

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 31, 2024

Kevin Juno
Juno Architects
7925 Bosque St. NW
Albuquerque, NM 87114

Re: ABQ RV+ Boat Storage + Camp Site Facility
2201 Vista Oriente NW
Traffic Circulation Layout-revised
Architect's Stamp 07-20-23 (H10-D030)

Dear Mr. Juno,

The revised TCL submittal received 12/26/2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

TCL ADA PARKING SIGN
1" = 1'-0"

2
TCL-101

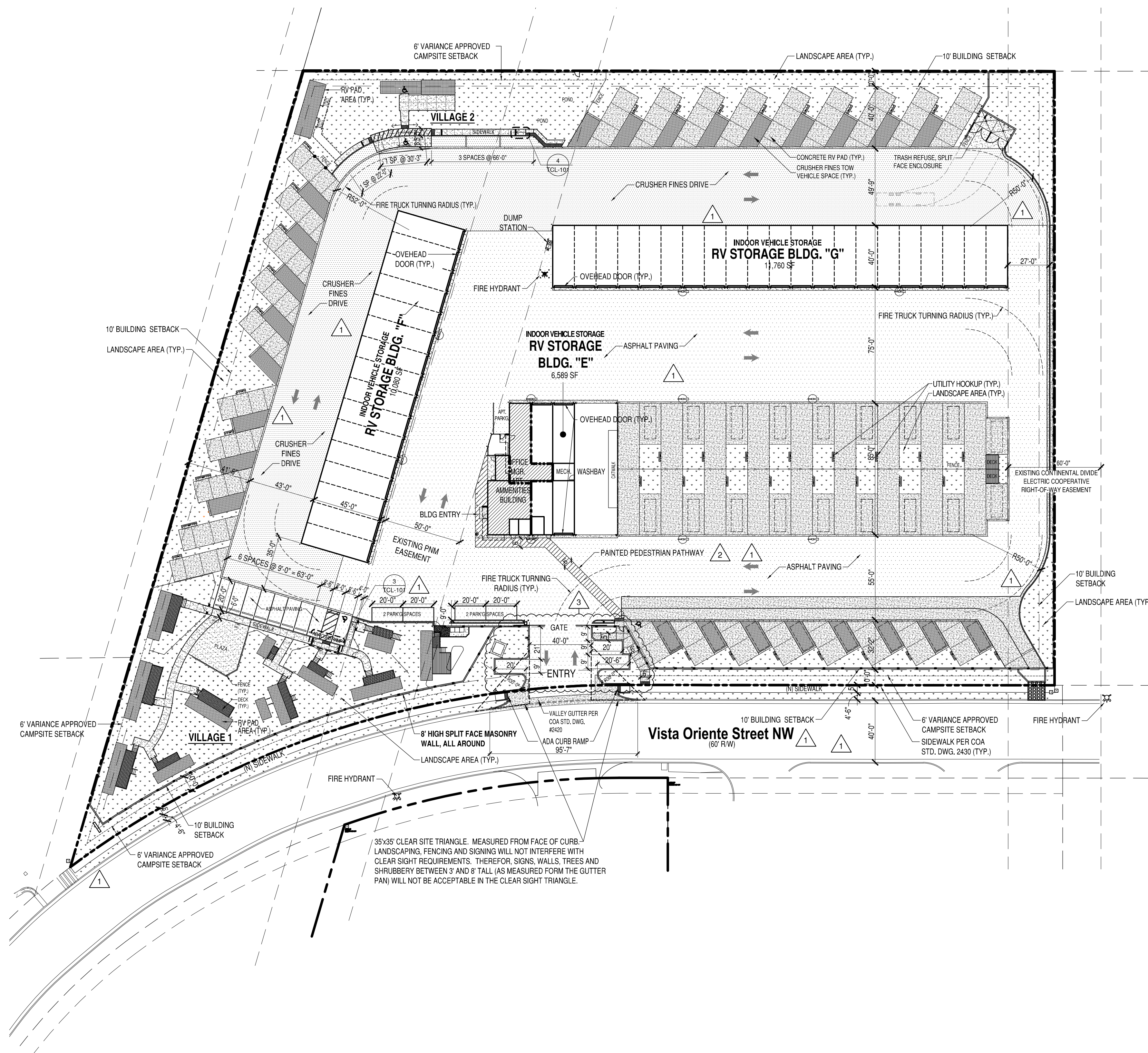
ADA RAMP DETAIL 2

4

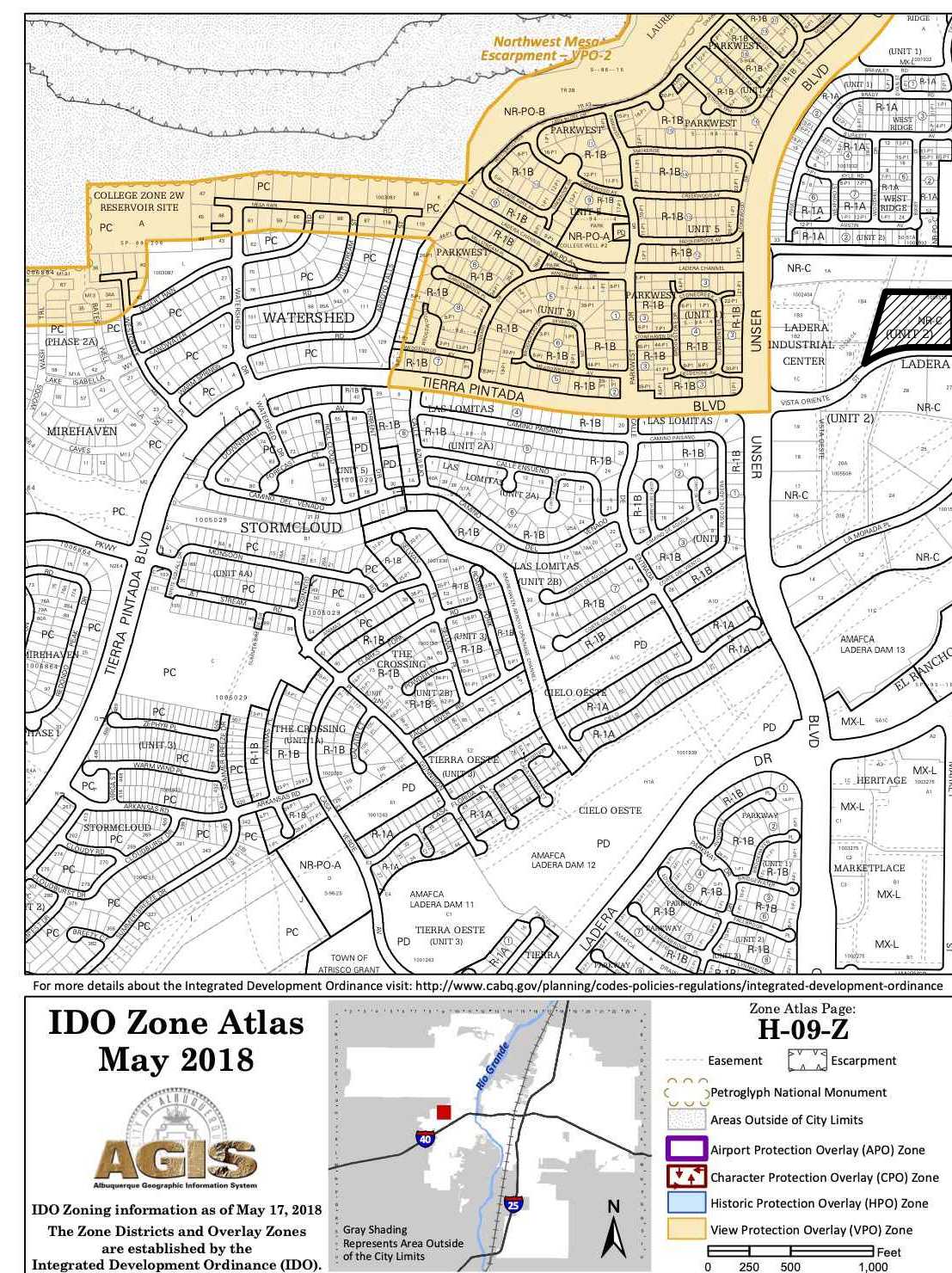
TCL-101

TRAFFIC CONTROL LAYOUT

1" = 40'



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
<u>TOTAL</u>	<u>28,429 SF</u>

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)
DELIVERY PARKING SPACES: 3

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

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

TRAFFIC CONTROL LAYOUT

NO.	REVISION	DATE
1	DEVELOPMENT REVIEW COMMENTS	9/5/23
2	SITE PLAN REVISION BUILDING 'G' AREA	10/14/24
3	SITE PLAN REVISION - ENTRY PARKING	12/11/24

ARCHITECT STAMP

CONSULTANT STAMP

DATE: _____

7/20/23

PROJECT NO.

1614

SHEET NO.

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