

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



POST-EPC MEMORANDUM

DATE: 10/28/2024

TO: CABQ Development Facilitation Team (DFT)

FROM: William Steele, Senior Planner

RE: Paradise RV Park (formerly West Mesa RV Park)

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

The agent (AFRA Construction and Design LLC) for West Mesa RV Park LLC has worked with Staff to fulfill post-EPC requirements. This entailed meeting Conditions of Approval 1-9 for a Site Development Plan for Building Permit for Phase II & Phase III development for all or a portion of Tract 5, Row 2, Unit A, West of Westland, Town of Atrisco Grant, located on 102nd St NW between Avalon Rd NW and Volcano Rd NW. The subject site contains approximately 5 acres. (Environmental Planning Commission (EPC) Notice of Decision (NOD) dated May 15, 2012.)

The applicant provided a letter describing how each condition has been satisfied or will be met moving forward. This letter shall be included with the Development Facilitation Team (DFT) submittal. Updated Site Development Plan drawings incorporating the Conditions of Approval have been provided.

PR # 1008830 / 11EPC-40073 - Site Development Plan for Building Permit

1. Condition 1 has been met. A letter has been submitted with a post-EPC modified site development plan specifying all modifications that have been made to the site development plan and how the modifications meet each of the EPC conditions.
2. Condition 2 has been met. The applicant has met with Staff planners to ensure conditions of approvals have been met.
3. Condition 3 has been satisfied. Motorcycle signage and one-way signage are shown on Sheet SP-3.
4. Condition 4 has been met. A note indicating the site will comply with Area Lighting Regulations was added to Sheet SP-2.
5. Condition 5 has been met. The quantity of each type of planting and the dimensions of the landscaping beds for Phase II have been provided on Landscape Plan Sheet LS-101. Although Sheet LS-102 is referenced in the post-EPC letter, but it was not submitted with the drawing set. Note that Sheet LS-101 and LS-102 are identical. Please resubmit Sheet LS-102.

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6. Condition 6 has partially been satisfied. The Lodge has all four elevations and window detail shown with dimensions on Sheet A-02. Sheet A-01, Log Cabins Elevations, are missing two elevations and window details. Submit the Log Cabin Elevation on Sheet A-01 with all four elevations with dimensions. Provide Log Cabin window details, including all dimensions on a detail sheet. Provide Log Cabin and Lodge door details with dimensions on a detail sheet.
7. Condition 7 has been met. Site Development Plan sheet SP-2 Keyed Note #18 states the new pylon sign has two faces. A New Sign double faced sign detail is shown on Sheet SP-3.
8. Condition 8 (including 8a-8j) has been initially reviewed by staff regarding the proposed Site Development Plan for building permit comments from the City Engineer, Municipal Development, and NMDOT. Staff defers to Transportation Engineering Staff Regarding completion of Condition 8.
 - 8a. The 34' wide road access easement is shown on the site development plan Sheets SP-1 and SP-2. The 34' wide road access easement is shown as referenced in Keyed Note #17 on Sheet SP-2.
 - 8b. The RV Centerline Turning Radius Template has been added to Sheet SP-2. The proposed RV routes are shown on site development plan Sheet SP-2.
 - 8c. All dimensions are labeled or noted on Sheet SP-2. Proposed road infrastructure Offsite Roadway Sections have been added to Sheet C-03.
 - 8d. ADA Car Accessible Stall Details have been added to Sheet SP-3. ADA accessible pathways from parking stalls to building are shown on Sheet SP-2.
 - 8e. A 6' wide ADA accessible pathway from the roadway to the building is noted and shown on Sheet SP-2 and referenced in Keyed Note #19.
 - 8f. Limits of Pavement are shown on the Typical Offsite Roadway Sections on Sheet C-03. The cross sections note the limits of the paving to be conducted on Volcano Rd NW, 102nd St, and Avalon Rd.
 - 8g. Leonidas Lane is noted on Site Plan sheet SP-2 as a 50' Private Access Easement with a reference to the recording information.
 - 8h. Paving markings of arrows and notation showing ONE WAY and TWO WAY traffic are shown on Site Development Plan Sheet SP-2. Detail Sheet SP-3 shows the One Way Sign detail.
 - 8i. Access Easements are labeled and shown on Site Development Plan Sheets SP-1 and SP-2.
 - 8j. An Infrastructure List with all offsite improvements have been provided by the applicant.
 - 8k. The applicant has provided responses addressing the completion of the conditions of approvals as approved by the EPC in a post-EPC letter with accompanying revised Site Development Plan drawings.
 - 8l. The applicant stated the site development will comply and be designed per DPM standards.

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9. Condition 9 has been met. The applicant has provided a letter dated 10/09/24 from PNM addressing PNM's requested conditions.

Unauthorized Changes that were addressed by applicant:

- Additional Keyed Notes 14-20 were added as required by the DFT team to provide clarity to the Site Development Plan.
- The dog run is 140'x15', which was the size approved by the EPC.
- Sheet C-03, with the Typical Offsite Roadway Sections were required by the Transportation Engineer.

AFRA Construction and Design LLC, Agent for West Mesa RV Park, LLC, has satisfied Conditions 1-7 and 9 with Condition 8 to be deferred to DFT for the NOD dated May 12, 2012. All conditions that have not been met shall be coordinated with DFT staff prior to receiving final sign-off. Please note that with the effective date of the 2021 IDO Annual Update, the Development Review Board was replaced by the Development Hearing Officer, who is supported by the DFT. The DFT can move forward with reviewing the Site Plan Development Plan for Building Permit approved by the EPC.

William Steele

William Steele, Senior Planner
Current Planning, Urban Design & Development
City of Albuquerque Planning Department