

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 3, 2023

Dan Rich
Ladera Enterprises, LC
3200 Calle De Lavra NW
Albuquerque, NM 87120

Re: Albuquerque RV and Boat Storage
2201 Vista Oriente NW
Traffic Circulation Layout
Architect's Stamp 07-20-23 (H10-D030)

Dear Mr. Dan,

Based upon the information provided in your submittal received 07-26-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Vista Oriente NW.
2. Provide details for the proposed sidewalk. Please note that per DPM requirements a minimum 5 ft. wide sidewalk and 5-6 ft. wide buffer should be developed, and reference COA std dwg 2430.
3. Please show on the site plan the site access width, radii, and provide access's details, or reference COA std dwg.
4. Provide details for all the proposed interior ADA ramps.
5. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
6. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

7. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
8. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)

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9. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
10. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
11. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.
12. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
13. Work within the public right of way requires a work order with DRC approved plans.
14. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
15. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
16. Please provide a letter of response for all comments given.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Once corrections are complete resubmit

1. The Traffic Circulation Layout
 2. A Drainage Transportation Information Sheet (DTIS)
 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
 4. The \$75 re-submittal fee.
- for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALBUQUERQUE RV AND BOAT STORAGE **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: PR 2021-005492 **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 1 UNIT 2 LADERA BUSINESS PARK
City Address: 2201 VISTA ORIENTE NW ALBUQUERQUE NM 87120
Applicant: DAN RICH, LADERA ENTERPRISES, LLC **Contact:** DAN RICH 505 304-4516
Address: 3200 CALLE DE LAURA NW ALBUQUERQUE NM 87120
Phone#: 505 304-4516 **Fax#:** _____ **E-mail:** emeraldprop@aol.com
Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ **PLAT (# of lots)** _____ **RESIDENCE** ☒ **DRB SITE** _____ **ADMIN SITE** _____

IS THIS A RESUBMITTAL? _____ **Yes** ☒ **No** _____

DEPARTMENT _____ **TRANSPORTATION** _____ **HYDROLOGY/DRAINAGE** _____

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

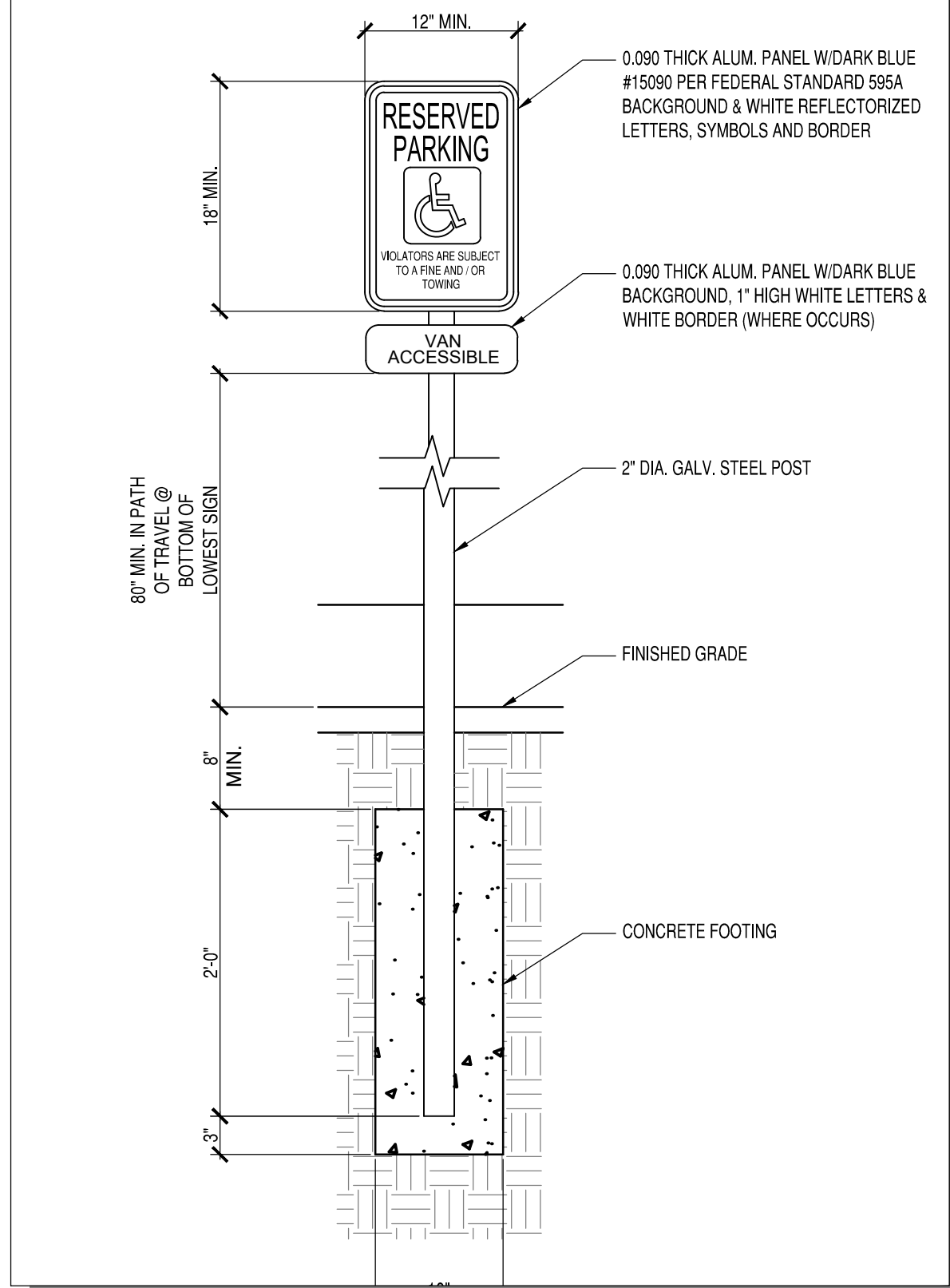
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/25/2023 **By:** [Signature]

COA STAFF:

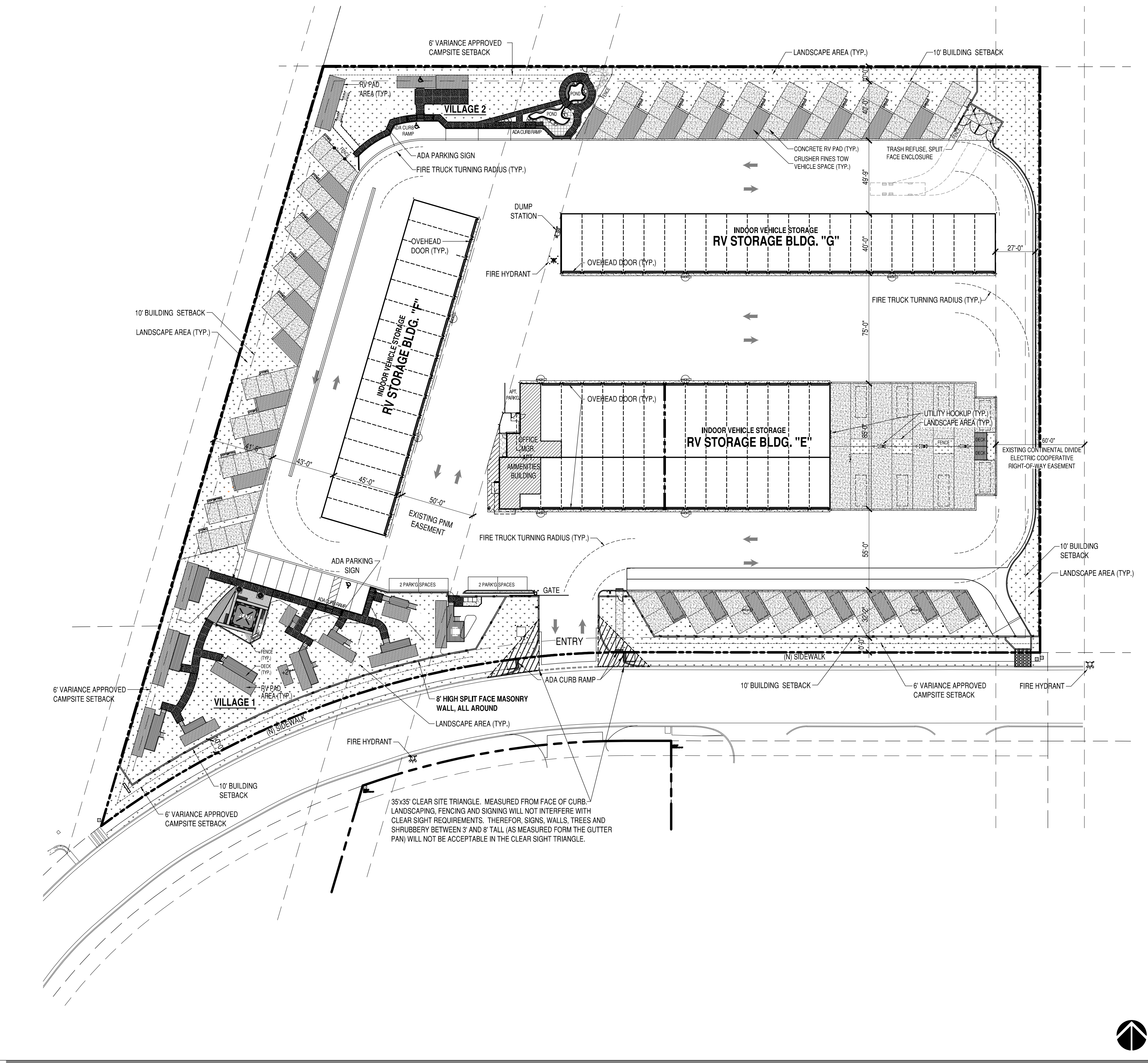
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



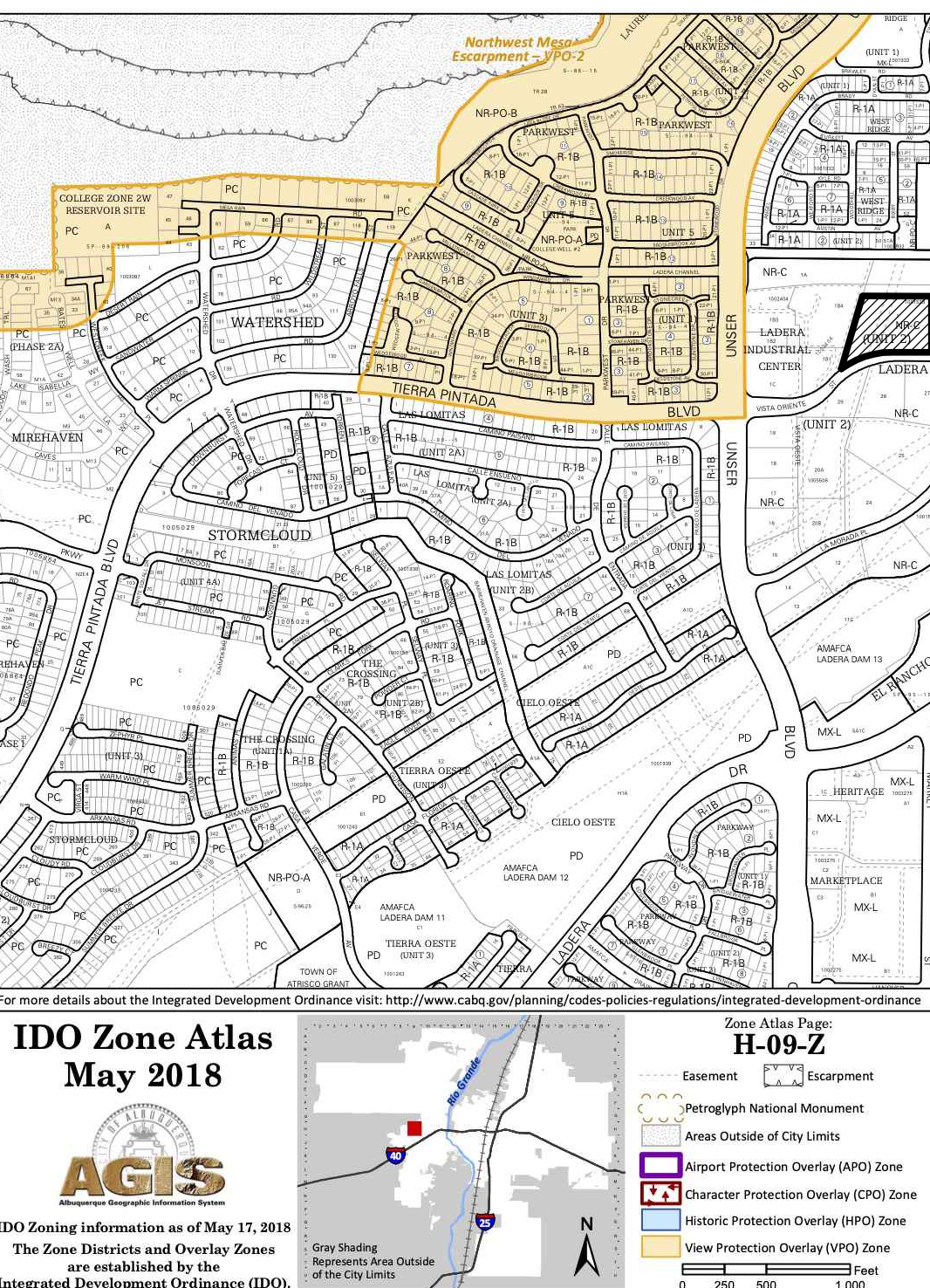
TCL ADA PARKING SIGN
1" = 1'-0"

2
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:	18,489 SF
EXISTING BUILDING F:	10,080 SF
EXISTING BUILDING G:	11,760 SF
TOTAL	40,329 SF

NUMBER OF INDOOR RV STORAGE UNITS: 65
NUMBER OF NOMADLAND RV CAMPSITE SPACES: 36
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)

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

ARCHITECT STAMP	CONSULTANT STAMP	DATE:
STATE OF NEW MEXICO KEVIN JUNO NO. 1603		7/20/23
		PROJECT NO.
		1614
		SHEET NO.

TCL-101