roofs without parapets.
- Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Entries to structures should portray a quality office appearance while being architecturally tied into the overall mass and
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- The primary building colors shall be limited to: Yellow Ochres, Browns, Dull Reds, Blues, Grays, and Grey-Greens however. sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.
- The staggering of planes and/or distinct articulation of building façades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual façades.





The staggering of planes along an exterior wall is encouraged

Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along façades.

- \* The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.

Screen walls shall screen all ground mounted equipment with the top of equipment below the top of screen wall.

- All out buildings and canopies shall be architecturally integrated and compatible in material and design.
- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture. No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- Awnings and canopies shall be integrated with building architecture. Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development on
- No generic franchise architecture shall be allowed.

the adjacent properties.

- Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.
- ATM's shall be architecturally integrated with building design.
- Outdoor storage is permitted within Ladera Business Park and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on Lots 12 through 23 and 29, the first two rows of lots adjacent to Unser Boulevard.

# H. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Ladera

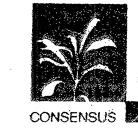
- All new electric distribution lines within the Park shall be placed underground.
- When an above-ground backflow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- \* Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

# LADERA BUSINESS PARK Site Plan for Subdivision

# DESIGN GUIDELINES

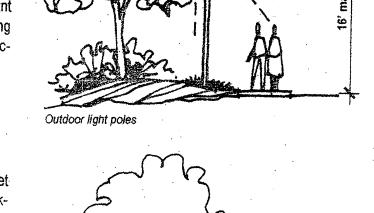
Prepared for Unser-98th Street Partnership LLC PO Box 90548 Albuquerque, NM 87199

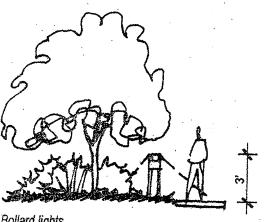
> Prepared by: Consensus Planning, Inc. 924 Park Avenue SW Albuquerque, NM 87102

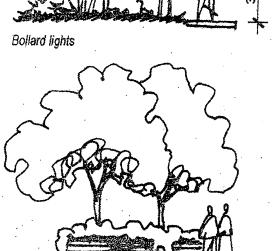


August 21, 2002

Sheet 2 of 3







# LADERA BUSINESS PARK DESIGN GUIDELINES FOR LOTS 12-23 & 29

The purpose of these Design Standards is to guide development of lots 12-23 and 29 of the Ladera Business Park in order to create a high quality; pedestrian friendly Commercial Center. The potential mix of uses within the Commercial Center includes retail, restaurants, office, banks and other commercial services. These uses have been selected to best serve the greater Ladera Business Park and surrounding residential neighborhoods. While the overall design guidelines listed on sheet 2 pertain to the entire Ladera Business Park, the guidelines listed below provide additional architectural control over the property.

- The Design Standards were written to require the use of common design elements to unify the project functionally and architecturally. The broad categories of design elements used to unify the project are:
- Building groupings to reinforce a "main street" theme
- Decentralization of parking fields to minimize their impact on patrons and the immediate environment
- A strong internal pedestrian path network
- Aesthetic continuity through the use of common building forms and materials
- A common building signage system
- A common landscaping theme

An Architectural Review Committee (ARC), formed by the property owners and master developer, will analyze all potential projects relative to these standards to ensure the realization of the Development Concept. A conceptual site plan, landscaping plan, and building elevations shall be submitted to the ARC by individual project developers for review and comment. Approval must be obtained prior to proceeding with construction documents and submittal for building permit. Approval will be granted when the individual project meets the requirement of these standards to the satisfaction of the ARC.

#### The Main Street

infant.

The development's primary organizing element is an internal 'main street' to which the majority of buildings relate. Buildings along the main street shall be grouped together and oriented to face the street to encourage a pedestrian environment where patrons can park once and walk between the various uses. Spaces between buildings shall be utilized as plaza areas and outdoor gathering places for dining and other outdoor activities. Convenience parking shall be provided along the main street with drive aisless between buildings to provide access to parking areas behind them. Two traffic circles will act as focal points, traffic calming devices, and opportunities to create patron gathering spaces. Primary entrances to buildings shall be provided on the main street, at the traffic circles, or on side streets. Secondary entrances may be provided at the parking areas behind the buildings.

#### Besign Standards:

- Orient buildings to face the main street with parking fields behind them.
- Group buildings together to maintain the continuity of the main street facade. Provide pedestrian plaza spaces between
- Access drives to rear parking areas shall be shared so that they occur on only one side of each building.
- Locate primary building entrances on the main street, at the traffic circles where they occur, or along access drives to rear parking areas. Secondary entrances may be provided at the rear parking areas to create 'walk through' buildings.
- Shaded portals or canopies shall be provided along the main street and at building entrances.
- Trash receptacles and service areas shall be located at the rear of these buildings with appropriate screening as described in the Site section below.

#### Pad Sites along Unser Boulevard

Intent:

Additional building pads are provided along Unser Boulevard to take advantage of their high visibility. The pads are spaced along Unser to break up the parking areas into smaller cells and to provide gaps between buildings to allow visual access into the site for traffic traveling along Unser Boulevard. These buildings are highly visible from all directions and shall be aesthetically pleasing on all sides:

# Design Standards:

- Buildings shall be sited adjacent to the Unser Boulevard right-of-way with parking fields between and behind them. No parking is allowed between the pad site buildings and Unser Boulevard.
- Buildings shall be located to minimize the size of the parking fields between them.
- The buildings at these pad sites shall be treated as 'four sided' buildings with equal architectural emphasis on all sides.

  Utilities shall be appropriately screened to conceal them from view.
- Sidewalks shall be provided on sides of the pad site buildings to provide a pedestrian friendly environment and to connect to the greater pedestrian path network. These sidewalks may be enlarged to create plazas, outdoor dining or patron gathering spaces.
- Shaded portals or canopies shall be provided along pedestrian paths and at building entrances.
- Trash receptacles and service areas shall be located in the parking areas between buildings and away from building entrances. These areas shall be screened as described below in the Site section.

# Pedestrian Path Network

# Intent:

A strong pedestrian path network is critical in creating a 'park once and walk' commercial environment. Shaded sidewalks around the perimeter of buildings connecting to frequent pedestrian friendly walkways through parking areas reinforce this concept. Plazas create patron gathering spaces at building entries and outdoor dining spaces. Connection to off-site pedestrian paths completes the network by providing continuity with the surrounding area.

# Design Standards:

- A continuous 6' wide meandering pedestrian path along Unser shall connect with the existing paths to the north and south.

  Sidewalks shall be provided that connect this element to the internal pedestrian path network at each pad site and along the new public streets.
- Raised crosswalks (speed tables) with special paving shall be provided where pedestrian paths intersect with vehicular paths. These crosswalks shall be provided to create a continuous pedestrian path between buildings and to calm vehicular traffic.
- A continuous sidewalk shall be provided along the main street with raised crosswalks (speed tables) with special paving at intersections with all vehicular drives.
- Plazas shall be provided at traffic circles, building entries, and outdoor dining areas. These elements shall be directly connected to the pedestrian path network.

# Architectural Forms and Materials

A common architectural theme reinforces the sense of quality and permanence desired for this development. The predominant quality architectural theme in the vicinity is defined by stucco wall surfaces and pitched Spanish tile roofs. In order to expand on the sense of quality for the area, the architectural theme for this development is based on these materials as well as other complimentary materials used in Spanish Colonial and California Mission architecture.

#### Design Standards:

- Smaller buildings shall utilize pitched Spanish tile roofs with slopes varying from 3:12 to 6:12 pitch.
- Larger buildings may utilize low-slope roofs with parapets as required over longer span areas, but pitched Spanish tile roofs shall be used as accents at the perimeter and at smaller building elements and portals.
- Vertical wall surfaces shall be predominantly white or light colored earth-tone stucco or EIFS.
- Cut stone, pre-cast concrete or visually similar elements of stucco or EIFS shall be used as accents around prominent entries
  or other openings, as well as at parapet caps and wainscots when they are used.
- Structural elements for portals, balconies, porte cocheres or similar elements shall be either dark stained heavy timber (or visually similar materials) or massive stucco arcades.
- Railings shall be of black wrought iron, tubular steel, dark stained wood or other visually similar materials.
- Window frames shall be black, dark stained wood, dark wood tone or appropriately colored aluminum or steel at the discretion of the Architectural Review Committee.
- Window openings, particularly on the South and West facades, may be shaded with cloth awnings (or visually similar materials), trellises, portals, or awnings roofed with Spanish tile and exposed structural elements similar to those described under the fifth bullet point above.
- Roof top mechanical units shall be screened with architecturally integrated parapets, screen walls, or pitched Spanish tile elements at least as tall as the highest part of the equipment.

#### Site and Hardscape Materials

Intent:

Site and hardscape materials shall be complimentary to the architectural theme of the development. Appropriate materials include: concrete with accent materials, colored concrete, brick and concrete pavers.

#### Design Guidelines

- The predominant hard surface for sidewalks, pedestrian crosswalks and plazas may be standard concrete but must have accents of either brick or concrete pavers, or visually similar jointed and colored concrete. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Site furniture such as benches, trash receptacles, light fixtures, bollards, etc shall be of black, dark green or dark red metals. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Pedestrian paths along walkways adjacent to buildings and along the main street shall utilize pedestrian scale light fixtures,
   twelve feet tall or less, in materials as described in paragraph 2 above.
- Ground level screen walls for utilities and trash enclosures shall be solid with stucco or EIFS finish to match the adjacent or nearby buildings. Gates shall be opaque using dark stained wood or visually similar materials.

#### Landsca

# intent:

The general theme and materials of the landscape should be appropriate to our desert climate using heat and drought tolerant, water-conserving plants. Plazas, courtyards and other patron gathering areas will be treated as oases utilizing shade trees. climbing vines on trellises, or other shading devices to create a cooler outdoor environment. Small fountains or other water features can add further to the sense of coolness in these spaces. Care must be taken in selecting plant materials so that excessive shade is absent during the colder months of the year. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.

- Plant materials shall be primarily low water use and drought tolerant.
- Density of plant material shall be increased around patron gathering spaces to add 'coolness' to those areas. Shade trees, colorful flowering plants and overhanging vines may also be used to reinforce a sense of coolness in these areas.
- Shade trees shall be consistent based on their location. For instance, street trees may be one species and shade trees in patron gathering areas may be another, while parking area shade trees may be another. All shade trees shall be selected to be insect and disease resistant.
- All landscaping shall be served by an automated irrigation system.

# Signage

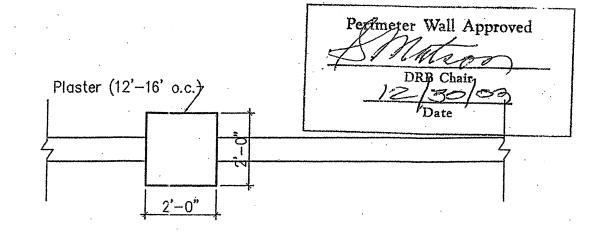
# in.

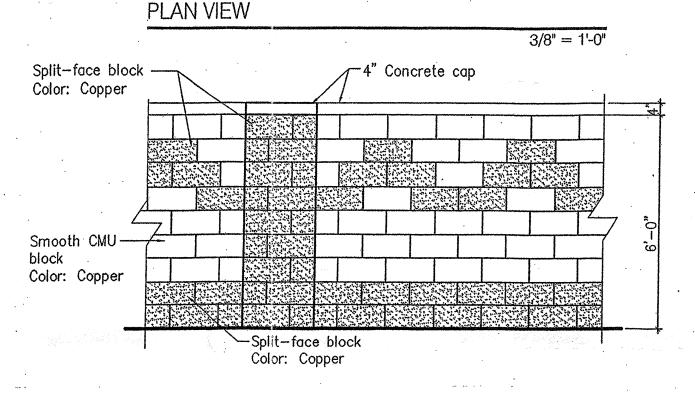
Signage shall be complimentary to the architectural theme and consistent throughout the development. Tenant standard colors, fonts and logos may be used, but must conform to the detail and construction standards below.

- Monument sign locations are shown on the illustrative site plan at the corners of Unser Boulevard and the new streets, and at the intersections of the 'main street'. These may be utilized by multiple tenants at the discretion of the ARC. The initial project within the development will set the precedent for the materials and colors for these elements in the projects that follow.
- Building signage shall be limited to internally illuminated, individual letter signs, back-lit individual letter signs, or neon signs as approved by the ARC, and in conformance with City of Albuquerque requirements.
- No building mounted box signs are allowed, except logo signs as approved by the Architectural Review Committee.
- No pole-mounted signs are allowed.

# NOTES:

- 1. ZONE ATLAS G9, G10, H9, H10
- 2. NEAREST INTERSECTION IS UNSER & VISTA ORIENTE N.W.



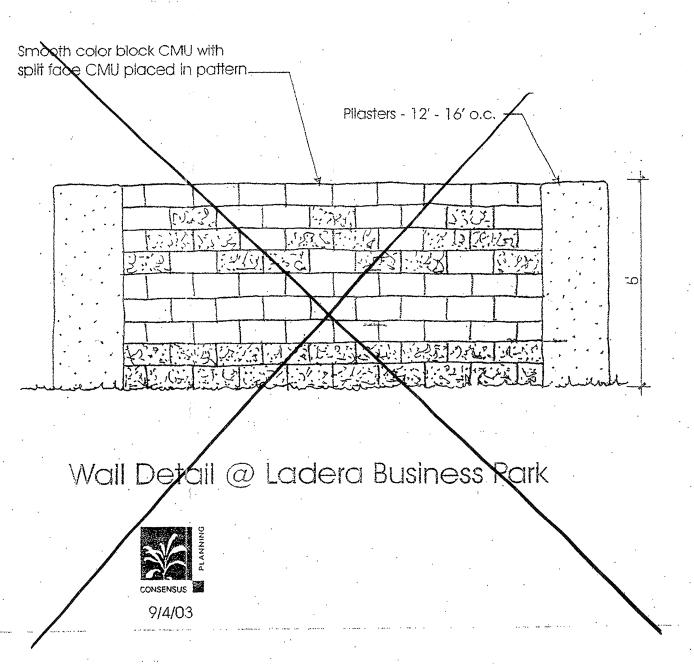


PROJECT# 1001523; 03DRB-01360
WALL DETAIL @ LADERA BUSINESS PARK

3/8" = 1'-0"

(IN FEET)



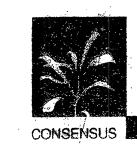


# Site Plan for Subdivision

# DESIGN GUIDELINES

Prepared for: Unser-98th Street Partnership LLC PO Box 90548 Albuquerque, NM 871,99

> Prepared by: Consensus Planning, Inc. 924 Park Avenue SW Albuquerque, NM:87102



August /21, 2002 Sheet/ 3 of 3 Project #: PR-2021-005492 Ladera Enterprises, LLC

# Section 2 SUPPORTIVE DOCUMENTATION

Project #: 4R-2021-005492 Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT

REJECTION OF THE APPLICATION OR IN
A DELAY OF ONE MONTH OR MORE IN THE DATE THE
APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- 1. Site Plan (including utilities and easements)
- 2. Landscaping Plan
- 3. Grading and Drainage Plan
- 4. Utility Plan
- 5. Building and Structure Elevations
- 6. Previously approved Development Plan (if applicable)

#### The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

#### SHEET #1 - SITE PLAN

#### A. General Information

✓ 1. Date of drawing and/or last revision

√2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'

Over 5 acres 1" = 50'

Over 20 acres 1" = 100'

✓ 3. Bar scale
 ✓ 4. North arrow
 ✓ 5. Legend
 ✓ 6. Scaled vicinity map
 ✓ 7. Property lines (clearly identify)
 ✓ 8. Existing and proposed easements (identify each)
 ✓ 9. Phases of development, if applicable

#### B. Proposed Development

#### 1. Structural

<u>~</u> A.	Location of existing and proposed structures (distinguish between existing & proposed) and
1	include any accessory structures
B.	Square footage of each structure
<u></u> ✓C.	Proposed use of each structure
<u></u> ∠ D.	Signs (freestanding) and other improvements
<u>v</u> E.	Walls, fences, and screening: indicate height, length, color and materials
_ <b>✓</b> F.	Dimensions of all principal site elements or typical dimensions
<u>√</u> G.	Loading facilities
<u>~</u> H.	Site lighting (indicate height & fixture type)
<u></u>	Indicate structures within 20 feet of site
E. VF. G. H. J. K.	Elevation drawing of refuse container and enclosure, if applicable.
<u> </u>	Existing zoning/land use of all abutting properties

# 2. Parking, Loading and Internal Circulation

<u>√</u> A.	Parking layout with spaces numbered per aisle and totaled.  Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces  Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces On street parking spaces
<u>✓</u> B.	Bicycle parking & facilities  1. Bicycle racks – location and detail  2. Other bicycle facilities, if applicable
<u>√</u> c.	Vehicular Circulation (Refer to DPM and IDO)  1. Ingress and egress locations, including width and curve radii dimensions 2. Drive aisle locations, including width and curve radii dimensions 3. End aisle locations, including width and curve radii dimensions 4. Location & orientation of refuse enclosure, with dimensions 5. Loading, service area, and refuse service locations and dimensions
<u>V</u> D.	Pedestrian Circulation  1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

	<ul><li>✓ 2.</li><li>✓ 3.</li></ul>	Location and dimension of drive aisle crossings, including paving treatment Location and description of amenities, including patios, benches, tables, etc.
NA E.		et Loading
	1.	Location and dimensions of all off-street loading areas
MIQ F.	Vehicle : 1 2 3.	Location and dimensions of vehicle stacking spaces and queuing lanes
3. Streets	and Circ	:ulation
<u>//</u> A.	Locate ar  1.  2.  3.  4.  V 5.  6.  7.  8.	Existing and proposed pavement widths, right-of-way widths and curve radii Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions  Location of traffic signs and signals related to the functioning of the proposal Identify existing and proposed medians and median cuts  Sidewalk widths and locations, existing and proposed  Location of street lights  Show and dimension clear sight triangle at each site access point  Show location of all existing driveways fronting and near the subject site.
<u>√</u> B.	Identify Al.	ternate transportation facilities within site or adjacent to site Bikeways and bike-related facilities Pedestrian trails and linkages Transit facilities, including routes, bus bays and shelters existing or required
4. Phasin		
<u>~</u> A.	including I	phasing of improvements and provision for interim facilities. Indicate phasing plan, ocation and square footage of structures and associated improvements including , parking and landscaping.
SHEET #2 -	LANDS	CAPING PLAN
\frac{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}\sqit{\sqrt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	<ol> <li>Scale -</li> <li>Bar Scale -</li> <li>North A</li> <li>Proper 5</li> <li>Existin 6. Identif A</li> <li>A</li> <li>B</li> <li>C</li> </ol>	must be same as scale on sheet #1 - Site plan ale Arrow ty Lines g and proposed easements y nature of ground cover materials Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.) Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.) Ponding areas either for drainage or landscaping/recreational use

	. 7.	Identify type, location and size of plantings (common and/or botanical names).
		A. Existing, indicating whether it is to preserved or removed.  V B. Proposed, to be established for general landscaping. C. Proposed, to be established for screening/buffering.
		B. Proposed, to be established for general landscaping.
./		C. Proposed, to be established for screening/buffering.
	. 8. ′ 0	Describe irrigation system – Phase I & II Planting Beds, indicating square footage of each bed
1	. j.	. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and
		percentage.
	11.	Responsibility for Maintenance (statement)
	12	Landscaped area requirement; square footage and percent (specify clearly on plan)
_	13.	Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
_	14.	Planting or tree well detail
<b>√</b>	15.	Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch
		caliper or larger will be counted)
<u> </u>	- 16.	Parking lot edges and interior – calculations, dimensions and locations including tree requirements
1	17.	Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material
SHEET #3	–G	RADING AND DRAINAGE PLAN
A separate gr	adir	ng and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section
prior to the D	KR:	submittal for a site plan (See DRWS Form).
A. Gener	al	nformation
•	/	1. Scale - must be same as Sheet #1 - Site Plan
•	/	2. Bar Scale
	7	2. Bar Scale 3. North Arrow 4. Property Lines 5. Existing and proposed easements 6. Building footprints 7. Location of Retaining walls
	_	4. Property Lines
_		5. Existing and proposed easements 6. Building footprints
	<u> </u>	7. Location of Retaining walls
D C		
D. Gradin	19 1	nformation
	/	1. On the plan sheet, provide a narrative description of existing site topography, proposed
		grading improvements and topography within 100 feet of the site.
	_	2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing
	<u>/</u> .	and proposed) and points of maximum cut or fill exceeding 1 foot.
	_	4. Cross Sections  Provide cross section for all perimeter property live and leave to the section for all perimeters property.
		Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each
		direction within no more than 100 feet of the reference point.
		and the same of the same parties of the same p

#### SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)

  B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

#### A. General Information

- Scale
- Bar Scale
- ✓ C. Detailed Building Elevations for each facade
- Identify facade orientation
   Dimensions of facade elements, including overall height and width
   Location, material and colors of windows, doors and framing
   Materials and colors of all building elements and structures
   Location and dimensions of mechanical equipment (roof and/or gro

  - Location and dimensions of mechanical equipment (roof and/or ground mounted)

#### B. Building Mounted Signage

- ≤ 1. Site location(s)

- 2. Sign elevations to scale

  3. Dimensions, including height and width

  4. Sign face area dimensions and square footage clearly indicated

  5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

Dan Rich Ladera Enterprises, LC 2210 Vista Oriente NW Albuquerque NM 87120 (505) 304-4516

March 23<sup>rd</sup>, 2023

Development Facilitation Team City of Albuquerque Planning Department 600 2nd Street NW Albuquerque, NM 87102

RE: Major Amendment to a Site Plan – DFT

PR-2021-005492

Dear DFT Members.

The purpose of this letter is to request a Major Amendment to a pre-IDO Approval for a Site Development Plan approved in 2018 for RV and boat storage. In November of 2021 we were subsequently approved by the DRB to allow the converting of existing RV and Boat storage spaces to RV parking spaces with associated utility hookups.

The Site Development Plan is for the property located at 2201 Vista Oriente Street NW. This property is legally described as Tract 1 Plat for Ladera Business Park Unit 2 containing 5.22 acres.

This request is for the following modifications to the site plan:

- 1) The RV Hookup spaces at the northeast and northwest of the site have been reconfigured. Although there are the same amount of spaces as before, they are in more of a 'village' configuration, thus named Nomadland Villages 1 and 2.
- 2) 9,296 square feet of RV storage building E (east end) will not be constructed. Currently there is slab only at that location, and this area will now become 8 RV parking spaces with associated utility hookups.
- 3) RV Storage Canopy 8 will not be constructed and instead that area will consist of 9 RV parking spaces with ELECTRIC ONLY RV Hookup.

Because this request is for a Major Amendment to a pre-IDO Site Development Plan, and it does not meet the criteria for Minor Amendments to pre-IDO approvals, this request is subject to review by the Design Facilitation Team.

Figure 1. Subject site (in blue) and surrounding context



#### THE REQUEST

This request for this property is consistent with existing NR-C zoning as a permissive use ("campground or recreational vehicle park"). The proposed additional RV parking on this site is appropriate for the surrounding Ladera Industrial Park area which contains a mix of commercial retail and services, light industrial uses, public utility infrastructure, and vacant land. The addition of this use will also help meet the demand for RV parking in the Albuquerque area.

#### SITE HISTORY

The site is located in the Ladera Business Park Site Plan for Subdivision that was approved as a Master Development Plan for the City of Albuquerque in 2003. This area contains 120 acres and is zoned NR-C. It contains a mix of undeveloped land and commercial services and retail. The Site Plan for Subdivision was approved simultaneously with a request to the DRB for a vacation of Major-Vacation of Public Easements and a Major-Preliminary Plat Approval for Ladera Industrial Park.

We received approval for a Site Development Plan from the DRB for the property to build an RV and boat storage lot on February 14, 2018. This plan received a Minor Amendment Approval on July 21, 2021 adding a perimeter wall and revising building names and square footages for the storage uses that are under construction. In November of 2021 there was DRB approval to allow for converting of existing RV and Boat storage spaces to RV parking spaces with associated utility hookups.

To maximize the utility of that space, and to meet demand for travelers as well as assignment workers visiting Albuquerque, we intend to convert part of the RV storage spaces to RV parking with associated utility hookups. Also we will reconfigure thirteen already approved RV Hookup spaces in order to achieve a more pleasing arrangement in the areas we call Nomadland Villages 1 and 2

#### LAND USE AND ZONING

The site is located on the west side of Albuquerque in a largely undeveloped triangle of properties bounded by single-family residential neighborhoods to the east, west, and south.

There is a large utility facility to the north owned by the Public Service Company of New Mexico (PNM), and the Ladera Golf Course is located to the northeast. The Applicant also owns 2210 Vista Oriente Street NW, to the south, which also contains RV storage. The developed parcels surrounding the property contain a mix of commercial services and retail (See Table 1).

Figure 2. Zoning



Figure 3. Land Use



#### **Surrounding Zoning & Land Use**

NORTH: NR-C, R1A, NR-BP

Single-family residential, undeveloped commercial land, PNM utility facility, commercial retail and services

EAST: NR-C, R-1B

Superior Ambulance Service, Albuquerque Bilingual Academy, single-family residential, undeveloped commercial land

SOUTH: NR-C, UNCL, PD, MX-L, R-1C

Diversion Channel, Rio Volcan Apartments, singlefamily residential, fast-food restaurants, Walmart Neighborhood Market, Extra Space Storage, undeveloped commercial land

WEST: R-1AB, PD

Single-family residential, undeveloped land

#### INTEGRATED DEVELOPMENT ORDINANCE (IDO) CRITERIA:

The existing Site Development Plan was approved prior to the IDO by the DRB, so the changes to the Site Development Plan are subject to review as a Major Amendment to a pre-IDO approval.

The existing Site Development Plan complies with all applicable provisions of the DPM, and other adopted City regulations, and any conditions specifically applied to the development of the property in a prior permit or approval affecting the property. The addition of RV park spaces does not interfere with the existing Site Development Plan's compliance with this criterion, because the addition of RV parking spaces is permissive under the site's NR-C zoning, and there were no conditions of approval for the existing Site Development Plan, or any previous approval for the property, that the additional use on this site would violate.

Additionally, the addition of RV parking spaces is compliant with the IDO, the Master Development Plan, and RV parking is a permissive use under the NR-C zone as "campground or recreational vehicle park."

There is existing infrastructure to serve the Ladera Industrial Park Site Plan for Subdivision, as well as existing connecting infrastructure in the surrounding residential neighborhoods. Additionally, because this request is for a Major Amendment to an existing Site Development Plan, the Applicant has already demonstrated that the City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems have adequate capacity to serve the proposed development. The addition of the RV parking with associated utility hookups will not create an undue burden on the systems that are already in place, and any needed mitigation efforts will be taken by the Applicant. A traffic impact study is not required due to the small number of trips generated by the RV park and storage uses.

The subject property is located within the Ladera Industrial Park Master Development Plan that was approved in 2003. The Master Development Plan was approved as a Site Plan for Subdivision originally containing approximately 120 acres. The Site Plan for Subdivision is

considered the Master Plan document for Ladera Industrial Park based on the list of approved Master Development Plans available from the City of Albuquerque. The Site Plan for Subdivision contains design guidelines for Landscape Concept, Setbacks, Sidewalks/Bikeways, Screening Walls and Fences, Lighting Standards, Signage Standards, Site/Architectural Objectives, and Utilities. There are more specific design guidelines for lots 12-23 and 29 that do not apply to this request, as it is for lot 1. The existing Site Plan is compliant with all these applicable standards, and the addition of RV parking spaces does not interfere with the compliance of this site plan. The requested change does not affect overall site standards or circulation, and the proposed changes are also compliant with the standards set in the Ladera Industrial Park Master Development Plan.

Additionally, the site was originally zoned SU-1 for Light Industrial Uses. This zoning was converted to NR-C during the IDO zoning conversion process. The addition of RV parking spaces is consistent with NR-C zoning, which allows "campground or recreational vehicle park" as a permissive use under the IDO.

#### <u>CONCLUSION</u>

Based upon the information provided above and supporting documents, we respectfully request the DFT's review and approval of the amended Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information. Sincerely, Michael J. Vos, AICP Senior Planner

Sincerely,

Dan Rich

Ladera Enterprises, LLC

NMCRIS INVESTIGATION ABSTRACT FORM (NIAF) 2a. Lead (Sponsoring) 1. NMCRIS Activity 2b. Other Permitting 3. Lead Agency Report No.: Agency: No.: Agency(ies): City of Albuquerque 129506 4. Title of Report: An Intensive Cultural Resource Survey of 11.98 acres for the Ladera Business 5. Type of Report Park, Albuquerque, Bernalillo County, New Mexico Negative Negative Positive Author(s): Douglas H.M. Boggess 6. Investigation Type Research Design Survey/Inventory ☐ Test Excavation ☐ Excavation ☐Collections/Non-Field Study ☐ Overview/Lit Review ☐ Monitoring ☐ Ethnographic study ☐ Site specific visit Other 7. Description of Undertaking (what does the project entail?): The 8. Dates of Investigation: January 17, 2014 proponent wishes to develop the land for use as a business park. This survey included Lots 1, 25 and 28 of the proposed Ladera Business Park Development and would include creation of parking, 9. Report Date: January 20, 2014 construction of buildings and installation of aboveground and below around utilities. This cultural resources inventory was conducted in order to ensure compliance with applicable federal, state, county and city legislation and procedures enacted to protect nonrenewable cultural resources. including the City of Albuquerque's Archaeological Ordinance. Section 106 of the National Historic Preservation Act of 1966 as amended (PL 89-665), the National Environmental Policy Act of 1969 (PL 91-852), the Archaeological Resource Protection Act of 1979 (PL 96-95), Executive Order 11593. 10. Performing Agency/Consultant: 11. Performing Agency/Consultant Report No.: 1728 Lone Mountain Archaeological Services, Inc. Principal Investigator: Doug Boggess Field Supervisor: Doug Boggess 12. Applicable Cultural Resource Permit No(s): Field Personnel Names: Doug Boggess New Mexico State Permit No. NM-13-073-S 13. Client/Customer (project proponent): DLK Enterprises, LLC 14. Client/Customer Project No.: Contact: Dan Rich Address: 12231 Academy Road NE, 301-189, Albuquerque, NM 87111 Phone: (505) 304-4516 15. Land Ownership Status (Must be indicated on project map): **Land Owner Acres Surveyed** Acres in APE Private 11.98 11.98 TOTALS 11.98 11.98 16 Records Search(es): Date(s) of ARMS File Review January 16, 2014 Name of Reviewer(s) Cathy Travis Date(s) of NR/SR File Review January 16, 2014 Name of Reviewer(s) Cathy Travis

Name of Reviewer(s)

Agency

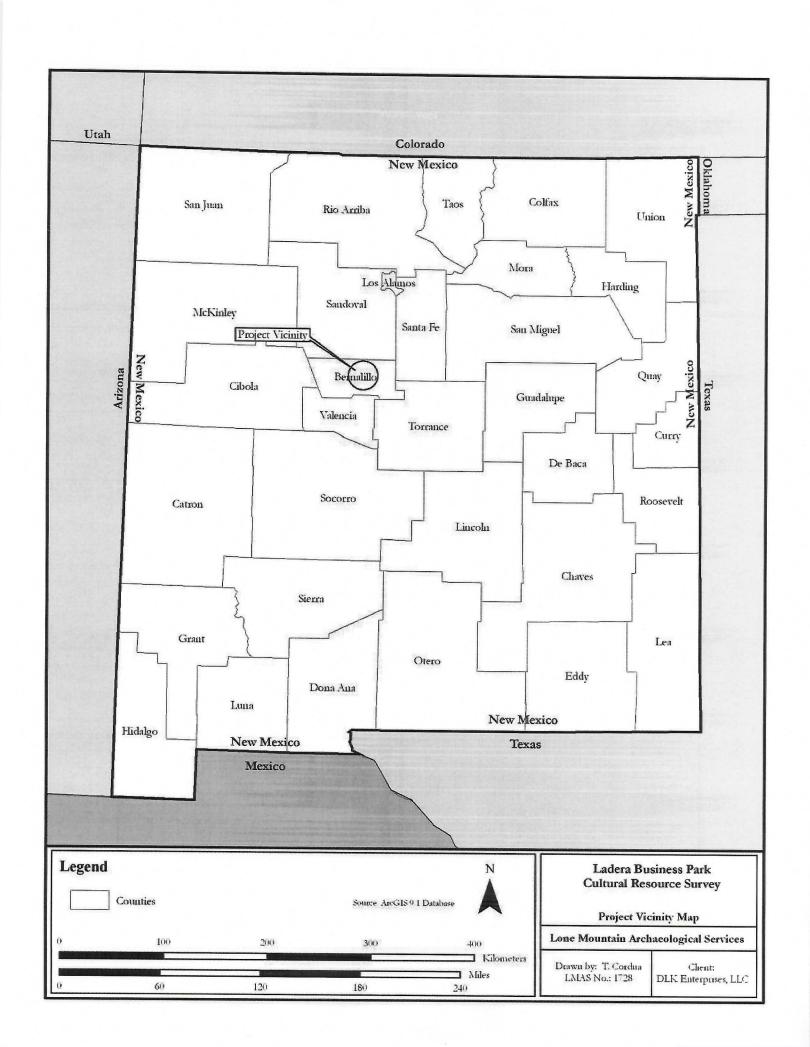
Date(s) of Other Agency File Review

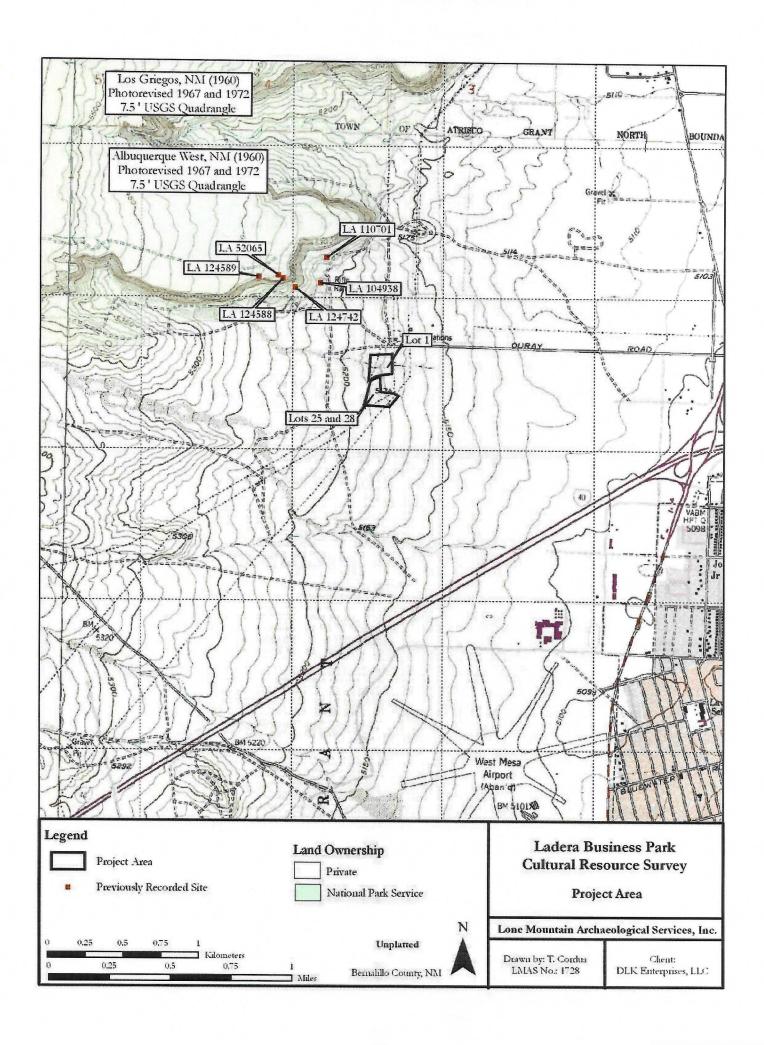
17. Survey Data:						
a. Source Graphic	s	NAD 83				
		(1:24,000) topo map	□ Other	r topo map, Scale		
	☐ GPS Unit			The second secon	□>100m	
h 11000 7 51 T-			_	🔲 10 100111		
Albuquerque V	graphic Map Name Vest, NM (1960)	USGS Quad 35106-A6	d Code			
7 mbuquorque V	VCS1, TVIVI (1900)	35100-A6				
_						
c. County(ies): Be	ernalillo					
17. Survey Data (c	ontinued):					
d. Nearest City or	Town: Albuquerque	NM				
e. Legal Descript	ion:					
	Township (N/S)	Range (E/W)	Section	1/4 1	/4 1/4	
					,	
					1 .	
				1	, .	
				,	1	
					, .	
				1		
				,		
Projected legal de	scription? Yes [ ],	No [1   Unplat	ted [X]			
f. Other Description	n (e.g. well pad foot	ages, mile markers	, plats, land gran	t name, etc.): On	the Town of Atri	sco Grant, City
Zone Atlas Page H-	-09-Z; East of Unser I iente on the south an	Boulevard and Lots 2	5 and 28 are betw	een La Morada Pla	ace and Vista O	riente Street. Lot 1
18. Survey Field M		u what appears to be	a public trail on the	ne nortn.		
	% coverage	0% coverage				
Configuration: ⊠	block survey units	☐ linear survey units	s (l x w):	other survey	unite (enecify):	
	ective (all sites record				units (specify).	
	⊠ systematic pede					
	Survey Interval (m): 15 m Crew Size: 1 Fieldwork Dates: January 17, 2014 Survey Person Hours: 3.5 Recording Person Hours: 0 Total Hours: 3.5					
Additional Narrativ	5 50 6 E.M.	g i cison riouis. 0	Total Hours. 5.5	,		
	Setting (NRCS soil	designation: vegeta	tive community:	olovation: etc \: 7	The project is rel	lativaly laval with
some low sloping ar	nd mounding likely du	e to previous constru	ction in the area.	The elevation is be	tween 6 180 ft a	and 6 190 ft
Vegetation is a disti	urbance-based plant o	community largely cor	mposed of <i>Tribuli</i> .	is Terrestris comm	only known as	goathead plant
Bluepoint loamy fine	sive species that has e sand, 1 to 9 percent	slones and Pajarito I	wise would be Pla	ains and Great Bas	in Grassland. Pr	redicted soils are
stream terraces and	l are made of alluviun	n and eolian deposits	<ul> <li>Paiarito is distino</li> </ul>	ctive as it is made t	rom weathering	igneous rock as
stream terraces and are made of alluvium and eolian deposits. Pajarito is distinctive as it is made from weathering igneous rock as well as sedimentary rock, which then forms alluvium and eolian deposits.						
20.a. Percent Grou	nd Visibility: 90 per	ent b. Condition of	Survey Area (gr	azed, bladed, und	listurbed, etc.):	: In Lots 25 and
28, nere ar	20.a. Percent Ground Visibility: 90 percent b. Condition of Survey Area (grazed, bladed, undisturbed, etc.): In Lots 25 and 28, here are two overhead power lines, an abandoned paved road that may be a previous alignment of Vista Oriente Street, and numerous two-tracks crossing the property. Some buried utilities are likely present along the northern edge of the					
property. T	here are push piles in	ng the property. Som places, possibly ass	e puried utilities a sociated with near	re likely present al	ong the northerr	1 edge of the
buried utilit	ies along the souther	n end of the lot, and a	an overhead power	erline crosses the l	ot north to south	n. The edges of Lot
1 appear to have been pushed up mechanically.						

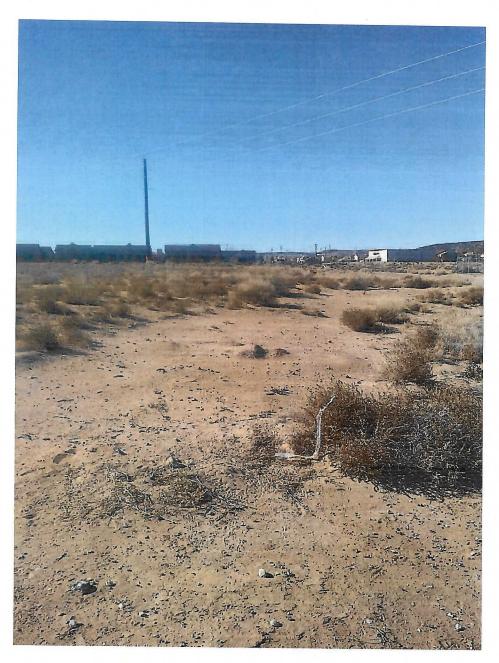
21. CULTURAL RESOURCE FINDINGS Yes, See disturbed  22. Required Attachments (check all appropriate book USGS 7.5 Topographic Map with sites, isolates, Copy of NMCRIS Mapserver Map Check LA Site Forms - new sites (with sketch map & topographic LA Site Forms (update) - previously recorded & the Historic Cultural Property Inventory Forms List and Description of isolates, if applicable List and Description of Collections, if applicable	oxes): and survey area clearly drawn	23. Other Attachments:  Photographs and Log Other Attachments (Describe):
24. I certify the information provided above is correctly principal Investigator/Responsible Archaeologist: E Signature		
25. Reviewing Agency: Reviewer's Name/Date  Accepted ( ) Rejected ( )  Tribal Consultation (if applicable):  Yes No	26. SHPO Reviewer's Name/Date:  HPD Log #: SHPO File Location: Date sent to ARMS:	

#### **CULTURAL RESOURCE FINDINGS**

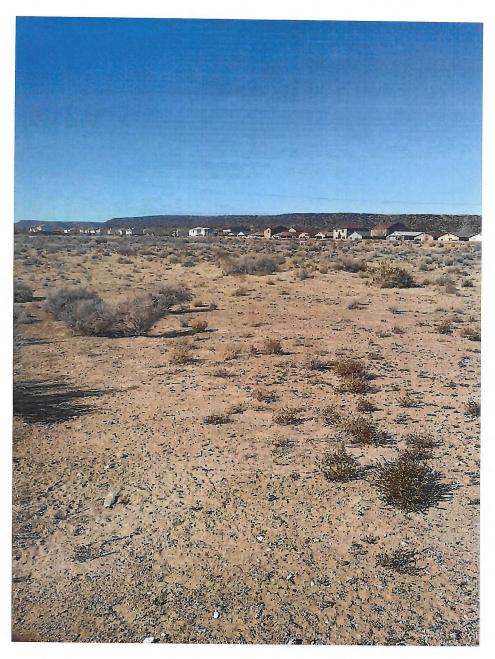
	[fill in appropriate sed	ction(s)]
1. NMCRIS Activity No.: 129506	2. Lead (Sponsoring) Agency:	3. Lead Agency Report No.:
SURVEY RESULTS:		
Previously recorded sites TOTAL SITES VISITED: 0 Total isolates recorded: 0	T registered: 0 s revisited (site update form required): 0 s not relocated (site update form required): 0	
Archaeological clearance is	Y: There were no archaeologically significant remains therefore recommended. If however, buried culturn, the City of Albuquerque should be notified, and	ral remains are found during construction, all activity
	IF REPORT IS NEGATIVE YOU ARE DONE	E AT THIS POINT.





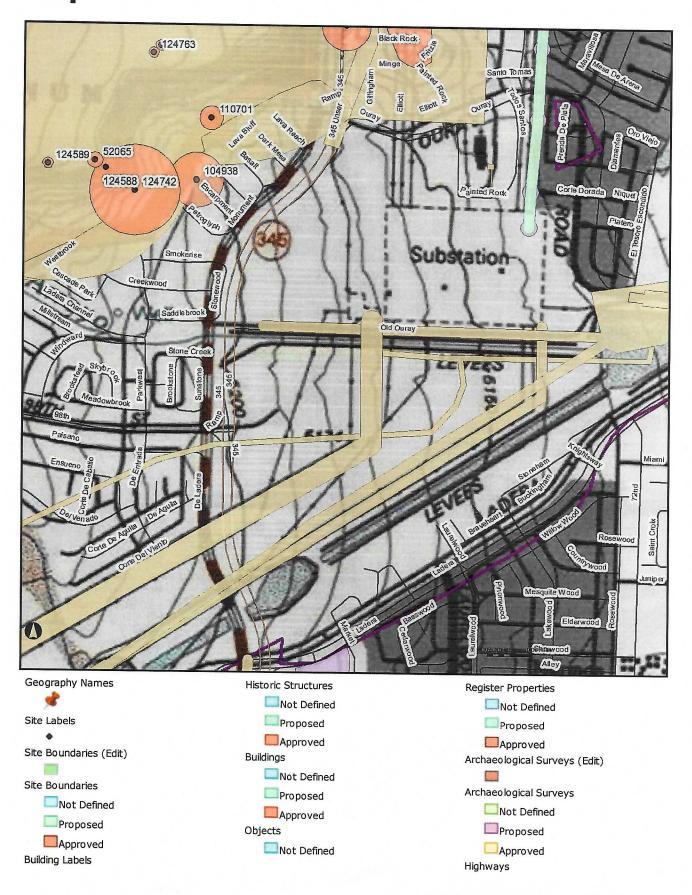


View of Lots 25 and 28, looking northwest.



View of Lot 1, looking west.

# Map





February 20, 2023

Architectural Design Review Committee

c/o Consensus Planning, Inc.

Landscape Architecture Urban Design Planning Services

Recommendation to Architectural Design Review Committee RE: Lot # - Tract 1, Unit 2 LBP

302 Eighth St. NW Albuquerque, NM 87102

(505) 764-9801 Fax 842-5495 cp@consensusplanning.com

www.consensusplanning.com

To whom it may concern:

Application for Major Amendment, 2201 Vista Oriente, NW, have been reviewed for compliance with the 'Declaration of Covenants, Conditions and Restrictions', Article VII and Article VIII. The review finds that the proposed amendment is consistent with the original approval and that the property will continue to comply with the C, C & Rs. The amendment includes the addition and internal reconfiguration of RV parking spaces and does not change or impact the building architecture and finishes, the perimeter fencing, or landscaping.

The recommendation to the Committee for this property is as follows:

X Approval

Approval pending submittal of the following: Add a note that the pole mounted lighting may not exceed 25 feet in height.

Disapproval based on the non-compliance of the following:

Please let me know if you have any questions regarding this recommendation.

Sincerely

James K. Strozier, FAICP

Principal

c:

**PRINCIPALS** 

James K. Strozier, FAICP Christopher J. Green, PLA, ASLA, LEED AP Jacqueline Fishman, AICP

Mr. Dan Rich, Ladera Enterprises

Project #: PR-2021-005492

Ladera Enterprises, LLC

# Section 3

# **PUBLIC NOTICE DOCUMENTATION**

# SIGN POSTING AGREEMENT

## **REQUIREMENTS**

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

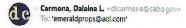
#### PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

		caony.		
4.	TIME			
Signs must	be post	ed from	To	
5.	REMO	VAL		
	A. B.		moved before the initial hearing loved within five (5) days after th	
I have read to keep the	this she sign(s)	posted for (15) days and	the Development Services Front (B) where the sign(s) are to be DAN QCH (Applicant or Agent)	t Counter Staff. I understand (A) my obligation located. I am being given a copy of this sheet.  3 (23 (23) (Date)
l issued(	sign	s for this application, _	(Date)	(Staff Member)

PROJECT NUMBER: 9R - 2021 - 005492

Revised 2/6/19





#### PLEASE NOTE

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

#### Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	7in	Mobile Phone	Dhone
							ZIP	Woule Phone	PHONE
Ladera West NA	Steven	Collins	sicnalbq@aol.com	7517 Vista Alegre Street	Albuquerque	NM	87120	5052694604	5053441599
Ladera West NA	Hope	Eckert	heckert@swcp.com	3300 Ronda De Lechusas NW	Aibuquerque	NM	87120		5054808580
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	5059805376

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <a href="mailto:devhelp@cabc.gov">devhelp@cabc.gov</a>, or visit: <a href="https://www.cabc.gov/planning/online-planning-permitting-applications">https://www.cabc.gov/planning/online-planning-permitting-applications</a> with those types of questions.

#### Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: <a href="https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\_public\_notice\_form-2019.pdf">https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\_public\_notice\_form-2019.pdf</a>.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <a href="https://documents.cabo.gov/olanning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf">https://documents.cabo.gov/olanning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf</a>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <a href="https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance">https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance</a>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

City, State, ZIP+4

Home

Inbox

268

No.

To: Nomadland Albuquerque

Acknowledgement <acknowledge@

ij,

Fri, Feb 17 at 1:22 PM

S

Today on AOI

1 Back



















	ť	,	1
	`	_	ď
	١	_	,
	٢	7	١
	1	_	i
		_	١

oso More































Site Plan, 2201 Vista Oriente NW

Ack: Ladera Enterprises, Amendment to









Aol/Inbox 公



☐ Agent ☐ Addressee

Received by (Printed Name) Course C. Date of Delivery 2

Is delivery address different from item 1? If YES, enter delivery address below:

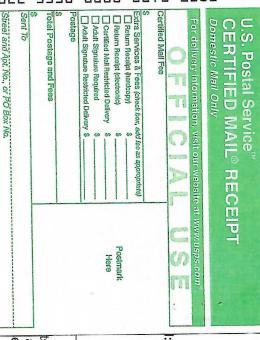
COMPLETE THIS SECTION ON DELIVERY

☐ No

Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®

Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery



Views

Hide

This message certifies that the email below was sent.

> Les Trash Spam

If you are using a free account, your limit is 5 messages per month.

You have 4 messages left in your free account this month.

To continue using RMail after you reach your monthly limit, yoµ may either:

Purchase a service plan at www.rmail.com/pricing, or

Wait until your account usage resets to zero on the first day of the next

Sent Drafts Starred

223

RMail Acknowledgement / Proof of

Sending

Unread

定

es will be included in your Registered Receipt email ts Coordinated Universal Time: <a href="https://www.rmail.com/reso">https://www.rmail.com/reso</a> a Registered Receipt™ record within two hours as your properties.

his acceptance

# **SENDER: COMPLETE THIS SECTION**

FACD6B2A1CADA00F16A8A79BB1EB61F6398DD

(UTC) 02/17/2023 08:22:41 PM

Ladera Enterprises, Amendment to Site Plan, 2201

<slcnalbq@aol.com> Message Details

- Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,
  - or on the front if space permits

1. Article Addressed to: Callins LADERA WEST NA ALEGRE ST

9590 9402 6876 1104 6384 91

3330 0000 0670 1352

2. Article Number (Transfer from service label)

DC Ec

Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery

☐ Insured Mall
☐ Insured Mall Restricted Delivery (over \$500)

9590 9402 6876 1104 6384 77

PS Form 3811, July 2020 PSN 7530-02-000-9053

2. Article Number (Transfer from service label)

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Find messages, documents, photos or peo

Advanced

<

# ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☑ Certified Mall® ☐ Signature Confirmation™☐ Signature Confirmation Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Restricted Delivery Restricted Delivery Insured Mail Insured Mail Restricted Delivery over \$500)

# 6005 Chapareal Cr. NW querque NM 9590 9402 6876 1104 6384 53

2. Article Number (Transfer from service label) 0670 1406 3330 0000

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Find messages, documents, photos or peo

Advanced

<

Postmari Here

云

es will be included in your Registered Receipt email

ts Coordinated Universal Time: <a href="https://www.rmail.com/reso">https://www.rmail.com/reso</a> a Registered Receipt™ record within two hours as your properties.

=

(UTC) 02/17/2023 08:23:14 PM

6								
U.S. Postal Service** CERTIFIED MAIL® RECEIPT Domestic Mail Only	Views Hide	→ Less	Spam	Sent	Starred Drafts 223	Unread 26K	Today on AOL	Compose
Message Details <a href="mailto:websage-neckert@swcp.com">wessage Details</a> <a href="mailto:websage-neckert@swcp.com">wessage Details</a>	This message certifies that the email below was sent.	To continue using RMail after you reach your monthly limit, you may either:  1. Purchase a service plan at www.rmail.com/pricing, or  2. Wait until your account usage resets to zero on the first day of the next	If you are using a free account, your limit is 5 messages per month.	You have 3 messages left in your free account this month.	RMail Acknowledgement - Proof of Sending	Acknowledgement <acknowledge@ 17="" 1:23="" albuquerque<="" at="" feb="" fri,="" nomadland="" pm="" td="" to:="" 🕏=""><td>Ack: Ladera Enterprises, Amendment to Aol/Inbox 🛠 Site Plan, 2201 Vista Oriente NW</td><td>1 back 1 Move Delete Spam ••• More</td></acknowledge@>	Ack: Ladera Enterprises, Amendment to Aol/Inbox 🛠 Site Plan, 2201 Vista Oriente NW	1 back 1 Move Delete Spam ••• More

Ladera Enterprises, Amendment to Site Plan, 2201 49CA8B1B220BF40ADDBE2343CFE39CEAFB4F5 SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY A. Signature ■ Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. B. Received by (Printed Name) C. Date of Delivery Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ☐ Yes D. Is delivery address different from item 1? If YES, enter delivery address below: HOPE ECKERT
LADERA WEST NA 3300 Ronde De Lechusas ALBUQUELQUE NM 87120 Service Type ☐ Priority Mall Express® ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail® ☐ Registered Mail<sup>TM</sup>
☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ Certified Mail Restricted Delivery 9590 9402 6876 1104 6384 60 ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery 2. Article Number (Transfer from service label) Insured Mail Insured Mail Restricted Delivery Jover \$500) 7022 3330 0000 0670 1376

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

The UPS Store #6816 300 Menaul Blvd NV Ste A Albuquerque, NM 87107-1347 505-242-4225

Termina1: P0568160 Employee: 231118			2/16/2023 05:00 PM
ITEN NAME	ary	PRICE	TOTAL
First Class Package	* * * * * * * * * * * * * * * * * * *		\$16,20
ïax	1 ĝ	\$16.20	\$0.00
MMH4A3FZPHEYU			
Tracking Humber			
First Class Package			\$15.20
	1 0	\$16,20	\$10.20
Тах		7.0.20	\$0.00
MMH4A3F21KDB7 Fracking Humber			
First Class Package			\$16.20_
	1 @	\$16.20	W10,20
Tax			\$0.00
MMH4A3FRUXPFV Tracking Number			
First Class Package			MIC SA
T	1 0	\$16.20	\$16.20
Тах			\$0.00
NNH4ASFU96IDK Tracking Number			
Subtotal	*** *******	** *** * ****	\$64,60
Shipping/Other Charges			\$0.00
Total tax			\$0.00
r. 4. 2			
Total			\$64.80
Cash		\$	5100.00
Change back (Cash)		(\$	35.20)

Items Designated NR are NOT eligible for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.



View The UPS Store, Inc.'s privacy notice at

---- Forwarded Message -----

From: Rene' Horvath <aboard111@gmail.com>

To: emeraldprops@aol.com <emeraldprops@aol.com>
Sent: Tuesday, February 21, 2023 at 11:05:17 AM MST

Subject: Re: Dan Rich

Dear Dan,

Thank you for the notification. We appreciate you sending us the packet in the mail and explaining your site plan proposal for the RV site.

It looks good. We will not be requesting a NA meeting.

Rene' Horvath

**WSCONA** 

Dan Rich
Ladera Enterprises, LLC
2210 Vista Oriente NW
Albuquerque NM 87120
(505) 304-4516
emeraldprops@aol.com

February 17, 2023

Dear Neighbors:

This is a notification that we are preparing an application for Major Amendment to a Site Plan for the property located at 2201 Vista Oriente NW. The legal description of these properties is Tract 1, Ladera Business Park, Unit 2, containing 5.2 acres (see attachment). Per the City's Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Development Facilitation Team (DFT).

The current site plan was approved by the DRB On November 10<sup>th</sup>, 2021. It was comprised of thirty one RV Hookup spaces, one RV storage Canopy and three RV storage buildings. In comparison, the proposed changes as described below are smaller in scope and consistent with what was included in the prior approval. It should be noted that on September 18, 2021 a neighborhood meeting was not requested when that site plan was presented to the neighborhood associations.

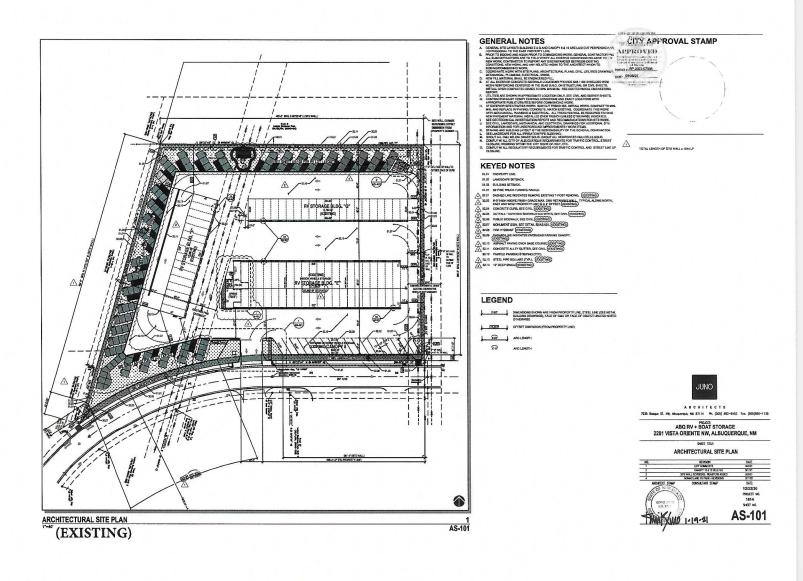
To help meet the demand for accommodating those who are visiting Albuquerque for work and travel we are proposing the following modifications to the site plan:

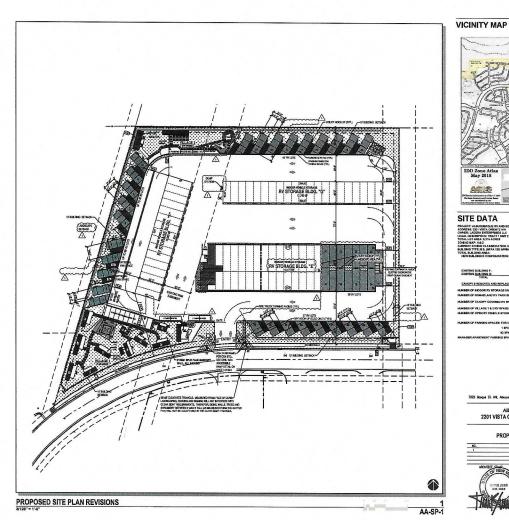
- 1) The RV Hookup spaces at the NE and NW corners of the site have been reconfigured in order to achieve a more aesthetic layout. Although there are the same amount of spaces as before, they are in more of a 'village' configuration, thus Nomadland Villages 1 and 2.
- 2) 9,296 square feet of storage building E (the east end) will not be constructed. Currently there is slab only at that location. This area will now become 8 full RV hookup spaces.
- 3) Canopy 8 will not be constructed and instead that area will consist of 9 ELECTRIC ONLY RV Hookup spaces.

Please see the attached City forms and architectural sheets containing the details of the property and this request. Should you have further questions or desire to request a meeting, please do not hesitate to email me at emeraldprops@aol.com, or contact me by phone at (505) 304-4516. Per the IDO, you have 15 days to request a meeting.

Sincerely,

Dan Rich

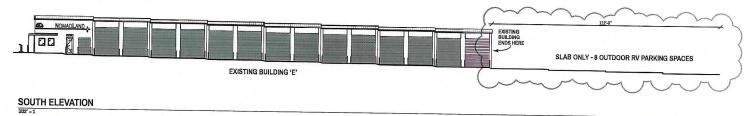




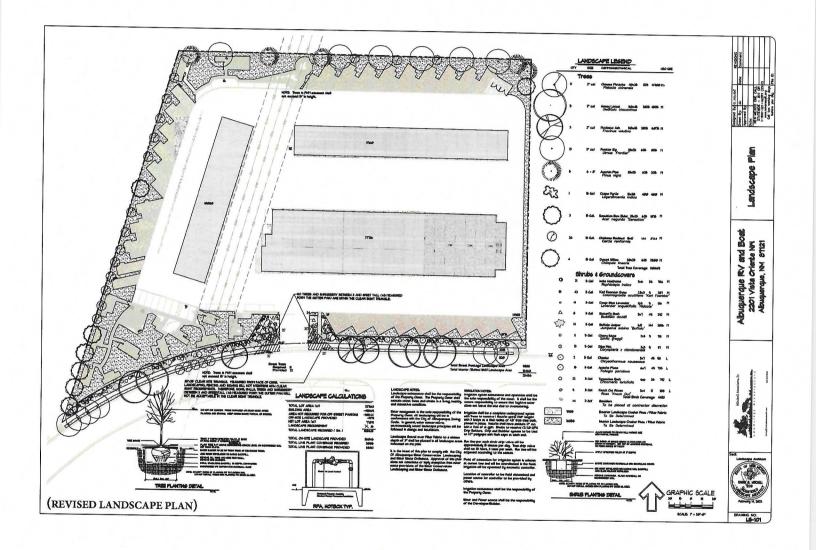
# SITE DATA

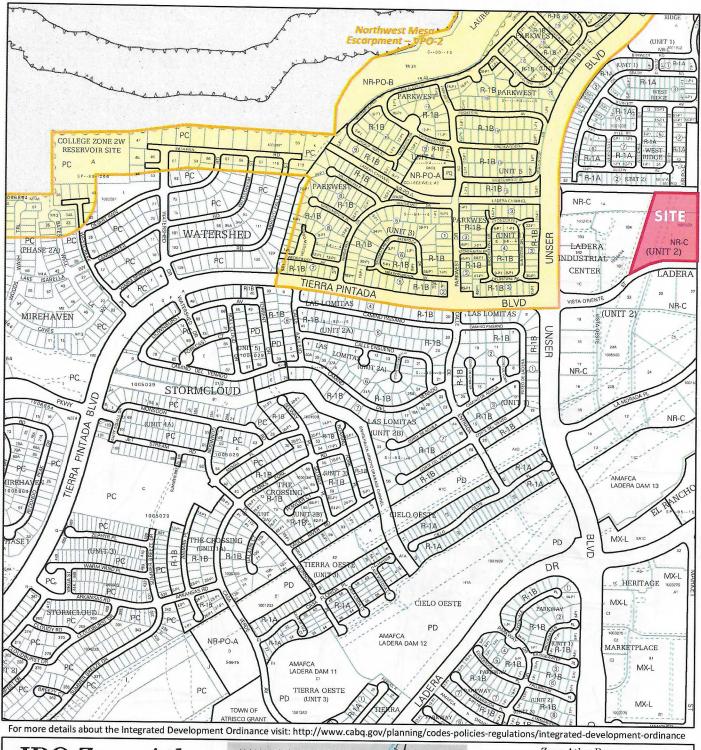
ABQ RY PROATS
ABQ RY PROATS
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM
SEET ME
PROPSED SITE PLAN REVISIONS

OME: 14/23 PROJECT NO. 1614 SHET NO. AA-SP-1



(PROPOSED)



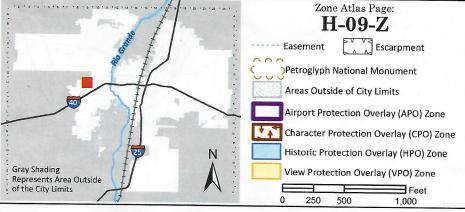


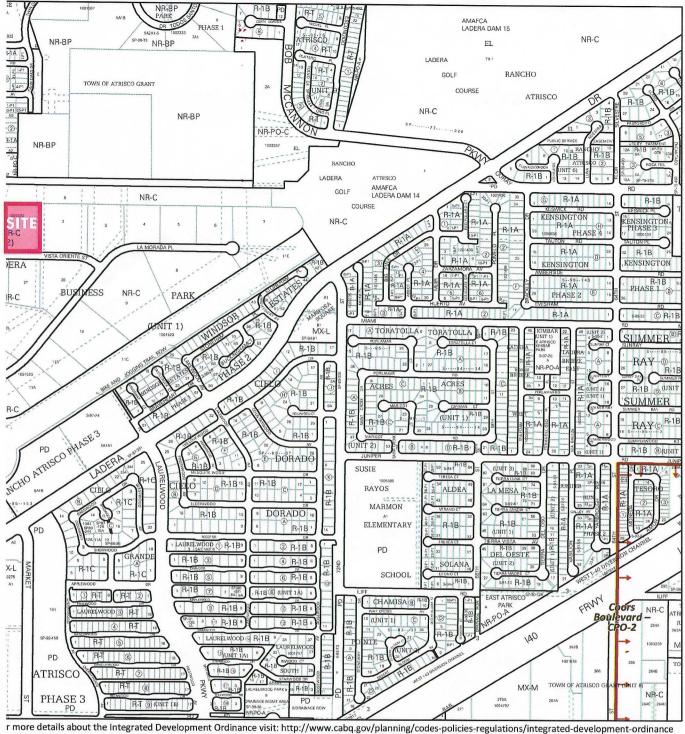




IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

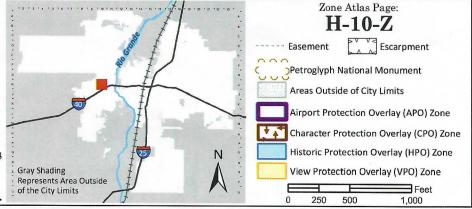




# **IDO Zone Atlas** May 2018



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



# **City of Albuquerque Property Report**

Platted Parcel Address:

2201 VISTA ORIENTE ST NW

Assessor Parcel Address:

2201 VISTA ORIENTE ST NW

Report Date:

1/31/2023



# **Bernalillo County Assessor Ownership Data**

(Click here for more information)

Owner Name

LADERA ENTERPRISES LLC

Owner Address:

3200 CALLE DE LAURA NW ALBUQUERQUE NM 87104-3004

Uniform Property Code (UPC): 101005901335520111

Tax Year: 2022

Tax District: A1A

Legal Description:

TR 1 PLAT FOR LADERA BUSINESS PARK UNIT 2 CONT 5.2172 AC

Property Class: V

**Document Number: 2014089213 110714 OC -**

**Acres:** 5.2172

# Albuquerque Planning and Zoning Data

Bernalillo County Planning and Zoning

H-09

Jurisdiction: ALBUQUERQUE IDO Zone District:

NR-C **IDO District Definition:** 

Commercial

Zone Atlas Page:

Land Use: 15 | Vacant

Lot: 1

Block: 0000 Subdivision:

LADERA BUSINESS PARK

UNIT 2

## **Neighborhood Associations**

Office of Neighborhood Coordination

City Recognized Neighborhood

Ladera West NA

Associations:

Services

Police Beat:

636

Area Command:

**NORTHWEST** 

Residential Trash Pickup and Recycling:

Friday

#### **City Council Districts**

**City Council District:** 

1 - Louie Sanchez

**Councilor Email:** 

lesanchez@cabq.gov

Policy Analyst: Brandon

Policy Analyst bmaceachen@cabq.gov Policy Analyst Phone #: 505-768-3111

MacEachen

**Email:** 

## Other Legislative Districts

**US Congressional District:** 

2 - Gabriel Vasquez

**County Commission District:** 

1 - Barbara Baca

NM House Of Representatives:

29 - Joy Garratt

**NM Senate:** 

26 - Antonio "Moe" Maestas

## **APS School Service Areas**

Albuquerque Public Schools

**Elementary School:** TRES VOLCANES

Middle School: TRES VOLCANES

High School: WEST MESA

COM.

**COLLABORATIVE** 

COM.

**COLLABORATIVE** 

FEMA Flood Zone:

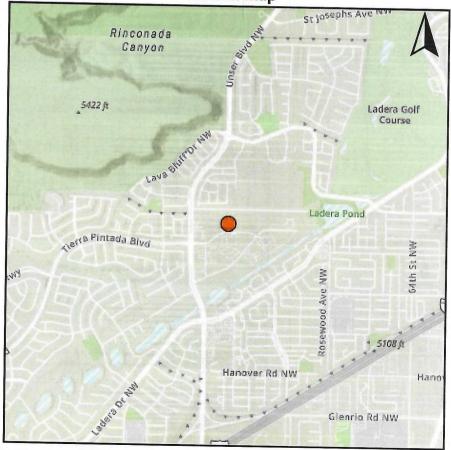
FEMA Flood Map Service Center

01/31/23 12:31 PM 1/2

# **Property Map**



# **Context Map**





# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS					
Use Table 6-1-1 in the Integrated Development Ordina	ance (IDO) to answer the following:				
Application Type: Site Plan Administrative DFT I					
Decision-making Body: DFT					
Pre-Application meeting required:	☐ Yes ☒ No				
Neighborhood meeting required:	☐ Yes ☒ No				
Mailed Notice required:	☑ Yes □ No				
Electronic Mail required:	ĭ Yes □ No				
Is this a Site Plan Application:					
PART II – DETAILS OF REQUEST					
Address of property listed in application: 2201 Vista	Oriente NW				
Name of property owner: Ladera Enterprises, LL	.C				
Name of applicant: Dan Rich					
Date, time, and place of public meeting or hearing, if a	applicable:				
Address, phone number, or website for additional info	ormation:				
PART III - ATTACHMENTS REQUIRED WITH TH	IS NOTICE				
☑ Zone Atlas page indicating subject property.					
☑ Drawings, elevations, or other illustrations of this re	quest.				
$\square$ Summary of pre-submittal neighborhood meeting, i	f applicable.				
■ Summary of request, including explanations of devia	ations, variances, or waivers.				
<b>IMPORTANT: PUBLIC NOTICE MUST BE MAD</b>	IN A TIMELY MANNER PURSUANT TO				
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).					
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON					
APPLICATION.					

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

**Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



# OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



# PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☑ a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- ☑ c. Maximum height of any proposed structures, with building elevations.
- $\square$  d. For residential development: Maximum number of proposed dwelling units.
- x e. For non-residential development:
  - ☑ Total gross floor area of proposed project.

# Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: February 12th, 2023
This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated
Development Ordinance (IDO) <u>Subsection 14-16-6-4(K) Public Notice</u> to:
Neighborhood Association (NA)*:  Ladera West Neighborhood Association  Westside Coalition of Neighborhood Associations  Storage Collins May Filter
Name of NA Representative*: Rene Horvath; Elizabeth Haley
slcnalbq@aol.com, heckert@swcp.com  Email Address* or Mailing Address* of NA Representative¹:  aboard111@gmail.com, elizabethkayhaley@gmail.com
The application is not yet submitted. If you would like to have a Neighborhood Meeting about this
proposed project, please respond to this request within 15 days. <sup>2</sup>
Email address to respond yes or no: emeraldprops@aol.com
The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of
Request above, unless you agree to an earlier date.
Meeting Date / Time / Location:
Project Information Positived by IDO C. In the control of the cont
Project Information Required by <u>IDO Subsection 14-16-6-4(K)(1)(a)</u>
1. Subject Property Address* 2201 Vista Oriente St NW
Location Description
2. Property Owner* Ladera Enterprises, LLC (Dan Rich)
3. Agent/Applicant* [if applicable]
4. Application(s) Type* per IDO <u>Table 6-1-1</u> [mark all that apply]
□ Conditional Use Approval
□ Permit (Carport or Wall/Fence – Major)
⊠ Site Plan
□ Subdivision (Minor or Major)

<sup>&</sup>lt;sup>1</sup> Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>&</sup>lt;sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

	□ Vacation	(Easement/Private Way or Public Right-of-way)
	□ Variance	, and angular of way,
	□ Waiver	
	<ul><li>☐ Zoning Map Amendment</li><li>☑ Other: MAJOR AMENDMENT TO SI</li></ul>	TE PLAN - DFT
	Summary of project/request3*:	
	This request is to revise the site plan	to reconfigure some RV parking spaces
	and convert some RV storage to RV	
5.	This type of application will be decided by*:	☐ City Staff
	OR at a public meeting or hearing by:	X Design Facilitation Team (DFT)
	$\square$ Zoning Hearing Examiner (ZHE)	☐ Development Review Board (DRB)
	☐ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)
	☐ City Council	0
	Where more information about the project ca	an be found*4:
ec	t Information Required for Mail/Email No	tice by IDO Subsection 6-4(K)(1)(h)
L.	Zone Atlas Page(s)*5 H-9 and H-10	,
	Architectural drawings, elevations of the prop	posed building(s) or other illustrations of the
		to notice or provided via website noted above
	The following exceptions to IDO standards wi	
	☐ Deviation(s) ☐ Variance(s)	□ Waiver(s)
	Explanation:	
	•	

4. An offer of a Pre-submittal Neighborhood Meeting is required by <u>Table 6-1-1</u>\*: ☒ Yes ☐ No

<sup>&</sup>lt;sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>&</sup>lt;sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>&</sup>lt;sup>5</sup> Available online here: <u>http://data.cabq.qov/business/zoneatlas/</u>

[Note:	Items with an asterisk (*) are required.]						
5.	For Site Plan Applications only*, attach site plan showing, at a minimum:						
	☑ a. Location of proposed buildings and landscape areas.*						
	<ul> <li>b. Access and circulation for vehicles and pedestrians.*</li> </ul>						
	<ul><li>a. Access and circulation for vehicles and pedestrians.*</li><li>c. Maximum height of any proposed structures, with building elevations.*</li></ul>						
	d. For residential development*: Maximum number of proposed dwelling units.						
	e. For non-residential development*:						
	▼ Total gross floor area of proposed project.						
	☑ Gross floor area for each proposed use.						
Ac	ditional Information:						
1.	From the IDO Zoning Map <sup>6</sup> :						
	a. Area of Property [typically in acres] 5.2 Acres						
	b. IDO Zone District NR-C						
	c. Overlay Zone(s) [if applicable]						
	d. Center or Corridor Area [if applicable]						
2.	Current Land Use(s) [vacant, if none] In Development for RV Storage and Parking						
Useful	Links						
	Integrated Development Ordinance (IDO):						
	https://ido.abc-zone.com/						
	IDO Interactive Map						
	https://tinyurl.com/IDOzoningmap						
Cc:	[Other Neighborhood Associations, if any]						

<sup>&</sup>lt;sup>6</sup> Available here: <u>https://tinurl.com/idozoningmap</u>