

Project #: PR-2023-005492

Ladera Enterprises, LLC

SECTION 1 – SITE PLAN DOCUMENTATION

DFT Application

Form P2

Form SP

Zone Atlas Map

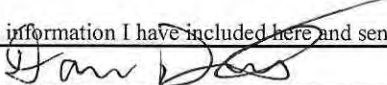
Site Plan and Related Drawings

Original Approved Master Development Plan



Effective 12/15/2022

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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input checked="" type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST		
This is a Major Amendment to a Site Development Plan that reduces the size of approved Building E, not yet constructed on an existing slab, by 14,280 square feet, and replaces proposed twenty-four indoor RV storage units with ten outdoor RV hookup spaces and one drive-through wash bay for RV's.		
APPLICATION INFORMATION		
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		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 1		Block: Unit: 1
Subdivision/Addition: Ladera Business Park		MRGCD Map No.: UPC Code: 101005901335520111
Zone Atlas Page(s): H9 and H10	Existing Zoning: NR-C	Proposed Zoning n/a
# of Existing Lots: 1	# of Proposed Lots: n/a	Total Area of Site (Acres): 5.2172 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2201 Vista Oriente NW	Between: La Morada PL NW	and: Unser Blvd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2023-005492, Application # SI-2023-005492		
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.		
Signature: 		Date: 10/22/24
Printed Name: DAN RICH		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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. The PDF shall 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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 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):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 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): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

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

____ 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

____ 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

____ 17) Sign Posting Agreement

____ 18) Proof of a Pre-Submittal 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)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

____ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ 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 PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: TRACT 1, UNIT 2
LADERA INDUSTRIAL PARK, 2201 VISTA ORIENTE NW

Request Description: SITE PLAN - MAJOR AMENDMENT

☒ **Hydrology:**

- | | | |
|-------------------------------------|------------------------|------------------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ X _____ NA |
| • Grading and Drainage Plan | _____ X _____ Approved | _____ _____ NA |
| • AMAFCA | _____ _____ Approved | _____ X _____ NA |
| • Bernalillo County | _____ _____ Approved | _____ X _____ NA |
| • NMDOT | _____ _____ Approved | _____ X _____ NA |
| • MRGCD | _____ _____ Approved | _____ X _____ NA |

Reggie Chan
 Hydrology Department

10/11/2024
 Date

☐ **Transportation:**

- | | | |
|--------------------------------------|----------------------|----------------|
| • Traffic Circulations Layout (TCL) | _____ Approved | _____ _____ NA |
| • Traffic Impact Study (TIS) | _____ _____ Approved | _____ _____ NA |
| • Neighborhood Impact Analysis (NIA) | _____ _____ Approved | _____ _____ NA |
| • Bernalillo County | _____ _____ Approved | _____ _____ NA |
| • MRCOG | _____ _____ Approved | _____ _____ NA |
| • NMDOT | _____ _____ Approved | _____ _____ NA |
| • MRGCD | _____ _____ Approved | _____ _____ NA |

 Transportation Department

 Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted? _____ Yes _____ No _____ NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

 ABCWUA

 Date

- | | | |
|---|----------------------|----------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ _____ Approved | _____ _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | _____ _____ Approved | _____ _____ NA |

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: TRACT 1, UNIT 2
LADERA INDUSTRIAL PARK, 2201 VISTA ORIENTE NW

Request Description: SITE PLAN - MAJOR AMENDMENT

☐ **Hydrology:**

- | | | |
|-------------------------------------|----------------|----------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ NA |
| • Grading and Drainage Plan | _____ Approved | _____ NA |
| • AMAFCA | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |
| • MRGCD | _____ Approved | _____ NA |

 Hydrology Department

 Date

☒ **Transportation:**

- | | | |
|--------------------------------------|-------------------|-------------|
| • Traffic Circulations Layout (TCL) | <u>X</u> Approved | _____ NA |
| • Traffic Impact Study (TIS) | _____ Approved | <u>X</u> NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | <u>X</u> NA |
| • Bernalillo County | _____ Approved | <u>X</u> NA |
| • MRCOG | _____ Approved | <u>X</u> NA |
| • NMDOT | _____ Approved | <u>X</u> NA |
| • MRGCD | _____ Approved | <u>X</u> NA |

Ernest Armijo
 Transportation Department

10/11/2024
 Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted? _____ Yes _____ No _____ NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

 ABCWUA

 Date

- | | | |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | _____ Approved | _____ NA |

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location:

TRACT 1, UNIT 2
LADERA INDUSTRIAL PARK, 2201 VISTA ORIENTE NW

Request Description:

SITE PLAN - MAJOR AMENDMENT

☐ **Hydrology:**

- | | | |
|-------------------------------------|----------------|----------|
| • Sensitive Lands Analysis (5-2(C)) | _____ Approved | _____ NA |
| • Grading and Drainage Plan | _____ Approved | _____ NA |
| • AMAFCA | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |
| • MRGCD | _____ Approved | _____ NA |

Hydrology Department_____
Date☐ **Transportation:**

- | | | |
|--------------------------------------|----------------|----------|
| • Traffic Circulations Layout (TCL) | _____ Approved | _____ NA |
| • Traffic Impact Study (TIS) | _____ Approved | _____ NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | _____ NA |
| • Bernalillo County | _____ Approved | _____ NA |
| • MRCOG | _____ Approved | _____ NA |
| • NMDOT | _____ Approved | _____ NA |
| • MRGCD | _____ Approved | _____ NA |

Transportation Department_____
Date☒ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted? _____ Yes _____ No x NA (Developed site already - minor updates)
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

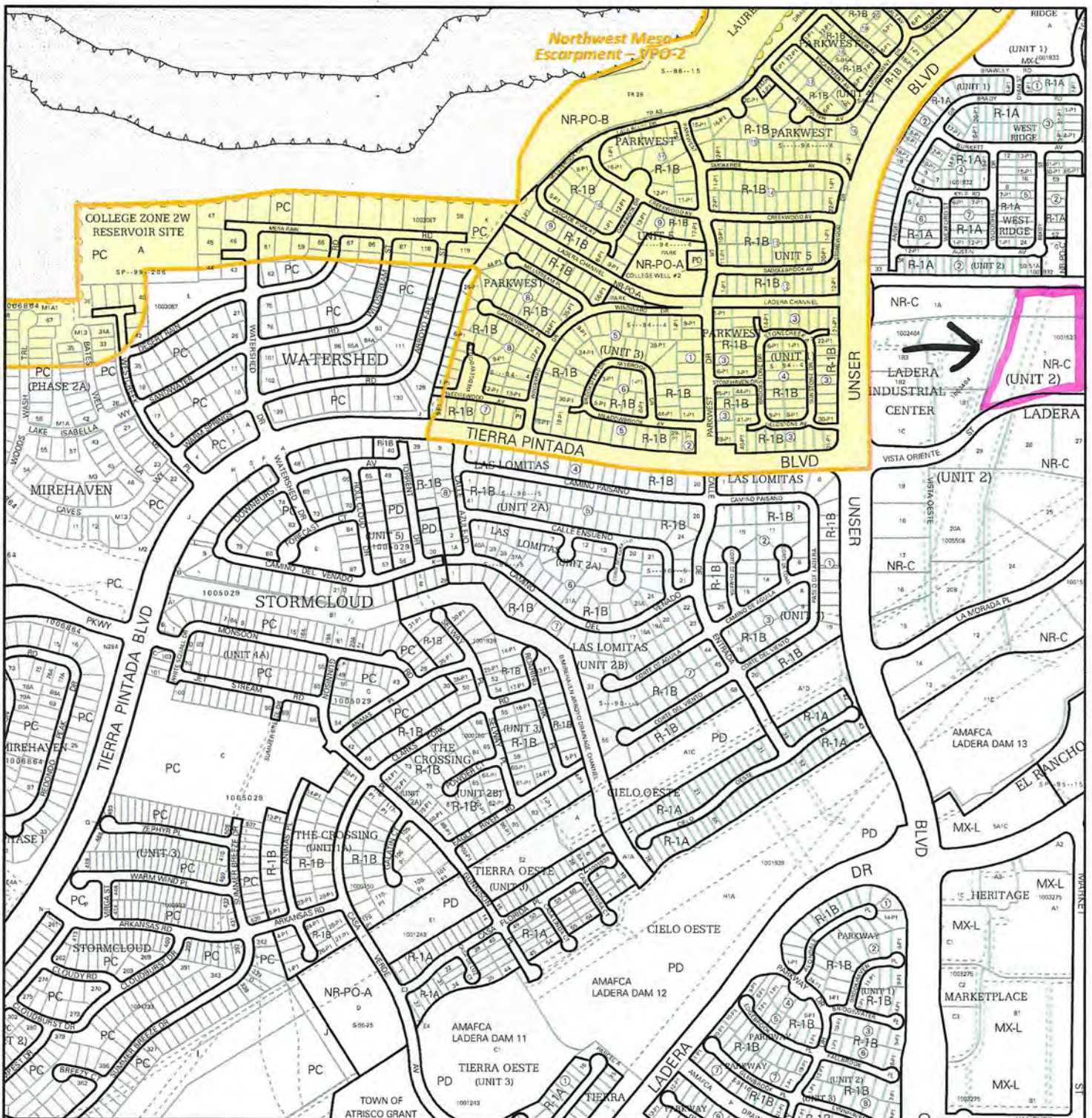


ABCWUA10/24/2024

Date

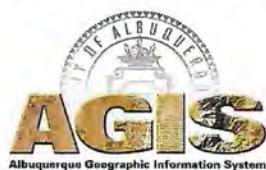
- | | | |
|---|----------------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ Approved | _____ NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | _____ Approved | _____ NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | _____ Approved | _____ NA |

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)



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

IDO Zone Atlas May 2018



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



Zone Atlas Page:
H-09-Z

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

0 250 500 1,000 Feet

Project #: PR-2023-005492

Ladera Enterprises, LLC

SECTION 1 (continued)

SITE PLAN KEY OF SHEETS SUBMITTED

Site Plan with Proposed Changes

Elevation

Landscape Plan

Grading and Drainage Plan

Utility Plan

Previously Approved Site Plan (DFT Approved on October 12, 2023)

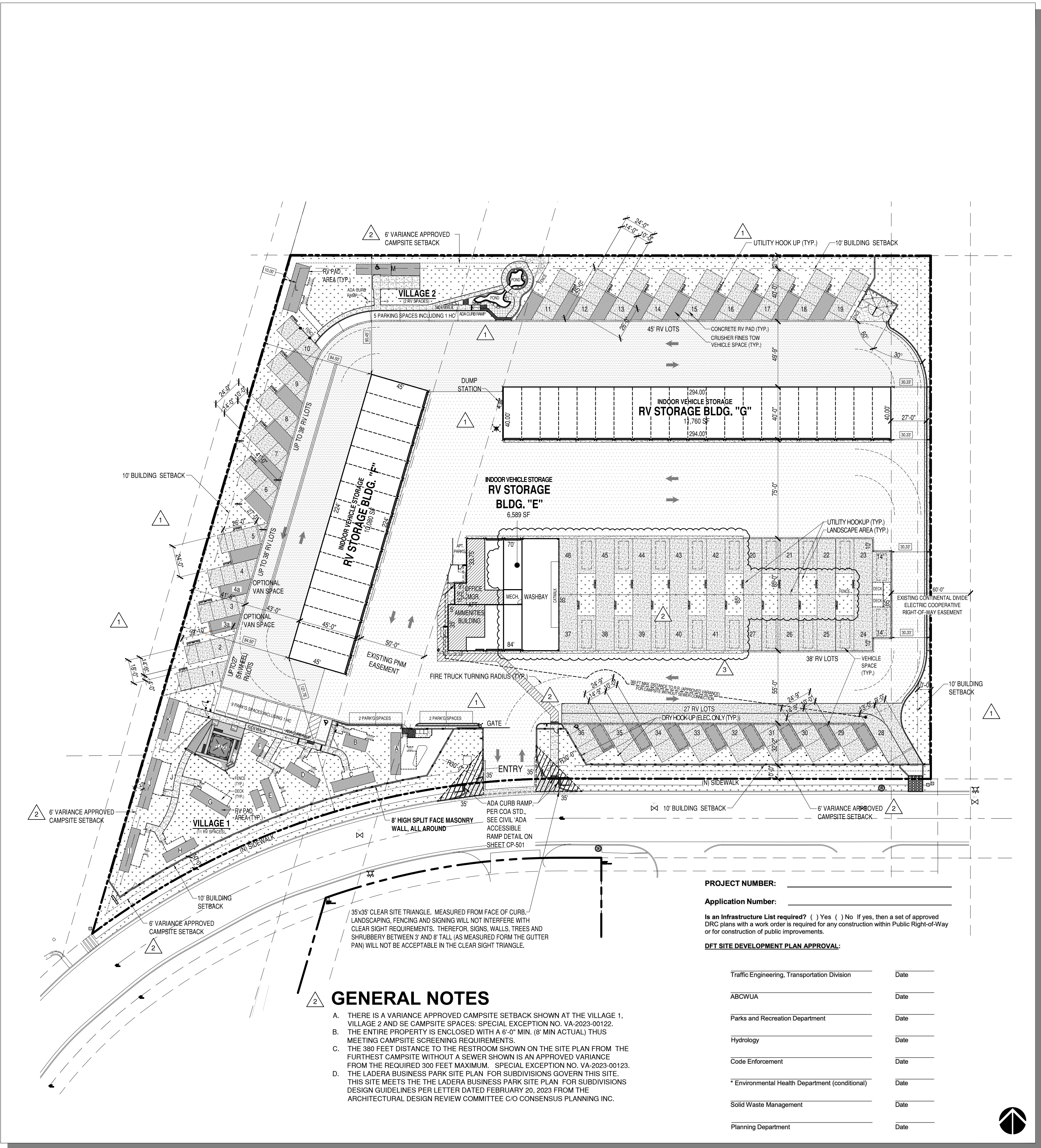
Original Site Development Plank, Ladera Business Park,

(Project 1001523, October 2003)

SITE USAGE CHART

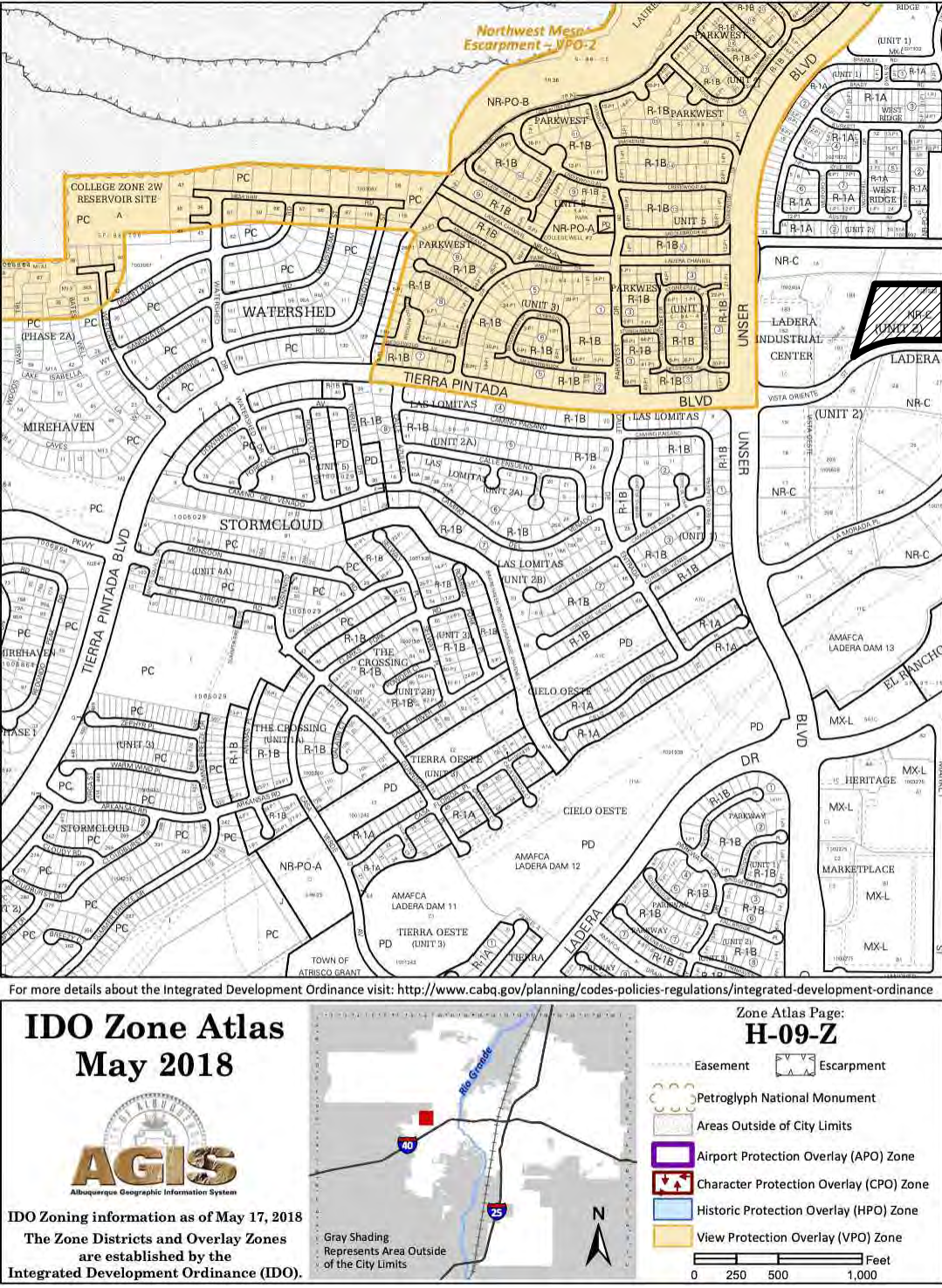
NOTE: UNLESS NOTED OTHERWISE, BUILDINGS, DRIVEWAYS, RV SPACES ETC. ARE PER PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN.

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



PROPOSED SITE PLAN REVISIONS

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: 6,589 SF (18,489 SF PREVIOUS APPROVAL) (27,773 SF ORIGINAL PERMIT NO. BP-2021-07160) (27,729 SF PREVIOUS PERMIT NO. BP-2022-07008)
EXISTING BUILDING F: 10,080 SF
EXISTING BUILDING G: 11,760 SF
TOTAL: 28,429 SF (40,329 SF PREVIOUS APPROVAL) (49,613 SF ORIGINAL)
CANOPY 8 REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW)
NUMBER OF INDOOR RV STORAGE UNITS: 41 (65 PREVIOUS APPROVAL) (81 PREVIOUS)
NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46 (36 PREVIOUS APPROVAL) (32 PREVIOUS)
NUMBER OF CANOPY COVERED RV SPACE: 0 (18 PREVIOUS)
NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13 (13 RECONFIGURED / 13 PREVIOUS)
NUMBER OF OPEN RV VEHICLE STORAGE SPACES: 0 (4 PREVIOUS)
NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK
1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
52 SPACES PROVIDED (49 REQUIRED) (25 PREVIOUS)
MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED) (SAME AS PREVIOUS)

For Review JUNO
10/13/2024 8:43:11 PM



ARCHITECTS

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

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

SHEET TITLE:

PROPOSED SITE PLAN REVISIONS

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

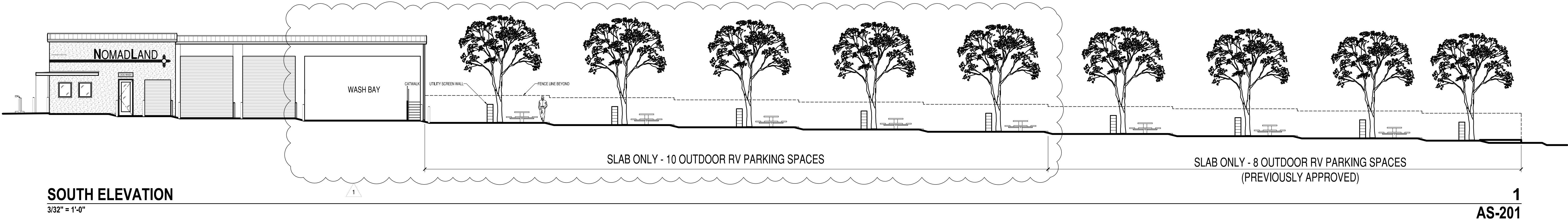
ARCHITECT STAMP CONSULTANT STAMP DATE:



DATE:
2/24/23
PROJECT NO.
1614
SHEET NO.

1-4-23

AA-SP-1



For Review JUNO
10/13/2024 8:42:53 PM

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

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

SHEET TITLE:

ELEVATION

NO.	REVISION	DATE
1	DFT CODE ENFORCEMENT COMMENTS (NEW SHEET)	7/20/23
2	SITE PLAN REVISION BUILDING "G" AREA	10/14/24

ARCHITECT STAMP

CONSULTANT STAMP

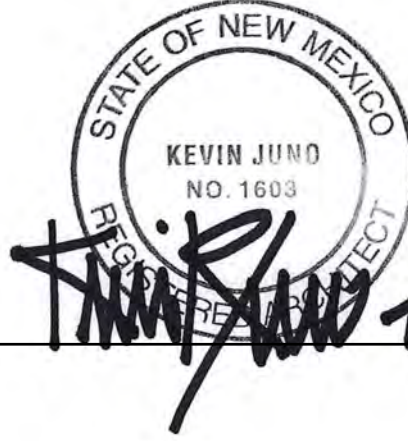
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7/20/23

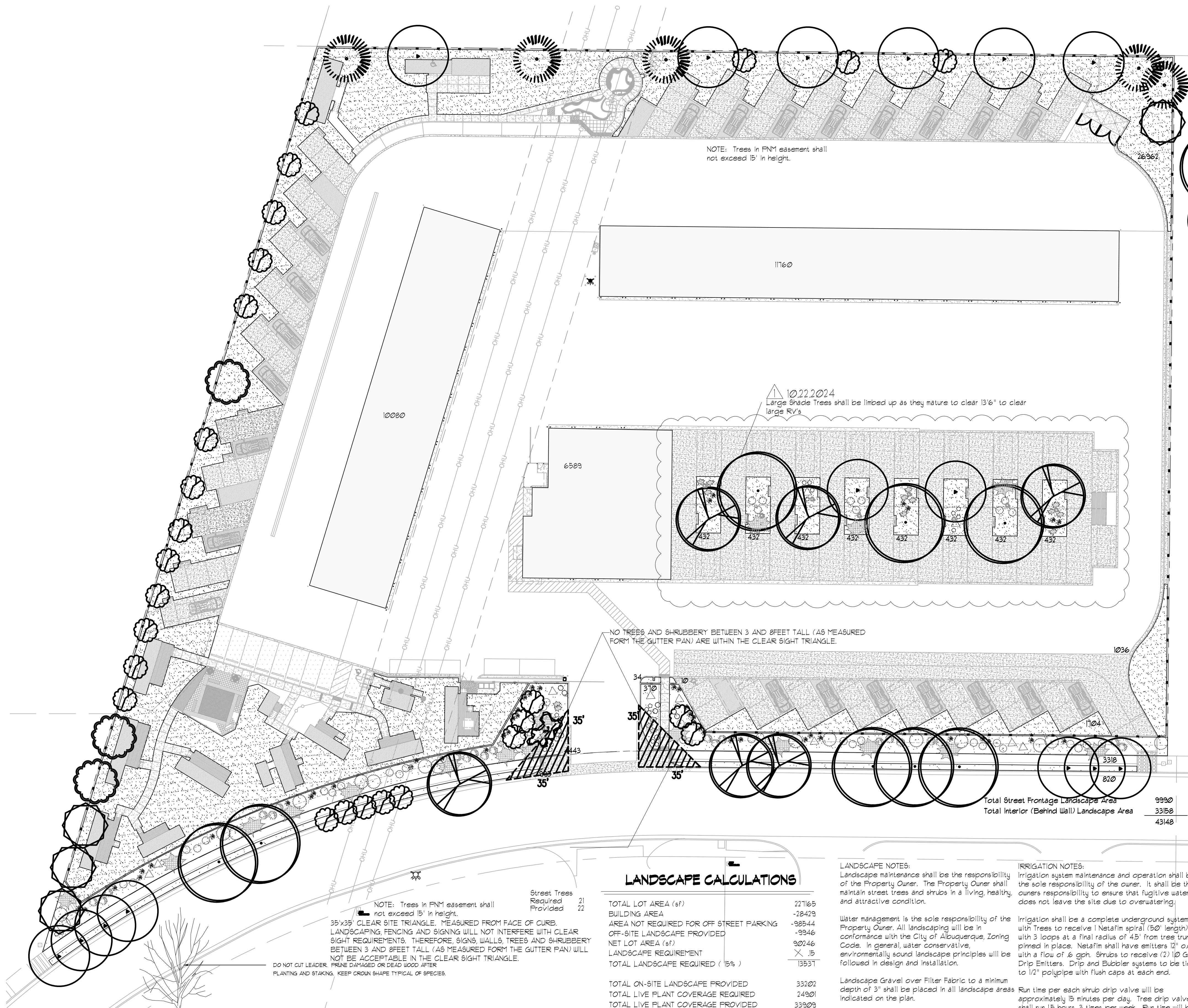
PROJECT NO.

1614

SHEET NO.



AS-201



LANDSCAPE LEGEND

QTY SIZE COMMON/BOTANICAL H2O USE

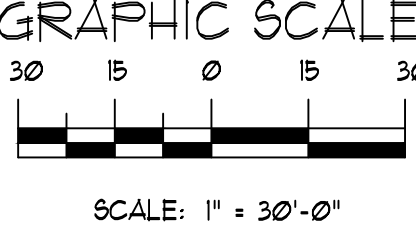
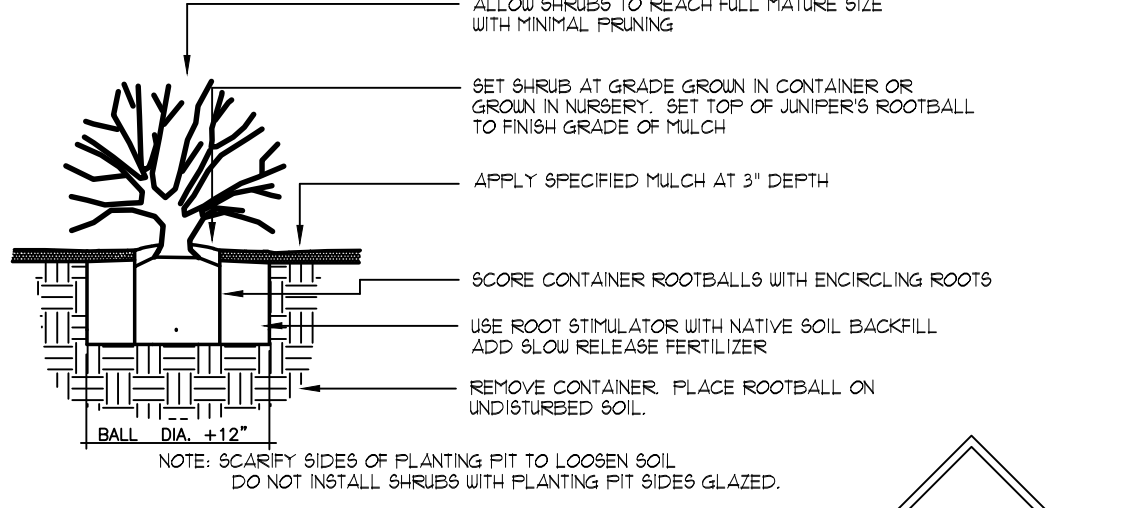
Trees

8	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	1530	12120	M
6	2" cal	Modesto Ash <i>Fraxinus velutina</i>	50x45	1530	9540	M
15	2" cal	Frontier Elm <i>Ulmus 'Frontier'</i>	35x25	491	1365	M
5	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	491	2455	M
1	15 Gal.	Crape Myrtle <i>Lagerstroemia indica</i>	15x20	314	314	M
3	15 Gal.	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	25x25	491	1473	M
26	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	113	2938	M
4	15 Gal.	Desert Willow <i>Chilopsis linearis</i>	20x25	491	1964	M
Total Tree Coverage 16503						

Shrubs & Groundcovers

21	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x6	2826	593	M
49	5 Gal	Karl Foerster Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	2.5x3	7	343	M
21	5 Gal	Deep Blue Lavender <i>Lavender angustifolia 'Hidcote'</i>	2x3	7	147	M
10	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x1	38	380	M
17	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1x12	113	1921	M
11	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	7	77	M
13	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	7	91	M
2	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	38	76	L
15	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	38	570	L
31	5 Gal	Turpentine Bush <i>Ericameria laricifolia</i>	4x6	28	868	L
20	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	13	260	L
Total Shrub Coverage 5326						

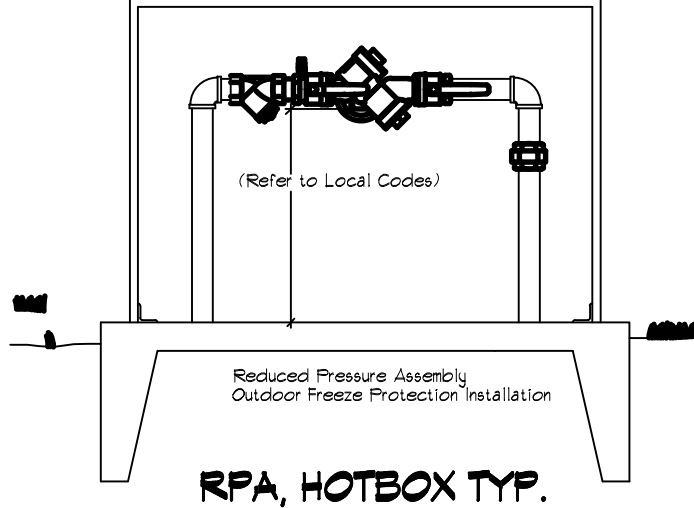
33320	Exterior Landscape Crusher Fines / Filter Fabric To Be Determined
33158	Interior Landscape Crusher Fines / Filter Fabric To Be Determined



LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	227165
BUILDING AREA	-28429
AREA NOT REQUIRED FOR OFF STREET PARKING	-98544
OFF-SITE LANDSCAPE PROVIDED	-9544
NET LOT AREA (sf)	90246
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	13537

TOTAL ON-SITE LANDSCAPE PROVIDED	33202
TOTAL LIVE PLANT COVERAGE REQUIRED	24901
TOTAL LIVE PLANT COVERAGE PROVIDED	33909



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque, Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION NOTES:
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 1/2 gph. Shrubs to receive (2) 1/2 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

NOTE: Trees in FNM easement shall not exceed 15' in height.

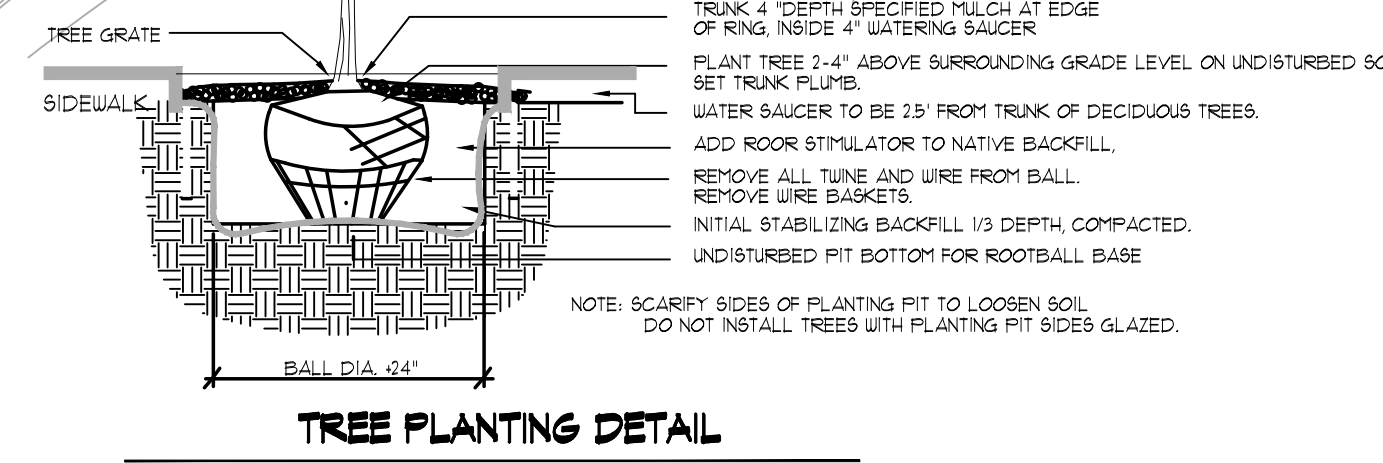
10222024
Large Shade Trees shall be limbed up as they mature to clear 13'6" to clear large RV's

NO TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FORM THE GUTTER PAN) ARE WITHIN THE CLEAR SIGHT TRIANGLE.

NOTE: Trees in FNM easement shall not exceed 15' in height.
35'x35' CLEAR SITE TRIANGLE. MEASURED FROM FACE OF CURB. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FORM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD AFTER PLANTING AND STAKING. KEEP CROWN SHAPE TYPICAL OF SPECIES.

Street Trees
Required
Provided

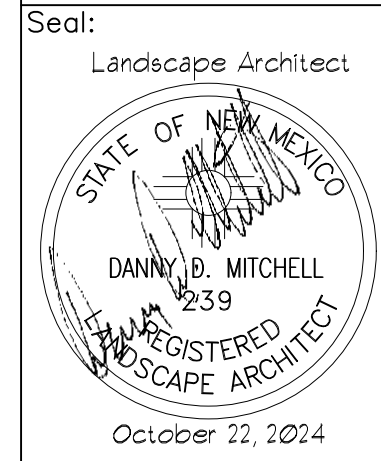
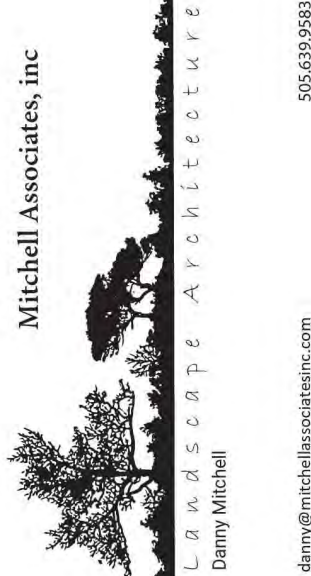
21
22



REVISIONS	Date:	Comment
Drawn By: <i>dm</i>		
Approved By: <i>D. Mitchell</i>		
Date: October 22, 2024		
NEW MEXICO ONE STOP		
STATEWIDE ONLINE		
1-800-321-ALERT (2327)		
www.nmonecall.org		
Call two working days before you dig.		
File ID: 2021-069		

Landscape Plan

Albuquerque RV and Boat
2201 Vista Oriente NW
Albuquerque, NM 87121



PROJECT NO: 2021-069
DRAWING NO: LS-101



SEE SHEET CG-102

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

KEYED NOTES

KEYED NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

- CONSTRUCT ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, AND ADA COMPLIANT RAMPS PER COA STD. DETAILS AND SPECIFICATIONS. SEE CP-101 FOR ADDITIONAL INFORMATION.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE CP-101 FOR ADDITIONAL INFORMATION FOR MATERIAL, EXTENTS, JOINTS, AND PAVING SECTIONS.
- CONSTRUCT 6" HIGH CURB (HEADER OR MEDIAN CURB AND GUTTER - OWNER'S OPTION). NOTE: ENGINEER RECOMMENDS MEDIAN CURB AND GUTTER FOR CONCENTRATED FLOWPATHS.
- CONSTRUCT 2' WIDE CONC. ALLEY GUTTER. SEE CG-501 FOR SECTION.
- SEE CG-501 FOR SECTION THROUGH EAST PROPERTY LINE.
- 0.5" DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
- BUILDING AND OVERHEAD CANOPY ROOF DISCHARGE DIRECTION. (OWNER'S OPTION - ENGINEER RECOMMENDS CONCRETE SPLASHPAD FOR CONCENTRATED ROOF DISCHARGE TO ASPHALT PAVEMENT.) SEE BUILDING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION.
- PROVIDE 2' WIDE OPENING(S) IN CURB TO PASS FLOW. INSTALL 4'X4'X8" DEEP ROCK EROSION PROTECTION AT CURB OPENINGS.
- CONSTRUCT STORMWATER QUALITY RETENTION POND AT ELEVATIONS AND VOLUMES SHOWN. ALL STORMWATER QUALITY PONDING VOLUMES REQUIRE VERIFICATION AS PART OF AS-BUILT ENGINEER'S CERTIFICATION PROCEDURE. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- CONSTRUCT PERIMETER RETAINING/PRIVACY WALLS TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL FOR DETAILS, ADDITIONAL WALL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC. NO STRUCTURE OR FOOTING MAY BE CONSTRUCTED ON ADJACENT PROPERTIES WITHOUT ADJACENT PROPERTY OWNER PERMISSION.
- SEE CG-102 FOR ENLARGED PLAN OF OUTFALL TO VISTA ORIENTE STREET NW.
- SEE CG-501 FOR ROCK EROSION PROTECTION DETAIL.
- UNIT SIDE DOOR. COORDINATE GRADE TRANSITION WITH OWNER.

TRW=HIGH SIDE GRADE + 6" OR AS NOTED

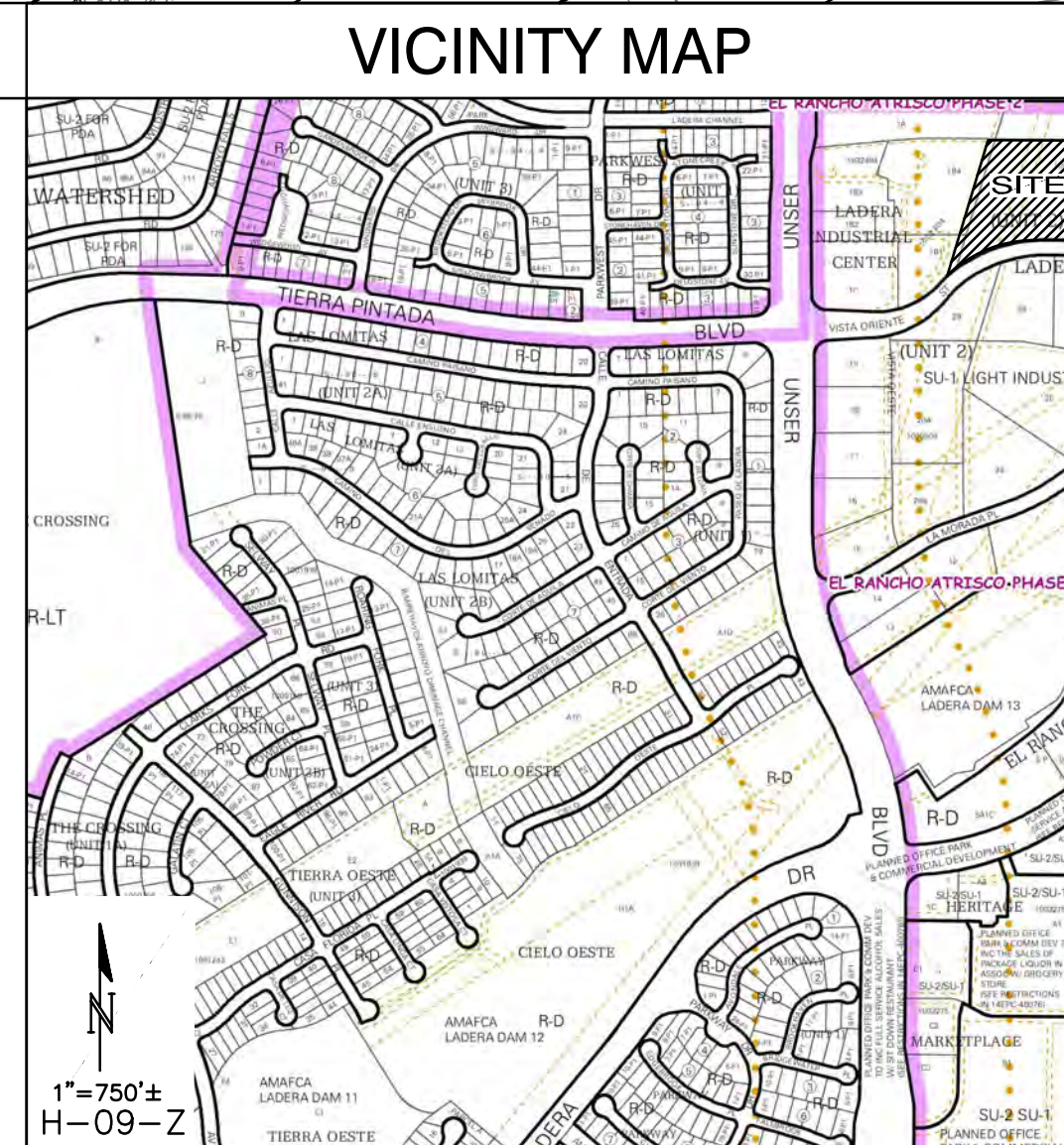
ADDITIONAL WALL. SEE ARCHITECTURAL

BRW=LOW SIDE GRADE OR AS NOTED

ΔH VARIES

LEGEND

- 5105.85' EXISTING SPOT ELEVATION
- - - 5110 - - - EXISTING CONTOUR
- - - 12 - - - PROPOSED CONTOUR (1' INCREMENT)
- - - 10.5 - - - PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PROPOSED STORMWATER QUALITY RETENTION POND LIMITS
- ROOF / CANOPY DISCHARGE DIRECTION
- GRADE BREAK
- EROSION CONTROL (TO EXTENTS SHOWN)
- PERIMETER RETAINING WALL (>16" RETAINING)
- PERIMETER WALL (<16" RETAINING)



1 2

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 www.isaacson.com

2278 CG-101 NOMAD.dwg Feb 24, 2022

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ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

GRADING & DRAINAGE PLAN 1 OF 2

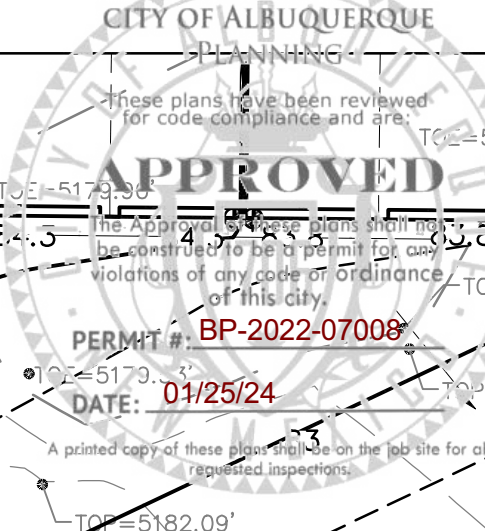
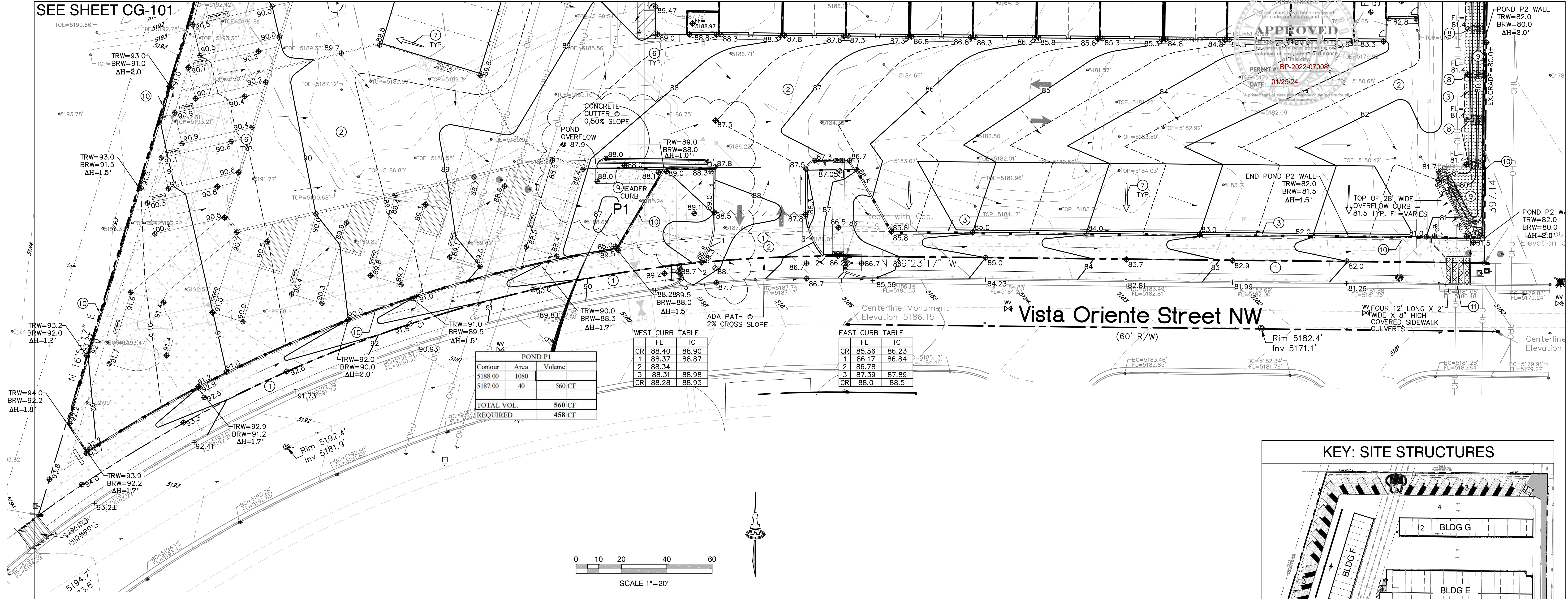
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Drawn By:	BJB	3 SITE PLAN REVISIONS	07/08/21				
Ckd By:	FCA	4 ADD RV DUMP	07/12/21				
		5 REROUTE WTR LINES	08/10/21				
		6 REVISE SAS INV / ALIGN	08/24/21				
		7 SITE PLAN REVISIONS	02/24/22				

CG-101

SH. OF

\\PROJECTS\2020-2029\2278\CG-101 NOMAD.dwg Author: 2/24/2022 12:00 PM

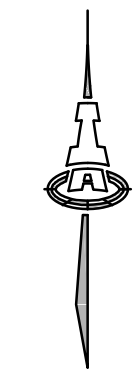
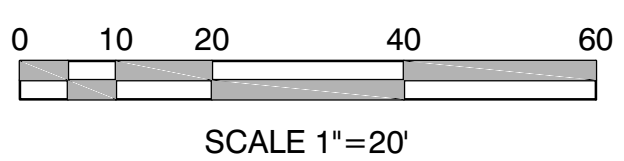
SEE SHEET CG-101



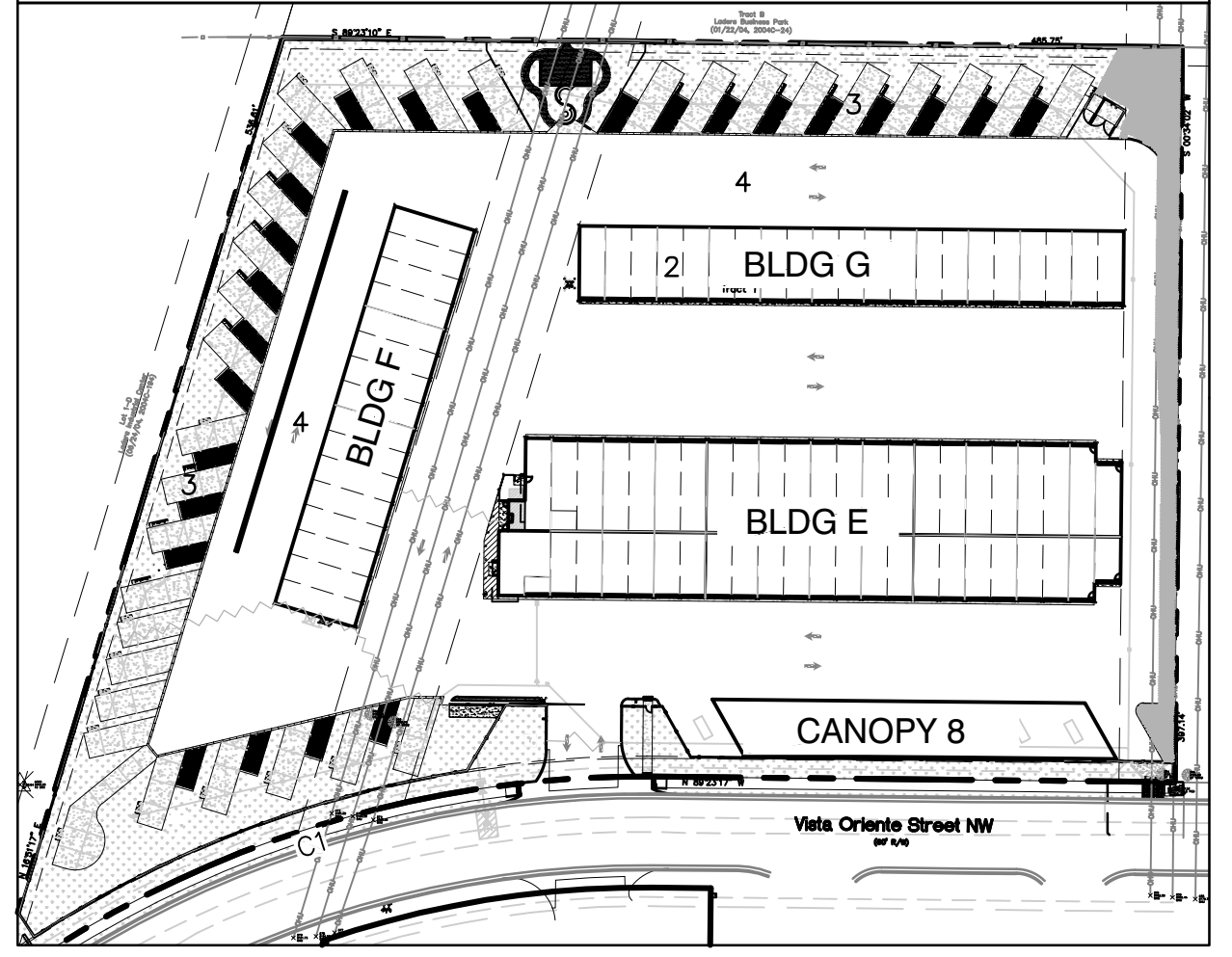
POND P1		
Contour	Area	Volume
5188.00	1080	
5187.00	40	560 CF
TOTAL VOL.		560 CF
REQUIRED		458 CF

WEST CURB TABLE	
FL	TC
CR 88.40	88.90
1 88.37	88.87
2 88.34	—
3 88.31	88.98
CR 88.28	88.93

EAST CURB TABLE	
FL	TC
CR 85.56	86.23
1 86.17	86.84
2 86.78	—
3 87.39	87.89
CR 88.0	88.5



KEY: SITE STRUCTURES

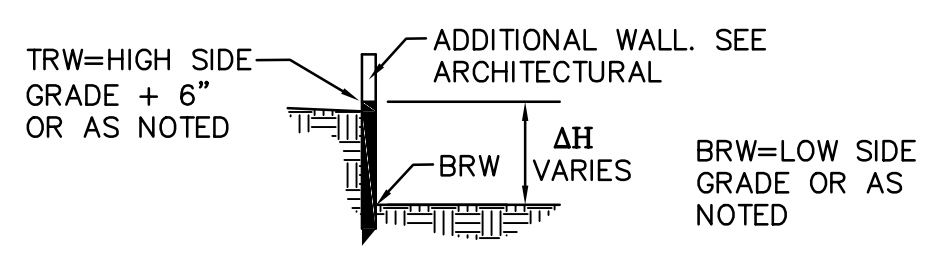


LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- 5110 — EXISTING CONTOUR
- 12 — PROPOSED CONTOUR (1' INCREMENT)
- 10.5 — PROPOSED CONTOUR (0.5' INCREMENT)
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- FLOW ARROW
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- PERIMETER RETAINING WALL (>16" RETAINING)
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PROJECT DATA

PROPERTY: THE SITE IS A 5.22 ACRE, UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-09. THE SITE IS BOUND TO THE LADERA CHANNEL, TO THE WEST AND EAST BY UNDEVELOPED LAND, AND TO THE SOUTH BY VISTA ORIENTE ST NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE SELF STORAGE BUILDINGS AND OUTDOOR RV STORAGE WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

PROPERTY ADDRESS: 2201 VISTA ORIENTE ST. NW, ALBUQUERQUE, 87120

LEGAL: TRACT 1, LADERA BUSINESS PARK, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO CNTY, NM.

BENCHMARK: BRASS CAP STAMPED "2-H9, 1980", ON THE WEST MESA UNDER POWER LINES RUNNING NE/SW, 0.2 MI. NORTH OF LADERA DR. NW, 111FT. WEST OF THE CENTERLINE OF UNSER BLVD., IN THE MIDDLE OF A SET OF POWERPOLES.

OFF-SITE FLOW: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0326J, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE FOR THIS TRACT WAS INCLUDED IN THE LADERA BUSINESS PARK MASTER DRAINAGE REPORT (MDR) BY MARK GOODWIN & ASSOCIATES DATED 11-21-02. PER THE MDR, THIS PROPERTY (DESIGNATED AS BASIN B-1) IS PERMITTED FREE DISCHARGE.

ENGINEER: FRED C. ARFMAN: NMPE 7322 - ISAACSON & ARFMAN, P.A
128 MONROE NE 87108 - (505) 268-8828

SURVEYOR: WILL PLOTNER JR: NMPS NO. 14271 - CARTESIAN SURVEYS INC
P.O. BOX 44414 RIO RANCHO, NM 87174 - (505) 891-0244

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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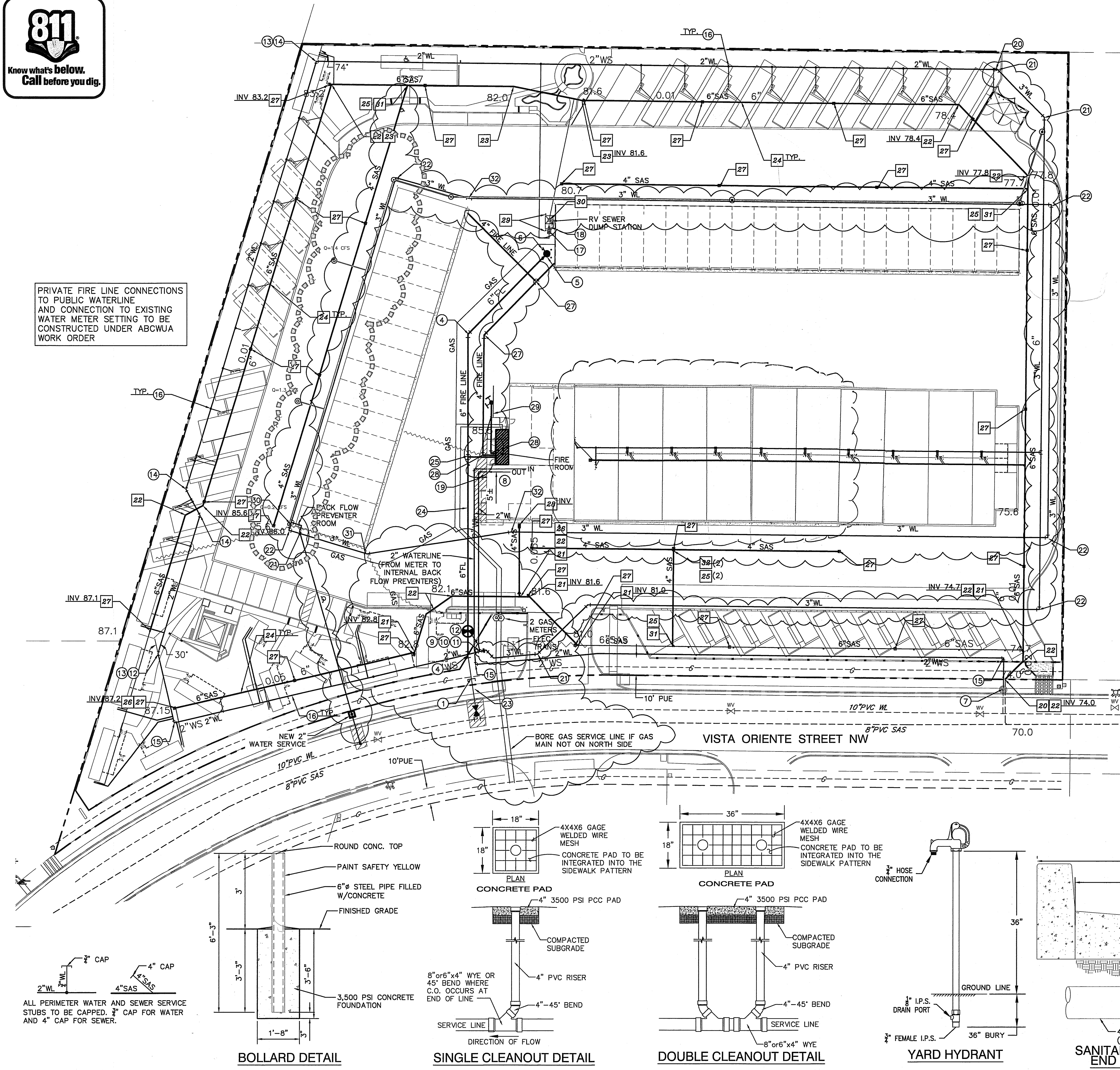
ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

GRADING & DRAINAGE PLAN 2 OF 2

Date:	No. Revision:	Date:	Job No.
09-09-21			2278
Drawn By:	3 SITE PLAN REVISIONS	07/08/21	CG-102
	4 ADD RV DUMP	07/12/21	
	5 REROUTE WTR LINES	08/10/21	
	6 REVISE SAS INV / ALIGN	08/24/21	
Ckd By:	7 SITE PLAN REVISIONS	02/24/22	SH. OF
FCA			



PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE AND CONNECTION TO EXISTING WATER METER SETTING TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER



RESTRAINED JOINT CRITERIA FOR WATERLINE

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED TO THE FOLLOWING CRITERIA: 1.50 FACTOR OF SAFETY, 150 PSI TEST PRESSURE, 4" MINIMUM TRENCH DEPTH, 4" MINIMUM BACKFILL, 4" MINIMUM TRENCH TYPE 4, 4" MINIMUM TRENCH TYPE 4, 4" MINIMUM TRENCH TYPE 4.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 20' LENGTH OF 20' LF FROM ALL MECHANICAL JOINTS TO THE RESTRAINED JOINTS WITHIN 20' LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM

1.50 FACTOR OF SAFETY:

MATERIAL: PVC

SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.

TEST PRESSURE: 150 PSI

TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

KEYED NOTES

WATER KEYED NOTES

- REMOVE EXISTING 6" CAP AND CONNECT NEW 6" WATERLINE.
- 6" 45° BEND. (LT=9')
- 6" 22 1/2° BEND. (LT=4')
- 6" 11 1/2° BEND. (LT=2')
- FIRE HYDRANT PER ABCWUA STD DWG 2340. PAINTED SAFETY ORANGE.
- 4 EA. BOLLARDS (5'X5' SQUARE AROUND FIRE HYDRANT). SEE DETAIL BELOW.
- CONNECT NEW 2" WATER SERVICE LINE TO EXISTING 1 1/2" METER SETTING.
- INTERNAL BACK FLOW PREVENTERS.
- 2" TEE.
- 2"x1 1/2" REDUCER.
- 1 1/2" CAP.
- 2" - 11 1/2° BEND.
- 2" - 22 1/2° BEND.
- 2" - 45° BEND.
- 2" - 90° BEND.
- 3/4" WATER SERVICE CONNECTION, W/ 3/4" CAP AT END.
- 3/4" PRESSURE VACUUM BREAKER.
- 3" BURY 3/4" YARD HYDRANT.
- 1" IRRIGATION STUB WITH CAP.
20. 3"x2" REDUCER.
21. 3" 45° BEND.
22. 3" 90° BEND.
23. PIV (POST INDICATOR VALVE)
24. 3/4" CONDUIT FROM PIV TO FIRE RISER ROOM.
25. 6"x4" TEE. (LT=NA)

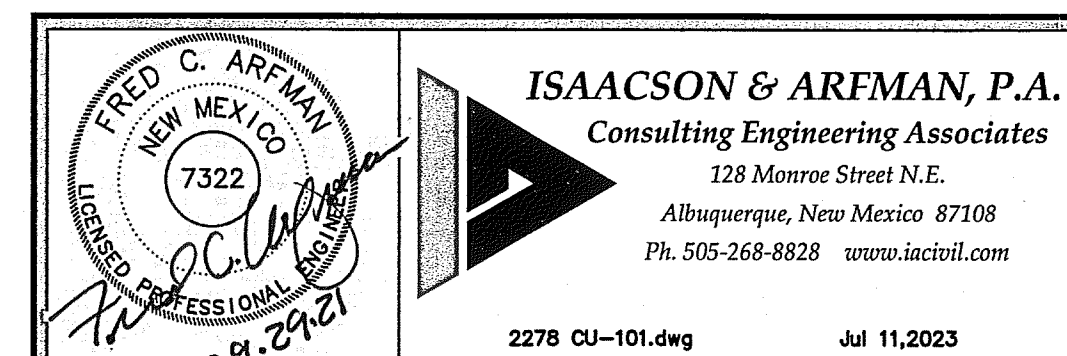
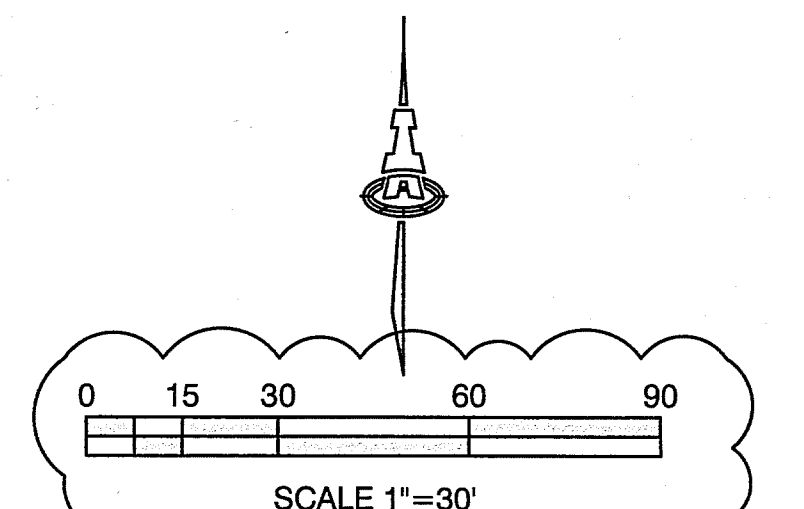
- 4"x4" TEE. (LT=NA)
- 4" - 45° BEND. (LT=6')
- 4" - 90° BEND. (LT=15')
- FDC (FIRE DEPARTMENT CONNECTION).
- 3" TEE.
- 3" 22 1/2° BEND.
- 3" 11 1/2° BEND.

SEWER

- CONNECT NEW 6" SAS SERVICE LINE TO EXISTING 6" SAS STUB AT ROW.
- 6"x6" WYE/TEE.
- 6" 45° BEND.
- 6" 22 1/2° BEND.
- 6"x4" SERVICE CONNECTION W/ 4" CAP AT END.
- 4" 45° BEND.
- 6"x4" REDUCER.
- SANITARY SEWER SINGLE CLEAN OUT.
- SANITARY SEWER DOUBLE CLEAN OUT.
- BOLLARD PER DETAIL THIS SHEET.
- 4" SANITARY SEWER DUMP PER DETAIL THIS SHEET.
- 6"x4" WYE/TEE.
- 4" WYE/TEE

NOTES

- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.



ABQ RV & BOAT STORAGE
LADERA ENTERPRISES LLC

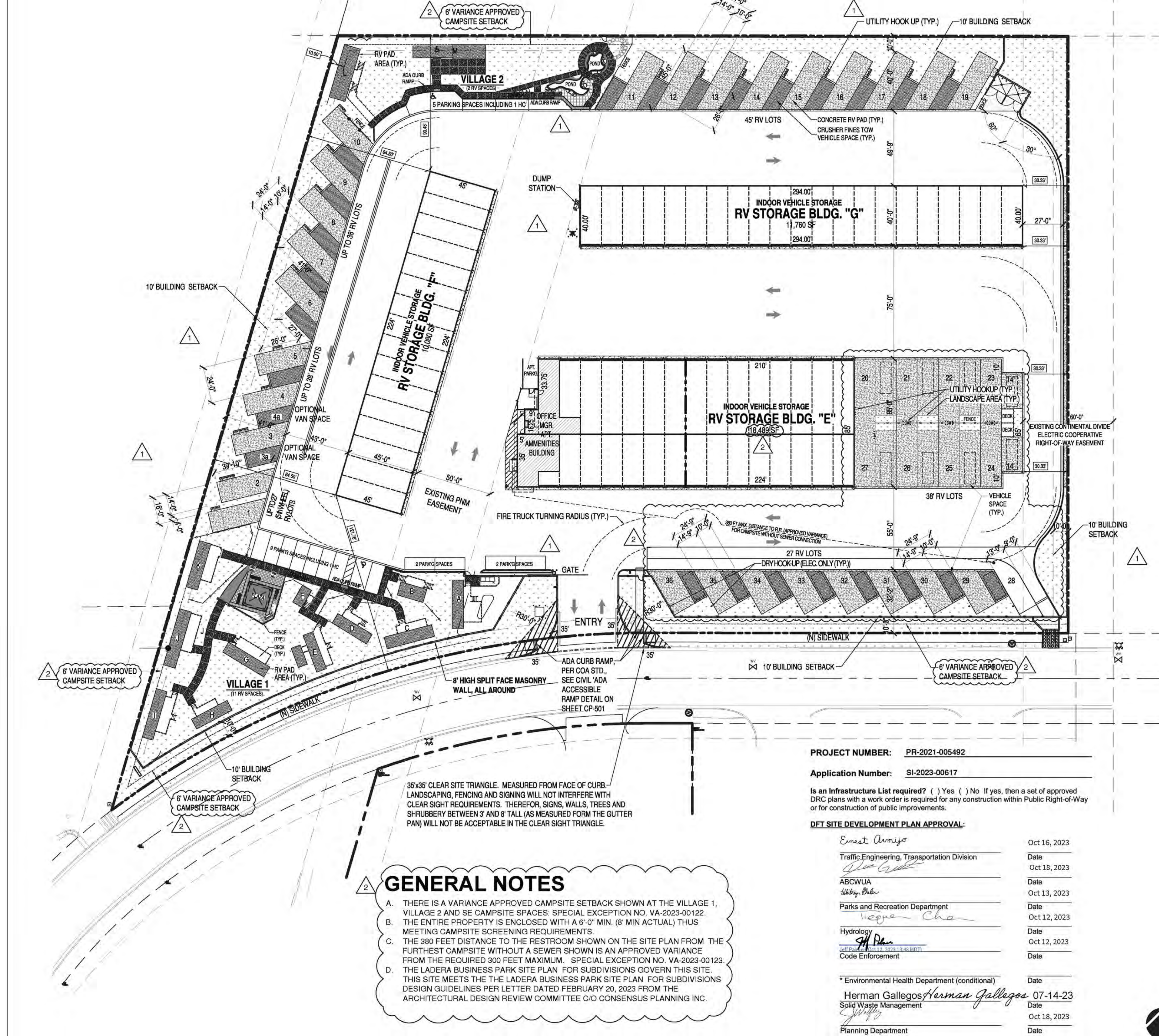
UTILITY PLAN

Date:	No.	Revision:	Date:	Job No.
	3	SITE PLAN REVISIONS	07/08/21	2278
Drawn By:	4	ADD RV DUMP	07/12/21	CU-101
	5	REROUTE WTR LINES	08/10/21	
Ckd By:	6	REVISE SAS INV / ALIGN	08/24/21	
FCA	7	SITE PLAN REVISIONS	02/24/22	
	8	ADD 3" WATERLINE	04/13/22	
	9	ADD 4" FIRELINE TO FIRE RM	05/05/22	
	10	ADD 2" WM 3" WL 4" SAS GAS	06/03/22	

SITE USAGE CHART

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

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



GENERAL NOTES

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

PROJECT NUMBER: PR-2021-005492

Application Number: SI-2023-00617

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

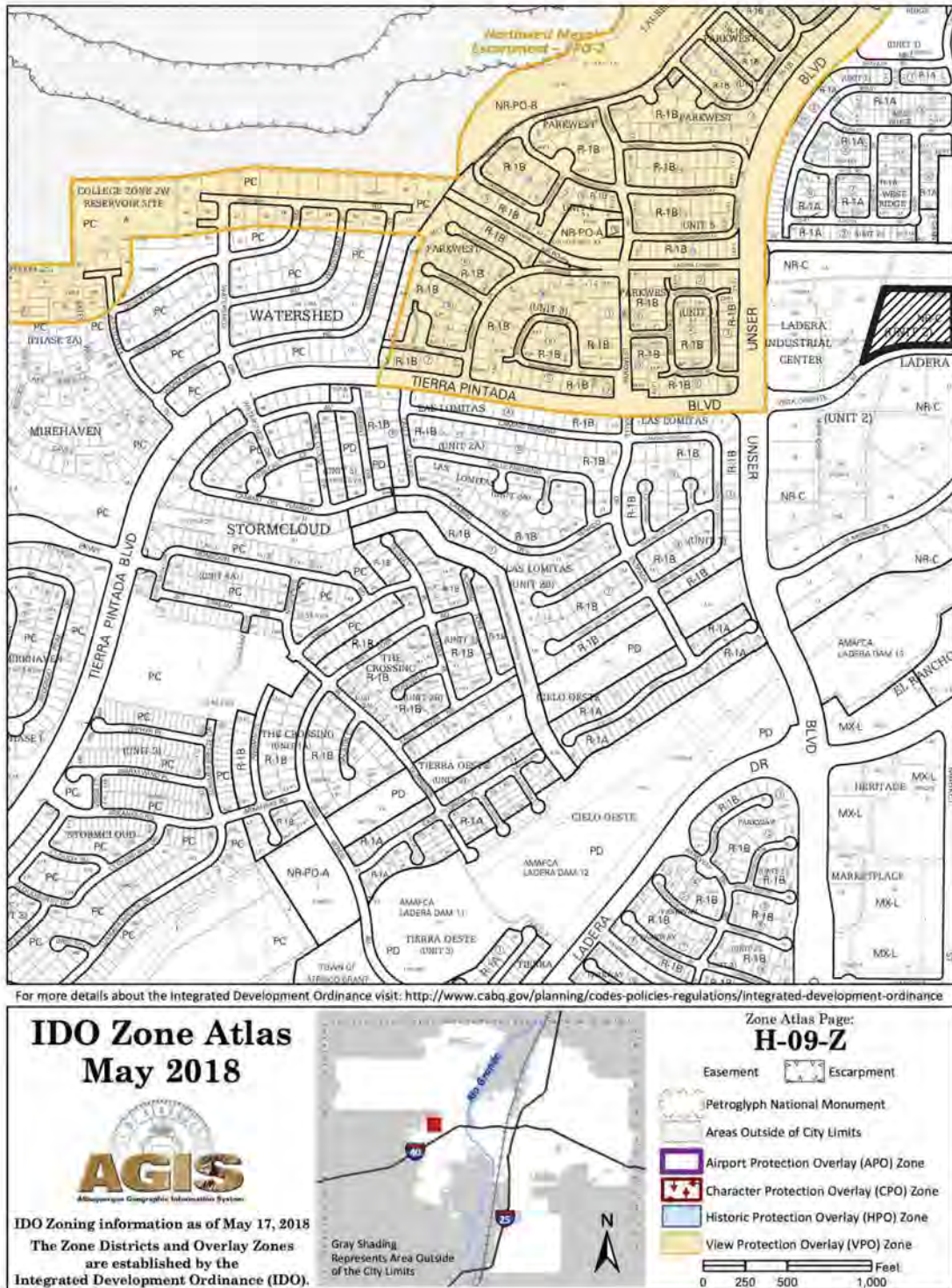
DFT SITE DEVELOPMENT PLAN APPROVAL:

Enest Amijo	Oct 16, 2023
Traffic Engineering, Transportation Division	Date
Oct 18, 2023	Date
ABCWUA	Date
Oct 13, 2023	Date
Parks and Recreation Department	Date
Oct 12, 2023	Date
Hydrology	Date
Oct 12, 2023	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Herman Gallegos	07-14-23
Solid Waste Management	Date
Oct 18, 2023	Date
Planning Department	Date

PROPOSED SITE PLAN REVISIONS

1" = 40'

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: 18,489 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
TOTAL: 40,329 SF (49,813 SF ORIGINAL)

CANOPY B REMOVED AND REPLACED WITH NOMADLAND RV SPACES (SEE BELOW)

NUMBER OF INDOOR RV STORAGE UNITS: 65 (81 PREVIOUS)

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

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

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

NUMBER OF OPEN RV VEHICLE STORAGE SPACES: 0 (4 PREVIOUS)

NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK

1 SPACE PER DESIGNATED CAMPING OR RV SPOT;

52 SPACES PROVIDED (49 REQUIRED) (25 PREVIOUS)

MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED) (SAME AS PREVIOUS)

Approved for access by the Solid Waste Department for 2-dumpsters. All containers must be made accessible from 5AM to 8PM.
Herman Gallegos 07-14-23 Herman Gallegos

JUNO

ARCHITECTS

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

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

SHEET TITLE:

PROPOSED SITE PLAN REVISIONS

NO.	REVISION	DATE
1	SITE PLAN REVISIONS	2/21/23
2	DFT CODE ENFORCEMENT COMMENTS / GEN / REV.	7/13/23

ARCHITECT STAMP

CONSULTANT STAMP

DATE:

STATE OF NEW MEXICO
KEVIN JUNO
NO. 1603

PROJECT NO.

1614

SHEET NO.

AA-SP-1

1
AA-SP-1

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

Intent:

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 aisles 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.

Design 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 buildings.
- 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

Intent:

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.

Landscaping

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

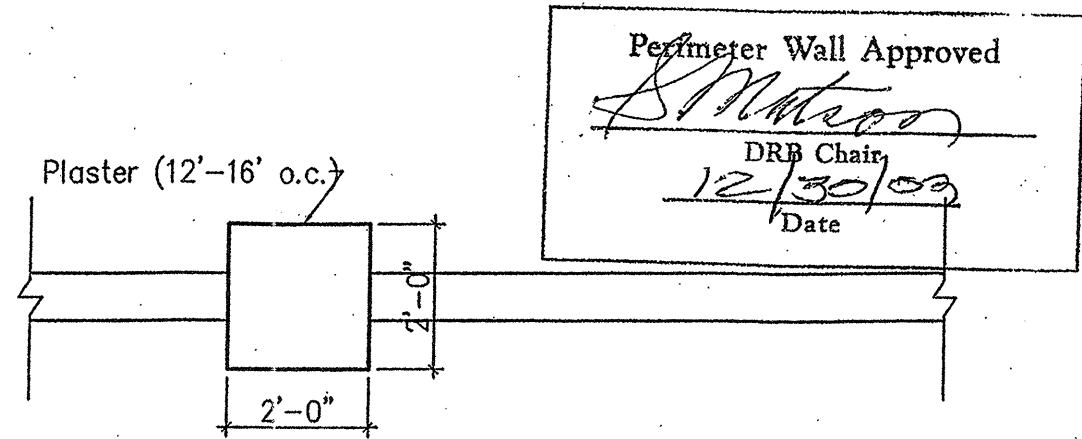
Intent:

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.

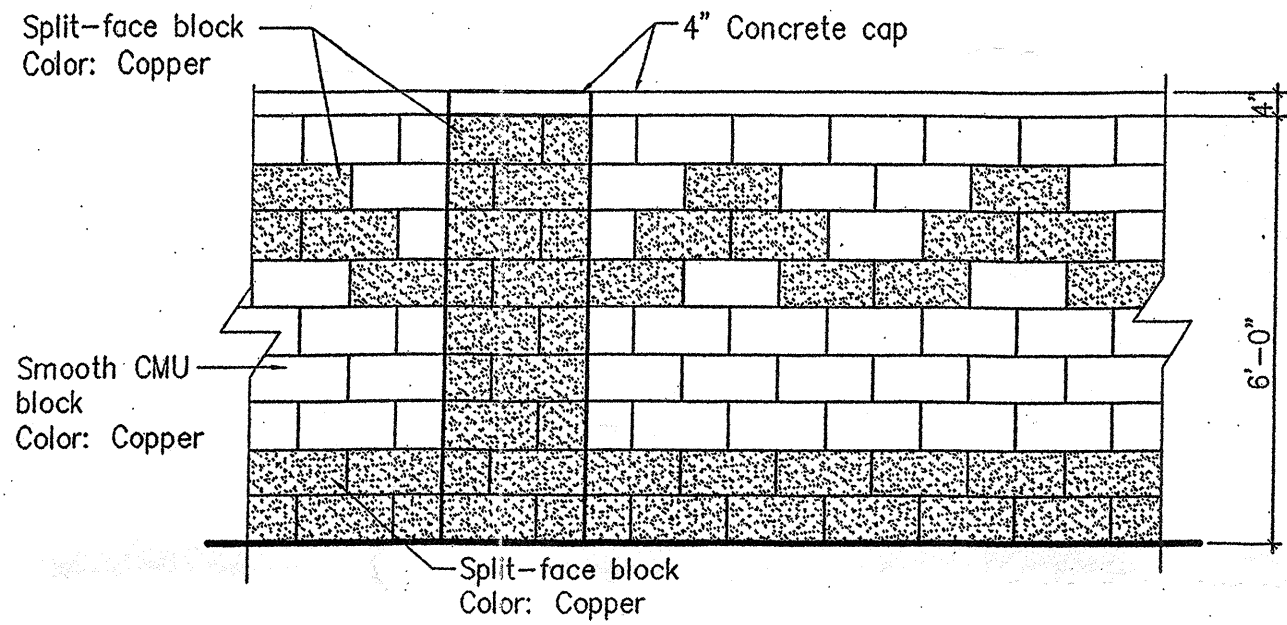
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- Building signage shall be limited to internally illuminated, individual letter signs, back-lit individual letter signs, or neon signs as approved by the ARC, and in conformance with City of Albuquerque requirements.
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NOTES:

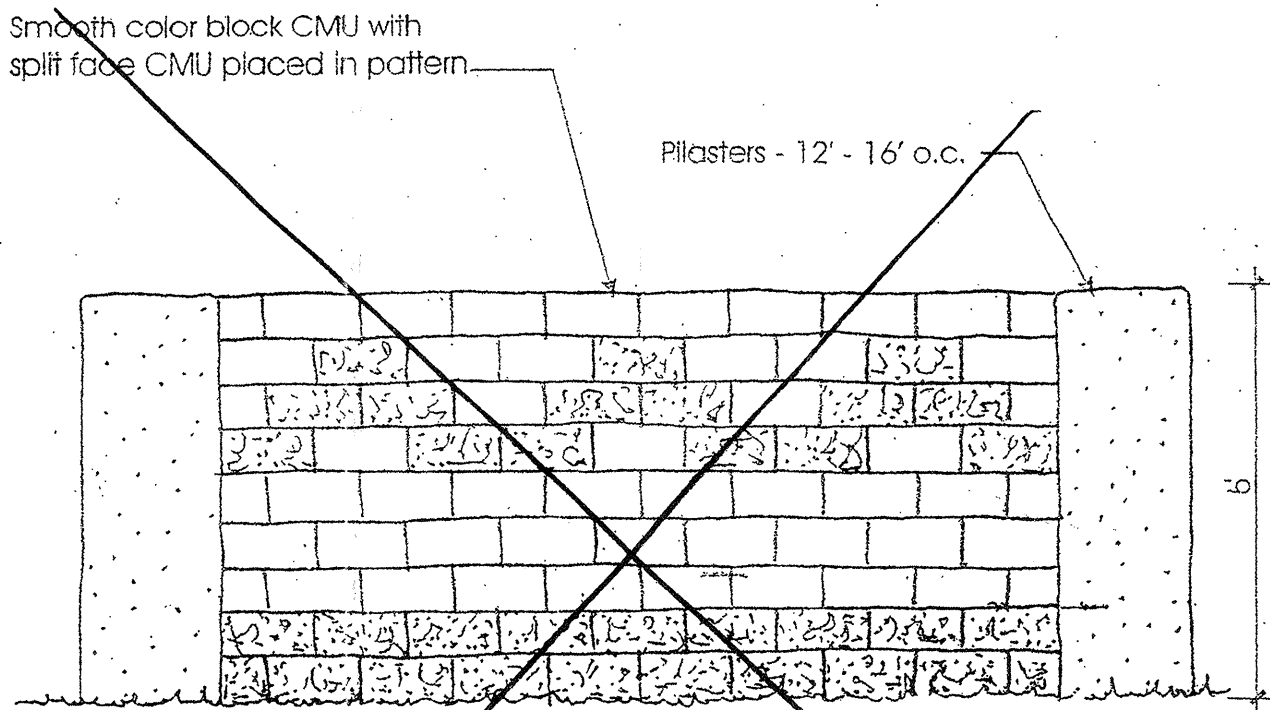
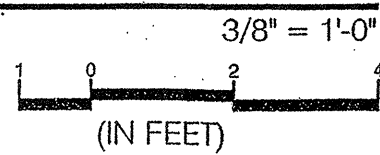
1. ZONE ATLAS - G9, G10, H9, H10
2. NEAREST INTERSECTION IS UNSER & VISTA ORIENTE N.W.



PLAN VIEW



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



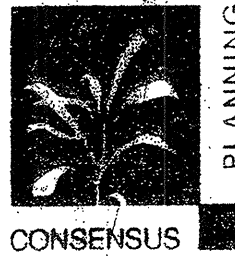
Wall Detail @ Ladera Business Park



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 3 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.

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- All landscaping shall be served by an automated irrigation system.

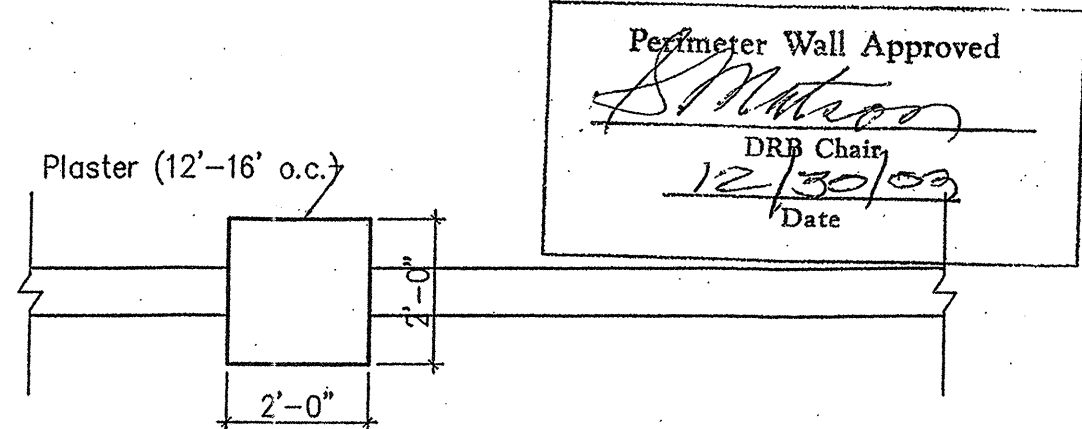
Signage

Intent:

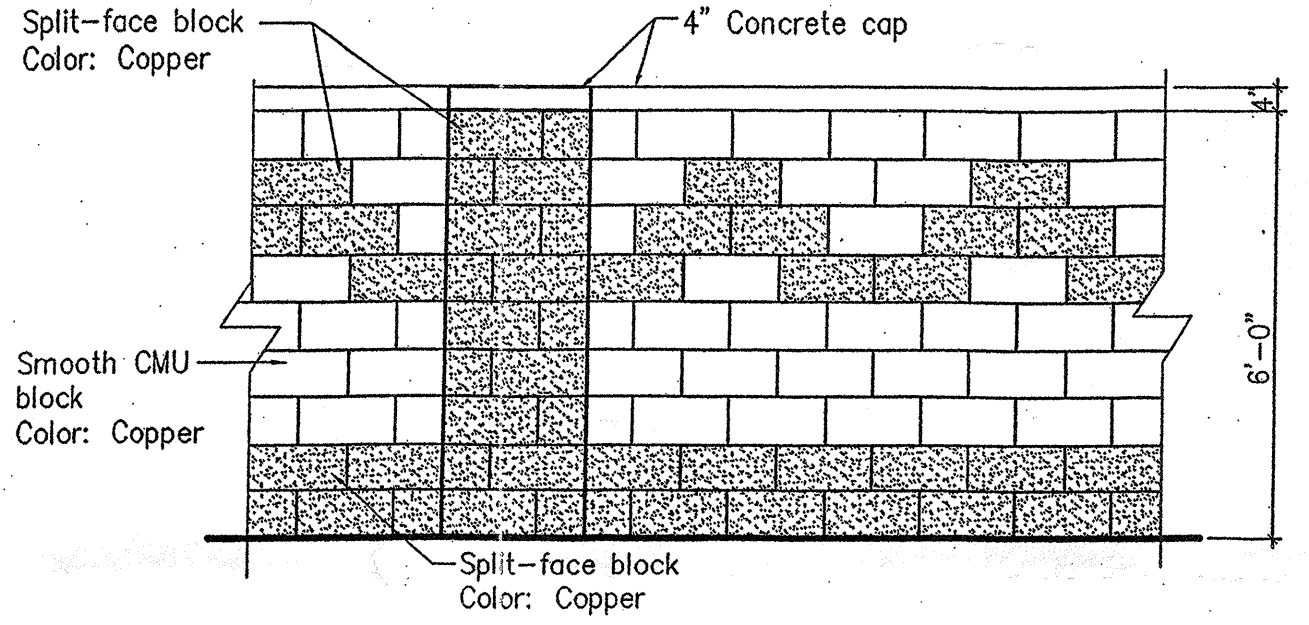
Signage shall be complimentary to the architectural theme and consistent throughout the development. Tenant standard colors, fonts and logos may be used, but must conform to the detail and construction standards below.

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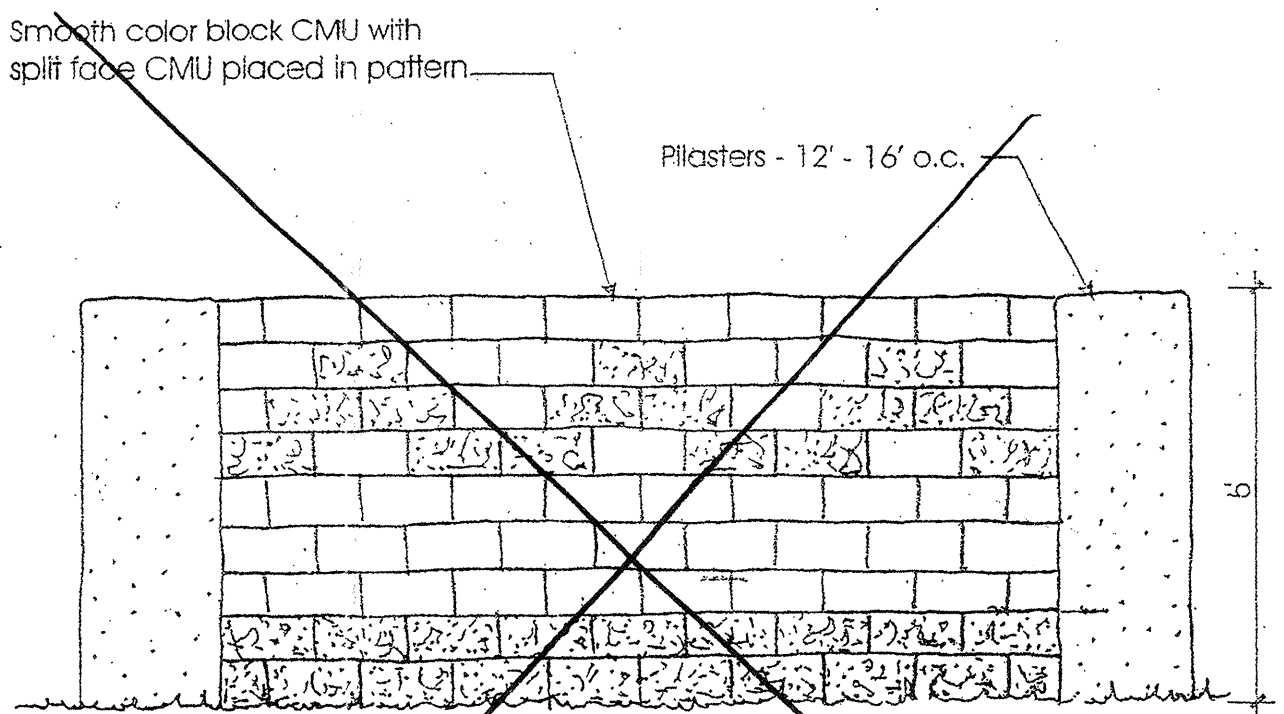
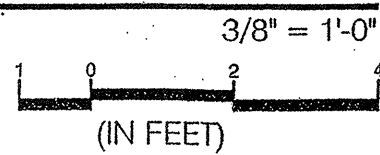
- NOTES:
1. ZONE ATLAS - G9, G10, H9, H10
 2. NEAREST INTERSECTION IS UNSER & VISTA ORIENTE N.W.



PLAN VIEW



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



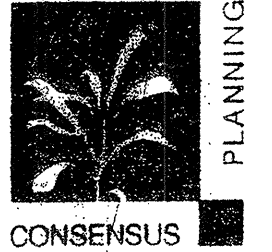
Wall Detail @ Ladera Business Park



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 3 of 3

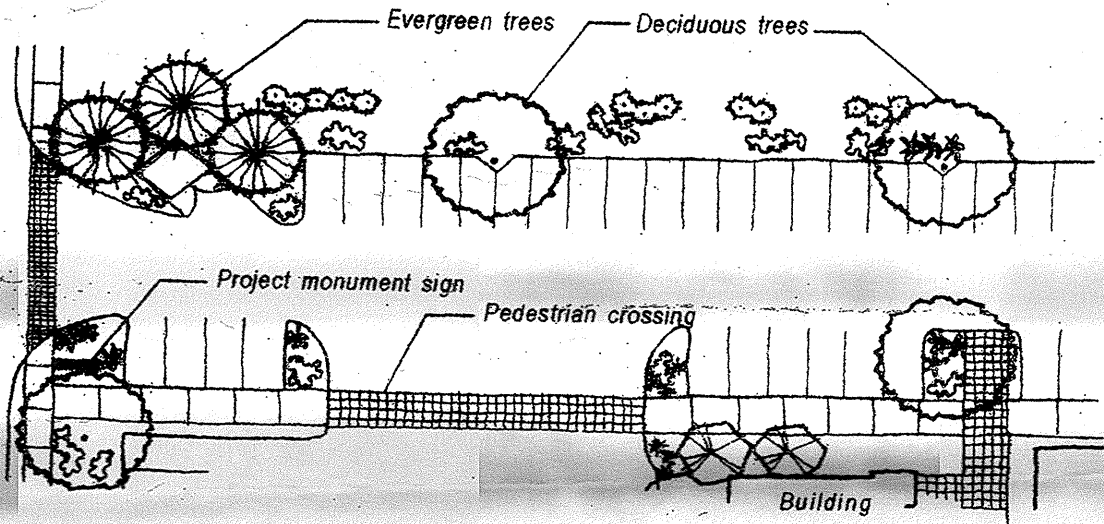
The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial and industrial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, 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 referred 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 twenty-five feet.
- 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 4" concrete, brick (side by side), or 1/8" x 4" steel construction.
- Landscape 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 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

feet on center with plants that have a minimum trunkal dimension of 3 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.

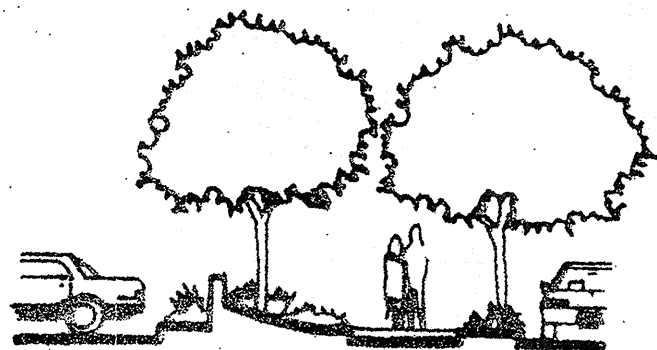
Sidewalks shall be provided along public rights-of-way at a minimum of 6 foot width and shaded by trees planted 25 feet on center.

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 elements:

- 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.



Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry 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-way.

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 ambience of the total community.

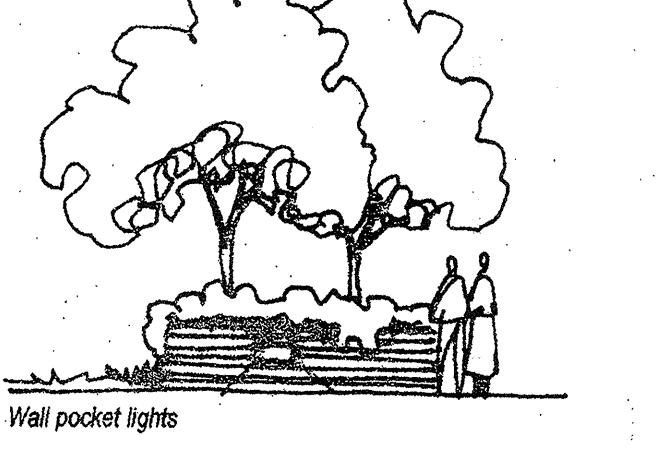
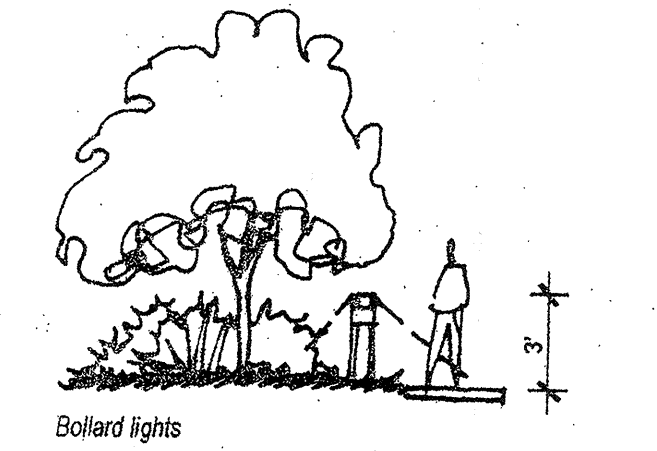
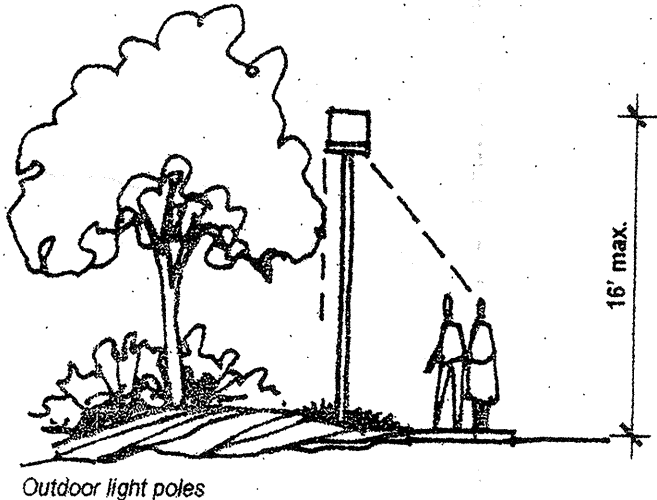
The use of spread lighting fixtures are required to accent landscapes and walkways. Uplighting fixtures are not permitted. The illustrations provide for allowable pedestrian lighting within the Ladera Business Park.

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 complement 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.



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.

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 maintained in a visually appealing manner.

One wall sign shall be permitted per facade per business.

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.

The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.

Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.

Free-standing signs shall be designed that do not require any external bracing, angle-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 that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.

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

Site

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 linked 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 street sidewalk network.

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 access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular 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.

Architectural

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.

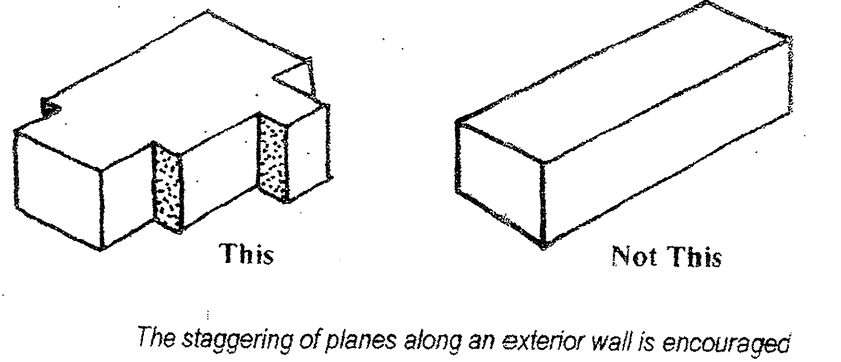
Entries to structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.

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 facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.

Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.



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

The rooftop 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 the adjacent properties.

No generic franchise architecture shall be allowed.

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 Site:

All new electric distribution lines within the Park shall be placed underground.

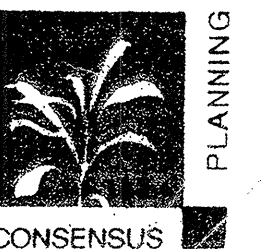
When an above-ground backflow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by 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

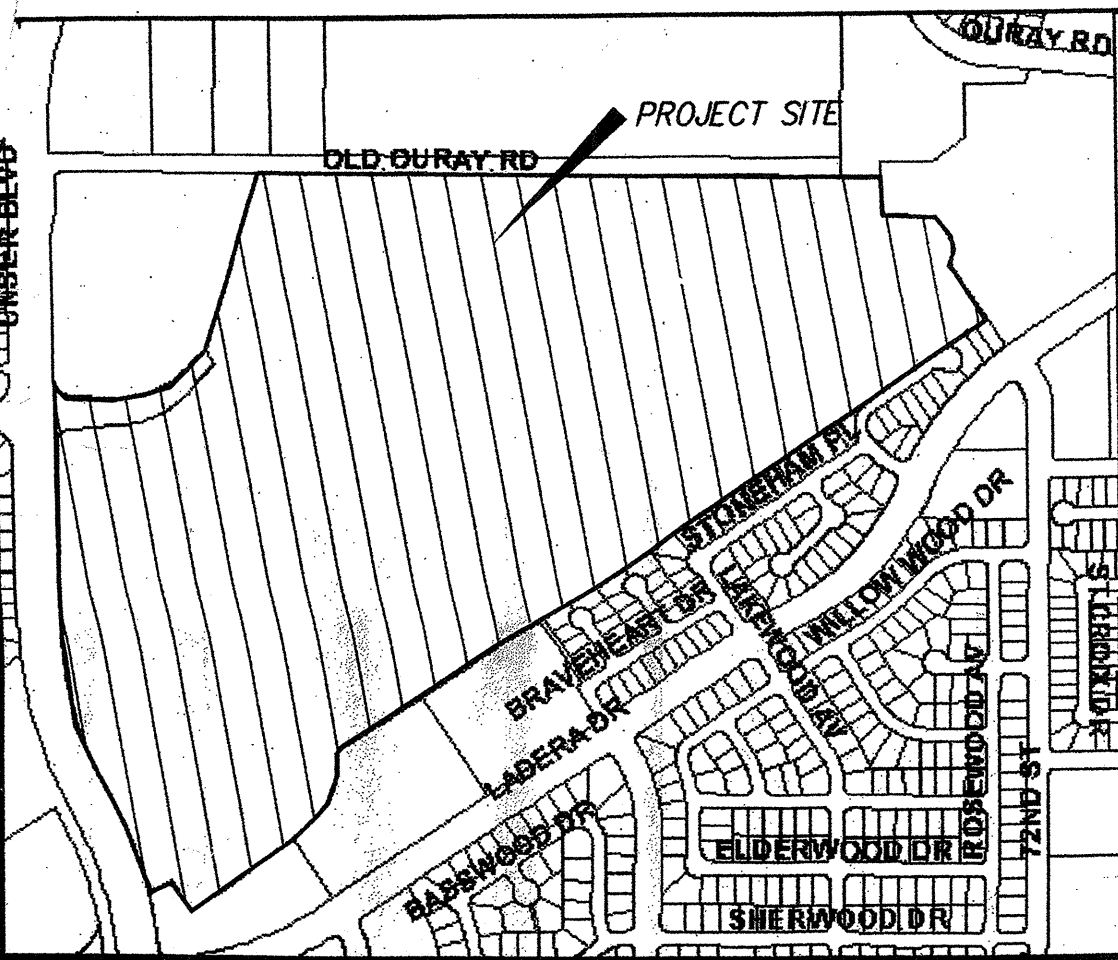
Prepared for:
Unser-98th Street Partnership LLC
PO Box 90548
Albuquerque, NM 87199

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



August 21, 2002

Sheet 2 of 3



VICINITY MAP ZONE MAPS: G-9, G-10, H-9, H-10

DEVELOPER

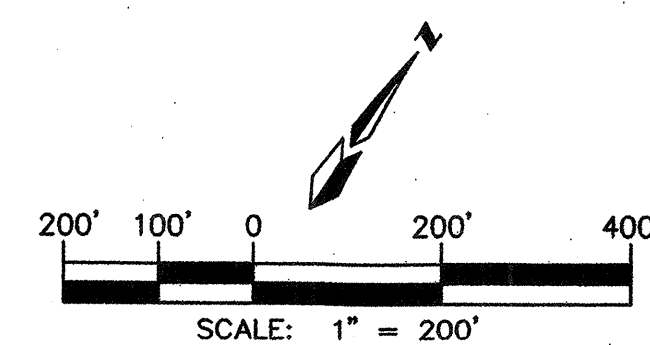
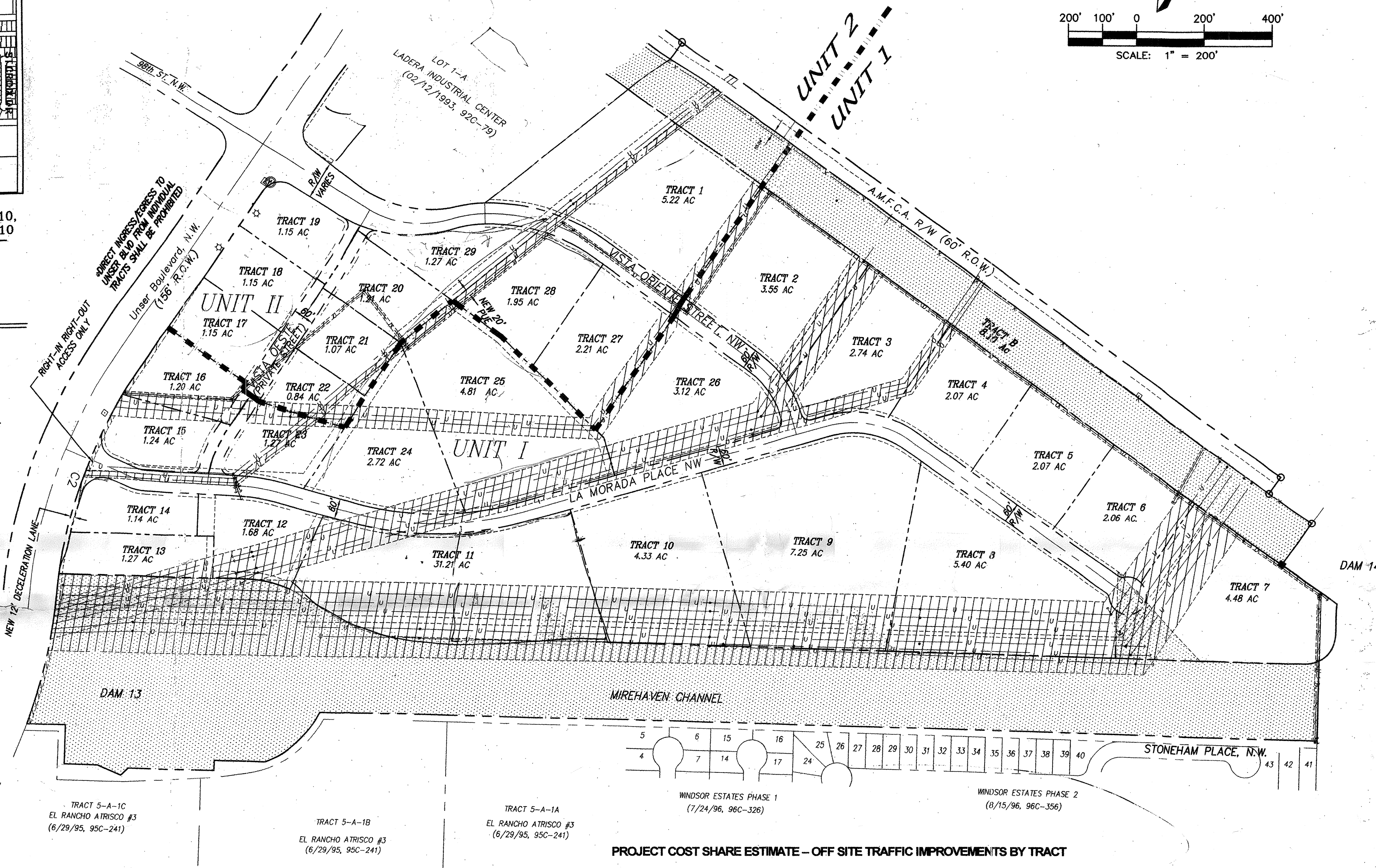
UNSER-98th ST. PARTNERSHIP, LLC
P.O. BOX 90548
ALBUQUERQUE, NEW MEXICO 87199
(505) 821-1034

PLANNERS

CONSENSUS PLANNING
924 PARK AVE. S.W.
ALBUQUERQUE, NEW MEXICO 87102
(505) 764-9801

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200



SITE PLAN FOR SUBDIVISION

THIS SITE PLAN FOR SUBDIVISION COVERS ALL OF LOT 2, LADERA INDUSTRIAL CENTER. SITE AREA IS 116.6 ACRES PRIOR TO ANY R/W DEDICATIONS.

PROPOSED USE

THE SITE IS ZONED SU-1 FOR LIGHT INDUSTRIAL USES.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

TRAILS AND SIDEWALKS:
PEDESTRIANS ARE TO ACCESS THE SITE FROM THE EXISTING UNSER BLVD. TRAIL VIA AN INTERNAL NETWORK OF SIDEWALKS LOCATED ON BOTH SIDES OF ALL INTERIOR STREETS.

VEHICULAR ACCESS:
VEHICLES ARE TO ACCESS INDIVIDUAL LOTS VIA THE PUBLIC STREET NETWORK AS SHOWN HEREON AND IN ACCORDANCE WITH THE CITY'S DPM GUIDELINES FOR PRIVATE DRIVEWAY INGRESS/EGRESS.

BICYCLE ACCESS:
A BIKE TRAIL CURRENTLY EXISTS ALONG UNSER BLVD. SEE SHEET 2 FOR FURTHER INFORMATION.

TRANSIT:
AS THIS SITE DEVELOPS ALONG THIS PORTION OF UNSER BLVD., COORDINATION SHALL BE WITH THE CITY TRANSIT DEPARTMENT REGARDING PLACEMENT OF TRANSIT STOPS IN ORDER TO PROVIDE ACCESS AND SERVICE TO THIS AREA.

LANDSCAPE PLAN:
THE DESIGN GUIDELINES ON SHEET 2 OUTLINE THE LANDSCAPE REQUIREMENTS FOR THE SITE.

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS ARE CONTAINED IN THE DESIGN GUIDELINES ON SHEET 2.

MAXIMUM TOTAL NUMBER OF DWELLING UNITS OR NON-RESIDENTIAL F.A.R.

THE OVERALL SITE'S MAXIMUM F.A.R. SHALL BE 0.35

GENERAL NOTES

- IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT WILL BE PROVIDED AT DRB TO ESTABLISH ZONE BOUNDARIES AND DEDICATE R/W.
- AFTER APPROVAL OF THIS PLAN BY THE ENVIRONMENTAL PLANNING COMMISSION AND THE DEVELOPMENT REVIEW BOARD, APPROVAL OF ALL SUBSEQUENT APPLICATIONS FOR INDIVIDUAL BUILDING PERMITS SHALL BE DELEGATED TO THE DRB.

APPROVED AND ACCEPTED BY:

Project No. 1001523
Application No. 08-01458
1/16/04
Planning Department/ DRB Chair
10/8/03
City Engineer
10/8/03
Transportation Development
10/8/03
Utility Development
10/8/03
Parks and Recreation

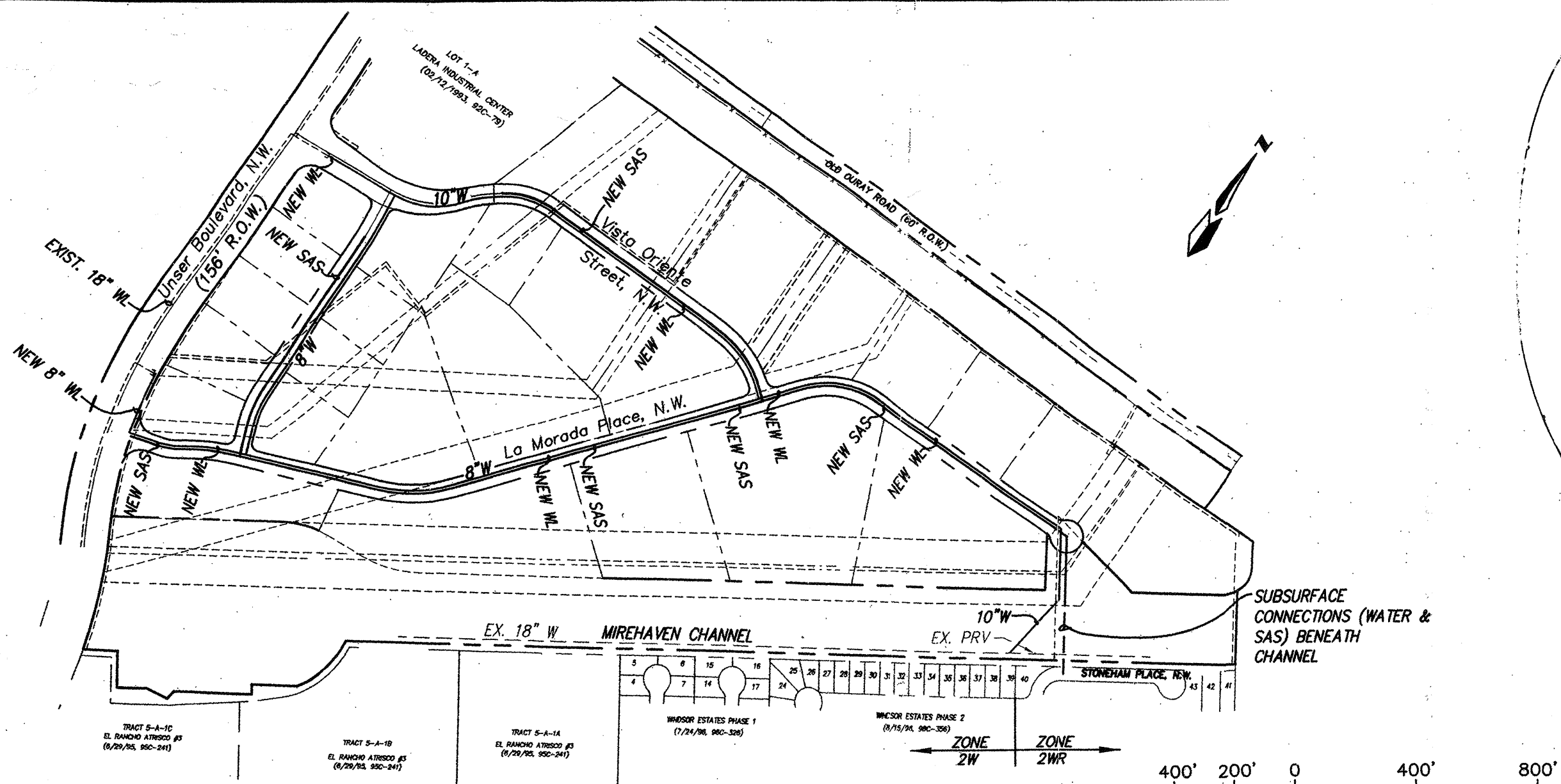
PROJECT COST SHARE ESTIMATE - OFF SITE TRAFFIC IMPROVEMENTS BY TRACT

TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)	TRACT	AREA (ACRES)	% OF TOTAL AREA	COST SHARE (\$)
1	5.22	6.88	3,743.72	16	1.20	1.58	859.75
2	3.56	4.69	2,562.04	17	1.15	1.52	827.10
3	2.74	3.61	1,964.37	18	1.15	1.52	827.10
4	2.07	2.73	1,485.52	19	1.15	1.52	827.10
5	2.07	2.73	1,485.52	20	1.21	1.60	870.63
6	2.06	2.72	1,480.08	21	1.07	1.41	767.25
7	4.48	5.91	3,215.90	22	0.84	1.11	604.00
8	5.40	7.12	3,874.31	23	1.27	1.67	908.72
9	7.25	9.56	5,202.03	24	2.72	3.56	1,953.48
10	4.33	5.71	3,107.07	25	4.81	6.34	3,449.88
11	6.18	8.15	4,434.79	26	3.13	4.13	2,247.32
12	1.68	2.21	1,202.56	27	2.21	2.91	1,583.46
13	1.29	1.70	925.05	28	1.95	2.57	1,308.45
14	1.15	1.52	827.10	29	1.27	1.67	908.72
15	1.24	1.63	886.96				
				TOTAL	75.85		\$54,414.58

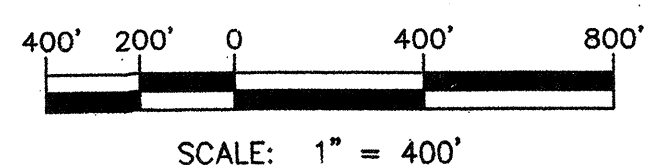
AN INFLATION FACTOR OF 3% PER YEAR SHALL BE APPLIED TO TRACTS DEVELOPING AFTER THE YEAR 2002

*NET OF DRAINAGE EASEMENT

OFF-SITE TRAFFIC IMPROVEMENTS IDENTIFIED HEREON TO BE PAID BY INDIVIDUAL TRACT OWNERS AT THE TIME OF BUILDING PERMIT ISSUANCE.



SITE UTILITY PLAN



LEGEND

- POWER EASEMENT WITH OVERHEAD POWER LINE
- DRAINAGE EASEMENT
- MIXED EASEMENT
- UNIT BOUNDARY

LADERA BUSINESS PARK

SITE PLAN FOR SUBDIVISION

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG Drawn: KJS Checked: DMG Sheet 1
Scale: 1" = 200' Date: 01-03-01 Job: A01130

Project #: PR-2023-005492

Ladera Enterprises, LLC

SECTION 2 – SUPPORTIVE DOCUMENTATION

Completed Site Plan Checklist

Justification Letter

Archaeology Report NMCRIS

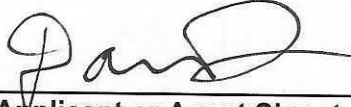
ARC Letter

SITE PLAN CHECKLIST

Project #: PR 2023-005492 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.

 10/22/2024
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'

SITE PLAN CHECKLIST

- ☒ 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

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

2. Parking, Loading and Internal Circulation

- ☐ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ☒ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ☒ 3. On street parking spaces
- ☐ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks – location and detail
 - ☒ 2. Other bicycle facilities, if applicable
- ☐ 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
- ☒ 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)

SITE PLAN CHECKLIST

- ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ 3. Location and description of amenities, including patios, benches, tables, etc.
- N/A E. Off-Street Loading
 - ☐ 1. Location and dimensions of all off-street loading areas
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☒ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☒ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☒ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ☒ A. Locate and identify adjacent public and private streets and alleys.
 - ☒ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☒ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 4. Identify existing and proposed medians and median cuts
 - ☒ 5. Sidewalk widths and locations, existing and proposed
 - ☒ 6. Location of street lights
 - ☒ 7. Show and dimension clear sight triangle at each site access point
 - ☒ 8. Show location of all existing driveways fronting and near the subject site.
- ☐ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☒ 1. Bikeways and bike-related facilities
 - ☒ 2. Pedestrian trails and linkages
 - ☒ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
 - ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☒ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ☒ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☒ A. Existing, indicating whether it is to be preserved or removed.
 - ☒ B. Proposed, to be established for general landscaping.
 - ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Planting Beds, indicating square footage of each bed
- ☒ 10. 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
- ☒ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☒ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☒ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

B. Grading Information

- ☒ 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 and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas, erosion and sediment control facilities.
- ☒ 4. Cross Sections
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.

SITE PLAN CHECKLIST

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

- ☒ A. Scale
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation
 - ☒ 2. Dimensions of facade elements, including overall height and width
 - ☒ 3. Location, material and colors of windows, doors and framing
 - ☒ 4. Materials and colors of all building elements and structures
 - ☒ 5. 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**

October 22rd, 2024

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

RE: Major Amendment to a Site Plan – DFT

Dear DFT Members,

The purpose of this letter is to request a Major Amendment to a Site Development Plan most recently approved by the DFT on October 12th, 2023. Because this new request does not meet the criteria for a Minor Amendment, it is subject to review by the Design Facilitation Team.

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

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



THE REQUEST

This request is for the following modifications to the site plan: Reduction of Building E by 11,900 square feet. The slab exists for this building but the structure is not yet constructed. We will replace twenty-four proposed indoor RV storage units with ten outdoor RV hookup spaces and one drive-through wash bay for RV's. The new square footage of Building E will now be 4,209.

This request for this property is consistent with existing and approved NR-C zoning as a permissive use ("campground or recreational vehicle park"). The proposed additional RV parking on this site is with the use of 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.

An approval for a Site Development Plan from the DRB for the property to build an RV and boat storage lot was given on February 14, 2018. 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. An additional approval was issued by the DFT on October 12th, 2023 which involved some site reconfiguration and increasing the quantity of RV hookup spaces.

To maximize the utility of that space, and to meet demand for travelers as well as assignment workers visiting Albuquerque, we intend to replace twenty-four proposed indoor RV storage units with ten outdoor RV hookup spaces and one drive-through wash bay for RV's.

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.

CONCLUSION

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,

Dan Rich
Ladera Enterprises, LLC

NMCRIIS INVESTIGATION ABSTRACT FORM (NIAF)

1. NMCRIIS Activity No.: 129506	2a. Lead (Sponsoring) Agency: City of Albuquerque	2b. Other Permitting Agency(ies):	3. Lead Agency Report No.:																					
4. Title of Report: An Intensive Cultural Resource Survey of 11.98 acres for the Ladera Business Park, Albuquerque, Bernalillo County, New Mexico Author(s): Douglas H.M. Boggess			5. Type of Report <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Positive																					
6. Investigation Type <input type="checkbox"/> Research Design <input checked="" type="checkbox"/> Survey/Inventory <input type="checkbox"/> Test Excavation <input type="checkbox"/> Excavation <input type="checkbox"/> Collections/Non-Field Study <input type="checkbox"/> Overview/Lit Review <input type="checkbox"/> Monitoring <input type="checkbox"/> Ethnographic study <input type="checkbox"/> Site specific visit <input type="checkbox"/> Other																								
7. Description of Undertaking (what does the project entail?): The 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, construction of buildings and installation of aboveground and below ground 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.		8. Dates of Investigation: January 17, 2014 9. Report Date: January 20, 2014																						
10. Performing Agency/Consultant: Lone Mountain Archaeological Services, Inc. Principal Investigator: Doug Boggess Field Supervisor: Doug Boggess Field Personnel Names: Doug Boggess		11. Performing Agency/Consultant Report No.: 1728 12. Applicable Cultural Resource Permit No(s): New Mexico State Permit No. NM-13-073-S																						
13. Client/Customer (project proponent): DLK Enterprises, LLC Contact: Dan Rich Address: 12231 Academy Road NE, 301-189, Albuquerque, NM 87111 Phone: (505) 304-4516		14. Client/Customer Project No.:																						
15. Land Ownership Status (<u>Must</u> be indicated on project map): <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">Land Owner</th> <th style="width: 25%;">Acres Surveyed</th> <th style="width: 25%;">Acres in APE</th> </tr> </thead> <tbody> <tr> <td>Private</td> <td>11.98</td> <td>11.98</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td style="text-align: right;">TOTALS</td> <td>11.98</td> <td>11.98</td> </tr> </tbody> </table>				Land Owner	Acres Surveyed	Acres in APE	Private	11.98	11.98													TOTALS	11.98	11.98
Land Owner	Acres Surveyed	Acres in APE																						
Private	11.98	11.98																						
TOTALS	11.98	11.98																						
16 Records Search(es): <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 40%;">Date(s) of ARMS File Review</td> <td style="width: 30%;">January 16, 2014</td> <td style="width: 30%;">Name of Reviewer(s)</td> <td style="width: 20%;">Cathy Travis</td> </tr> <tr> <td>Date(s) of NR/SR File Review</td> <td>January 16, 2014</td> <td>Name of Reviewer(s)</td> <td>Cathy Travis</td> </tr> <tr> <td>Date(s) of Other Agency File Review</td> <td> </td> <td>Name of Reviewer(s)</td> <td>Agency</td> </tr> </table>				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	Date(s) of Other Agency File Review		Name of Reviewer(s)	Agency									
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Date(s) of Other Agency File Review		Name of Reviewer(s)	Agency																					

17. Survey Data:**a. Source Graphics**☐ NAD 27 ☒ NAD 83☒ USGS 7.5' (1:24,000) topo map☐ Other topo map, Scale:☒ GPS UnitAccuracy ☐ <1.0m☒ 1-10m☐ 10-100m☐ >100m**b. USGS 7.5' Topographic Map Name****USGS Quad Code**

Albuquerque West, NM (1960)	35106-A6

c. County(ies): Bernalillo**17. Survey Data (continued):****d. Nearest City or Town:** Albuquerque, NM**e. Legal Description:**

Township (N/S)	Range (E/W)	Section	1/4	1/4	1/4

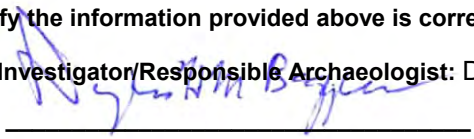
Projected legal description? Yes ☐ , No ☐Unplatted ☒

f. Other Description (e.g. well pad footages, mile markers, plats, land grant name, etc.): On the Town of Atrisco Grant, City Zone Atlas Page H-09-Z; East of Unser Boulevard and Lots 25 and 28 are between La Morada Place and Vista Oriente Street. Lot 1 is between Vista Oriente on the south and what appears to be a public trail on the north.

18. Survey Field Methods:**Intensity:** ☒ 100% coverage ☐ <100% coverage**Configuration:** ☒ block survey units ☐ linear survey units (l x w): ☐ other survey units (specify):**Scope:** ☒ non-selective (all sites recorded) ☐ selective/thematic (selected sites recorded)**Coverage Method:** ☒ systematic pedestrian coverage ☐ other method (describe)**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 Narrative:**

19. Environmental Setting (NRCS soil designation; vegetative community; elevation; etc.): The project is relatively level with some low sloping and mounding likely due to previous construction in the area. The elevation is between 6,180 ft and 6,190 ft. Vegetation is a disturbance-based plant community largely composed of *Tribulus Terrestris*, commonly known as goathead plant. This plant is an invasive species that has occupied what otherwise would be Plains and Great Basin Grassland. Predicted soils are Bluepoint loamy fine sand, 1 to 9 percent slopes and Pajarito loamy fine sand, 1 to 9 percent slopes. These soils are found on 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.

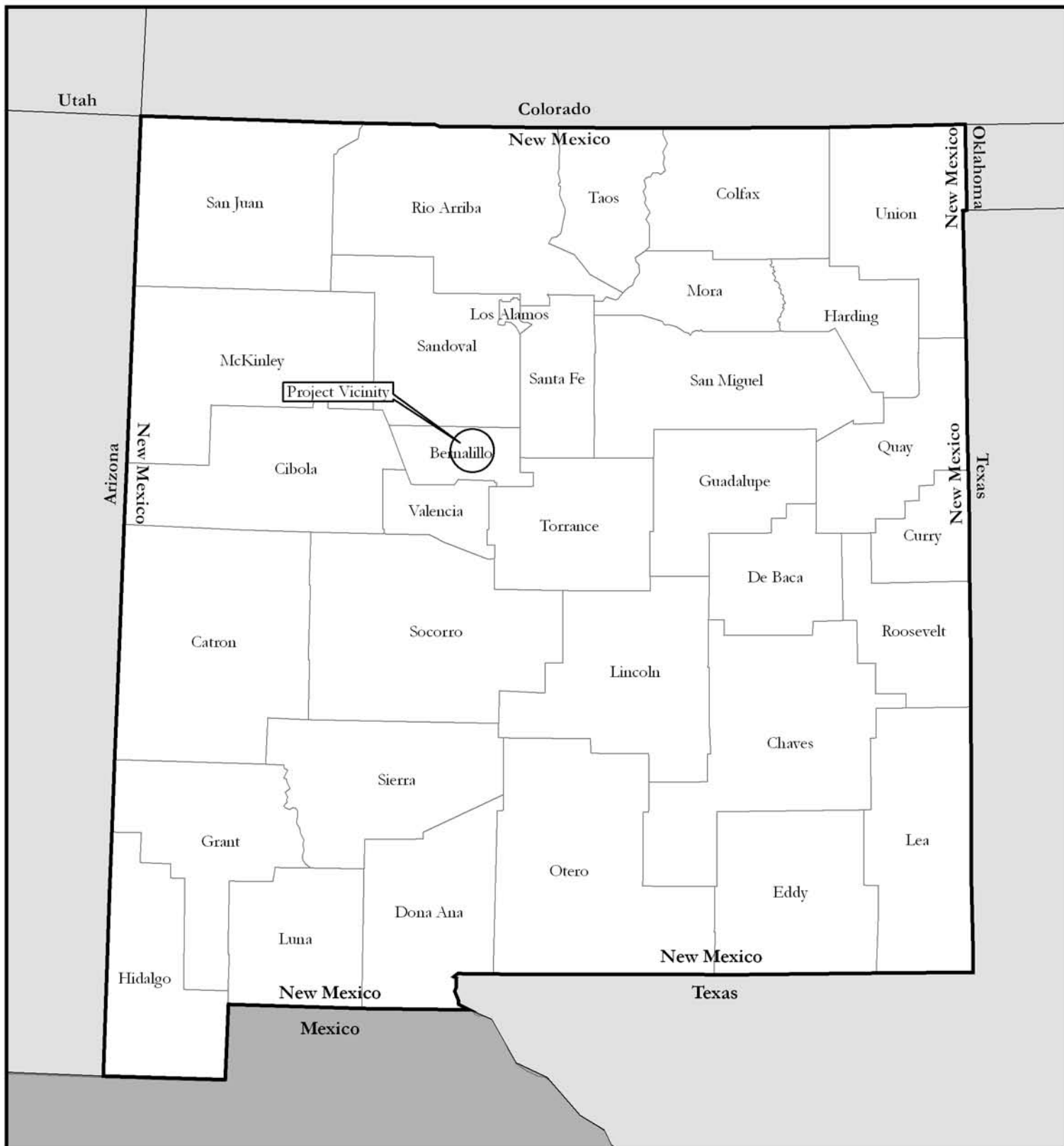
20. a. Percent Ground Visibility: 90 percent **b. Condition of Survey Area (grazed, bladed, undisturbed, etc.):** In Lots 25 and 28, here are two overhead power lines, an abandoned paved road that may be a previous alignment of Vista Oriente Street, and numerous two-tracks crossing the property. Some buried utilities are likely present along the northern edge of the property. There are push piles in places, possibly associated with nearby construction activities. In Lot 1, there may be buried utilities along the southern end of the lot, and an overhead powerline crosses the lot north to south. The edges of Lot 1 appear to have been pushed up mechanically.

21. CULTURAL RESOURCE FINDINGS <input type="checkbox"/> Yes, See Page 3 <input checked="" type="checkbox"/> No, Discuss Why: The area has been thoroughly disturbed	
22. Required Attachments (check all appropriate boxes): <input checked="" type="checkbox"/> USGS 7.5 Topographic Map with sites, isolates, and survey area clearly drawn <input checked="" type="checkbox"/> Copy of NMCRIS Mapserver Map Check <input type="checkbox"/> LA Site Forms - new sites (<i>with sketch map & topographic map</i>) <input type="checkbox"/> LA Site Forms (update) - previously recorded & un-relocated sites (<i>first 2 pages minimum</i>) <input type="checkbox"/> Historic Cultural Property Inventory Forms <input type="checkbox"/> List and Description of isolates, if applicable <input type="checkbox"/> List and Description of Collections, if applicable	23. Other Attachments: <input checked="" type="checkbox"/> Photographs and Log <input type="checkbox"/> Other Attachments (Describe):
24. I certify the information provided above is correct and accurate and meets all applicable agency standards. Principal Investigator/Responsible Archaeologist: Douglas H.M. Boggess Signature: <u></u> Date <u>January 20, 2014</u> Title (if not PI):	
25. Reviewing Agency: Reviewer's Name/Date Accepted () Rejected () Tribal Consultation (if applicable): <input type="checkbox"/> Yes <input type="checkbox"/> No	26. SHPO Reviewer's Name/Date: HPD Log #: SHPO File Location: Date sent to ARMS:

CULTURAL RESOURCE FINDINGS

[fill in appropriate section(s)]

1. NMCRIS Activity No.: 129506	2. Lead (Sponsoring) Agency:	3. Lead Agency Report No.:
SURVEY RESULTS: Sites discovered and registered: 0 Sites discovered and NOT registered: 0 Previously recorded sites revisited (<i>site update form required</i>): 0 Previously recorded sites not relocated (<i>site update form required</i>): 0 TOTAL SITES VISITED: 0 Total isolates recorded: 0 Non-selective isolate recording? <input checked="" type="checkbox"/> Total structures recorded (<i>new and previously recorded, including acequias</i>): 0		
MANAGEMENT SUMMARY: There were no archaeologically significant remains found within the 11.98 acre project area. Archaeological clearance is therefore recommended. If however, buried cultural remains are found during construction, all activity should cease in that location, the City of Albuquerque should be notified, and an assessment should be made by a qualified archaeologist. <p style="text-align: center;">IF REPORT IS NEGATIVE YOU ARE DONE AT THIS POINT.</p>		



Legend

 Counties

Source: ArcGIS 9.1 Database

N



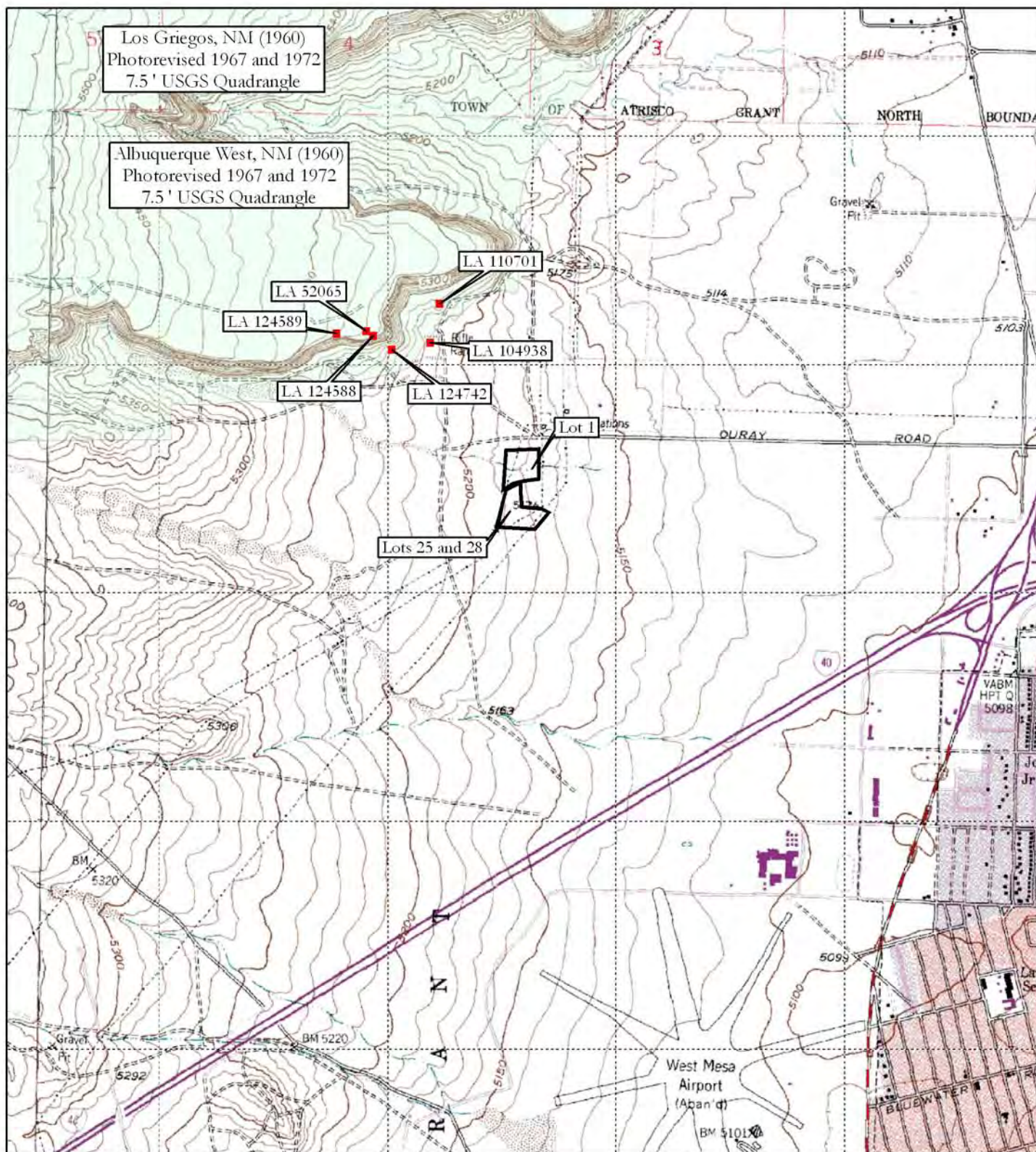
Ladera Business Park Cultural Resource Survey

Project Vicinity Map

Lone Mountain Archaeological Services

Drawn by: T. Cordua
LMAS No.: 1728

Client:
DLK Enterprises, LLC

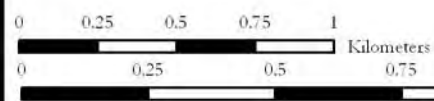


Legend

- Project Area
- Previously Recorded Site

Land Ownership

- Private
- National Park Service



Unplatted

Bernalillo County, NM



Ladera Business Park Cultural Resource Survey

Project Area

Lone Mountain Archaeological Services, Inc.

Drawn by: T. Cordua
LMAS No.: 1728

Client:
DLK Enterprises, LLC

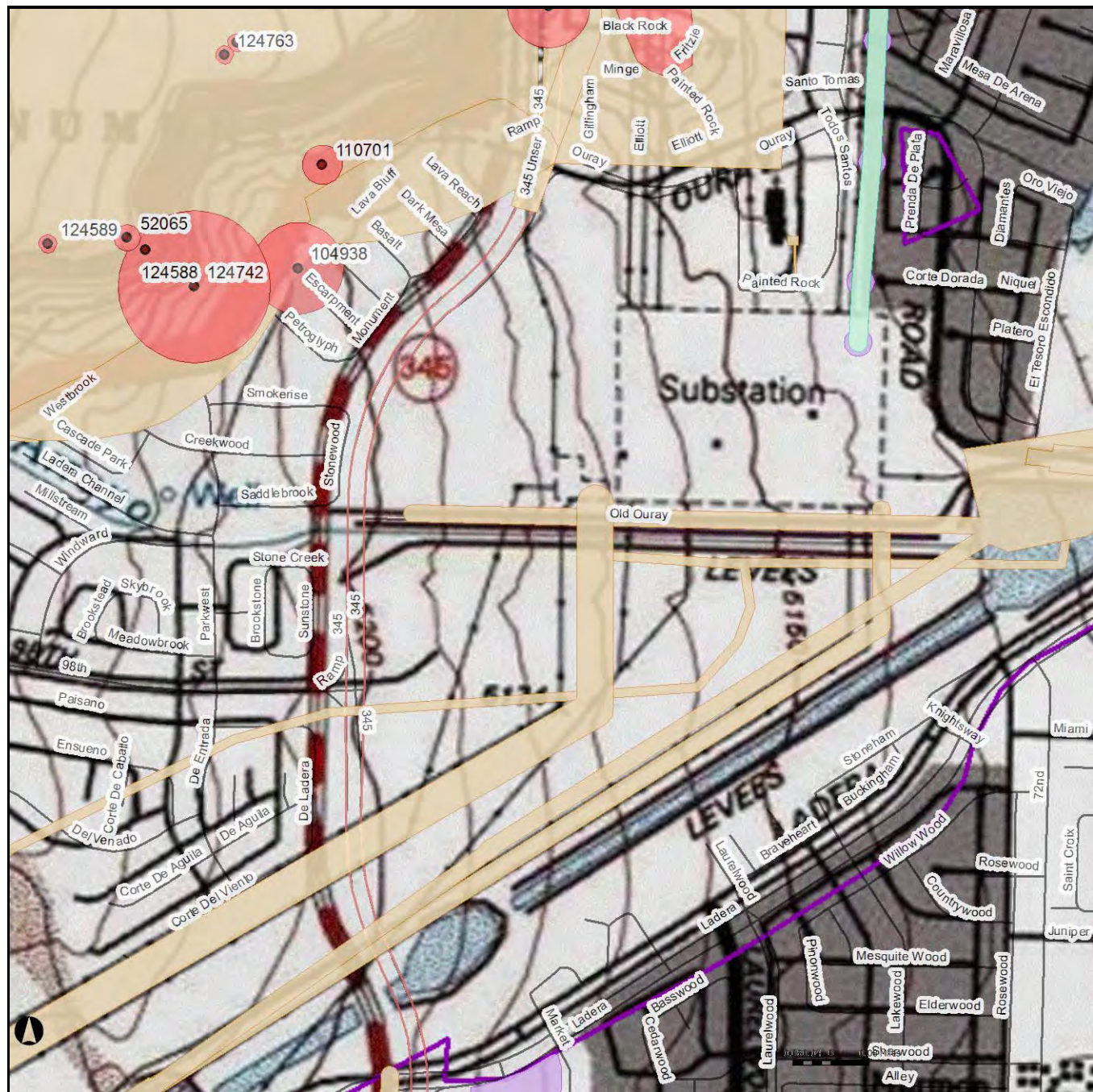


View of Lots 25 and 28, looking northwest.



View of Lot 1, looking west.

Map



Geography Names

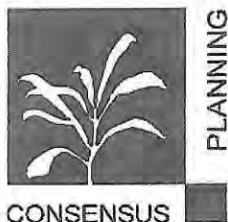
- Site Labels
- Site Boundaries (Edit)
- Site Boundaries
 - Not Defined
 - Proposed
 - Approved
- Building Labels

Historic Structures

- Not Defined
- Proposed
- Approved
- Buildings
 - Not Defined
 - Proposed
 - Approved
- Objects
 - Not Defined

Register Properties

- Not Defined
- Proposed
- Approved
- Archaeological Surveys (Edit)
- Archaeological Surveys
 - Not Defined
 - Proposed
 - Approved
- Highways



February 20, 2023

Architectural Design Review Committee

c/o Consensus Planning, Inc.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

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

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:

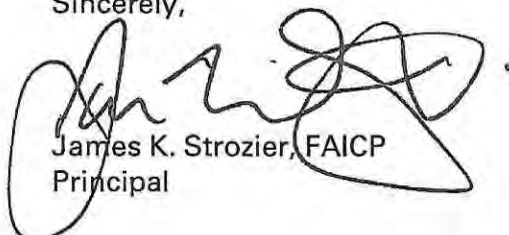
 X Approval

 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

PRINCIPALS

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

c: Mr. Dan Rich, Ladera Enterprises

This is the ARC letter pertaining to the same project # but for earlier application PR-2023-00616. The scope of the currently proposed site plan changes are consistent with the earlier DFT action. No covenants of the Ladera Business Park have changed in a way that would affect these proposed changes. -DR

Project #: PR-2023-005492

Ladera Enterprises, LLC

SECTION 3 – Public Notice Documentation

Sign Posting Agreement

Office of Neighborhood Coordination Inquiry
Response

Correspondence to Neighborhood Contacts

Proof of Emails with Read Receipts

Completed Neighborhood Meeting Request

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1> All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted within 3 days of application acceptance and remain for at least 15 days. Evidence of the sign posting must also be provided within 3 days. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION

- A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
- B. The face of the sign shall be parallel to the street.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER

- A. One sign shall be posted on each street frontage.
- B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

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 nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that: I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (15) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.

I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:



10/22/2024

PROJECT NUMBER & ADDRESS:

PR 2023 - 005492

2201 VISTA ORIENTE NW
ALBUQUERQUE NM 87120

2201 Vista Oriente NW_ Public Notice Inquiry Sheet Submission



Office of Neighborhood Coordination

From: onc@caboq.gov

To: eneralp@ops@aol.com

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's 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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Ladera West NA	laderavestna@gmail.com	Steven	Collins	slcnalbg@aol.com	7517 Vista Alegre Street	Albuquerque	NM	87120	5052694604	5053441
Ladera West NA	laderavestna@gmail.com	Hope	Eckert	heckert@svcp.com	3300 Ronda De Lechusas NW	Albuquerque	NM	87120		5054808
Westside Coalition of Neighborhood Associations		Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982
Westside Coalition of Neighborhood Associations		Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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: dev@p.caboq.gov, or visit: <https://www.caboq.gov/planning/online-planning-permitting-applications> 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.caboq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.caboq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.caboq.gov/planning/online-forms/PublicNotice/CABQ_Public_Notice_Checklist.pdf.
- 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):

<https://www.caboq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.asccore.com/ntegrated-development-ordinance-do?document=18&url_name=5-1520procedure&205summary20Table

Thank you,

From: Albuquerque RV and Boat Storage

Sent: Wednesday, October 23, 2024 1:15 PM

To: laderawestna@gmail.com <laderawestna@gmail.com>; slcnalbq@aol.com <slcnalbq@aol.com>; heckert@swcp.com <heckert@swcp.com>; aboard111@gmail.com <aboard111@gmail.com>

Subject: From Dan Rich - Submittal of Major Amendment to City Planning DFT

Ladera West Neighborhood Association - Seven Collins and Hope Eckert

Westside Coalition of Neighborhood Associations - Rene Horvath and Elizabeth Haley

October 23rd, 2024

Dear Neighbors,

This is a notification that we are preparing an application for Amendment to a Site Plan pertaining to the property located at 2201 Vista Oriente NW. The legal description for this property 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) and neighborhood notification is a requirement of the application.

The current site plan was approved by the DFT on October 12th, 2003. In order to meet the demand for accommodating those who are visiting Albuquerque for work and travel we are adding ten more RV Hookup spaces, to replace twenty indoor RV storage units on an existing concrete slab. The site modification also introduces an RV wash bay.

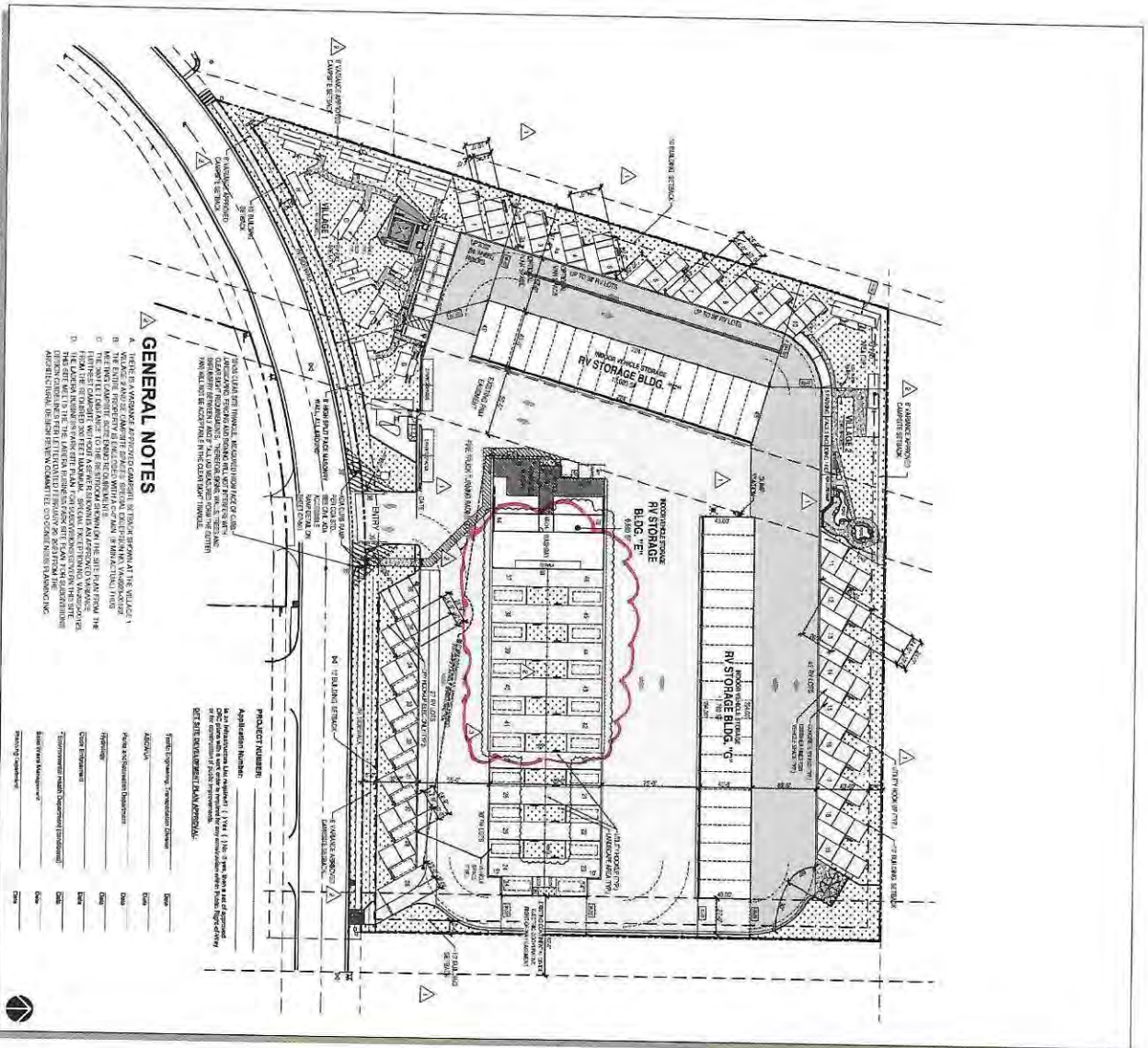
Please see the attached City forms and architectural sheets containing the details of the property and this request. Should you have further questions, please do not hesitate to email me at emeraldprops@aol.com, or by phone at (505) 304-4516. Per the IDO, you have 15 days to request a meeting. It should be noted that last time this project was presented, which was the same concept but larger scope, no meeting was requested.

We are excited as we look forward to the completion of this project and the opportunity to serve visiting guests as well as the surrounding community.

Sincerely,

Dan Rich

NOTE: UNLESS NOTED OTHERWISE, BUILDINGS DRIVEWAYS, TYP SPACES ETC. ARE PER PERMITS ONLY APPROVED WITH THE LOCAL AGENCY.

[illegible]
$$\overline{f''} = 40$$
[illegible]

PROJECT: ALBUQUERQUE AND SCOTT STADIUM
ADDRESS: 301 VIA QUINCY BLVD
CITY: ALBUQUERQUE, NM 87102
LEGAL DESCRIPTION: TRACT UNIT 7, LAVERA, BLUNTER PARK
LOT: 10
TOTAL LOT AREA: 3.25 ACRES
ACRES AVAILABLE: 3.25 ACRES
CURRENT ZONING: C-1 (CITY OF ALBUQUERQUE)
BUILDING CODE: IBC 1997, IBC 2000, IBC 2003, IBC 2006
PLANNING CODE: IBC 2006
NEW BLENDING CONSTRUCTION

CALL US TODAY FOR MORE INFORMATION

760.277.1661
12777 HWY 190, SUITE 200, ALBUQUERQUE, NM 87112

[illegible]

10/13/2024 8:43:11 PM

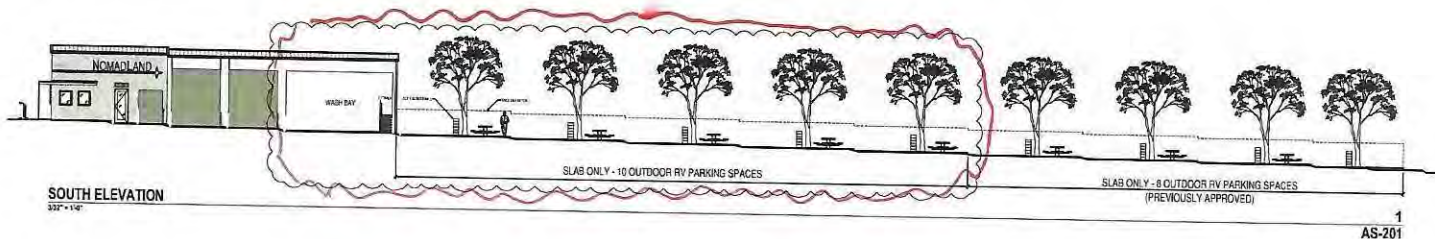
ARCHITECTS

PROJECT
ABC RV + BOAT STORAGE + CAMPSITE FACILITY 
2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

NO	REVISION	DATE
1	INIT. BY AN FIVE STAR	02-20
2	TR CODE FIVE STAR COMMENTS (000/000)	7/1/20
3	INIT. BY AN FIVE STAR COMMENTS FIVE STAR	07/02/20

AA-SP-1





For Review

10/13/2024 6:42:53 PM

ARCHITECTS

7025 Sargent St. NW, Albuquerque, NM 87114 PH: (505) 852-9433 FAX: (505) 850-1726

PROJECT

ABQ RV + BOAT STORAGE + CAMPSITE FACILITY

2201 VISTA ORIENTE NW, ALBUQUERQUE, NM

SHEET TITLE

ELEVATION

NO.	REVISION	DATE
1	BY: CORE THOMPSON/ARCHITECTS (NEW SPACE)	12/19/23
2	BY: JASON REUSCHER/ARCHITECTS (NEW SPACE)	12/19/23

ARCHITECT STAMP

CONCILIARY STAMP

DATE

7/20/23

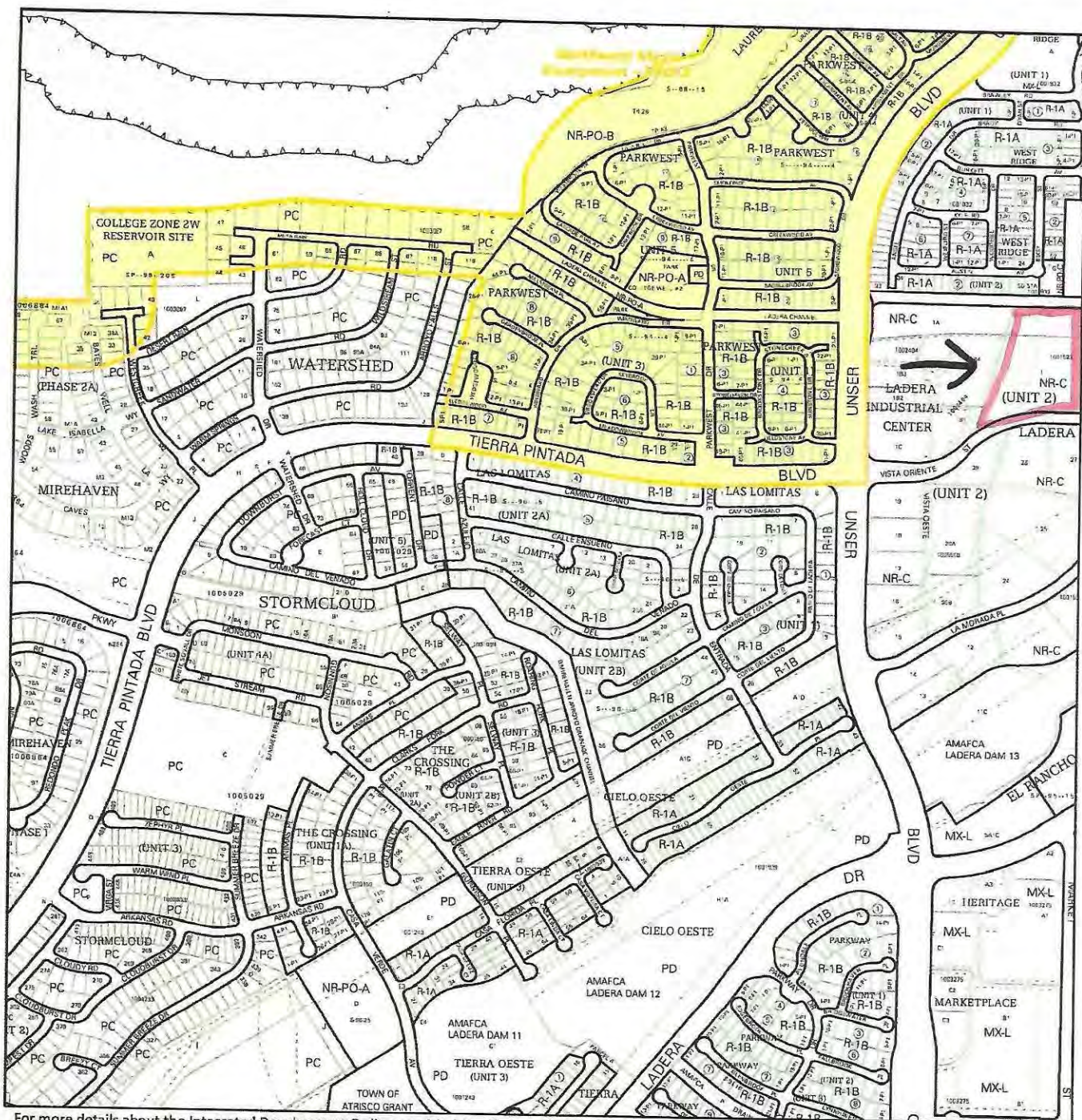
PROJECT NO.

1614

SHEET NO.

AS-201

1-20-23



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

IDO Zone Atlas May 2018



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



Zone Atlas Page:
H-09-Z

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

0 250 500 1,000 Feet

[Note: Items with an asterisk (*) are required.]

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

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) IDO §14-16-6-4(K)¹ to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination (ONC). The Neighborhood Association Representative Contact List from the ONC must be included as an attachment.²

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.³

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:

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2201 Vista Oriente NW
Location Description _____
2. Property Owner* Ladera Enterprises, LLC (Dan Rich)
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☒ Site Plan - Administrative⁴
 - ☐ Conditional Use Approval
 - ☐ Demolition Outside of an HPO⁵
 - ☐ Expansion of Nonconforming Use or Structure
 - ☐ Historic Design Standards and Guidelines
 - ☐ Master Development Plan

¹ See IDO Table 6-1-1 for notice requirements.

² Pursuant to IDO §14-16-6-4(K)(2)(a), 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.

³ If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

⁴ Required for applications that meet thresholds established in IDO §14-16-6-4(B)(1)(b).

⁵ This procedure applies only if the Historic Preservation Planner determines, pursuant to IDO §14-16-6-6(B)(2) (Demolition Outside of an HPO Procedure), that a hearing is necessary.

[Note: Items with an asterisk (*) are required.]

- ☐ Site Plan - EPC
- ☐ Vacation of Public Right-of-way – Council
- ☐ Vacation of Public Right-of-way – DHO
- ☐ Variance – EPC
- ☐ Variance – ZHE
- ☐ Variance – DHO
- ☐ Waiver – DHO
- ☐ Adoption or Amendment of Historic Designation
- ☐ Amendment to IDO Text – Small Area
- ☐ Zoning Map Amendment – EPC
- ☐ Zoning Map Amendment – Council

Summary of project/request^{6*}:

Major Amendment to Site Plan - DFT. This request is to add ten RV Hookup spaces and one RV Wash Bay

5. This type of application will be decided by*: ☒ City Staff

OR at a public hearing by:

- ☐ Development Hearing Officer (DHO)
- ☐ Environmental Planning Commission (EPC)
- ☐ Landmarks Commission (LC)
- ☐ Zoning Hearing Examiner (ZHE)
- ☐ City Council

6. Where more information about the project can be found^{7*}:

Preferred project contact name: Dan Rich (505) 304-4516

Email: _____

Phone: _____

Online website or project page: _____

Attachments: _____

Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)^{8*} H-9 and H-10
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

⁶ 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.

⁷ Address (mailing or email), phone number, or website to be provided by the applicant.

⁸ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

3. The following exceptions to IDO standards will be requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ 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.*
- ☐ 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.

Additional Information from IDO Zoning Map⁹:

- 1. Area of Property [typically in acres] 5.2
- 2. IDO Zone District NR-C
- 3. Overlay Zone(s) [if applicable] APO
- 4. Center or Corridor Area [if applicable] _____
- 5. Current Land Use(s) [vacant, if none] In development for RV Hookup Sites

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁹ Available here: <https://tinyurl.com/idozoningmap>

City of Albuquerque Property Report

Platted Parcel Address: 2201 VISTA ORIENTE ST NW
Assessor Parcel Address: 2201 VISTA ORIENTE ST NW
Report Date: 10/17/2024



www.cabq.gov/gis

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:** 2024 **Tax District:** A1A
Legal Description: TR 1 PLAT FOR LADERA BUSINESS PARK UNIT 2 CONT 5.2172 AC
Property Class: C **Document Number:** 2014089213 110714 QC - **Acres:** 5.2172

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [H-09](#)
IDO Zone District: [NR-C](#) **IDO District Definition:** Commercial
Land Use: 15 | Vacant **Lot:** 1 **Block:** 0000 **Subdivision:** LADERA BUSINESS PARK UNIT 2

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Ladera West NA

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

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 COM. COLLABORATIVE **Middle School:** TRES VOLCANES COM. COLLABORATIVE **High School:** WEST MESA

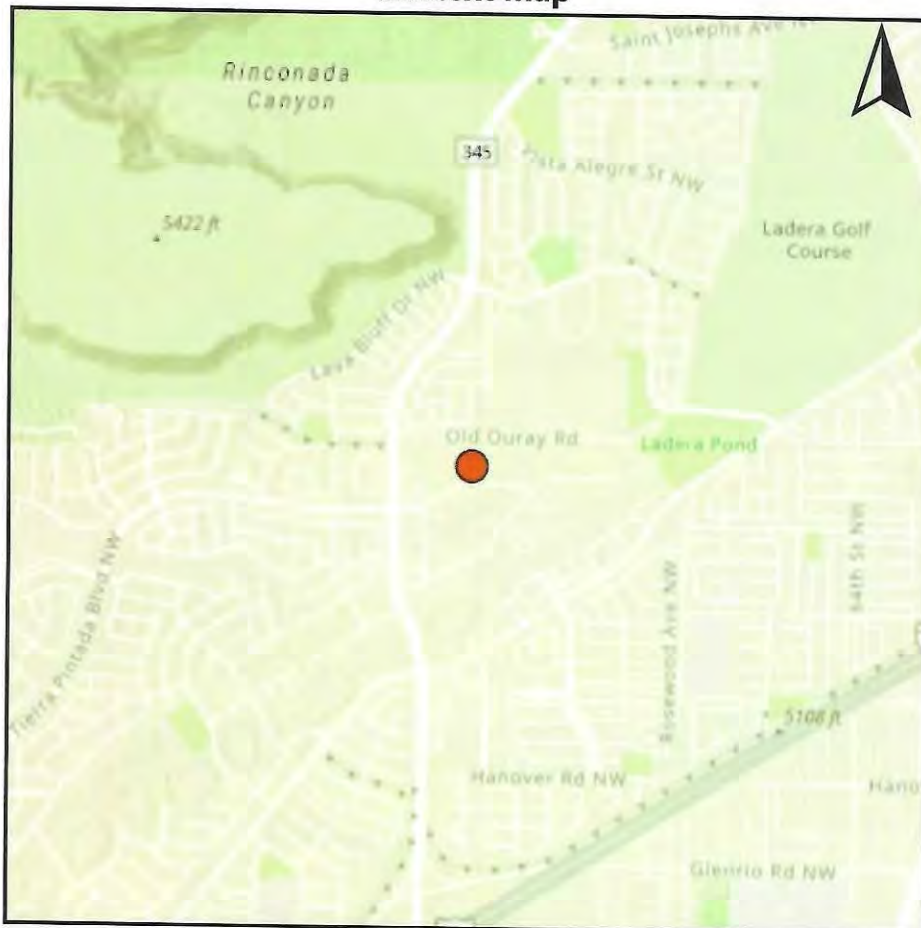
FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

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 Ordinance (IDO) to answer the following:

Application Type: Site Plan Administrative DFT Major Amendment

Decision-making Body: DFT

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 2201 Vista Oriente NW

Name of property owner: Ladera Enterprises, LLC

Name of applicant: Dan Rich

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

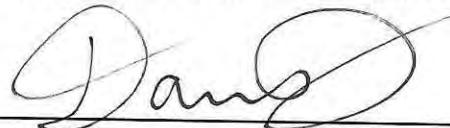
☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
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.

 (Applicant signature) 10/18/2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §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 & LC 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.
- ☐ 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.



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Delivery Status					
Address	Status	Details	Delivered (UTC*)	Delivered (local)	Opened (local)
heckert@swcp.com	Delivered and Opened	HTTP-IP:104.28.48.213	10/23/2024 07:24:42 PM (UTC)	10/23/2024 07:24:42 PM	10/23/2024 07:41:35 PM

*UTC represents Coordinated Universal Time: <https://www.rmail.com/resources/coordinated-universal-time/>

Message Envelope

From:	Albuquerque RV and Boat Storage <manager@abqrvandboatstorage.com>
Subject:	from Dan Rich - Submittal of Major Amendment to City Planning DFT
To:	<heckert@swcp.com>
Cc:	
Bcc:	
Network ID:	<SN6PR08MB38883B1E15FFE735745EB54BBA4D2@SN6PR08MB3888.namprd08.prod.outlook.cc>

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Client Code:	

Message Statistics	
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Message Size:	4985100
Features Used:	
File Size:	File Name:
3.5 MB	2201 Vista Oriente Revision to Site Plan DFT Amendment.pdf



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Delivery Status					
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aboard111@gmail.com	Delivered and Opened	HTTP-IP:104.28.50.164	10/23/2024 07:28:07 PM (UTC)	10/23/2024 07:28:07 PM	10/23/2024 08:51:14 PM

*UTC represents Coordinated Universal Time: <https://www.rmail.com/resources/coordinated-universal-time/>

Message Envelope	
From:	Albuquerque RV and Boat Storage <manager@abqrvandboatstorage.com>
Subject:	From Dan Rich - Submittal of Major Amendment to City Planning DFT
To:	<aboard111@gmail.com>
Cc:	
Bcc:	
Network ID:	<SN6PR08MB3888EA9700A9890C005CF3ECBA4D2@SN6PR08MB3888.namprd08.prod.outlook.c

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Message Size:	4985082
Features Used:	
File Size:	File Name:
3.5 MB	2201 Vista Oriente Revision to Site Plan DFT Amendment.pdf



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To authenticate this receipt, forward this email with its attachment to 'verify@r1.rpost.net' or [click here](#)

Delivery Status					
Address	Status	Details	Delivered (UTC*)	Delivered (local)	Opened (local)
laderawestna@gmail.com	Delivered and Opened	relayed;gmail-smtp-in.l.google.com (108.177.15.26)	10/23/2024 07:17:49 PM (UTC)	10/23/2024 07:17:49 PM	10/23/2024 09:29:35 PM

*UTC represents Coordinated Universal Time: <https://www.rmail.com/resources/coordinated-universal-time/>

Message Envelope	
From:	Albuquerque RV and Boat Storage <manager@abqrvandboatstorage.com>
Subject:	From Dan Rich - Submittal of Major Amendment to City Planning DFT
To:	<laderawestna@gmail.com>
Cc:	
Bcc:	
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Client Code:	

Message Statistics	
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Message Size:	4983585
Features Used:	
File Size:	File Name:
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Delivery Status


Address	Status	Details	Delivered (UTC*)	Delivered (local)	Opened (local)
slcnalbq@aol.com	Delivered and Opened	relayed;mx- aol.mail.gm0.yahoodns.net (98.136.96.93)	10/23/2024 07:17:59 PM (UTC)	10/23/2024 07:17:59 PM	10/24/2024 09:41:35 AM

*UTC represents Coordinated Universal Time: <https://www.rmail.com/resources/coordinated-universal-time/>

Message Envelope

From:	Albuquerque RV and Boat Storage <manager@abqrvandboatstorage.com>
Subject:	From Dan Rich - Submittal of Major Amendment to City Planning DFT
To:	<slcnalbq@aol.com>
Cc:	
Bcc:	
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Client Code:	

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Features Used:	
File Size:	File Name:
3.5 MB	2201 Vista Oriente Revision to Site Plan DFT Amendment.pdf



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The holder of this receipt has proof of delivery, message and attachment content, and official time of sending and receipt. Depending on services selected, the holder also may have proof of encrypted transmission and/or electronic signature.


To authenticate this receipt, forward this email with its attachment to 'verify@r1.rpost.net' or [click here](#)

Delivery Status					
Address	Status	Details	Delivered (UTC*)	Delivered (local)	Opened (local)
elizabethkayhaley@gmail.com	Delivered and Opened	relayed;gmail-smtp-in.l.google.com (66.102.1.27)	10/23/2024 07:38:17 PM (UTC)	10/23/2024 07:38:17 PM	10/23/2024 10:36:21 PM

*UTC represents Coordinated Universal Time: <https://www.rmail.com/resources/coordinated-universal-time/>

Message Envelope	
From:	Albuquerque RV and Boat Storage <manager@abqrvandboatstorage.com>
Subject:	FW: from Dan Rich - Submittal of Major Amendment to City Planning DFT
To:	<elizabethkayhaley@gmail.com>
Cc:	
Bcc:	
Network ID:	<SN6PR08MB3888D4E554780F501D5F6F21BA4D2@SN6PR08MB3888.namprd08.prod.outlook.cc>

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Client Code:	

Message Statistics	
Tracking Number:	27B5A6EF290345F427547B6EB1975A0179DC7615
Message Size:	4985264
Features Used:	
File Size:	File Name:
3.5 MB	2201 Vista Oriente Revision to Site Plan DFT Amendment.pdf

Project #: PR-2023-005492

Ladera Enterprises, LLC

SECTION 4 – Miscellaneous Documentation

Notice of Decision (previous) PR-2023-005492

NMCRIS

TCL

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Ladera Enterprises, LLC
3200 Calle De Laura NW
Albuquerque, NM 87104

Project# PR-2023-005492

Application#

SI-2023-00617 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 1, LADERA BUSINESS PARK zoned
NR-C, located at **2201 VISTA ORIENTE NW**
between **LA MORADA PL NW** and **UNSER**
BLVD NW containing approximately **5.2172**
acre(s). **(H-9, H-10)**

On October 12, 2023, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to amend a previously approved DRB Site Plan (PR-2021-005492/ SI-2021-001694) by reducing the square footage of the proposed RV Storage Building "E" from 27,773 square feet to 18,477 square feet; increasing the number of RV parking spaces from 32 parking spaces to 36 parking spaces; reducing the number of canopy-covered RV parking spaces from 18 spaces to 0 spaces; and increasing the number of open RV Vehicle Storage Spaces from 4 spaces to 9 spaces.
2. The site is zoned NR-C, and the proposed use(s) as depicted on the Site Plan are permitted in the zone district.
3. ZHE Variances to the setback requirement(s), VA-2023-00122, and the distance requirement(s), VA-2023-00123, was approved on July 5, 2023.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The Site Plan is compliant with the applicable IDO sections, including: 4-3 (Use-Specific Standards), 5-1 (Dimensional Standards), 5-5 (Parking Standards and Requirements), 5-6 (Landscaping, Buffering, Screening Standards and Requirements), and 5-8 (Outdoor and Site Lighting). The Site Plan is compliant with 5-1 (Dimensional Standards and Requirements) with the ZHE approvals (see Finding #3).

- b. 6-5(G)(3)(b) *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, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. The project, therefore, will not burden the existing systems.

- c. 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The site is within the Ladera Business Park Master Plan. The proposed development is consistent with the Plan requirements.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 30, 2023**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

Official Notice of Decision

Project # PR-2023-005492 Applications# SI-2023-00617

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For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

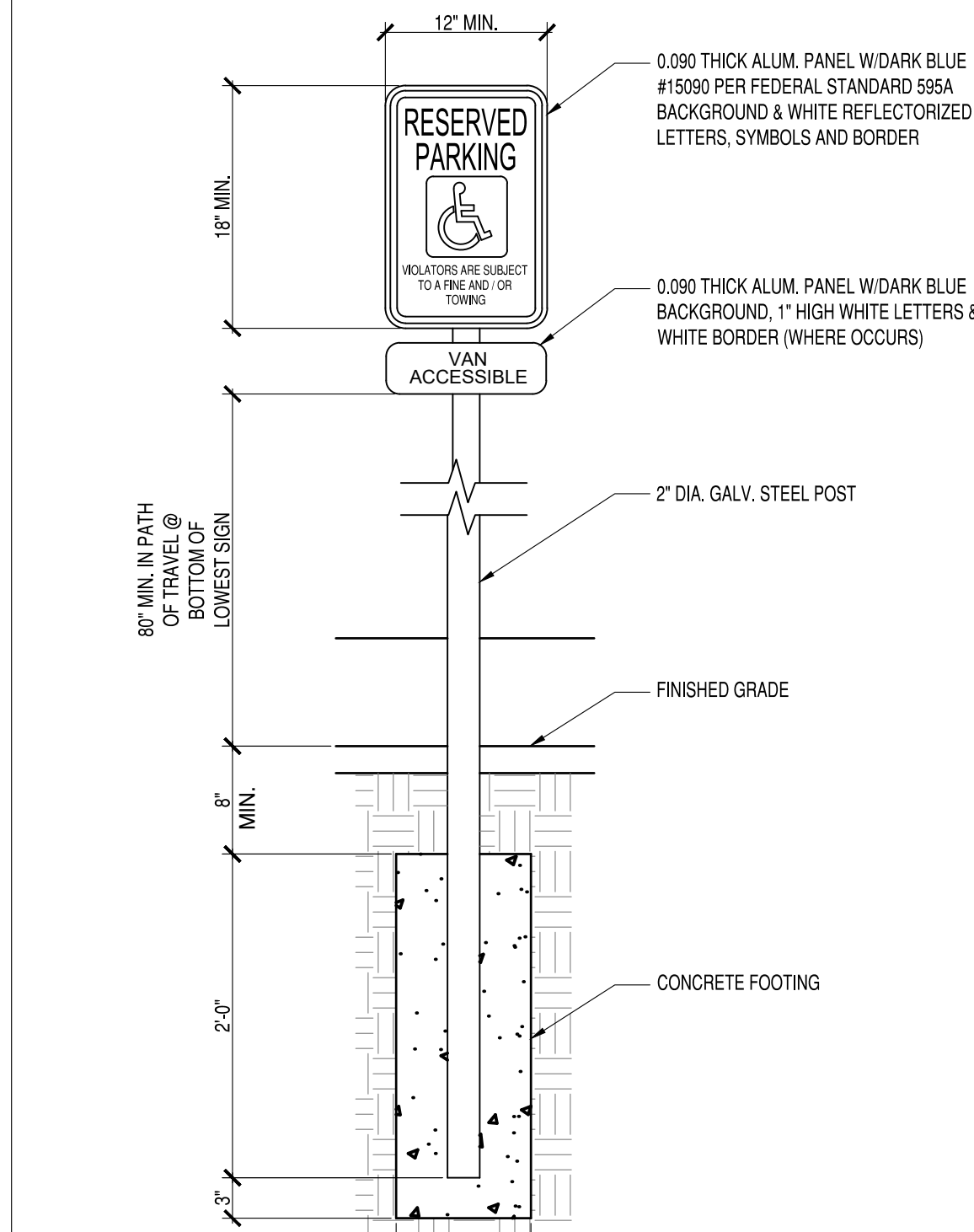
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Varela'.

for Alan Varela,
Planning Director

JW/rw

Ladera Enterprises, LLC 3200 Calle De Laura NW, Albuquerque, NM 87104

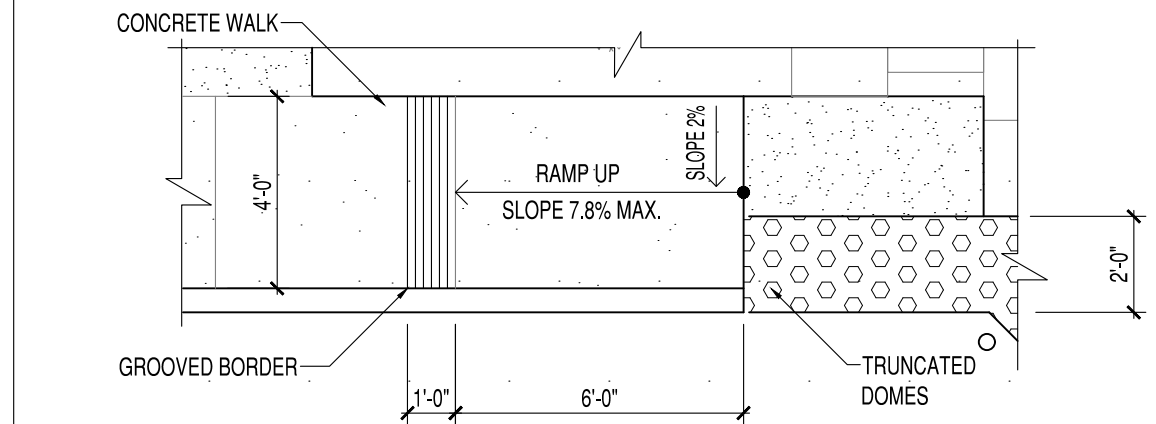


TCL ADA PARKING SIGN

1" = 1'-0"

2

TCL-101



ADA RAMP DETAIL 2

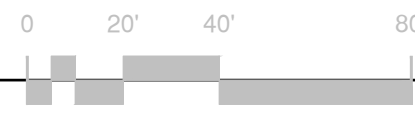
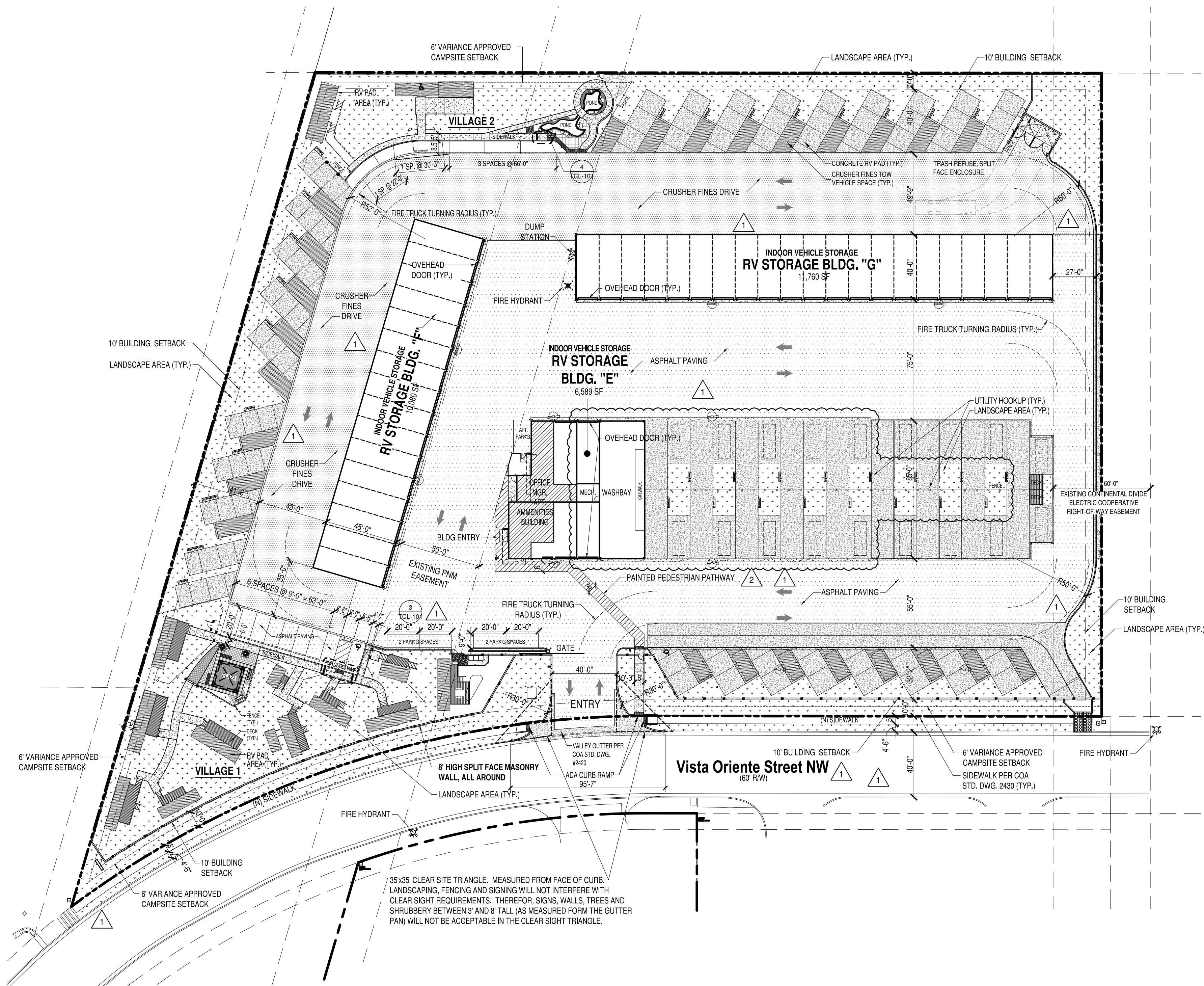
1/4" = 1'-0"

4

TCL-101

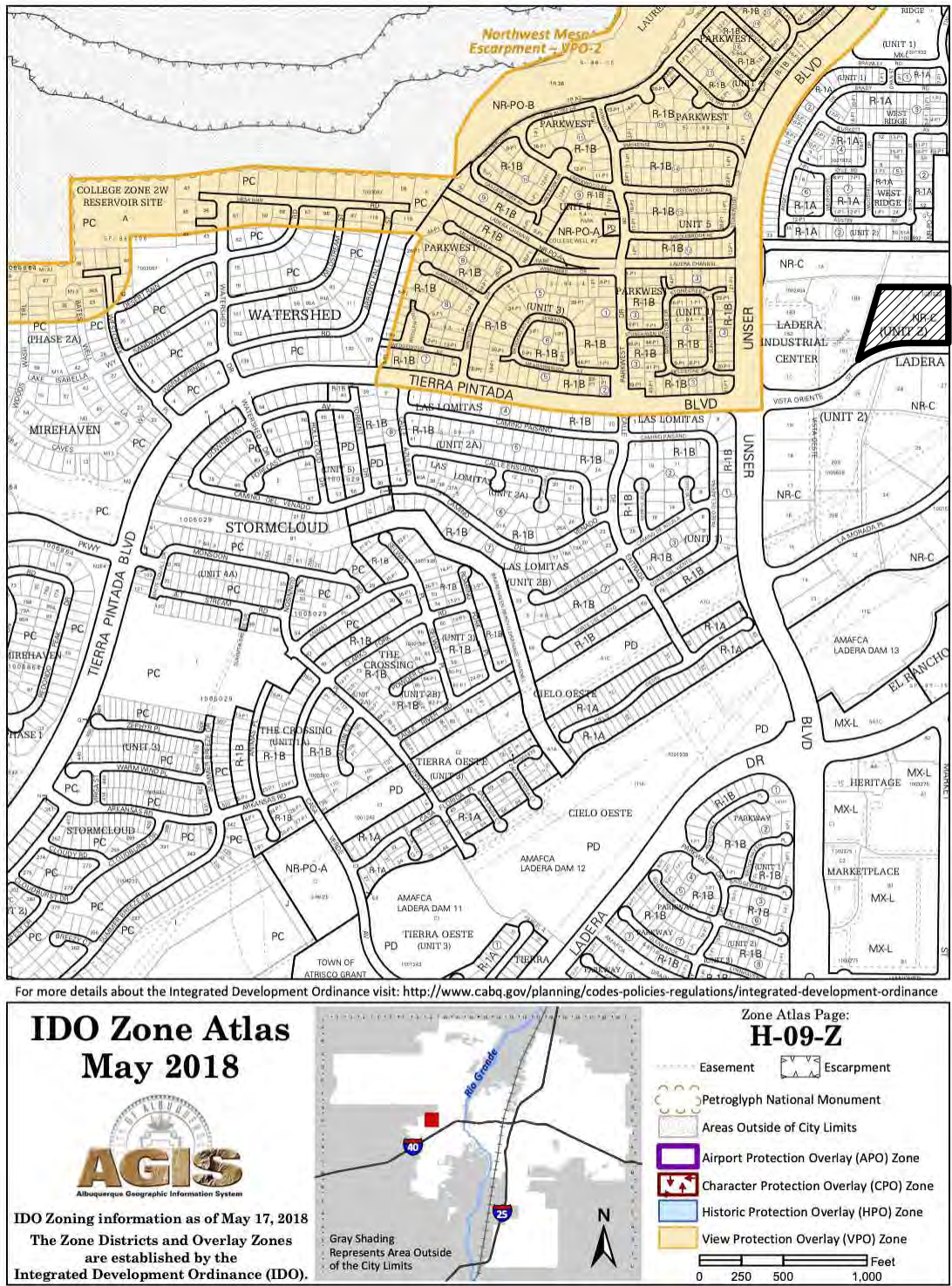
TRAFFIC CONTROL LAYOUT

1" = 40'



1

TCL-101



SITE CRITERIA

PROJECT: ALBUQUERQUE RV + BOAT STORAGE + CAMPSITES
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:

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

NUMBER OF INDOOR RV STORAGE UNITS: 41
NUMBER OF NOMADLAND RV CAMPSITE SPACES: 46
NUMBER OF VILLAGE 1 & 2 CAMPSITE SPACES: 13
NUMBER OF PARKING SPACES: FOR CAMPGROUND OR RECREATIONAL VEHICLE PARK
1 SPACE PER DESIGNATED CAMPING OR RV SPOT;
52 SPACES PROVIDED (49 REQUIRED)
MANAGER APARTMENT PARKING SPACE: 1 SPACE PROVIDED (1 REQUIRED)

NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

For Review JUNO
10/13/2024 8:42:32 PM

ARCHITECTS

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

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

SHEET TITLE:
TRAFFIC CONTROL LAYOUT

NO.	REVISION	DATE
1	DEVELOPMENT REVIEW COMMENTS	9/5/23
2	SITE PLAN REVISION BUILDING 'G' AREA	10/14/24

ARCHITECT STAMP CONSULTANT STAMP



DATE:
7/20/23
PROJECT NO.
1614
SHEET NO.

TCL-101