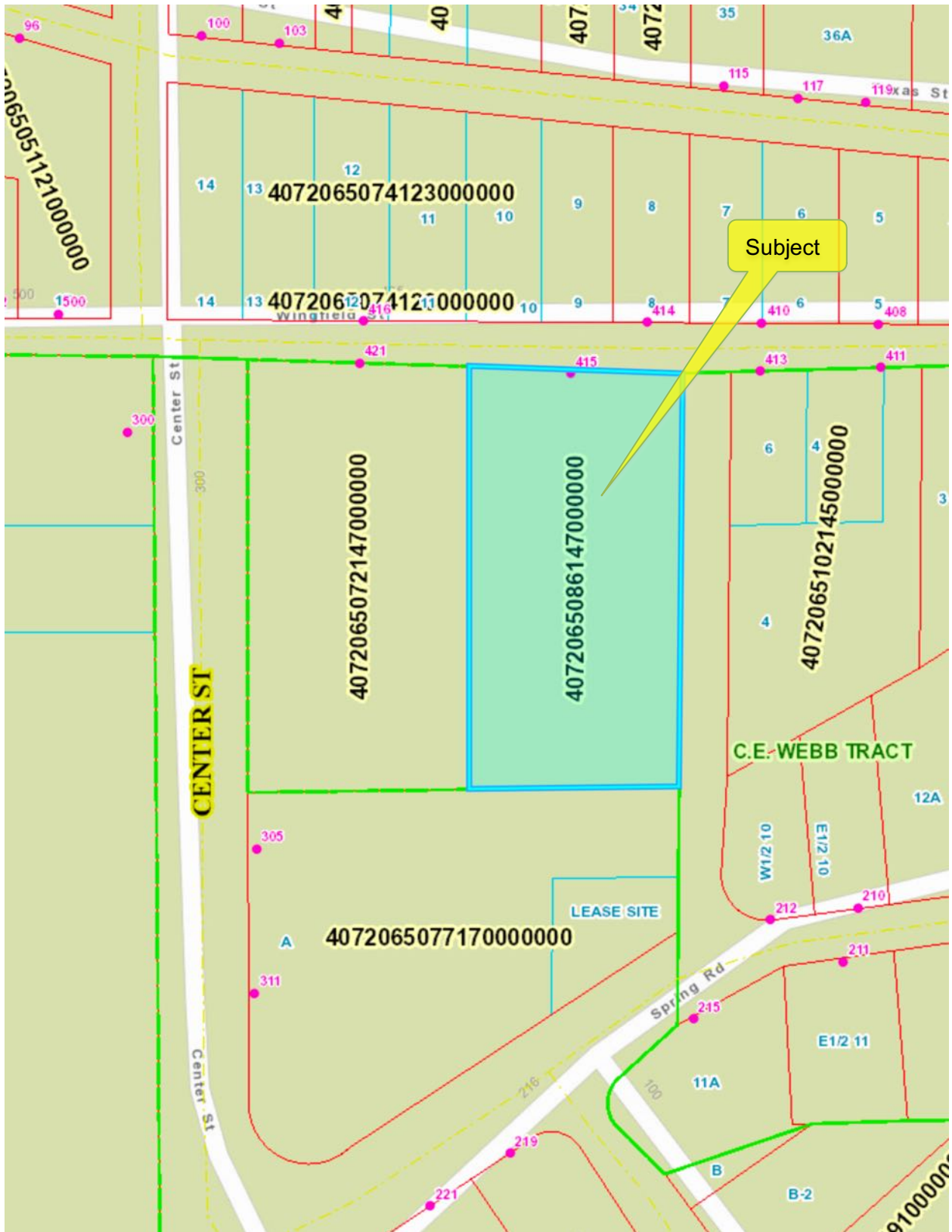
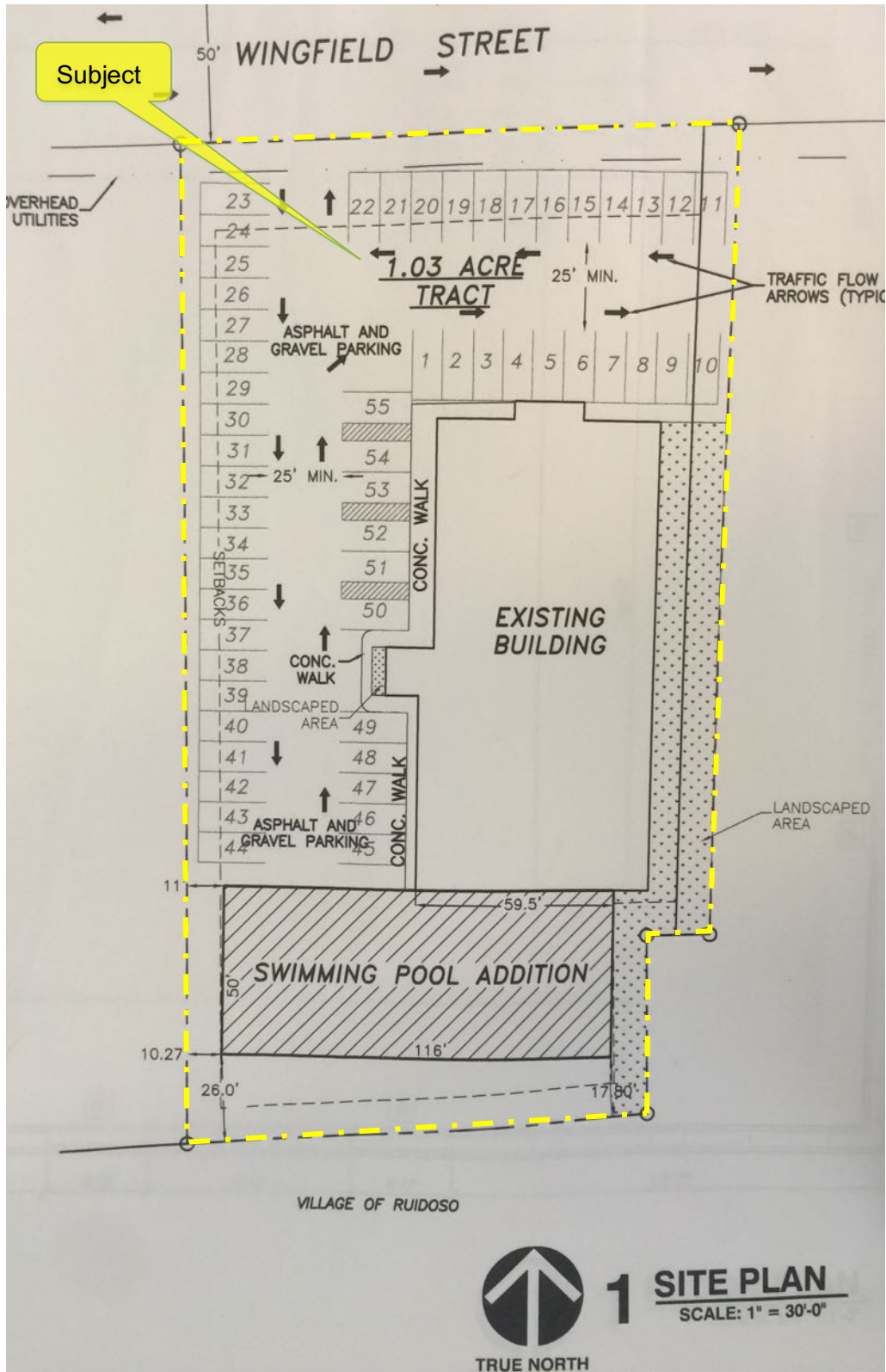


# Plat



# SITE PLAN



VILLAGE OF RUIDOSO



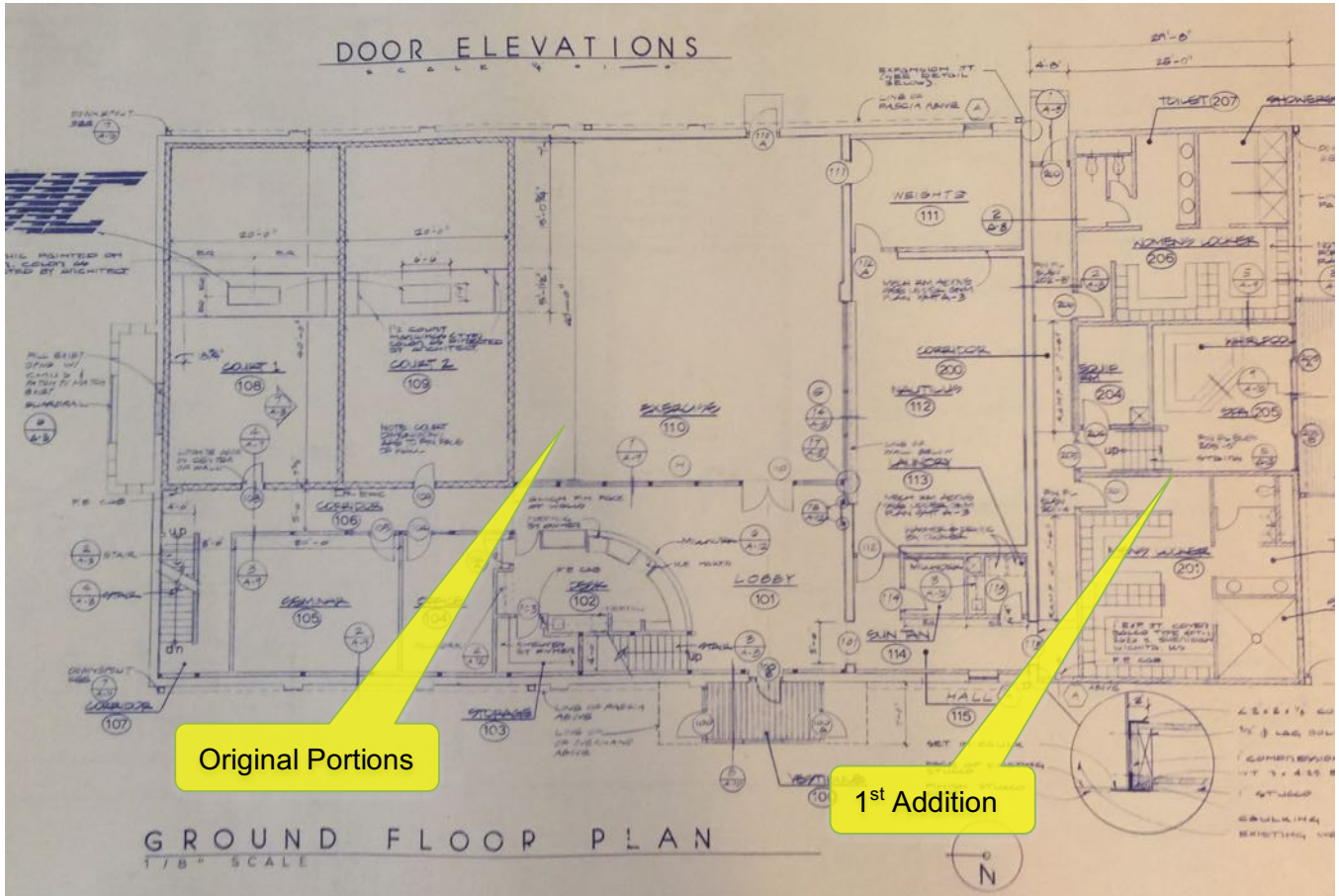
TRUE NORTH

1

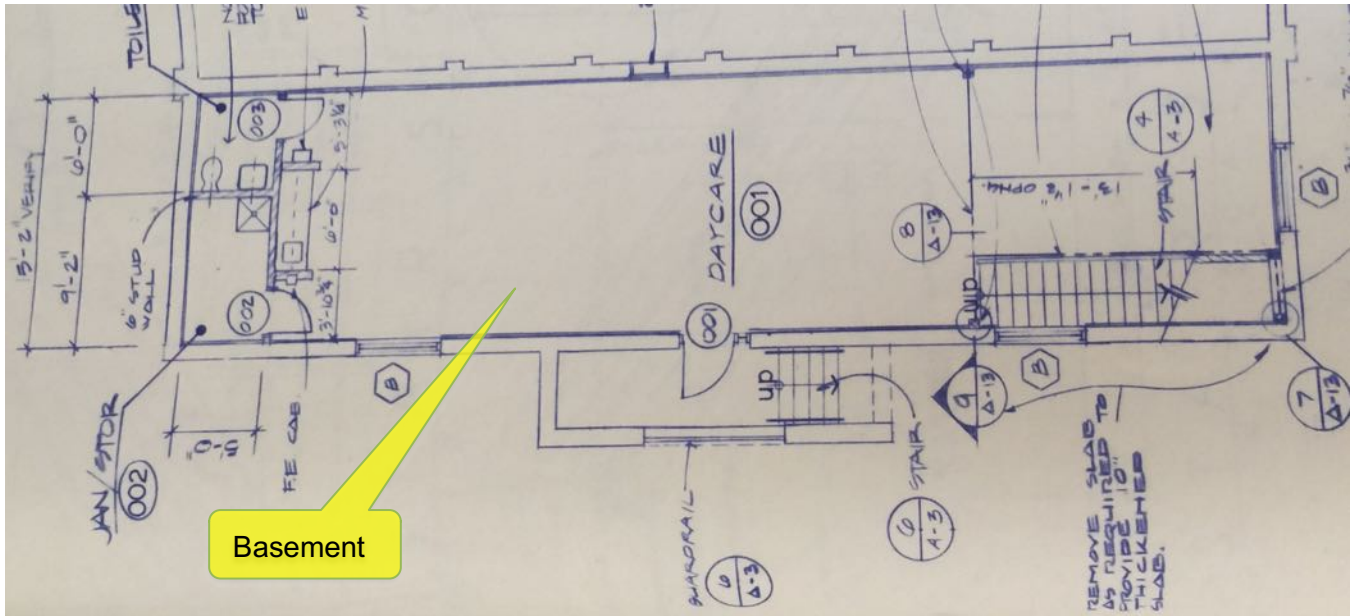
**SITE PLAN**

SCALE: 1" = 30'-0"

# ORIGINAL PORTIONS AND 1<sup>ST</sup> ADDITION – GROUND LEVEL

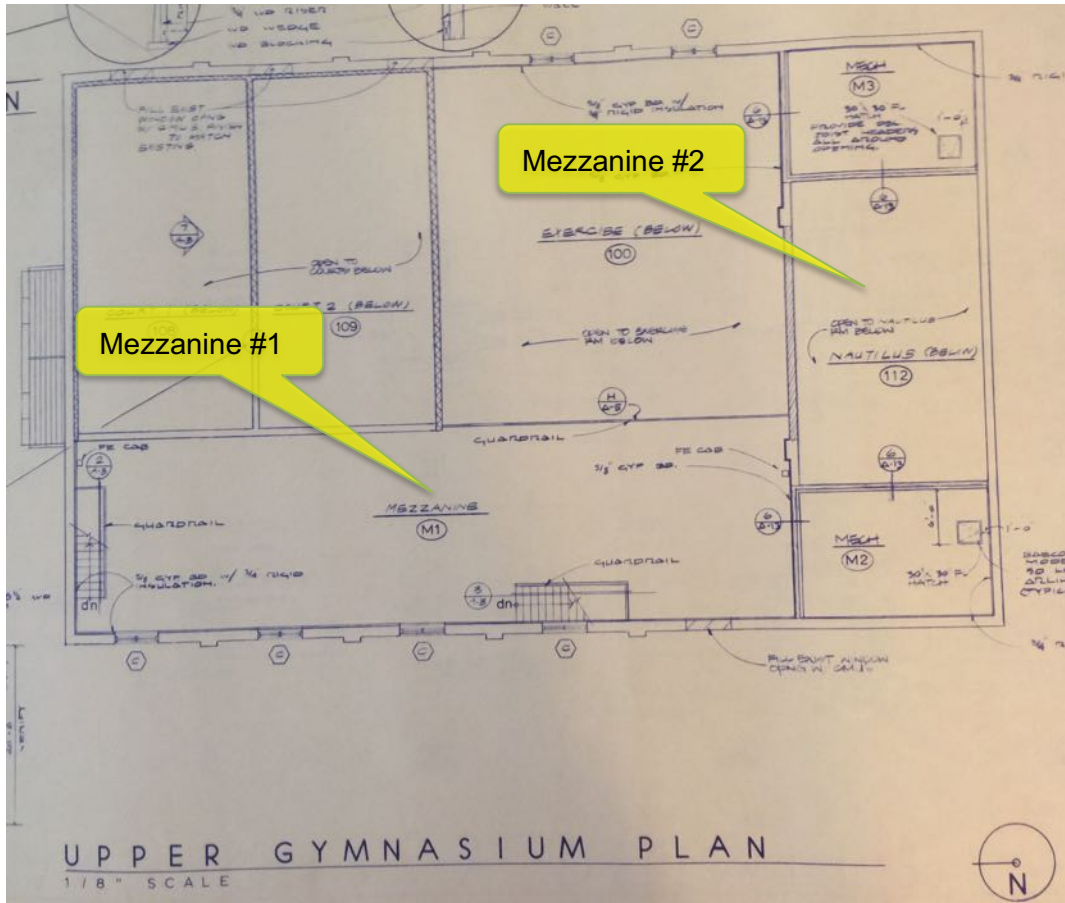


# IMPROVEMENT PLAN – ORIGINAL PORTIONS – BASEMENT AND MEZZANINES



Basement

BASEMENT



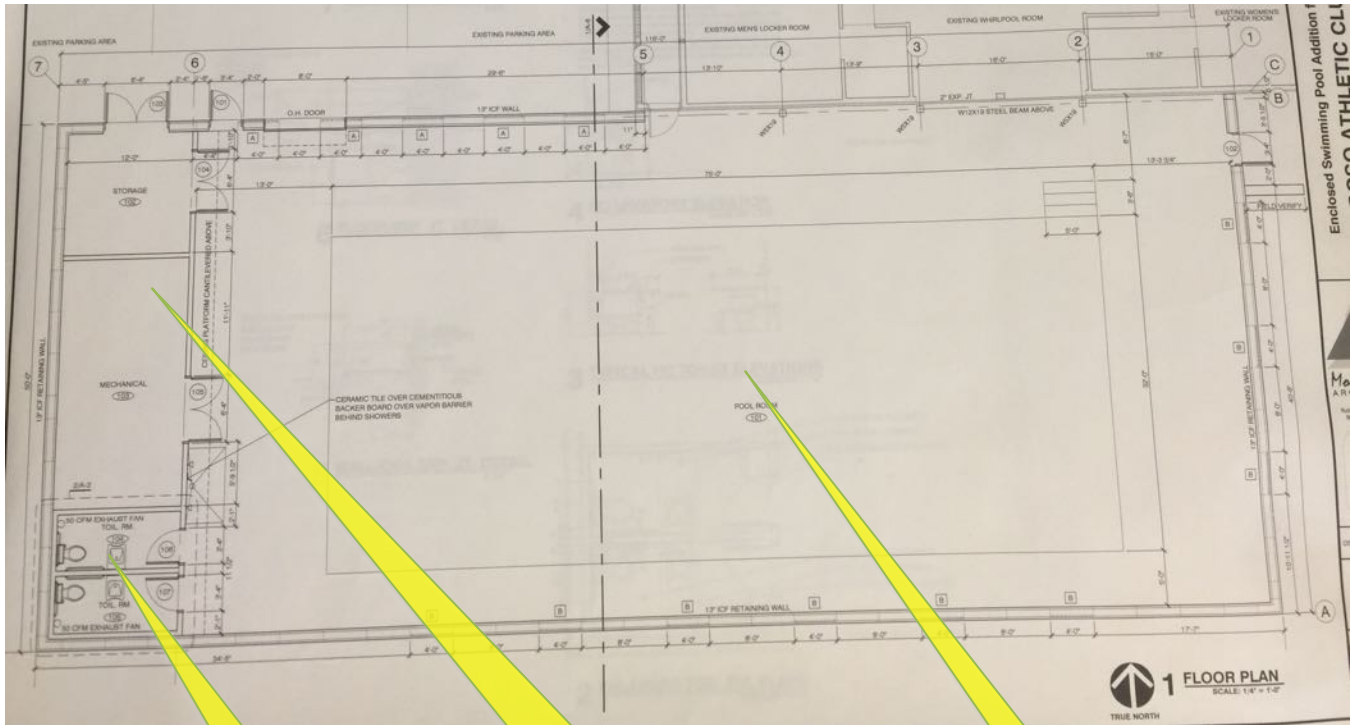
Mezzanine #1

Mezzanine #2

UPPER GYMNASIUM PLAN  
1/8" SCALE

SECOND LEVEL MEZZANINES

# IMPROVEMENT PLAN – 2<sup>ND</sup> ADDITION – LAP POOL

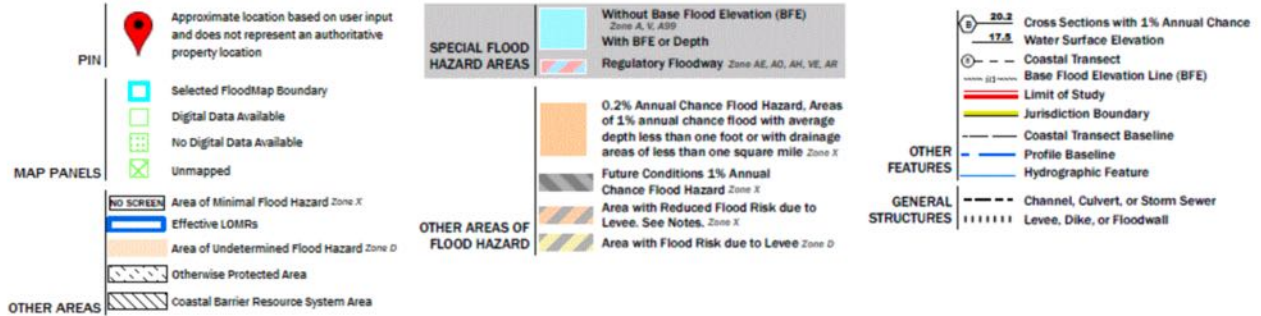
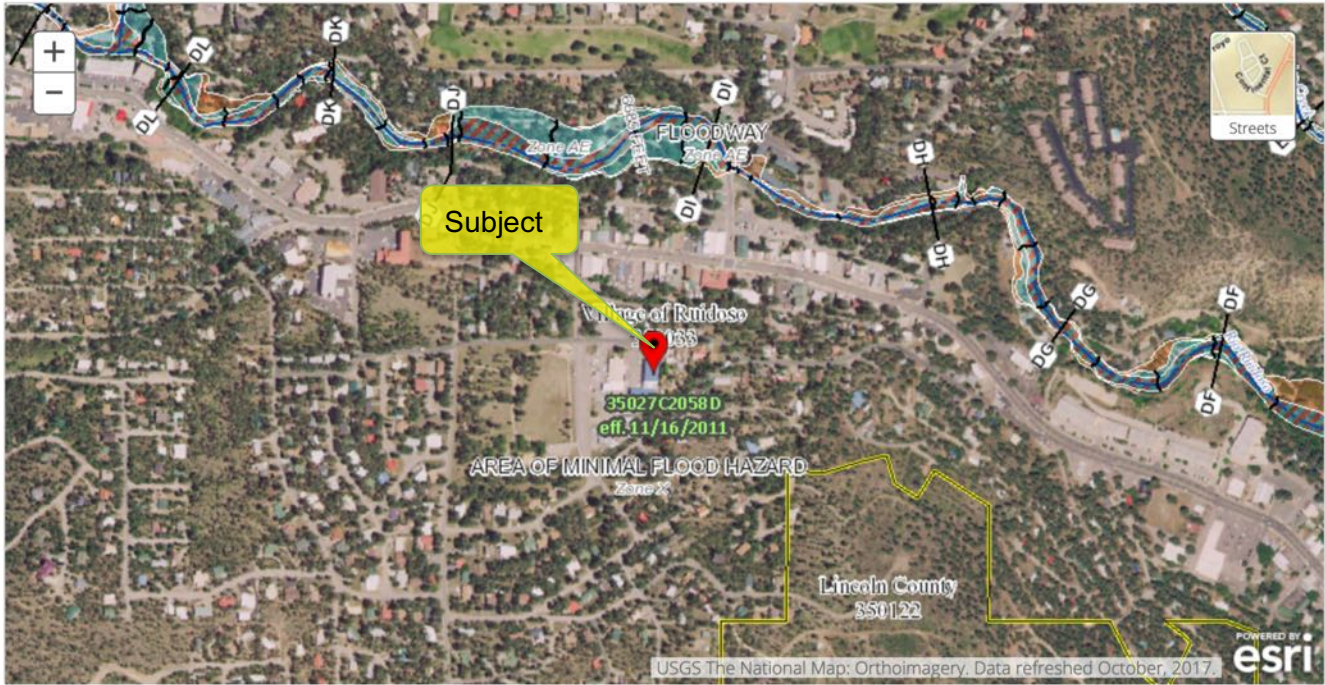


Restrooms

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.

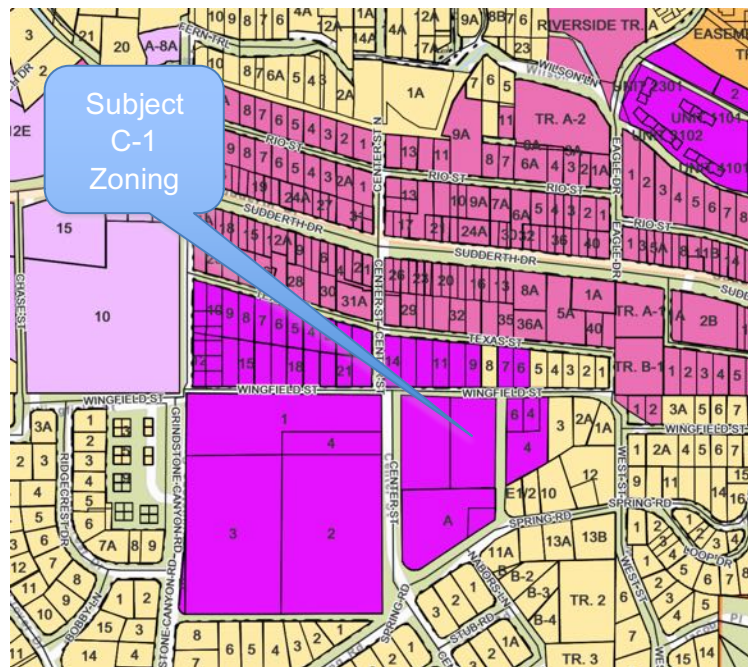
## ZONING

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 2<sup>nd</sup> 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.***

## GENERAL DESCRIPTION AND TYPE

Structural improvements to the site are limited to a single structure. The appraiser has reviewed provided "as built" building plans for the subject which form the basis of extracted building area calculations and "as appraised" improvement area estimates.

Northern most portions of the structure were built in 1941 by the WPA – Works Progress Administration as part of the Franklin D. Roosevelt's "New Deal." This portion of the subject was originally developed as a community gymnasium. To include 1984 renovation and retrofit the original structure includes gym related improvements including basement portions with secondary exterior access, ground level portions with secondary access, and two mezzanines. Gross floor area of the original structure is estimated from building plans at 10,701 SF. Included are two 270 SF upper level mechanical storage rooms, with each requiring ladder access. Thus, to include gym related improvements of basement (921 SF), ground level (6,822 SF), and second level mezzanines (2,418 SF), total appraised floor area of the original structure is estimated at 10,161 SF.

Located south of the original structure is the location of the first addition to the structure which consists of the improvement's locker rooms, spa and sauna. This portion of the structure was built in 1984 and coincides with the principle conversion and renovation of original portions to the as currently developed fitness center. Appraised floor area of the 1<sup>st</sup> addition portion is 1,917 SF.

Located further south is the second addition to the structure which consists of the improvements indoor pool, restrooms, and pool equipment and general storage rooms. This portion of the structure was built in 2006. Pool improvements consist of a 32' x 75' three lane lap pool with pool depths of 3'6" to 4'6". Thus, to include ground level (5,800 SF) and second level equipment storage (754 SF), total appraised floor area of the second addition is estimated at 6,554 SF.

The following table summarizes the subject appraised improvements to include the above identified original portions and first and second additions. As contained in the table the appraisers estimate of gross floor area "as appraised" is estimated at 18,632 SF. The estimate extracts those portions of the structure only accessible by ladder and include the two-second floor located mechanical rooms with a combined area of 540 SF.

Associated site improvements include concrete walkways and pads and pole-mounted signage.

Asphalt paved portions are observed to be in very poor condition and according to the owner will be resurfaced pending proposed demolition of neighboring western located non-subject improvements currently occupied by Lincoln County Municipal Courts and the Lincoln County Forestry Department.

As developed the subject possesses an approximate 2.4:1 land to building area ratio. As improved and utilized the site is fully improved with no excess or surplus land identified or included in the analysis.

Flooring: Short-weave commercial grade carpet in lobby and in hallways; rolled vinyl flooring behind the reception desk. Newer vinyl flooring in the restrooms. Newer rubberized matting in the heavy equipment areas and personal training rooms.

Ceiling / Walls: Textured painted drywall - typical

Electrical: Upgraded Commercial Grade – 220 V service  
Security system, emergency light packs, computer network and multi-line phones. Whole house and divided sound systems. High level of video surveillance cameras with in-house and remote monitoring allowing for 24-hour customer access.

Lighting: Fixtures upgraded to high efficiency LED lighting

Sprinkler System: None

#### STRUCTURAL DESIGN – 1<sup>ST</sup> ADDITION – LOCKER ROOMS / SPA / SAUNA

Improvement Area (SqFt) 1,917 SF

Designed Use: Locker / shower rooms, spa, sauna.

Foundation: Reinforced concrete

Exterior Walls: Wood or metal framed with stucco finish.

Roof Support: Metal truss

Interior Ceiling Height: 10' - 14' (Vaulted ceiling over spa)

Roof: Wood decking with metal r-panel covering.

Insulation: Fiberglass batt

HVAC: Mechanical room combination air handlers - gas forced air heat & refrigerated cooling.

Doors: 1@ 3070 (metal frame and skinned)

Windows: None

Flooring: Newer tile in wet areas of the locker rooms and spa room.

Ceiling / Walls: Textured painted drywall – typical

Area Electrical: Vaulted ceiling with exposed cedar planks.  
Commercial Grade – 220 V service  
Security system, emergency light packs, Whole house and divided sound systems. High level of video surveillance cameras with in-house and remote monitoring allowing for 24-hour customer access.

Lighting: Fixtures upgraded to high efficiency LED lighting

Sprinkler System: None

- Overall design and appeal is average relative to original date of construction.
- Condition of the improvement is good to average relative to the improvements actual age of approximately 38 years.
- Economic life of similar improvements of 50 - 60 years.
- Effective age estimate of 35 years.
- Remaining Economic Life estimate of 25 years.

**STRUCTURAL DESIGN – 2<sup>ND</sup> ADDITION – INDOOR POOL / EQUIPMENT**

Improvement Area (SqFt)	5,800 SF ground floor and 754 SF of second level mechanical storage.
Designed Use:	Indoors Pool (75' x 32' pool with 3'6" to 5'6" depths) with high levels of mechanical infrastructure to include Dectron air filtration and dehumidifier system.
Foundation:	Reinforced concrete
Exterior Walls:	ICF - Insulated concrete formed walls with exterior stucco finish.
Roof Support:	Metal truss
Interior Ceiling Height:	8 – 10' (mechanical storage) 19' (vaulted ceiling in pool area)
Roof:	Wood decking with metal r-panel cover. Roof ridge vents provided in pool area.
Insulation:	Ridged foam walls – fiberglass batt roof
HVAC:	Exterior air ventilation for cooling and swimming pool heat recycled air heat.
Doors:	Service: 1@ 3070 single doors and 2@6070 double doors (metal frame and skinned)
Windows:	Metal frame / double pane
Flooring:	Pool decking in pool area and exposed concrete and wood decking in mechanical storage areas.
Ceiling / Walls:	
Pool Area:	Vaulted ceiling with exposed cedar planks.
Mechanical / Storage:	Taped drywall.
Electrical:	Commercial Grade – 220 V service Security system, emergency light packs. High level of video surveillance cameras with in-house and remote monitoring allowing for 24-hour customer access.
Lighting:	Florescent and incandescent.
Sprinkler System:	None

- Overall design and appeal is good relative to original date of construction.
- Condition of the improvement is good relative to the improvements actual age of approximately 16 years.
- Economic life of similar improvements of 40 years.
- Effective age estimate of 10 years.
- Remaining Economic Life estimate of 30 years.

## ZONING

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.

## Zoning

- (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)