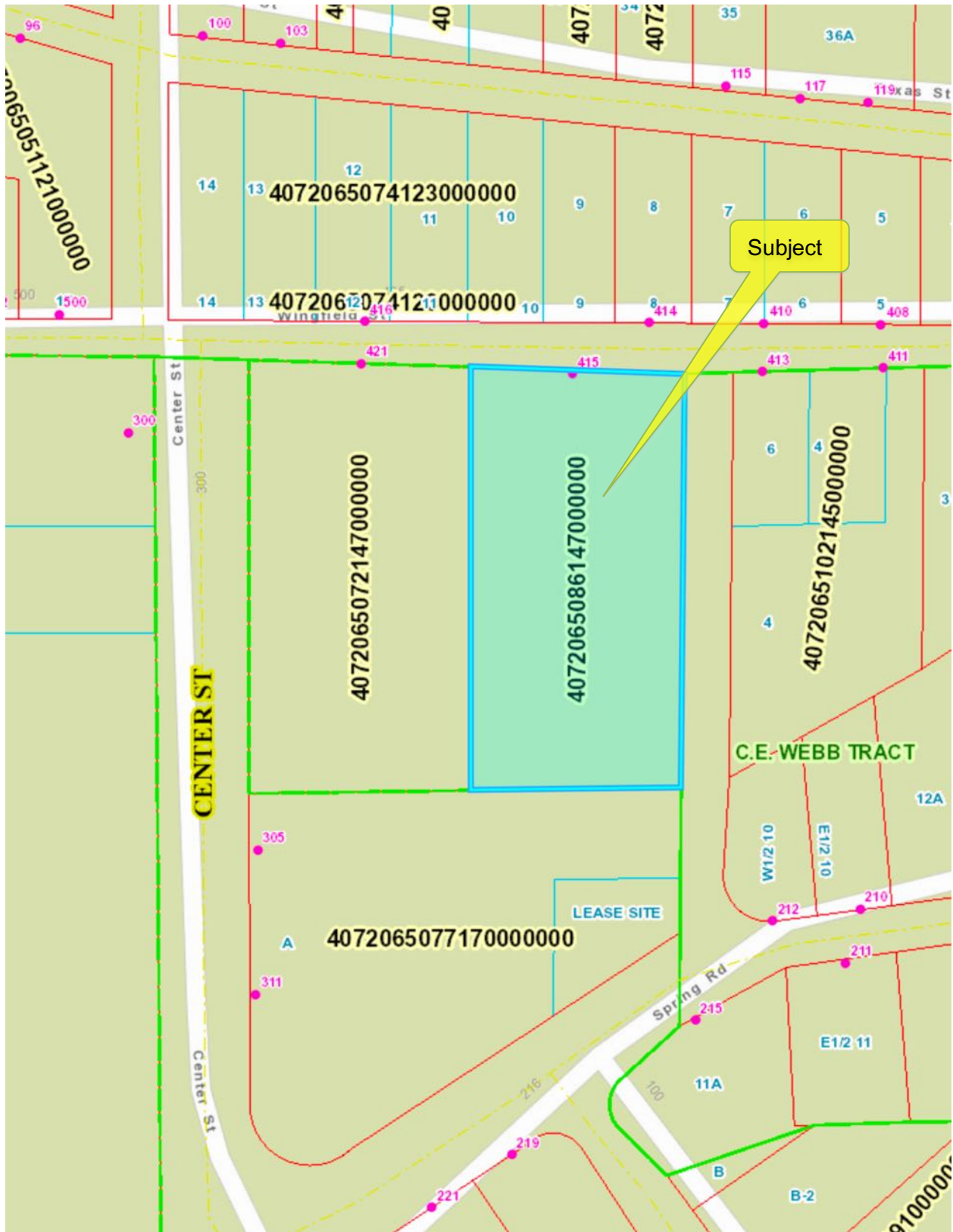
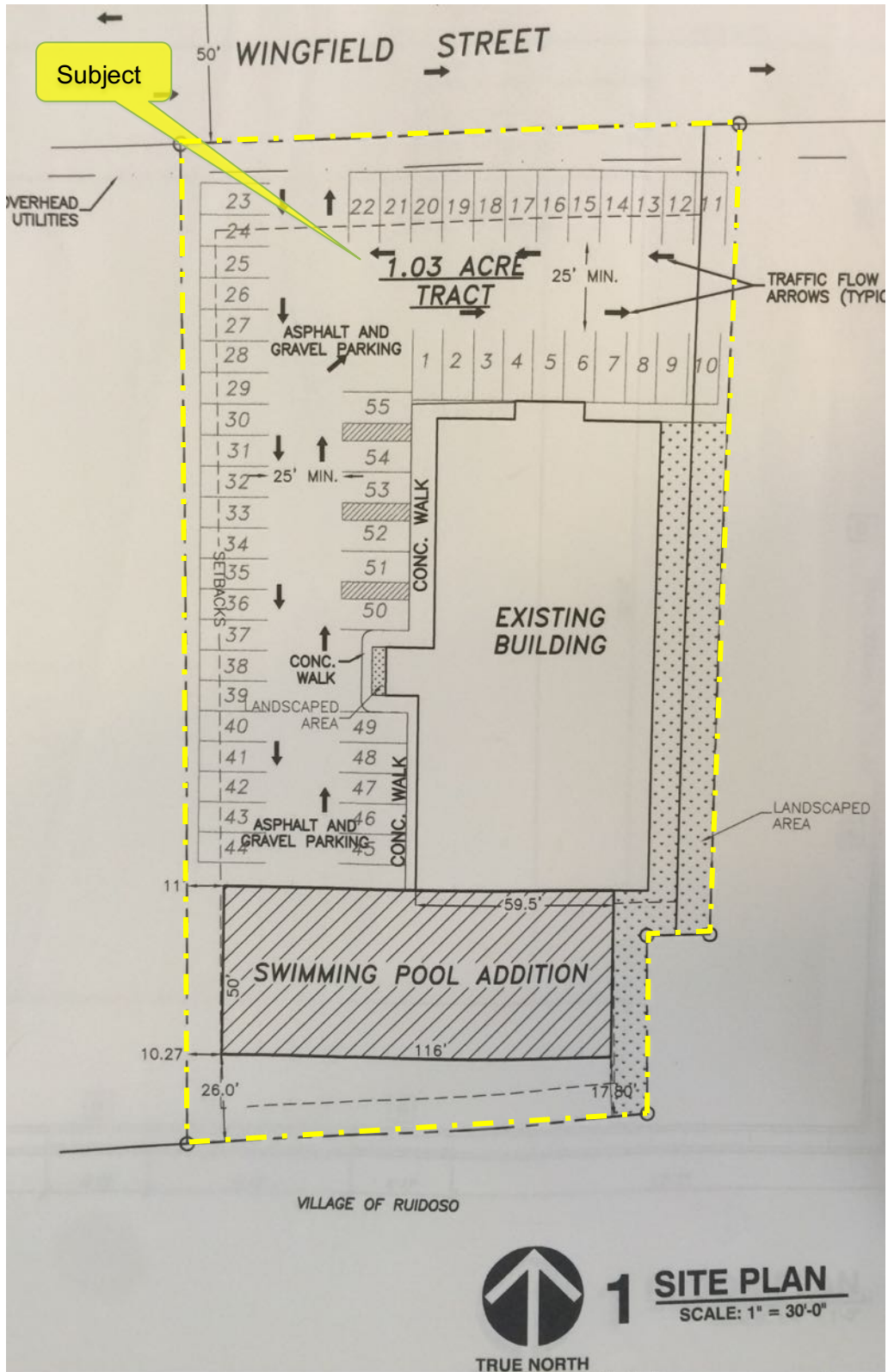


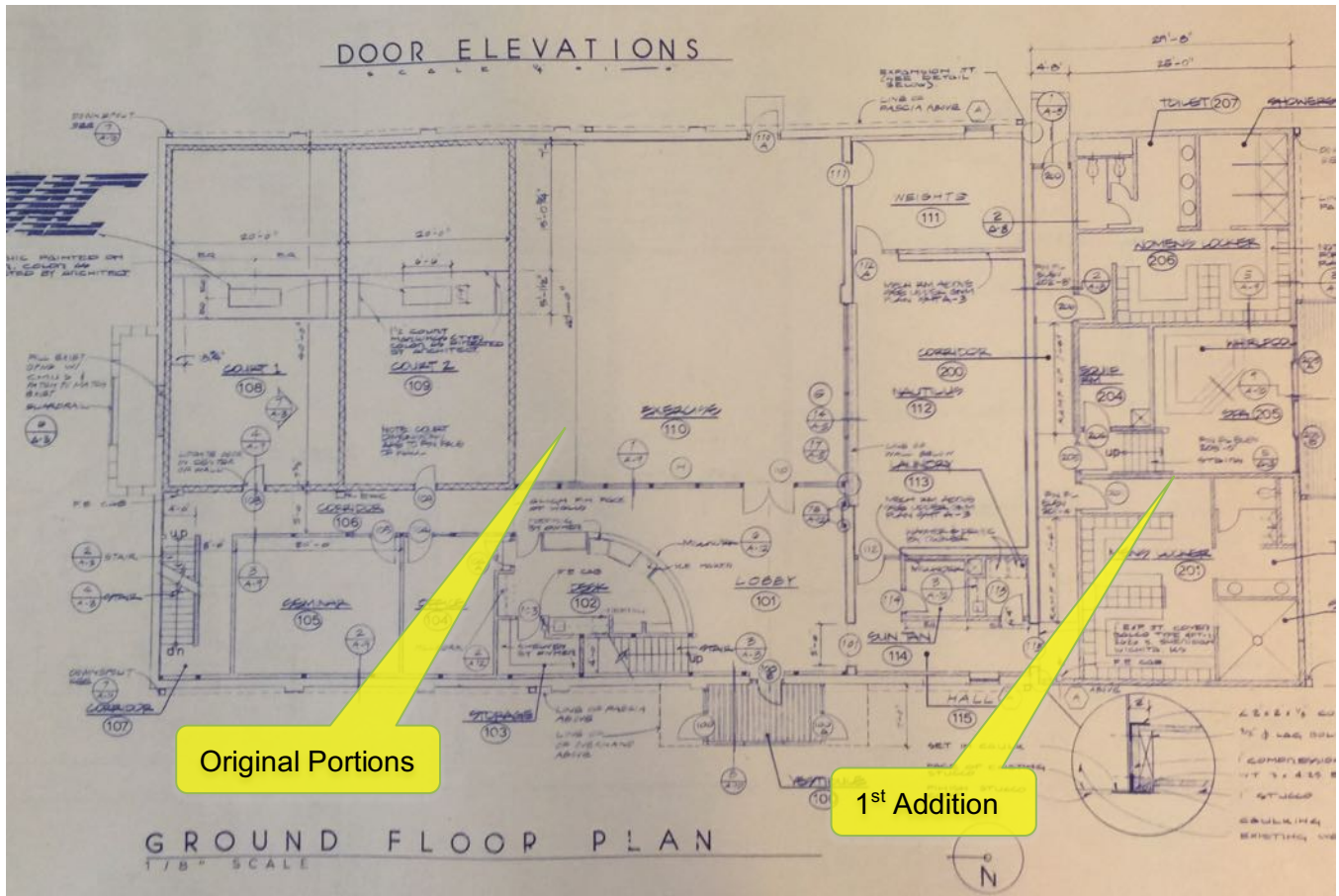
Plat



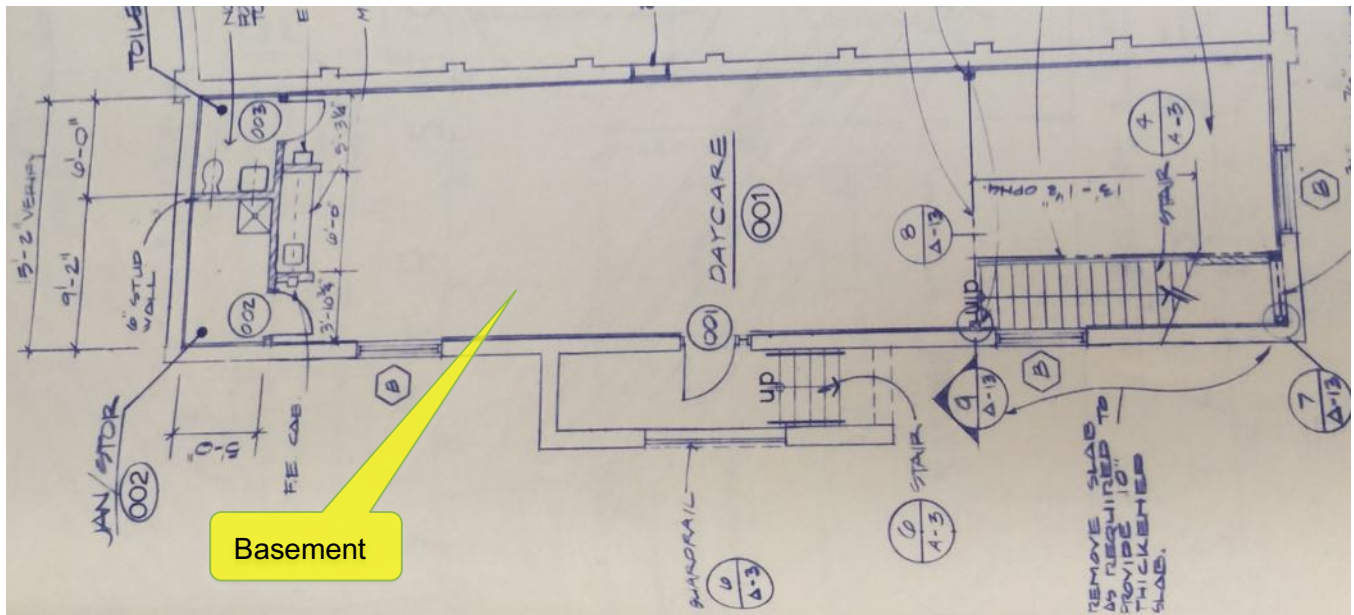
SITE PLAN



ORIGINAL PORTIONS AND 1ST ADDITION – GROUND LEVEL

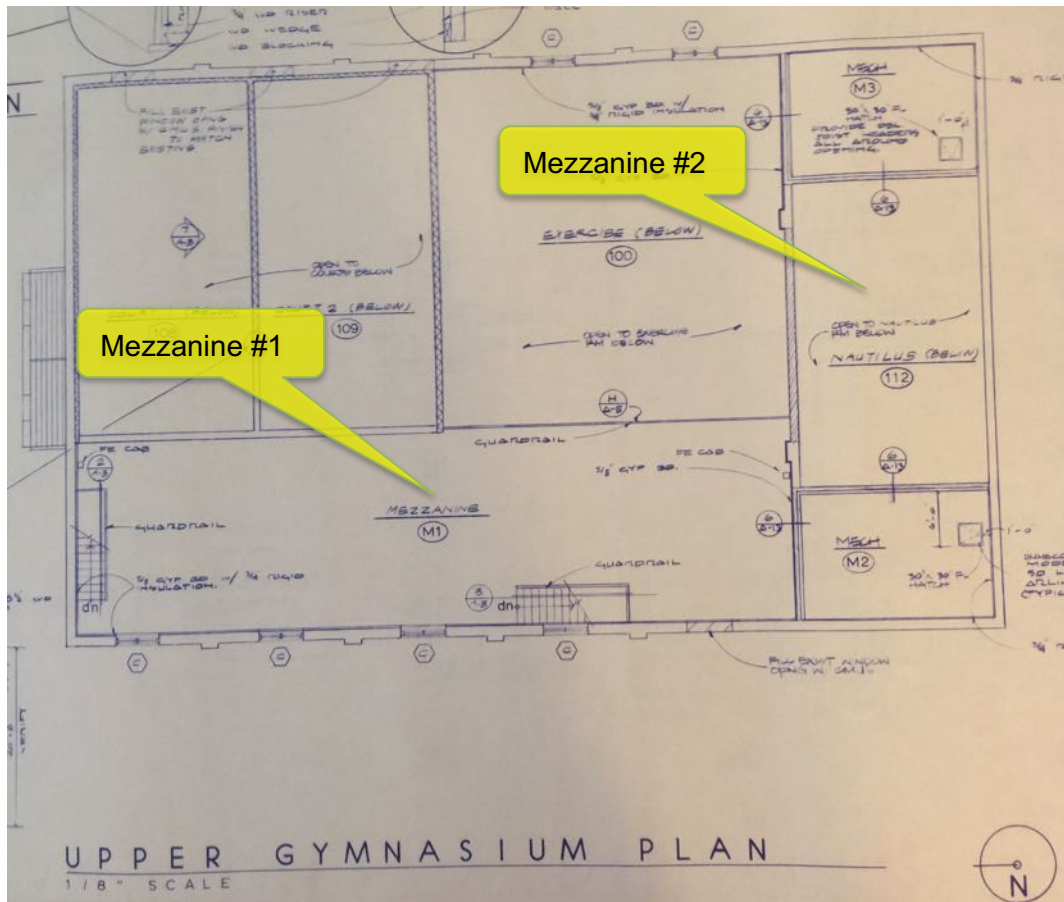


IMPROVEMENT PLAN – ORIGINAL PORTIONS – BASEMENT AND MEZZANINES



Basement

BASEMENT

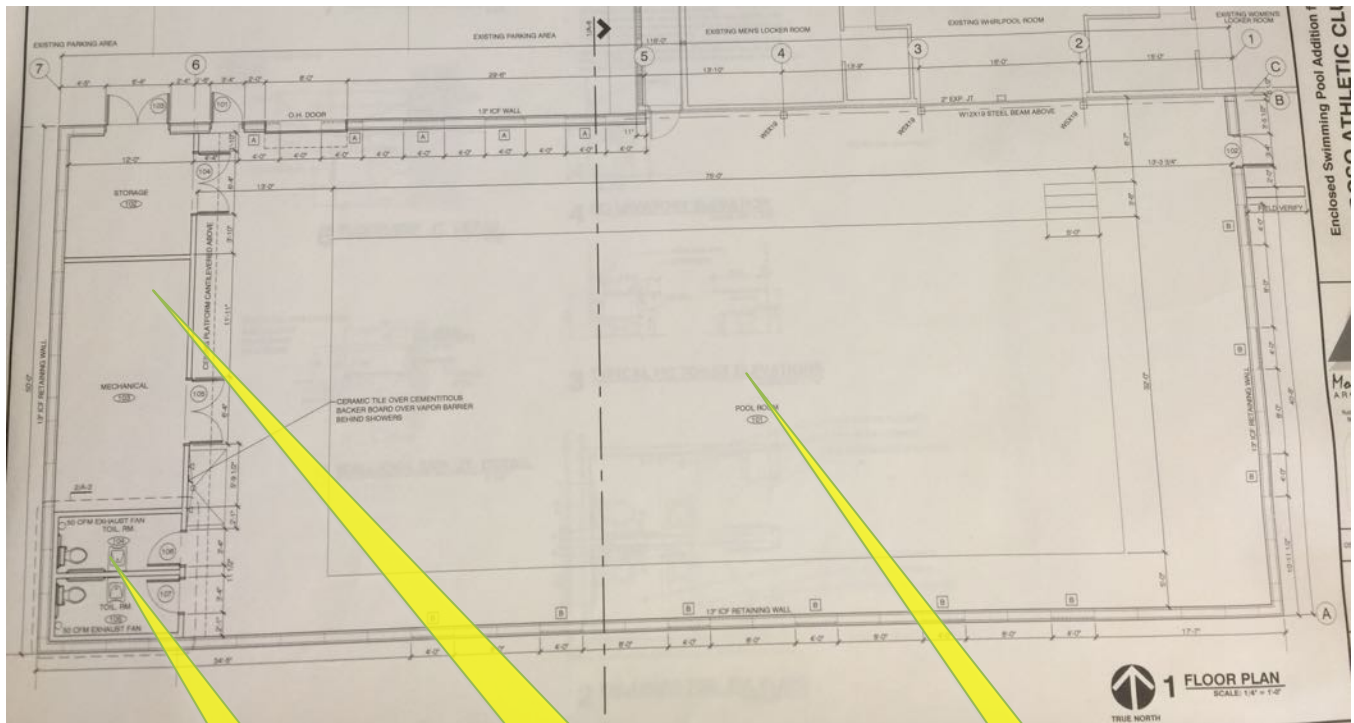


Mezzanine #1

Mezzanine #2

SECOND LEVEL MEZZANINES

IMPROVEMENT PLAN – 2ND ADDITION – LAP POOL



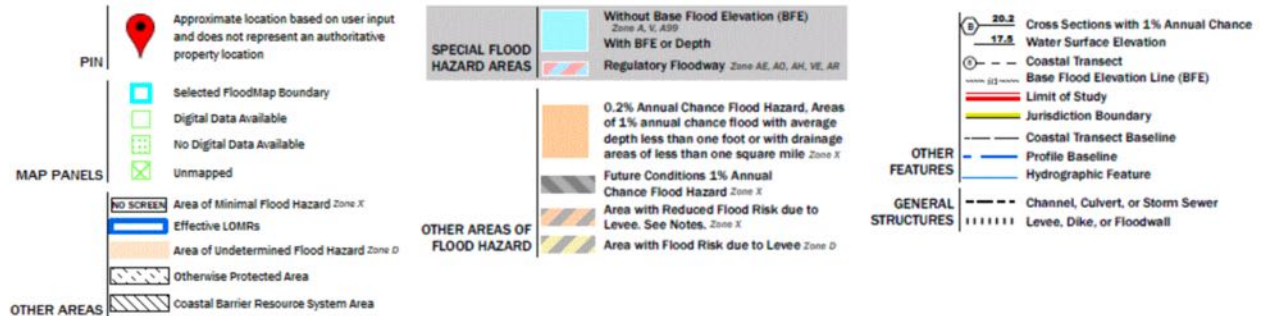
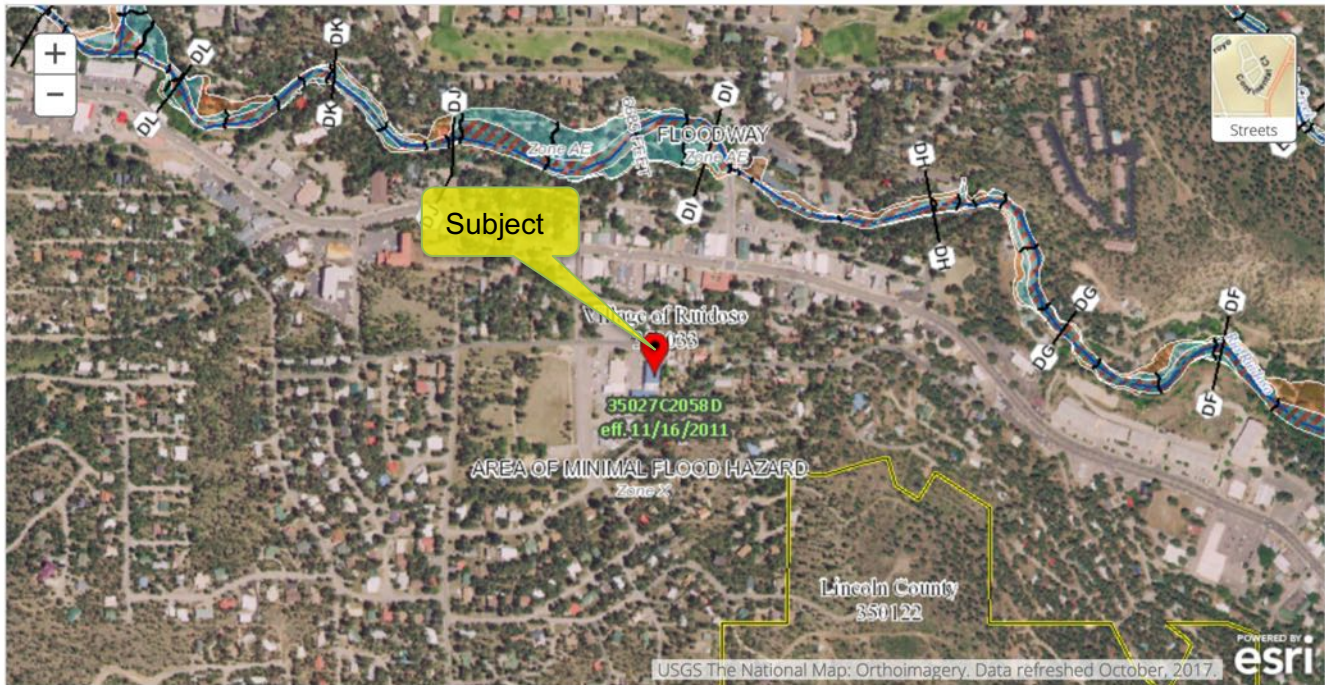
Restrooms

Pool Mechanical
and Storage

Lap Pool

FLOOD MAP

NOT IN A FLOOD ZONE



SITE ANALYSIS

LOCATION

Physical address of the subject property is 415 Wingfield St., Ruidoso, NM 88345. The property is commonly identified as Ruidoso Athletic Club

SIZE/SHAPE

The subject 1.026 +/- acres site is near rectangular in shape.

ACCESS/FRONTAGE/VISIBILITY

Access to the subject is gained from Wingfield Street. At the location of the subject Wingfield St. is a two-lane asphalt paved road maintained by the city of Ruidoso. At the location of the subject the roadway does not include concrete curbing and sidewalks, streetlights or drainage.

The subject site possesses 160' of frontage to Wingfield Street.

Visibility of the site and subject improvements to Wingfield St. is average to the neighborhood.

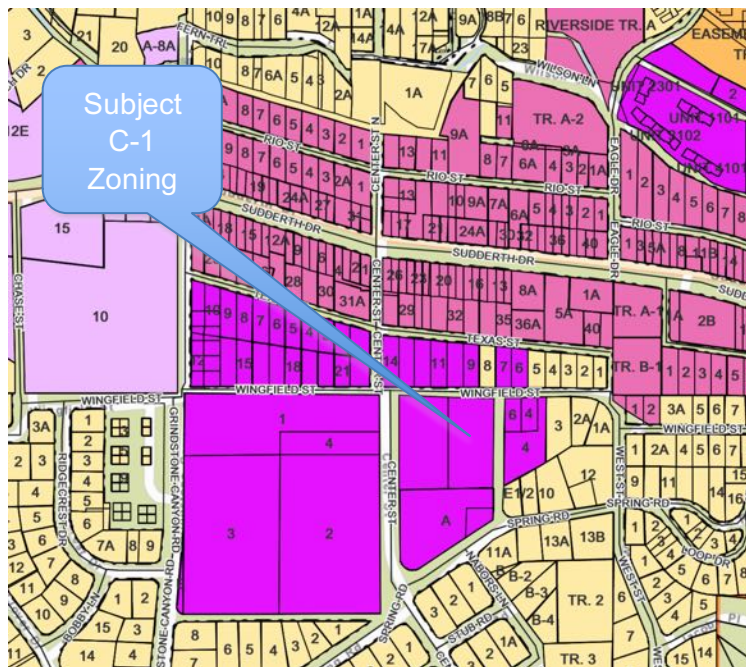
ZONING

As illustrated on the following zoning map the subject is zoned C-1 Neighborhood Commercial District.

ZONING MAP

Zoning Districts

-  AR-1 Agricultural Residential
-  C-1 Neighborhood Commercial District
-  C-2 Community Commercial District
-  C-3 Midtown Commercial District
-  C-4 Heavy Commercial District
-  I-1 Industrial District
-  M-1 Low-Density Mobile Home District
-  M-2 Medium-Density Mobile Home District
-  PUD Planned Unit Development District
-  M-PUD Mixed Use Planned Unit Development District
-  R-1 Single-Family Residential District
-  R-2 Two-Family Residential District
-  R-3 Multiple-Family Residential District
-  R-4 High-Density Residential District



The purpose of the zoning designation is stated in the zoning ordinance as follows.

The subject's existing use is included as an allowable use under the C-1 Neighborhood Commercial District designation. As currently developed the property would likely be classified by the city building department as a legally conforming land use.

Please see the Zoning portion attached for a copy of the C-1 zoning ordinance to include allowable and conditional uses.

EASEMENTS/ENCROACHMENTS/COVENANTS

No site survey of the subject "as built" was provided or uncovered. Therefore, easements are assumed typical to the property type and developed use.

No encroachments to or from the subject have been reported or identified.

No covenants or restrictions were made available or realized upon research of the subject site.

TOPOGRAPHY & SOILS

Topography of the site is upward sloping from the northern to southern boundary. Southern portions of the original structure as well as southern portions of the 2nd addition (pool) structure are partially located below grade.

All soils of the site are typical for the area and pose minimal negative aspects to current or future development. Negative aspects can be mitigated by property engineering and planning.

DRAINAGE FEATURES

The subject site appears to drain off-site towards the site's northern boundary.

The site possesses no formal on-site ponding.

The subject structures are assumed to have been developed allowing for the flow of storm waters ground saturation away from the improvement foundations.

FEMA FLOOD DATA

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Based upon FEMA Map 35027C2058D, dated November 16, 2011, the site is indicated fall outside areas of designated flood and within unshaded zone X. A copy of the map is continued within the preface of the report.

Low to Moderate Risk Zones

X (un-shaded) – These properties are outside the high-risk zones. This flood risk is reduced, but not removed. Flood insurance is not required in this zone but is available and local floodplain development codes may apply.

The intended user to this report is advised that flood determinations for purposes of determining whether or not a specific site lies within areas identified as potential hazards for floods should be made by a certified land Surveyor.

Sec. 54-99. - C-1 neighborhood commercial district.

- (a) *Purpose.* The purpose of the C-1 neighborhood commercial district is to provide for establishment of local centers for convenient retail outlets which deal directly with the consumer for whom the goods or services are intended. These centers are located in predominately residential areas and are limited to a type of use compatible with the surrounding residential character of the area. Except as specified below, merchandise which is offered for sale in the C-1 district must be housed completely within the building footprint, which includes the roof overhang. Unless a conditional use is granted by the planning commission for outdoor sales, outdoor sales are restricted as follows:
- (1) Outdoor sales shall be limited to three consecutive days in duration with no more than two events scheduled per year.
 - (2) Merchandise shall not be displayed within any public right-of-way, impede vehicular or pedestrian traffic or obstruct any clear sight triangle required by this chapter.
 - (3) The display area shall not reduce the parking on the premises below that required by this chapter.
 - (4) Where the merchandise is displayed in connection with a permanent building:
 - a. The distance from the display area to the closest permanent building shall not be greater than 20 percent of the front width of the primary building of that business.
 - b. The area of the display shall not be greater than five percent of the lot area of the business.
 - (5) An outdoor sales special use permit shall be obtained from the planning department prior to each event. The planning department may require submittal of a site plan and event schedule with the application. The planning department may ask for comments by other village departments prior to issuing the special use permit and may impose restrictions on the event when issuing the permit.
 - (6) All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user shall be stored within the confines of a fully enclosed structure.
- (b) *Principal permitted uses.* Principal permitted uses in the C-1 district, not to exceed 2,000 square feet in area, are:
- (1) Antique stores and arts and craft stores.
 - (2) Art studios or galleries.
 - (3) Retail bakeries.
 - (4) Barbershops.
 - (5) Beauty parlors.
 - (6) Hotels and motels, and cabin rental, detached or semidetached, not to exceed 50 rental units, and including incidental rental offices, pools, spas and related recreational facilities for use of guests only, and also including recreational equipment rental and sales available primarily for guests, which activity shall be under the same proprietorship.
 - (7) Candy and ice cream stores.
 - (8) Convenience food stores (no gas sales).
 - (9) Branch libraries.
 - (10) Drugstores, variety stores, and notion and soft goods stores.
 - (11) Professional offices.
 - (12) Public buildings.
 - (13) Self-service laundries and cleaning pickup stations.
 - (14) Restaurants or prepared foods, including alcoholic beverages served in conjunction with food service.
- (c) *Conditional uses.* Conditional uses in the C-1 district are:
- (1) Residential uses as follows:
 - a. Single-family and two-family dwellings.
 - b. Multifamily dwellings (townhomes and apartments) not to exceed six units or 135 linear feet, whichever is less.
 - c. Multiple-family structures containing four or more dwelling units.
 - d. Townhouse clusters of at least four units but not more than 170 feet in length.
 - (2) Convenience food stores with not more than four gas pumps.
 - a. Pump stands shall be set back not less than 25 feet from any street right-of-way, not less than 40 feet from any non-street property line and not less than 100 feet from any residential district boundary.
 - b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

- (3) Resident health care facilities, including nursing homes and group homes.
- (4) Hotels and motels, and cabin rentals, detached or semi-detached, in excess of 50 rental units and including incidental rental offices, pools, spas and related recreational facilities for use of guests only.
- (5) Miniwarehouses.
 - a. *Minimum site area.* Minimum site size shall be one acre.
 - b. *On-site circulation, drives and driveways.*
 - 1. Each miniwarehouse shall provide a minimum of two exits.
 - 2. All one-way driveways shall provide for one ten-foot-wide parking lane and one 15-foot-wide travel lane. Traffic direction and parking shall be designated by painting or signs.
 - 3. All two-way driveways shall provide for one ten-foot-wide parking lane and two 12-foot-wide travel lanes.
 - 4. The parking lanes may be eliminated when the driveway does not serve storage cubicles.
 - 5. At least one parking space for each ten storage cubicles, equally distributed throughout the storage area, shall be provided, in addition to those in the parking lanes.
 - 6. All driveways and parking, loading and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.
 - c. *Fencing and screening.*
 - 1. Fencing shall be required around the perimeter of the project at a minimum of six feet in height and constructed of decorative concrete block, as approved by the planning commission.
 - 2. All outdoor storage shall be limited to recreational vehicles and shall be screened from view from surrounding properties.
 - d. *Setbacks.* Any side of a building providing doorways to storage areas shall be set back from the property line with not less than 25-foot side and rear yard setbacks; otherwise, sides of a building not providing doorways to storage areas may have a zero side or rear lot line provided the building is of the same material as the fencing. If not of the same material, the rear yard setback shall be at least 15 feet.
 - e. *Trash enclosures.* Masonry trash enclosures shall be installed subject to the approval of the planning commission.
 - f. *Prohibited uses.* No auctions, commercial sales, garage sales or similar activities shall be conducted on the premises.
- (6) Commercial stables and outfitters.
- (7) Public parks.
- (8) Day care centers. A minimum of 35 square feet per child shall be provided within the day care facility for indoor activity and at least 50 square feet of fenced-in outdoor play space per child shall be provided on site. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited for children's play space by virtue of the usage or natural features. A state license shall be obtained prior to commencement of operation of a day care facility.
- (9) Electrical substations, gas regulating stations, water pump stations, water towers and lift stations.
- (10) Churches.
- (11) Schools.
- (12) Radio, television or microwave transmitting towers, except as otherwise allowed herein as accessory uses.
- (13) Bed and breakfast homestay, provided the following conditions are met:
 - a. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the residential character of the area or neighborhood and will not alter the structure's single-family character.
 - b. The architectural integrity and arrangement of the existing interior space must be maintained except as may be required to meet health, safety and sanitation requirements.
 - c. The only meal to be provided to guests shall be breakfast and shall only be served to guests taking lodging in the facility on that date. No food preparation or cooking shall be conducted within any bedroom made available for rent.
 - d. Parking shall be provided at the rate of one space per guest room, plus two spaces for the resident owner/operator. All parking shall be provided on site and shall be landscaped to maintain residential character of the property. Parking areas and access shall be designed in accord with multifamily residential standards which prohibit backing onto public rights-of-way.
 - e. Signs shall be limited to one identifying sign not to exceed six square feet in area and not over six feet in height. Sign location must be approved by the planning commission if not building mounted.
 - f. Bed and breakfast homestay in the R-1 single-family residential zone district shall only be permitted on properties having frontage on arterial or collector streets as shown on the functional street classification system of the city transportation master plan.
 - g. Maximum number of guest rooms shall not exceed five per site.

Zoning

- h. Minimum lot size for bed and breakfast homestay use shall not be less than one acre (43,560 square feet) with topographic and other site conditions such that property can be readily adapted to bed and breakfast homestay use.

(d) *Permitted accessory uses.* Permitted accessory uses in the C-1 district are:

- (1) Business signs consistent with division 5 of this article.
- (2) Trash enclosures consistent with section 54-144(d).
- (3) Parking consistent with section 54-141.

(e) *Access.*

- (1) Access to commercial activities shall be allowed only from arterial or collector streets or a street specifically designed for such development, provided, the planning commission may grant a variance from this provision upon a showing of good cause, if said commercial activity is located on either U.S. Highway 70 or State Highway 48.
- (2) Access points shall be located at least 150 feet from any street intersection.
- (3) Access points on the same street shall not be spaced closer than 100 feet as measured from the centerlines. Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.
- (4) Commercial developments which may not be able to meet the requirements of subsections (e)(2) and (3) of this section and which are requesting deviations from such standards shall submit an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:
 - a. Traffic volumes.
 - b. Turning movements.
 - c. Traffic controls.
 - d. Site design.
 - e. Site distances.
 - f. Location and alignment of other access points.

Based upon this data, the planning commission shall determine whether a deviation from the required standards is justified and, if so, what alternative requirements will be necessary.

(f) *Setbacks and height.* Setback and height requirements for the C-1 district are as follows:

(1) *Setback from property lines.* The minimum building setback from property lines shall be as follows:

- a. Building setbacks:
 - 1. Front: 25 feet.
 - 2. Interior side and rear: Ten feet.
 - 3. Corner side: Ten feet.
 - 4. Residential district boundary: Same as adjoining residential district.
- b. Parking lots:
 - 1. Front: Four feet.
 - 2. Interior side and rear: Three feet.
 - 3. Corner side: Four feet.
 - 4. Residential district boundary: Three feet.
- c. Under certain conditions, the planning commission may reduce the required standard yard setbacks and parking requirements as set out in subsection (f)(1)a of this section and section 54-141. It must be shown that, because of shared parking facilities and/or shared access and drives, the standard requirements for yard setbacks and parking would not be necessary or in the best interest of the citizens of the village.

(2) *Maximum height.* Maximum height of structures shall be 35 feet.

(g) *Lot width and lot area.*

- (1) The minimum lot width shall be 100 feet.
- (2) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

(h) *Screening.* All principal and accessory uses shall be screened from adjacent residential districts as described in section 54-134.

(i) *Landscaping.* All areas not designated for buildings, circulation, parking or storage shall be landscaped as described in section 54-135.

Zoning

- (j) *Signs.* Signs are allowed according to division 5 of this article.
- (k) *Relationship to overlay zones.* Any property located in the C-1 district must comply with the regulations of any overlay zone and satisfy any flood hazard requirements.
- (l) *Hillside and forest protection.* Property located in the C-1 district shall comply with the hillside protection standards and the forest protection standards set forth in sections 54-132 and 54-133.

(Code 1985, § 10-4-8; Ord. No. 2000-12, 9-12-00; Ord. No. 2011-02, § I, 1-25-11; Ord. No. 2011-08, 3-29-11; Ord. No. 2011-11, 6-12-11)