



Effective 11/16/2023

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

|  |  |  |
|--|--|--|
| <b>MISCELLANEOUS APPLICATIONS</b>  |  | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3) |
| <input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)                                    | <b>PRE-APPLICATIONS</b>  |  |
| <input checked="" 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"/> Infrastructure List or 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)  | <b>APPEAL</b>  |  |
| <input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)                                    | <input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A) |  |

### BRIEF DESCRIPTION OF REQUEST

Afra Construction, on behalf of West Mesa RV Park formerly known as Paradise RV Park, request Final Sign Off for Site Development Plan approved by EPC

### APPLICATION INFORMATION

|  |           |  |
|--|-----------|--|
| Applicant/Owner: AFRA Construction and Design LLC on Behalf of West Mesa RV Park |           | Phone: 505-315-6484 - Adil Rizvi       |
| Address: 2501 Yale Blvd SE   |           | Email: adil1424@yahoo.com              |
| City: Albuquerque  | State: NM | Zip: 87106                             |
| Professional/Agent (if any):   |           | Phone:                                 |
| Address:   |           | Email:                                 |
| City:  | State:    | Zip:                                   |
| Proprietary Interest in Site: Agent  |           | List all owners: West Mesa Rv Park LLC |

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

|  |                        |                                     |                              |
|--|------------------------|-------------------------------------|------------------------------|
| Lot or Tract No.: tract 5, Row 2, Unit A - West of Westland. |                        | Block:                              | Unit:                        |
| Subdivision/Addition: Atrisco Grant                          |                        | MRGCD Map No.:                      | UPC Code: 100805747514340401 |
| Zone Atlas Page(s): K-8                                      | Existing Zoning: NR-SU | Proposed Zoning                     |                              |
| # of Existing Lots: 1  | # of Proposed Lots: 1  | Total Area of Site (Acres): 5 ACRES |                              |

### LOCATION OF PROPERTY BY STREETS

|                               |                     |                  |
|-------------------------------|---------------------|------------------|
| Site Address/Street: LEONIDAS | Between: AVALON AVE | and: VOLCANO AVE |
|-------------------------------|---------------------|------------------|

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

RE: 1008830 \_ 11EPC- 40073

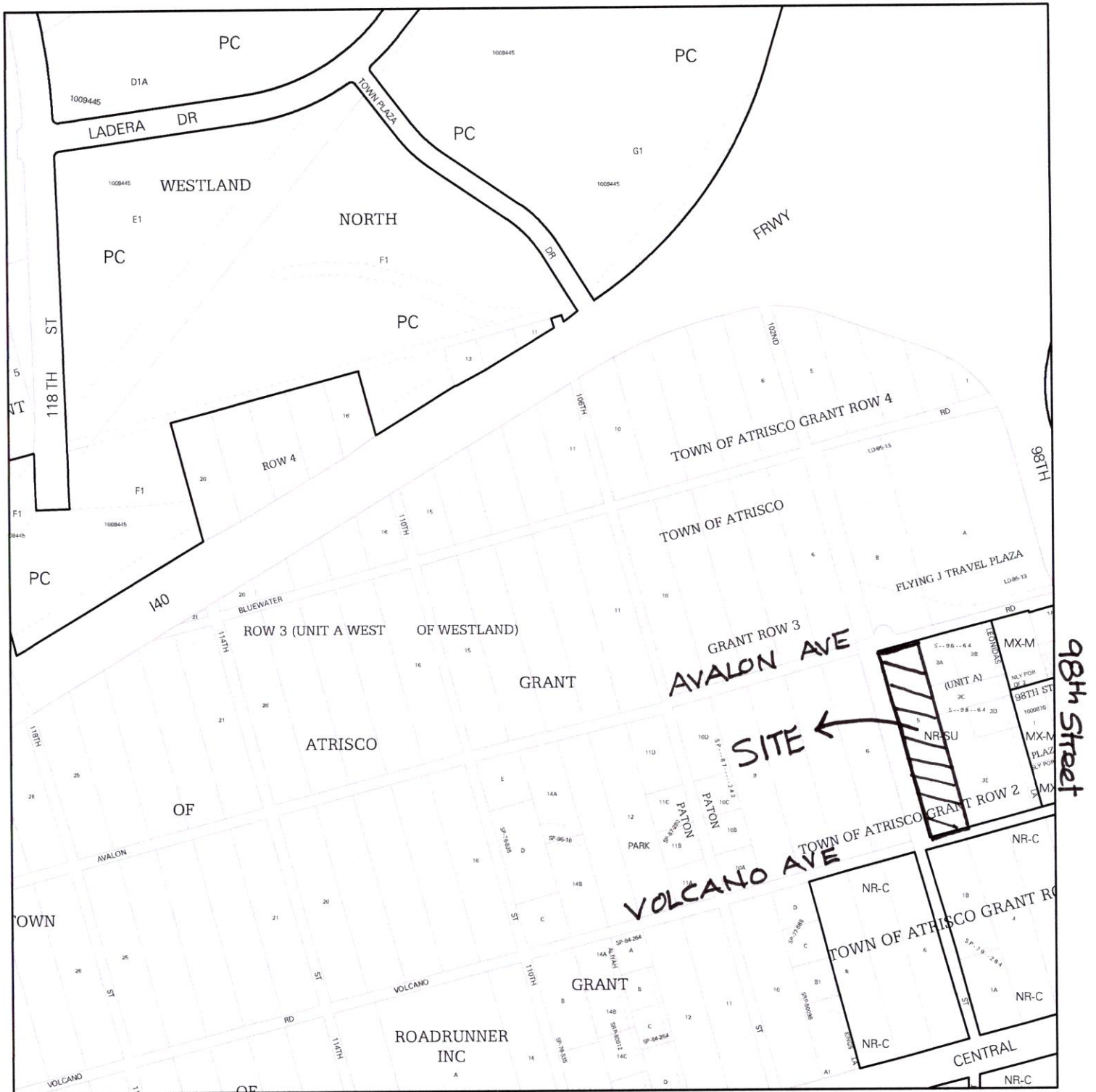
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

|                                |   |
|--------------------------------|---|
| Signature: Tafazzul Hussain    | Date: 9-9-2024  |
| Printed Name: Taffazul Hussain | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

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

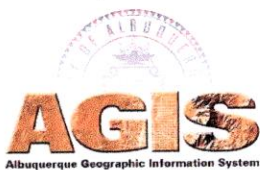
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDPS@caba.gov](mailto:PLNDPS@caba.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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 *Not Required Letter Included*
- ☒ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability \*  
Statement filing information - *Pending*
- ☒ 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*)

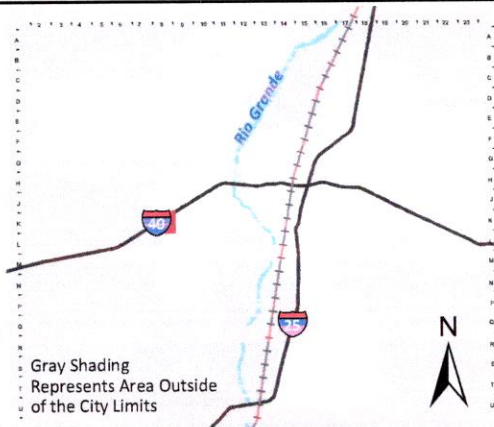


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



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



Gray Shading  
Represents Area Outside  
of the City Limits



Zone Atlas Page:  
**K-08-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

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PARADISE RV PARK - PHASE II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 5, ROW 2 NORTH, UNIT A, WEST OF WESTLAND - TOWN OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size   | Type of Improvement   | Location     | From           | To             | Construction Certification |                 |                       |
|------------------------------------|-------------------------------|--------|---|--------------|----------------|----------------|----------------------------|-----------------|-----------------------|
|                                    |                               |        |   |              |                |                | Inspector                  | Private<br>P.E. | City/Cust<br>Engineer |
|                                    |                               | 24' FE | 20' PERM AND 4' TEMP PAVEMENT<br>STD CURB AND GUTTER AND<br>5' SIDEWALK (EAST SIDE ONLY)  | 102ND STREET | VOLCANO ROAD   | AVALON ROAD    | /                          | /               | /                     |
|                                    |                               | 24' FE | 20' PERM AND 4' TEMP PAVEMENT<br>STD CURB AND GUTTER AND<br>5' SIDEWALK (NORTH SIDE ONLY) | VOLCANO ROAD | 102ND STREET   | EAST PROP LINE | /                          | /               | /                     |
|                                    |                               | 24' FE | 20' PERM AND 4' TEMP PAVEMENT<br>STD CURB AND GUTTER AND<br>5' SIDEWALK (SOUTH SIDE ONLY) | AVALON RD.   | 102ND STREET   | EAST PROP LINE | /                          | /               | /                     |
|                                    |                               | 8"     | SANITARY SEWER LINE   | VOLCANO ROAD | 102ND STREET   | EAST PROP LINE | /                          | /               | /                     |
|                                    |                               | 8"     | SANITARY SEWER LINE   | 102ND STREET | VOLCANO ROAD   | AVALON ROAD    | /                          | /               | /                     |
|                                    |                               | 10'    | WATER LINE  | VOLCANO ROAD | 102ND STREET   | EAST PROP LINE | /                          | /               | /                     |
|                                    |                               | 36"    | STORM DRAIN<br>W/ INLETS AND MANHOLES   | 102ND STREET | VOLCANO ROAD   | AVALON ROAD    | /                          | /               | /                     |
|                                    |                               | 84"    | STORM DRAIN<br>W/ INLETS AND MANHOLES   | VOLCANO ROAD | EAST PROP LINE | 102ND STREET   | /                          | /               | /                     |
|                                    |                               | 108"   | STORM DRAIN<br>W/ INLETS AND MANHOLES   | VOLCANO ROAD | VOLCANO ROAD   | CITY POND      | /                          | /               | /                     |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---------------------|----------|------|----|----------------------------|------|--------------------|
|                              |                         |      |                     |          |      |    | Inspector                  | P.E. | City Crst Engineer |
|                              |                         |      |                     |          |      |    | /                          | /    | /                  |
|                              |                         |      |                     |          |      |    | /                          | /    | /                  |

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

ENGINEERS CERTIFICATION OF THE GRADING PLAN REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES AND SIA

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

| AGENT / OWNER                  | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS |                                   |  |  |
|--------------------------------|---|-----------------------------------|--|--|
| Ron E. Hensley P.E.            | DRB CHAIR - date                          | PARKS & GENERAL RECREATION - date |  |  |
| THE Group                      | TRANSPORTATION DEVELOPMENT - date         | AMAFCA - date                     |  |  |
| <i>Ron E. Hensley</i> 07/19/24 | UTILITY DEVELOPMENT - date                | CODE ENFORCEMENT - date           |  |  |
|                                | CITY ENGINEER - date                      |                                   |  |  |

| DESIGN REVIEW COMMITTEE REVISIONS |      |           |                 |
|-----------------------------------|------|-----------|-----------------|
| REVISION                          | DATE | DRC CHAIR | USER DEPARTMENT |
|                                   |      |           | AGENT / OWNER   |
|                                   |      |           |                 |
|                                   |      |           |                 |

**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## **OFFICIAL NOTIFICATION OF DECISION**

May 15, 2012

S.M. Quraishi  
3012 Central Avenue SE  
Albuquerque, NM 87106

**Project # 1008830**  
11EPC-40073 Site Development Plan for  
Building Permit

### **LEGAL DESCRIPTION:**

for all or a portion of Tract 5, Row 2, Unit A, West Of Westland, Town Of Atrisco Grant, located on 102<sup>nd</sup> Street NW between Avalon Road NW and Volcano Road NW, containing approximately 5 acres.

Chris Hyer, Staff Planner

On May 10, 2012, the Environmental Planning Commission voted to APPROVE Project 1008830 / 11EPC-40073, a request for a Site Development Plan for Building Permit, for Phase 2 & Phase 3 Development, based on the following Findings and subject to the following Conditions:

### **FINDINGS:**

1. This is a request for a Site Development Plan for Building Permit for Tract 5, Row 2, West of Westland, Town of Atrisco Land Grant, zoned SU-1/C-2 Uses and Campground, Excluding Package Liquor Sales, located on the east side of 102<sup>nd</sup> Street NW, between Avalon Road NW and Volcano Road NW (south of I-40 and west of 98<sup>th</sup> Street), and containing approximately 5-acres. This Tract includes Phases 2 & 3 of the subject site.
2. The applicant is proposing to develop an RV-Park/Campground with a total of 150-RV sites, 5-casitas, a 38-room 2-story motel, 9-spaces for RV-storage, an office/restroom building, 69 parking places, a recreational area including a pool and a dog run on the subject site.
3. Phase 1 of this development will be reviewed by the DRB and is the eastern half of the site. The first phase consists of 74 RV sites and the office/restroom building and recreational areas. This request is for Phase 2 & 3 of the subject site. Phase 2 includes 75 additional medium sized RV sites, the 5 casitas, 40 parking spaces, 9

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RV-storage spaces and a dog run. Phase 3 consists solely of the 38 room, 2-story lodge.

4. The site is located within the Developing Urban Area of the *Comprehensive Plan* and within the boundaries of the *West Side Strategic Plan*. There are no sector development plans that govern the subject site.
5. The *Albuquerque/Bernalillo County Comprehensive Plan*, the *West Side Strategic Plan* and the *City of Albuquerque Zoning Code* are incorporated herein by reference and made part of the record for all purposes.
6. The Phase 2 & 3 site development plan for building permit request furthers policies of the *Comprehensive Plan*:

DEVELOPING URBAN POLICIES

Policy II.B.5.a: The proposed RV Park use is not currently provided in the surrounding area, thereby, expanding available uses. Further, its close proximity to I-40 makes for a reasonable location and is adjacent to the Travel Plaza and a truck wash, adding a compatible use.

Policy II.B.5.d: The location of an RV-Park in close proximity to I-40 is appropriate and is within an expanding commercial area and is compatible with surrounding uses.

Policy II.B.5.e: Existing urban facilities and services are available via 98<sup>th</sup> Street, which are currently serving other commercial businesses. The integrity of the existing neighborhoods will be unaffected as access to the subject site is via 98<sup>th</sup> Street.

Policy II.B.5.i: The RV-Park/Campground use will not necessarily complement residential use; it will not serve the residents. A 6' high wall will surround the RV Park, in order to minimize the adverse effects of noise, lighting, pollution and traffic on surrounding properties.

D. COMMUNITY RESOURCE MANAGEMENT

Policy II.D.6.a: The RV-Park/Campground will provide additional jobs to the west side.

Policy II.D.6.d: The RV-Park/Campground will help to promote tourism by providing an additional place for tourists to stay.

7. The Phase 2 & 3 site development plan for building permit request furthers policies of the *West Side Strategic Plan*:

Plan Objective 8: The development of the RV-Park/Campground will provide additional jobs on the west side. Phase 2 and Phase 3 will add to the employment already established by the Phase 1 development.

Policy 3.33: The RV-Park/Campground is a quasi-residential use. It will provide amenities for transient residential units and be located in a developing commercial area.



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Policy 3.36: Although the RV-Park is not redevelopment, the area surrounding the subject site has had various types of developments for many years. The addition of the proposed RV-Park/ Campground will add to the mix of land uses available in this community.

8. The Zoning Hearing Examiner granted a variance for the area of a campsite, Section 14-16-3-7 (B) (2), on March 28, 2012. The Zoning Code states that a campground site shall be 1,650 square-feet in area at a minimum; the variance is for 1,250 square feet to this requirement. Thus, campground sites for the subject site can be a minimum of 400 square-feet.
9. The project meets the requirements of Section 14-16-3-7 of the Zoning Code, the Campground Regulations, with the above-cited variance. These regulations apply equally to an RV-Park or a Campground.
10. Property owners within 100' of the subject site were notified of this request. Also, the Northwest Alliance of Neighbors, the South Valley Coalition of Neighborhood Associations, the South West Alliance of Neighbors (SWAN) and the West Side Coalition of Neighborhood Associations were notified as well. There was not a facilitated meeting. Two neighbors asking for more information about this request have contacted staff - neither expressed opposition nor support.
11. The owner of the adjacent truck wash has raised concerns regarding potential problems of congestion along the private road, Leonidas Lane. Trucks frequently stage along this 32' wide road waiting for truck wash services and could interfere with traffic destined for the RV Park. The applicant is aware of this concern and expressed that access to the subject site will primarily be from Volcano Road and not conflict with traffic generated by the truck wash.
12. The applicant has provided a copy of the plat that shows access to the site has been granted along the private road, Leonidas Lane, from both the north side (Avalon Road) and the south side (Volcano Road) as well as from 102<sup>nd</sup> street on the west side of the site.
13. Staff has received a letter of support for this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.



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2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The motorcycle and one-way signage shall be shown on the detail sheet.
4. A note needs to be provided indicating that the site will comply with the Area Lighting Regulations, Section 14-16-3-9 of the *Zoning Code*.
5. Dimensions of the landscape beds and the quantity of each type of planting shall be provided on the Landscape Plan.
6. Building elevations for all four sides, with dimensions, shall be provided on the Elevation sheets. Details for the windows and doors, including dimensions, shall be provided on the detail sheet.
7. The site plan shall have a note stating whether the two pole-mounted signs have one face or two.
8. Conditions of approval for the proposed Site Development Plan for Building Permit from the City Engineer, Municipal Development and NMDOT include:
  - a. A 34-foot wide roadway access easement is shown on the site plan; this easement must be a private access easement. Provide the recording information for the easement.
  - b. Show/provide turning templates and routes for proposed RV's.
  - c. Provide/label/detail all dimensions and proposed infrastructure for Site.
  - d. Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.
  - e. Show the 6-foot wide, ADA accessible, pathway from the roadway to the building
  - f. Please clarify the limits of all paving.
  - g. Leonidas Lane is shown as a public right of way on the site plan; however, as-built information indicates that this is a private access easement. Please revise the notation and provide the recording information.
  - h. Signage and pavement markings will need to be provided for one-way traffic.
  - i. All easements need to be shown and labeled on Site Plan.
  - j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - k. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - l. Site plan shall comply and be designed per DPM Standards.
9. Conditions of approval from PNM;

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- a. As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
- b. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.
- c. An existing overhead electric distribution line is located on the west side of the subject site. As a condition, it is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding the tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing distribution facilities. PNM's standard is for trees to be planted outside the PNM easement. It is recommended that the applicant consider shorter tree selections on the west side of the property.
- d. As a condition, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MAY 25, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

**YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO**

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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. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee.

Sincerely,

Deborah L. Stover  
Planning Director

DS/CH/mc

cc: DAC Enterprises, Inc., 9520 MacAllan Road NE, Albuquerque, NM, 87109  
Robert Romero, DAC, P.O. Box 16658, Albuquerque, NM, 87191  
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM, 87120  
Andres Lazo, 3220 Grasshopper Drive SW, Albuquerque, NM, 87121  
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM, 87105  
Klarissa Pena, 6525 Sunset Gardens SW, Albuquerque, NM, 87121  
Louis Tafoya, 6411 Avalon Road NW, Albuquerque, NM, 87105  
Gerald Worrall, 1039 Pinatubo Place NW, Albuquerque, NM, 87120  
Candy Patterson, 7608 Elderwood NW, Albuquerque, NM, 87120  
Philip L. Lindburg, 12809 Donette Ct NE, Albuquerque, NM 87112  
Adil Rizvi, 7515 Treviso NE, Albuquerque, NM 87113  
Tafazzul Hussain, 8627 Desert Dusk Ct NE, Albuquerque, NM 87113

William Steele

October 14, 2024

Planner

City of Albuquerque – Planning Department

602 2<sup>nd</sup> Street NW

Albuquerque, NM 87102

REFERENCE: WEST MESA PARK – FORMERLY KNOW AS PARADISE RV PARK

PROJECT NO: 1008330 / EPC -40073 PHASE II. AND PROJECT NUMBER PR-2024-010907- DFT APPLICATION NUMBER SI-2024-01331.

Dear Mr. Steele:

This letter is in reference to your email dated September 30, 2024 and also comments received from Mr Jay Rodenbeck via email dated October 1, 2024.

Based on the NOTICE OF DECISION and recent comments from the DFT staff, we have addressed all the Conditions of Approval as follows:

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

**See attached revised plans addressing the conditions of approval**

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

**The applicant met with Ms Catalina on February 9, 2024 and also with Ms. Megan Jones in April 2024 to ensure that all conditions of approval are met**

3. The motorcycle and one-way signage shall be shown on the detail sheet.

**Please refer to sheet no SP-3 – Note No 14 “MOTOR CYCLE PARKING SIGN”.**

4. A note needs to be provided indicating that the site will comply with the Area Lighting Regulations, Section 14-16-3-9 of the *Zoning Code*.

**The Information is provided on SP-2 below the Code Enforcement signature line.**

5. Dimensions of the landscape beds and the quantity of each type of planting shall be provided on the Landscape Plan.

**A Landscape Calculation Table is added on Sheet L1. Also, please note that the DFT staff has requested that all the plan sheets be signed and stamped including the Landscape Plans. Since the original Landscape Plans was developed by Hilltop Landscaping which is no longer in service, the applicant had to hire the services of Mitchell Associates, Inc to revise the Landscape Plans and also provide stamped drawings. The three sheets LS-101, LS-102 and LS-103 are hereby attached with the Submittal Package. It is now up to the discretion of the Planner to replace the original Landscape Plans with the Three attached “stamped” sheets.**

6. Building elevations for all four sides, with dimensions, shall be provided on the Elevation sheets. Details for the windows and doors, including dimensions, shall be provided on the detail sheet.

**All dimensions are shown on Sheets AO-1 and AO-2.**

7. The site plan shall have a note stating whether the two pole-mounted signs have one face or two.

**The two pole mounted Sign shall be Double Faced as shown on Sheet SP-3.**

8. Conditions of approval for the proposed Site Development Plan for Building Permit from the City Engineer, Municipal Development and NMDOT include:
  - a. A 34-foot wide roadway access easement is shown on the site plan; this easement must be a private access easement. Provide the recording information for the easement.

**The Recording Information is shown on Sheet SP-2. Note No 17.**

- b. Show/provide turning templates and routes for proposed RV's.

**The RV Centerline Turning Radius Template and Routes of the**

**proposed RV's are Shown on SP-1 and SP-2**

- c. Provide/label/detail all dimensions and proposed infrastructure for Site.

**All relevant dimensions and proposed Infrastructure are shown on SP-2 and C-03.**

- d. Show the 6-foot wide, ADA accessible, pathway from the ADA parking stalls to the building.

**ADA accessible Pathway is shown on Sheet SP-3**

- e. Show the 6-foot wide, ADA accessible, pathway from the roadway to the building

**ADA accessible Pathway from Roadway to Building is on Note 19 of SP-2**

- f. Please clarify the limits of all paving.

**All Limit of Pavements for Volcano, Avalon and 102<sup>nd</sup> Street are shown on the Typical Cross Section Sheet C-03**

- g. Leonidas Lane is shown as a public right of way on the site plan; however, as-built information indicates that this is a private access easement. Please revise the notation and provide the recording information.

**Recording Information: Document No: 1998126535 shown on Sheet SP-2**

- h. Signage and pavement markings will need to be provided for one-way traffic.

**Sheet SP-2 shows the Pavement Marking and Note No.15 of Sheet SP-03 shows the "ONE WAY" sign.**

- i. All easements need to be shown and labeled on Site Plan.

**Sheets SP-1 and SP-2 show the easements.**

- j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

**The applicant has attached an Infrastructure List with all Offsite Improvements**

- k. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

**The attached revised Plans addresses all comments**

1. Site plan shall comply and be designed per DPM Standards.

**The applicant shall comply with all Design Standards.**

9. Conditions of approval from PNM;

**See attached Letter from PNM regarding Serviceability.**

Kindly review and let us know if you have any additional comments.

Sincerely



Adil Rizvi

7515 Treviso NE

Albuquerque, NM 87113

505-315-6484

Email : adil1424@yahoo.com



PNM  
Electric Service Center  
4401 Masthead Street NE  
Albuquerque, NM 87109  
Fax 505-241-3415  
www.PNM.com



October 9<sup>th</sup> 2024

Karan Rai

Subject: Electric Service Availability  
Project Location: 250 102<sup>nd</sup> ST NW  
Albuquerque, NM, 87121

To Karen,

Thank you for your inquiry concerning availability of electrical service.

For the property you identified to Public Service Company of New Mexico, (PNM), via an email request for service at the location above, PNM has Overhead Single Phase Electrical facilities East and West of your Project location as well as Underground Single Phase facilities South of your project location.

In order to extend electric facilities to your proposed property, right-of-way must be granted to PNM and costs that will be incurred as a result of extending electric service facilities must be paid in advance. PNM will provide service according to the Rules and Regulations covering electrical service as filed with the New Mexico Public Regulatory Commission, (NMPRC).

For PNM to respond to your request for service in an effective and timely manner, please refer to PNM's Electric Service Guide (ESG) Single Business or Commercial Subdivision: Electric Service Requirements for additional information that our office will need. The ESG is available at <https://www.pnm.com/esg>. In addition, PNM will require an online application to be submitted and you can find that at <https://pnmnsd.powerclerk.com/MvcAccount/Login>

Please provide this information as early as possible. Sufficient lead time is required to design the electrical distribution system, prepare work orders, obtain right-of-way, order needed materials, and take care of many other details which are necessary before any construction can begin.

Should you need additional information, please contact me at 505-241-0557

Very truly yours,

Bryanna Saenz  
Engineering  
PNM

**FW: Post EPC Memo Re 1008830\_11EPC-40073 - 9-30-24**

From: Rodenbeck, Jay B. (jrodenbeck@cabq.gov)  
To: adil1424@yahoo.com  
Cc: jwolfley@cabq.gov; wsteele@cabq.gov; agomez@cabq.gov  
Date: Tuesday, October 1, 2024 at 04:37 PM MDT

Adil,

The 2:00 pm deadline William set for you to send him the letter stating how the Conditions of approval in the 2012 Notice of Decision (for the EPC approval of the Site Plan for 1008830 / 11EPC-40073) have been met and revised per the April 2024 letter from Megan Jones has come and gone.

Unfortunately, therefore we (DFT staff) are lacking the basic information/documentation we need to review/analyze, and possibly make a decision on the final sign-off of the Site Plan and the associated Infrastructure List and we will not be meeting up with you at tomorrow morning's DFT meeting to discuss your case (without the noted information/documentation and an updated EPC staff memo being submitted for review in time).

**Angela Gomez** in our office is copied in this message, and has been notified by me to add your deferred case to the next (October 23<sup>rd</sup>) DFT agenda so that EPC staff will have adequate time to review your response letter, and DFT staff will have adequate time to review your response letter as well as EPC staff's updated memo.

In the meantime, I will provide you with some additional comments below which you can hopefully address before the October 23<sup>rd</sup> DFT meeting:

1. Sheets CS-1, SP-1, SP-2, SP-3, CO-1, CO-2, CO-3, A-01, and A-02 must be sealed and signed by an engineer or design professional licensed in the State of New Mexico. Sheet L1 (Landscape Plan) must be sealed and signed by a Landscape Architect licensed in the State of New Mexico. Any additional or future Plan sheets required per DFT comments for final sign-off must also be sealed and signed as well. CO-1 is a Conceptual Grading Plan, please add the stamped/approved copy from Hydrology for this sheet.
2. On Sheet SP-1 or SP-2 (both have DRB signature blocks), you need to add a signature block for Code Enforcement and delete "DRB Chairperson" from the Planning Department signature block.
3. Provide proof of Solid Waste's approval of Phases II and II of the RV Park.
4. Provide proof of the Fire Marshal's approval of Phases II and II of the RV Park either on a stamped Plan sheet (ex. Fire One Plan) or via letter or electronic message (email).
5. On the upper-left hand portion of the first page of the Infrastructure List, revise "DRB Project No." to "DFT Project No." and "DRB Application No." to "DFT Application No." Also, revise "1008830" for the project number to "PR-2024-010907 AKA 1008830", and add the application number (SI-2024-01331) as well.
6. Confirm if there an intention to have a limit on how long an RV can occupy a space? If so, are there any notes/restrictions depicted on the Site Plan restricting/limiting the amount of time an RV can occupy a space?

**Jay Rodenbeck**

Planning Manager  
Development Review Services

o (505) 924-3994

c (505) 553-0682

e [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

-

**From:** Steele, William J. <[wsteele@cabq.gov](mailto:wsteele@cabq.gov)>

**Sent:** Monday, September 30, 2024 2:06 PM

**To:** Adil R <[adil1424@yahoo.com](mailto:adil1424@yahoo.com)>

**Cc:** Vos, Michael J. <[mvos@cabq.gov](mailto:mvos@cabq.gov)>; Rodenbeck, Jay B. <[jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)>

**Subject:** Post EPC Memo Re 1008830\_11EPC-40073 - 9-30-24

Hello Mr. Rizvi -

We reviewed the information and materials you sent us last week. We have made the determination that current planning needs a letter stating how all the Conditions of Approval in the 2012 Notice of Decision have been met and revised.

Megan Jones reviewed and responded to the April 2024 submission of post EPC drawings without a letter in her April 24, 2024 Post EPC memo. In the conclusion she stated: **"A letter responding to conditions 1-9 in the notice of decision (May 10, 2012) is required."** There were some conditions that still needed to be addressed and revised.

A letter to us with Conditions 1-9 listed and your responses under each condition, describing how each have been met is required. Please refer to the April 24, 2024 Post EPC memo from Megan Jones to assist you in this process. You can respond to each condition based on the comments Megan Jones provided.

I have included the 2012 Notice of Decision with Conditions of Approval 1-9 to make it easier for you to create your letter. Also included is the April 24, 2024 Post EPC memo from Megan Jones that you can use to help answer how the conditions are met and revised.

You can copy and paste the conditions and respond to each of them in your letter.

Please send us this letter by tomorrow at 2pm, so we can review it and send it to DFT. If this timeline doesn't work please let us know.

If you are in need of assistance writing a letter responding to the conditions of approval, please contact a local land use planning agent.

Thanks.

William



William Steele

Planner

Current Planning | UD&D

[e wsteele@cabq.gov](mailto:wsteele@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)



NOD 5-15-2012 PR # 1008830 SDP BP Paradise RV PArk.pdf  
193.3kB



Post EPC Memo\_PR1008830\_11EPC-40073\_2-24-24.pdf  
139.9kB



## Steele, William J.

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**From:** Steele, William J.  
**Sent:** Monday, September 30, 2024 2:06 PM  
**To:** Adil R  
**Cc:** Vos, Michael J.; Rodenbeck, Jay B.  
**Subject:** Post EPC Memo Re 1008830\_11EPC-40073 - 9-30-24  
**Attachments:** NOD 5-15-2012 PR # 1008830 SDP BP Paradise RV PArk.pdf; Post EPC Memo\_PR1008830\_11EPC-40073\_2-24-24.pdf

Hello Mr. Rizvi -

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Thanks.

William



William Steele  
Planner  
Current Planning | UD&D  
e [wsteele@cabq.gov](mailto:wsteele@cabq.gov)

Megan Jones

April 9, 2024

Principal Planner

City of Albuquerque. Planning Department

602 – 2<sup>nd</sup> Street, NW

Albuquerque, NM 87102

REFERENCE: WEST MESA PARK (FORMERLY) PARADISE RV PARK

PROJECT NUMBER: 1008330/EPC - 40073 PHASE II

Dear Megan:

Good Afternoon

Thank you for reviewing the Paradise RV Park plans and providing your comments.

We are hereby resubmitting plans incorporating your comments dated March 14, 2024 and also providing justification for changes.

In your letter dated March 14, 2024, you had mentioned that Conditions 1, 5, 6, 8a, 8b, 8d, 8e and 9c were not met or met in part.

We have addressed the above Conditions as follows:

No 5: All dimensions of the Landscaping beds and quantities are mentioned in the general notes of Sheet L1.

No 6: All building Elevations are shown on Sheet A-02

No 8a: Easement Information is provided on Sheet SP-1

No 8b: Turning Radius and Routes for the proposed RVs are on Sheets SP-1 and SP-2

No 8d: ADA accessible Pathway is shown on Sheet SP-3

No 8e: ADA accessible Pathway from Roadway to Building is on NOTE 19 OF SP-2

Conditions of Approval from PNM: Normally we submit the plans to PNM after EPC and DFT (Formerly DRB) signoff. Please note that we are working with PNM for the Electrical Plans.

Please call me if you have any questions.

Sincerely 

Adil Rizvi – Representing Afra Construction

505-315-6484



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2<sup>nd</sup> Street NW Room 190  
Albuquerque, NM 87102  
Tel: (505) 924-3320



DATE: April 24, 2024  
TO: DFT - C/O Jolene Wolfley, DFT Chair  
FROM: Megan Jones - Principal Planner, City of Albuquerque  
RE: Paradise RV Park (formerly West Mesa RV Park)  
Project #1008830/11EPC-40073

---

## Background

The request for a site development plan for building permit was heard at the EPC on May 10, 2012. The subject site is approximately 5 acres and was zoned SU-1 for C-2 uses.

The EPC voted to approve the site development plan for building permit and issued an Official Notification of Decision (NOD), which contained conditions of approval.

The EPC approval remained valid, but final DRB sign-off was never obtained. Therefore, the site development plan is valid through May 10, 2025, 7 years from the effective date of the IDO, pursuant to IDO section 6-4(X)(3)(b).

Note: Although the proposed use is not permissive in the NR-SU zone district, since it was approved in 2012 as a part of the EPC Site Development Plan, the use would be allowed and operate as non-conforming. Although, not ideal, the applicant can move forward without a zone change.

## 2024 Resubmission

We received site plan drawings in February 2024 that were the same set that was reviewed by Catalina Lehner in 2023, which were not sufficient to move forward for a DFT final sign-off (formerly DRB).

The applicant worked with me and Michael Vos to understand that conditions of approval needed to be met (See attached letter to applicant dated 2/27/2024).

I received an updated drawing set in April 2024 and conducted a re-review of the Paradise RV Park Site Plan Drawings against the drawings that were received in February. We did not receive a letter outlining how the conditions of approval on the 2012 Notice of Decision were met, but did receive a letter explaining how conditions that had not been met in February are now met. A letter explaining how all conditions in an official NOD is required with a final sign off submission at the DFT pursuant to form P2 page 3: [Form P2.pdf \(cabq.gov\)](#).

**Site Plan Review for Conditions of Approval (PR # 1008830/11EPC-40073) - See attached NOD & approved EPC drawings**

- Condition 1: Met in part. See below.
- Conditions 2-4: satisfied.



# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2<sup>nd</sup> Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



- Condition 5: Met in part. Dimensions of the landscaping beds (SF) have not been provided to verify that the provided landscaping on the table is accurate.
- Condition 6: Partially met. All 4 directional elevations have not been provided for the log Cabin, but have been provided for the main structure. Dimensions have not been provided for all elevations and details of doors and windows are not provided on the detail sheet as required.
- Condition 8: UD&D Staff defers to Transportation Engineering Staff regarding Condition 8
  - 8a & 8b provided, but needs attention by transportation engineering
  - 8d & 8e are met.
- Condition 9: The applicant shall coordinate with PNM on the listed conditions to come up to compliance with PNM expectations in 2024. Staff notes that this can be done as part of the final sign off.

## Unauthorized Changes

- The following, unauthorized changes are shown on the 2024 site development plan and were not approved by the EPC in 2012. The applicant did not provide a response in their letter explaining these changes.
- These need to either be removed from the drawings or replaced with the original approvals unless the DFT finds them necessary for their review and approval:
  - Additional keyed notes 14-20 added to Sheet SP-2 need to be removed, unless needed for DFT.
  - Size of dog run should be the same size as approved. I cannot tell without dimensions.
  - Sheet C-03 (cross sections) added which the EPC did not see.

The site development plan meeting conditions of approval must obtain final sign off by the DFT before any additional changes can occur.

If the applicant wishes to incorporate any proposed changes, they would need to be pursued as administrative approvals (AAs) provided they do not exceed the thresholds for Minor Amendments, in which case, they shall return to the EPC for a Major Amendment.

## Conclusion

The conditions of approval have been mostly fulfilled. All conditions that have not been met shall be coordinated with DFT staff prior to receiving final sign-off. A letter responding to conditions 1-9 in the notice of decision (May 10, 2012) is required.

If you have any questions regarding this case, please call me at (505) 924-3352 or e-mail me at [mdjones@cabq.gov](mailto:mdjones@cabq.gov). Thank you.

Attachments: 2012 NOD, EPC Approved Drawings, Original Letter to applicant.

TO WHOM IT MAY CONCERN

9-9-2024

SUBJECT: PARADISE RV PARK AKA WEST MEST RV PARK LLC HEREBY  
AUTHORIZE AFRA DESIGN AND CONSTRUCTION LLC AS WELL AS ADIL  
RIZVI TO SUBMIT NECESSARY ENGINEERING PLANS AND PLATS ON OUR  
BEHALF TO THE CITY OF ALBUQUERQUE FOR DFT SUBMITTALS.

THANK YOU

A handwritten signature in black ink that reads "Karan Singh". The signature is fluid and cursive, with the first name "Karan" and last name "Singh" clearly distinguishable.

KARAN SINGH

3009 SAN JOAQUIN AVE SE

ALBUQUERQUE, NM 87106

760-783-6599

# KEY NOTE

- (A) NEW 8" SAS
- (B) NEW 10" WATER LINE
- (C) NEW 6" SAS
- (D) NEW 4" - 6" WATER LINE
- (E) EXISTING 10" WATER LINE
- (F) EXISTING 8" SAS
- (G) NEW 4"-8" SAS

# LEGEND

- MANHOLE
- CLEAN OUT

# CONCEPTUAL UTILITY PLAN

Afra Construction & Design

3001 E. 4th Ave. Suite 102  
Albuquerque, NM 87106  
Tel: 505.262.0000  
Fax: 505.262.0001

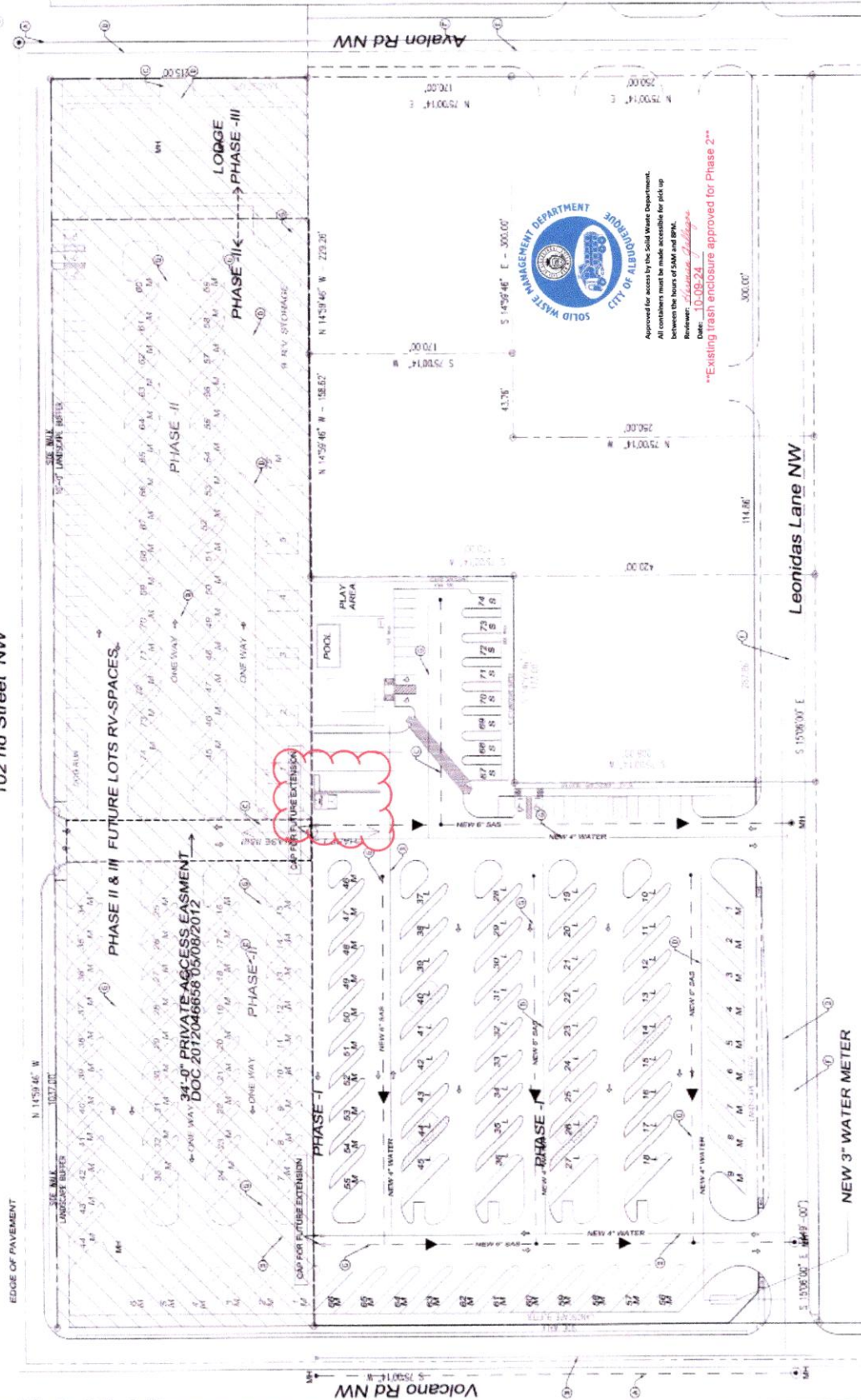
Paradise RV Park  
Avlon Rd Leonidas Ave NW  
Albuquerque, NM 87120

| REV | DATE | DESCRIPTION | APP'D |
|-----|------|-------------|-------|
| 1   |      |             |       |
| 2   |      |             |       |
| 3   |      |             |       |
| 4   |      |             |       |

C-02

14.10.2013

102 nd Street NW



Approved for access by the Solid Waste Department.  
All containers must be made accessible for pick up  
between the hours of 5AM and 8PM.  
Reviewed: *Shirley J. Jorgensen*  
Date: 10-08-23  
\*\*Existing trash enclosure approved for Phase 2\*\*

GRAPHIC SCALE  
0' 10' 20' 40'

SITE PLAN  
SCALE 1"=40'-0"











