

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Ladera Enterprises, LLC
3200 Calle De Laura NW
Albuquerque, NM 87104

Project# PR-2023-005492
Application#
SI-2023-00617 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 1, LADERA BUSINESS PARK zoned
NR-C, located at **2201 VISTA ORIENTE NW**
between **LA MORADA PL NW** and **UNSER**
BLVD NW containing approximately **5.2172**
acre(s). **(H-9, H-10)**

On October 12, 2023, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to amend a previously approved DRB Site Plan (PR-2021-005492/SI-2021-001694) by reducing the square footage of the proposed RV Storage Building "E" from 27,773 square feet to 18,477 square feet; increasing the number of RV parking spaces from 32 parking spaces to 36 parking spaces; reducing the number of canopy-covered RV parking spaces from 18 spaces to 0 spaces; and increasing the number of open RV Vehicle Storage Spaces from 4 spaces to 9 spaces.
2. The site is zoned NR-C, and the proposed use(s) as depicted on the Site Plan are permitted in the zone district.
3. ZHE Variances to the setback requirement(s), VA-2023-00122, and the distance requirement(s), VA-2023-00123, was approved on July 5, 2023.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

- a. 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The Site Plan is compliant with the applicable IDO sections, including: 4-3 (Use-Specific Standards), 5-1 (Dimensional Standards), 5-5 (Parking Standards and Requirements), 5-6 (Landscaping, Buffering, Screening Standards and Requirements), and 5-8 (Outdoor and Site Lighting). The Site Plan is compliant with 5-1 (Dimensional Standards and Requirements) with the ZHE approvals (see Finding #3).

- b. 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The site has access to a full range of urban services including utilities, roads and emergency services. The project, therefore, will not burden the existing systems.

- c. 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The site is within the Ladera Business Park Master Plan. The proposed development is consistent with the Plan requirements.

- d. 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 30, 2023**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

Official Notice of Decision

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For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no 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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Varela', written in a cursive style.

for Alan Varela,
Planning Director

JW/rw

Ladera Enterprises, LLC 3200 Calle De Laura NW, Albuquerque, NM 87104