

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 28, 2025

Tafazzul Hussain, RA  
Afra Construction & Design  
2501 Yale Blvd. SE  
Albuquerque, NM 87121

**Re: Paradis RV Park Phase 2&3**  
**250 102nd St. NW**  
**Traffic Circulation Layout**  
Architect's Stamp 12-16-24 (K08-D003A)

Dear Mr. Hussain,

Based upon the information provided in your submittal received 03-27-25, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

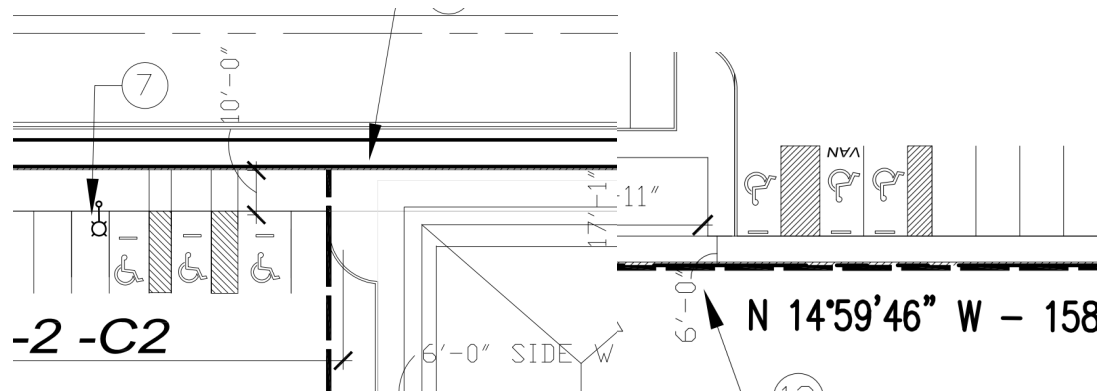
1. List the number of Bicycle and Motorcycle parking spaces required by the IDO.
2. Please clearly show the property line.
3. Identify the right of way width on Leonidas Lane, Volcano Rd and 102<sup>nd</sup> St.
4. Provide Infrastructure list showing the proposed sidewalk and curb and gutter.
5. Provide proposed public ADA ramps details.
6. Provide the interior ADA ramps details. As details sheet is missing.
7. Show on the site plan 6 ft wide ADA pathway from the proposed ADA aisles to the building entrance.

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Albuquerque

NM 87103

www.cabq.gov



8. ADA Parking spaces must be paved with a minimum 2 in asphalt pavement over a 4 in compacted subgrade or equivalent per city standard to ensure compliance with federal guidelines.
9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.

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10. 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)
11. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
  - d. The rack allows varying bicycle frame sizes and styles to be attached.
  - e. The user is not required to lift the bicycle onto the bicycle rack.
  - f. Each bicycle parking space is accessible without moving another bicycle.
12. Bicycle racks shall be sturdy and anchored to a concrete pad.
13. A 1-foot clear zone around the bicycle parking stall shall be provided.
14. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
15. Provide a copy of Fire Marshal and Solid Waste approval.
16. Show on the site plan the width and the radius for the site access off 102<sup>nd</sup> St.
17. Show the 11 X 11 clear sight triangle and add the following note to the plan:  
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
18. Provide notes showing what work is included and on the work order and the private work on site.
19. Work within the public right of way requires a work order with DRC approved plans.
20. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
21. Please provide a letter of response for all comments given.

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](mailto:PLNDRS@cabq.gov).
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

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*Mayor Timothy M. Keller*

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

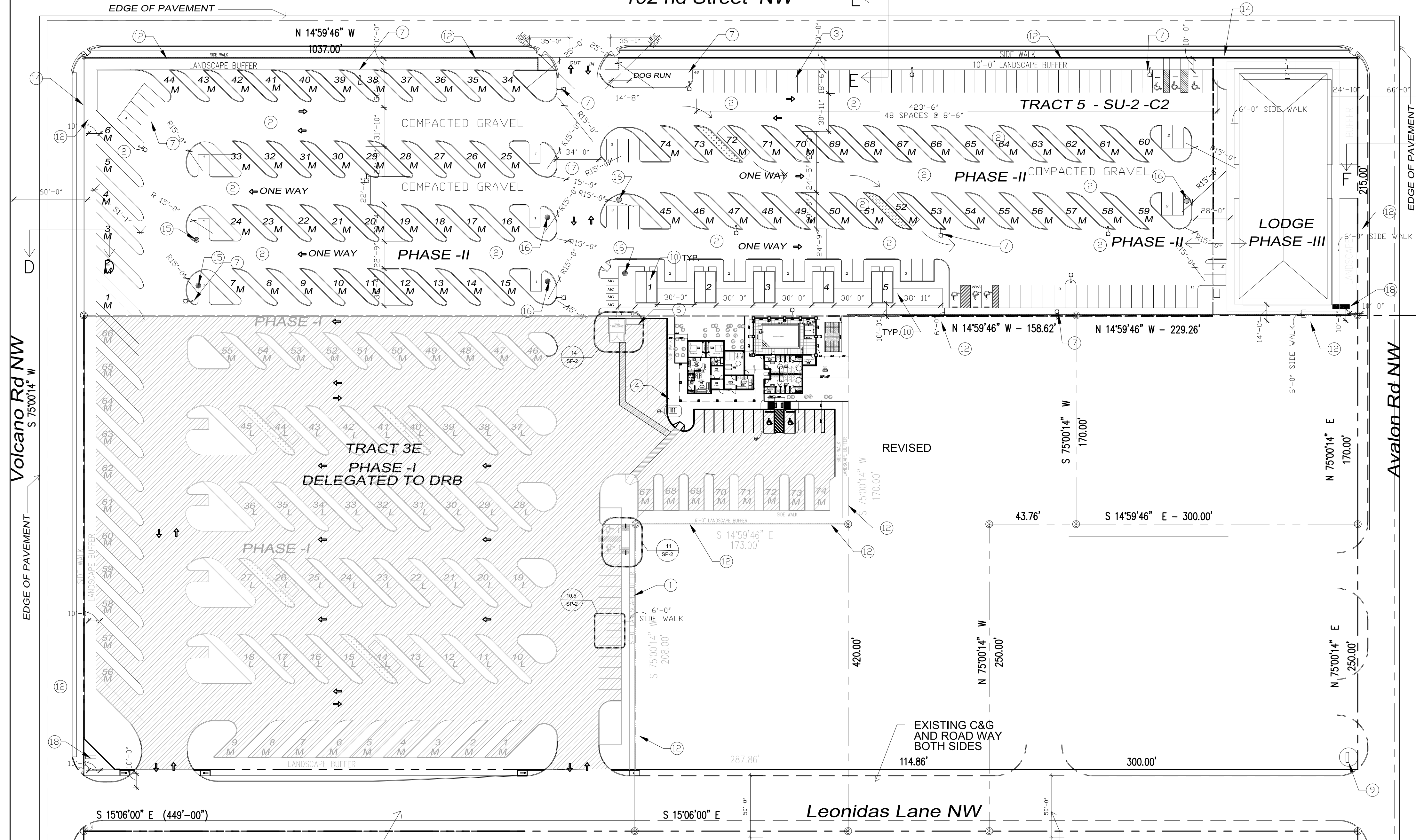
PO Box 1293  
VMA via: email  
C: CO Clerk, File

Albuquerque

NM 87103

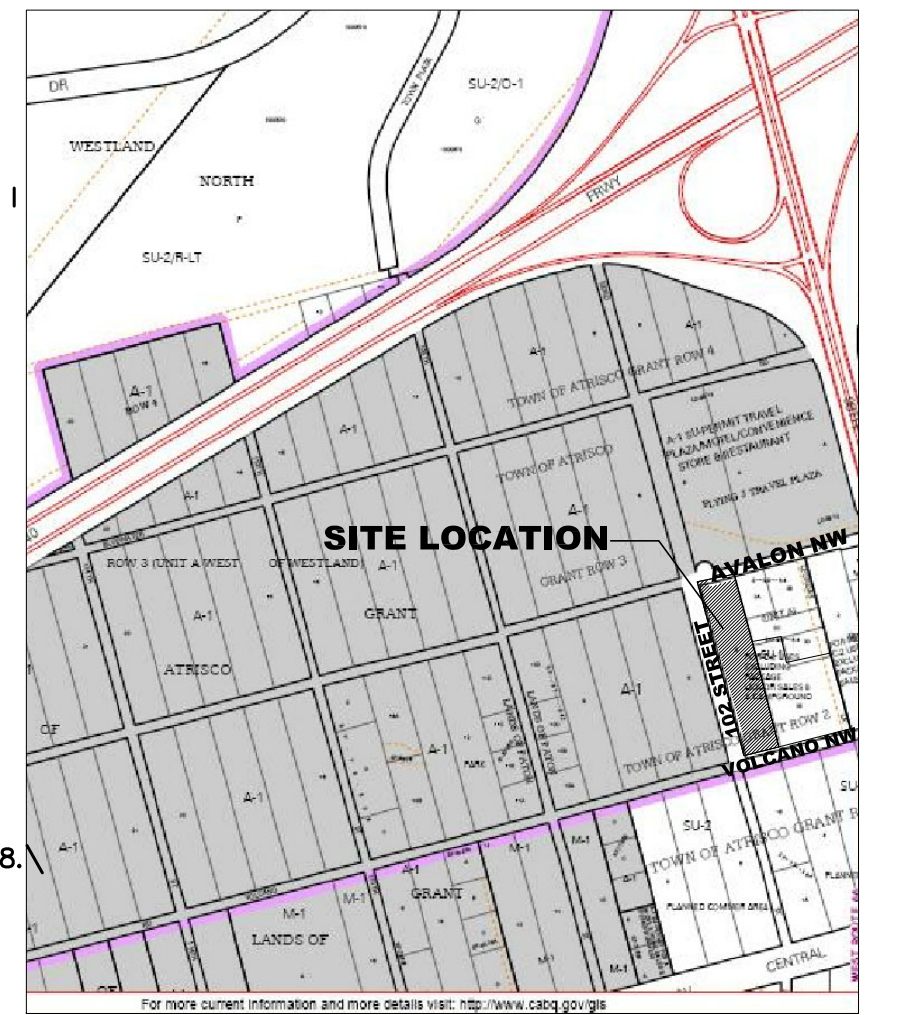
[www.cabq.gov](http://www.cabq.gov)

102 nd Street NW



**KEYED NOTES**

1. CONCRETE CURB- SEE DETAIL 2/SP2 PART OF PHASE I CONSTRUCTION.
2. COMPACTED GRAVEL.
3. ADA PARKING SEE 11/SP2 PART OF PHASE I CONSTRUCTION.
4. BIKE RACK FOR 4 BIKES - SEE DETAIL 1/SP-2 PART OF PHASE I CONSTRUCTION.
5. PARKING SPACE.
6. RECYCLE PAD 5'-0"x15'-0", FENCED PART OF PHASE I CONSTRUCTION.
7. PARKING LOT LIGHTING - SEE DETAIL 4/SP2 PART OF PHASE I CONSTRUCTION.
- 7.A SITE LIGHTING WILL COMPLY WITH AREA LIGHTING REGULATIONS, SECTION 14-16-3-9 OF THE ZONING CODE.
8. TRASH ENCLOSURE - SEE DETAIL 3/SP2 PART OF PHASE I CONSTRUCTION.
9. EXISTING PYLON SIGN SEE DETAIL 9/SP2 PART OF PHASE I CONSTRUCTION.
10. PRE- FABRICATED LOG HOUSE 468 SF.EA ON PERMANENT FOUNDATION REF. TO 1/A1 & 2/A1 FOR ELEV
11. LODGE - REFERENCE TO 1/A02 & 2/A02 FOR ELEVATIONS
12. 8" CMU FENCE WALL 6'-0" TALL SEE DETAIL 12/SP2
13. CONCRETE CURB.
14. 10'-0" UTILITY EASEMENT
15. DO NOT ENTER SIGNAGE
16. ONE WAY SIGNAGE
17. 34'-0" PRIVATE ACCESS EASEMENT DOC 2012046658 05/08/201218.
18. NEW PYLON SIGN TWO FACES SEE DETAIL 9/SP2



**LOCATION MAP**  
ZONE ATLAS: K-8-Z

**PHASE II**

1. ( 52'-0" ) LARGE RV SPACES (L) = 0
  2. ( 38'-6" ) MEDIUM RV SPACES (M) = 75
  3. ( 30'-0" ) SMALL RV SPACES (S) = 75
- TOTAL = 75

GROSS BUILDING AREA: 5 PRE- FAB LOG CABINS  
@ 468SF=4680 SF

PARKING TABULATION PROVIDED  
CAR PARKING SPACES =101 TOTAL

**PHASE III**

LODGE:  
14 EFFICIENCIES + 2 ADA= 16 EFFICIENCIES

18 SUITES+ 2 ADA= 20 SUITES  
TOTAL = 36 UNITS

GROSS BUILDING AREA:  
LODGE 2 STORY BUILDING  
= 26360.5 SF

**PARKING TABULATION**

36 UNITS WITH 1 BATHROOM EACH  
1.25 PARKING PER UNIT.  
36 UNITS X 1.25 = 45 PARKING SPACES REQD.  
45 PARKING SPACES PROVIDED.

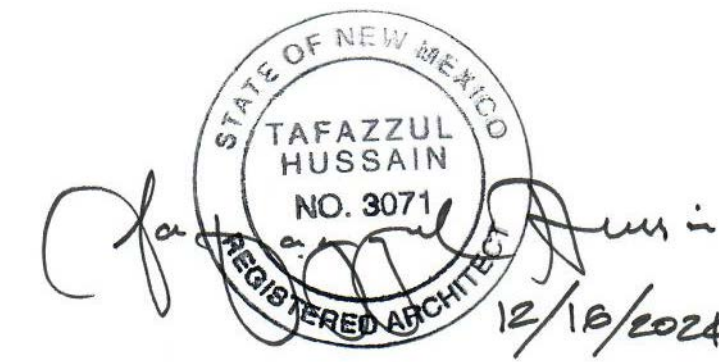
PROJECT NUMBER 1008830  
APPLICATION NUMBER PR-2024-010907

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.  
IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES ( ) NO. IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
HYDROLOGY	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

NOTE:  
MAINTENANCE OF PUBLIC OPEN SPACE AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.

NOTE:  
SITE LIGHTING TO COMPLY WITH AREA LIGHTING REGULATIONS 14-16-3-9- OF THE ZONING CODE.



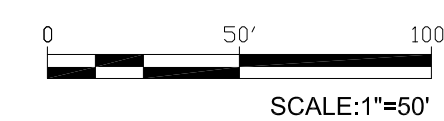
**LEGEND**

ASPHALT PARKING

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SCALE:1"=50'-0"

**GRAPHIC SCALE**

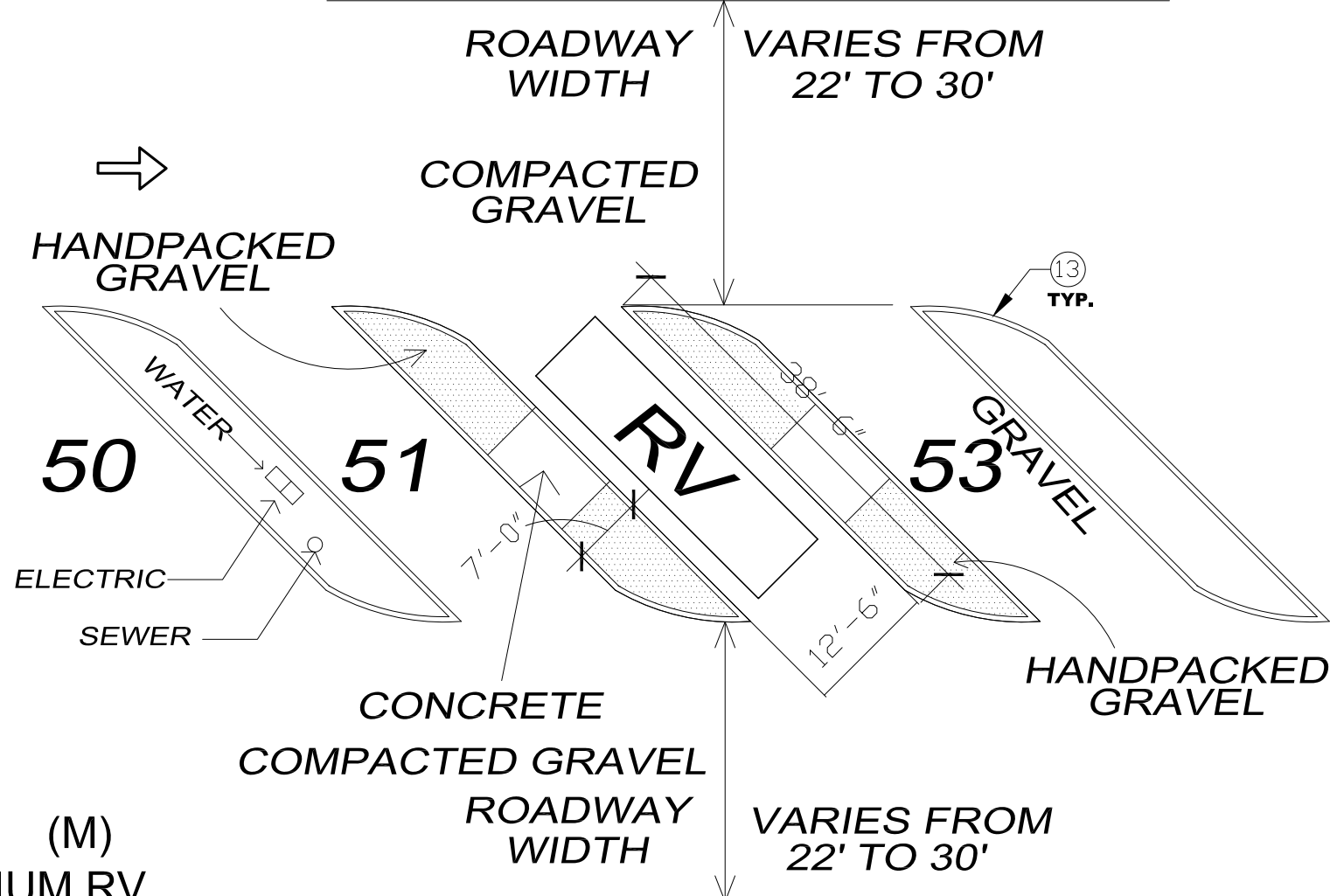


50' PRIVATE ACCESS, PUBLIC WATER SEWER AND DRAINAGE EASEMENT. SEE SECTION A-A FOR TYPICAL SECTION DETAIL

RECORDED ON 10/01/1998  
DOC # 1998126535  
BOOK 98c, PAGE -291  
SHEET 2 OF 2

BUILD WHEEL CHAIR RAMP PER COA DWG 2426. OFFSET TYPE WITH TRUNCATED DOME. PHASE I

NEW PAVEMENT CURB & GUTTER & SIDEWALK-NORTH PL OF TRACT 3E TO VOLCANO ROAD - SECTION B-B FOR DETAILS PHASE I



(M)  
MEDIUM RV  
TOTAL R.V AREA = 800 SF

MS-1 SCALE:1/16"=1'-0"

**TCL FOR PHASE II & III**

Afra Construction & Design  
2501 Yale Blvd, Suite 102  
Albuquerque, New Mexico 87106  
Tel 505.242.1745  
Fax 505.242.1737

Paradise RV Park  
221 LEONIDAS LANE NW  
Albuquerque, NM 87121

REV	DATE	DESCRIPTION	APVD
1	10/11/2017	PER CITY COMMENTS	
2			
3			
4			

MS-1

02/17/2025