



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Melanie Etheridge</u>		Phone: <u>(386) 661-8694</u>
Address: <u>444 Seabreeze Blvd</u>		Email: <u>melanie.etheridge@safstar.com</u>
City: <u>Daytona Beach</u>	State: <u>FL</u>	Zip: <u>32118</u>
Professional/Agent (if any): <u>Jake Hughes</u>		Phone: <u>(704) 576-0476</u>
Address: <u>2100 S. Tryon St</u>		Email: <u>j.hughes@carroll.com</u>
City: <u>Charlotte</u>	State: <u>NC</u>	Zip: <u>28203</u>
Proprietary Interest in Site: <u>SAFStar Central, LLC</u>		List all owners:

BRIEF DESCRIPTION OF REQUEST

Administrative Amendment for Landscaping Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.) SEE BELOW ADDRESS

Lot or Tract No.: <u>1</u>	Block: <u>3</u>	Unit:
Subdivision/Addition: <u>N/A</u>	MRGCD Map No.: <u>L08Z</u>	UPC Code: <u>100805638540210405</u>
Zone Atlas Page(s): <u>Attached</u>	Existing Zoning:	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>1</u>	Total Area of Site (acres): <u>4</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>10302 Central Ave SW</u>	Between: <u>N/A</u> <u>106th</u>	and: <u>N/A</u> <u>Sunset Gardens</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <u>[Signature]</u>	Date: <u>9/7/2023</u>
Printed Name: <u>Jake Hughes</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

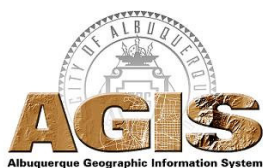
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

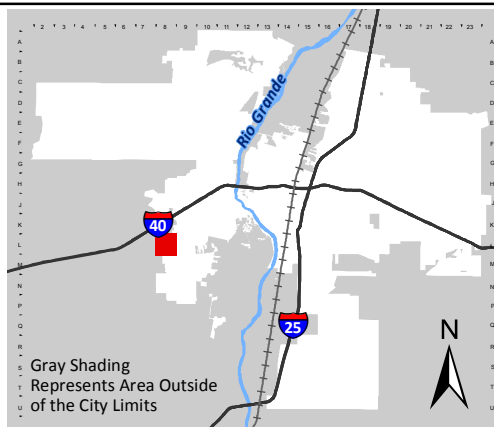


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-08-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



OWNER'S AUTHORIZATION FORM

I, Melanie Etheredge (name), employee of SAFStor Central, LLC (company), authorize Jake Hughes as an approved agent to resubmit the revised landscaping plan for SAFStor Central, BP-2022-22506.


9/7/2023



JUSTIFICATION LETTER

The proposed landscape drawing meets all requirements/standards as set forth below:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.
4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.
5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.
6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities)

The attached landscape plan has been modified from its original use to better benefit the owner regarding landscape efficiency and overall cost. Per IDO Section 14-16-5-6(C)(16), this landscape plan still meets the following requirements of a visually attractive, sustainable desert landscape:

- 5-6(A)(1) Providing visual relief from urbanization.
- 5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.
- 5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.
- 5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.
- 5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.
- 5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.
- 5-6(A)(7) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

Overall, the proposed landscape plan still meets all requirements of local and city jurisdictions and still provides significantly more landscape coverage than required, using all applicable plants, shrubs, trees, etc. relative to the local requirements. This is simply a reduction in overall shrub count.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 6, 2022

Vince Carrica, P.E.
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: SafeStor Self-Storage
Lot 1 Block 3 Town of Atrisco Grant
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 9/22/22
Hydrology File: L08D013**

Dear Mr. Carrica:

Based upon the information provided in your submittal received 9/27/2022, the Grading and Drainage Plan is approved for Grading, Paving, Building Permits, and Work Order.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: SafeStor Self-Storage **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 1 Block 3 Town of Atrisco Grant UPC: 100805638540210405
City Address: Central Ave SW Albuquerque, NM 87121

Applicant: Tierra West LLC **Contact:** VINCE CARRICA
Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109
Phone#: 505-858-3100 **Fax#:** _____ **E-mail:** VCARRICA@TIERRAWESTLLC.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE Type 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: 09.26.22 **By:** VINCE CARRICA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

June 24, 2022

Vince Carrica, P.E.
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: SafeStor Self-Storage
Lot 1 Block 3 Town of Atrisco Grant
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 6/6/2022
Hydrology File: L08D013**

Dear Mr. Carrica:

Based upon the information provided in your submittal received 6/6/2022, the Conceptual Grading & Drainage Plan is preliminary approved. The following comments need to be addressed for approval for Grading Permit, Work Order, and Building Permit.

1. Provide written approval from AMAFCA for the plans.
2. Submit a finalized G&D for approval to Hydrology for review.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

Vince Carrica

From: Jared Romero <jromero@amafca.org>
Sent: Thursday, May 5, 2022 3:48 PM
To: Vince Carrica
Cc: David Gutierrez; Ron Bohannon
Subject: RE: [#2021064] SAFESTor G&D Resubmittal - AMAFCA Comments

Good Afternoon Vince,

Noting your responses below and additional information attached, AMAFCA has no further comments on the Drainage Report and Site Plan with ESD 4/1/2022.

Best,
Jared

Jared Romero
Development Review Engineer
Albuquerque Metropolitan Arroyo Flood Control Authority
2600 Prospect Ave. NE
Albuquerque, NM 87107
Phone: (505) 884-2215
jromero@amafca.org

From: Vince Carrica <VCarrica@tierrawestllc.com>
Sent: Monday, May 2, 2022 3:37 PM
To: Jared Romero <jromero@amafca.org>
Cc: David Gutierrez <dggutierrez@cabq.gov>; Ron Bohannon <rrb@tierrawestllc.com>
Subject: RE: [#2021064] SAFESTor G&D Resubmittal - AMAFCA Comments

Hi Jared,
Thank you for the review and comments. See below for responses in Red.

Vince

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

From: Jared Romero <jromero@amafca.org>
Sent: Monday, May 2, 2022 9:03 AM

LEGEND

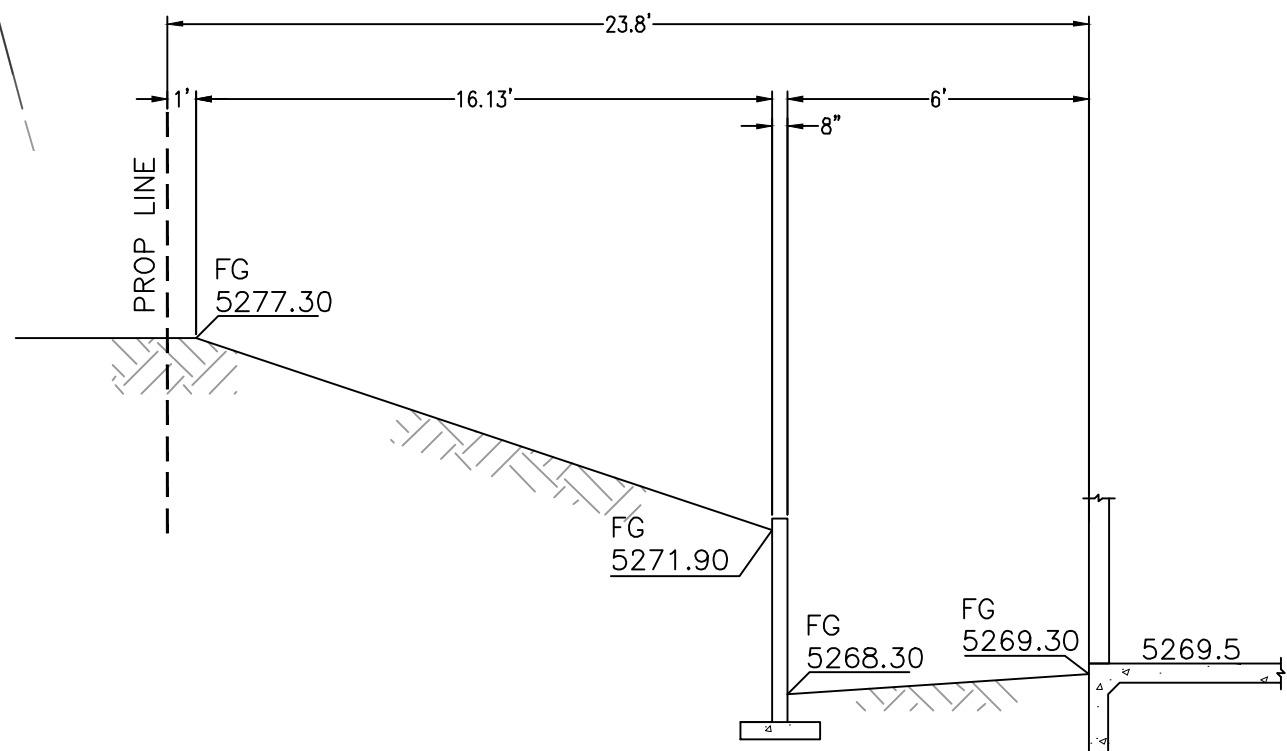
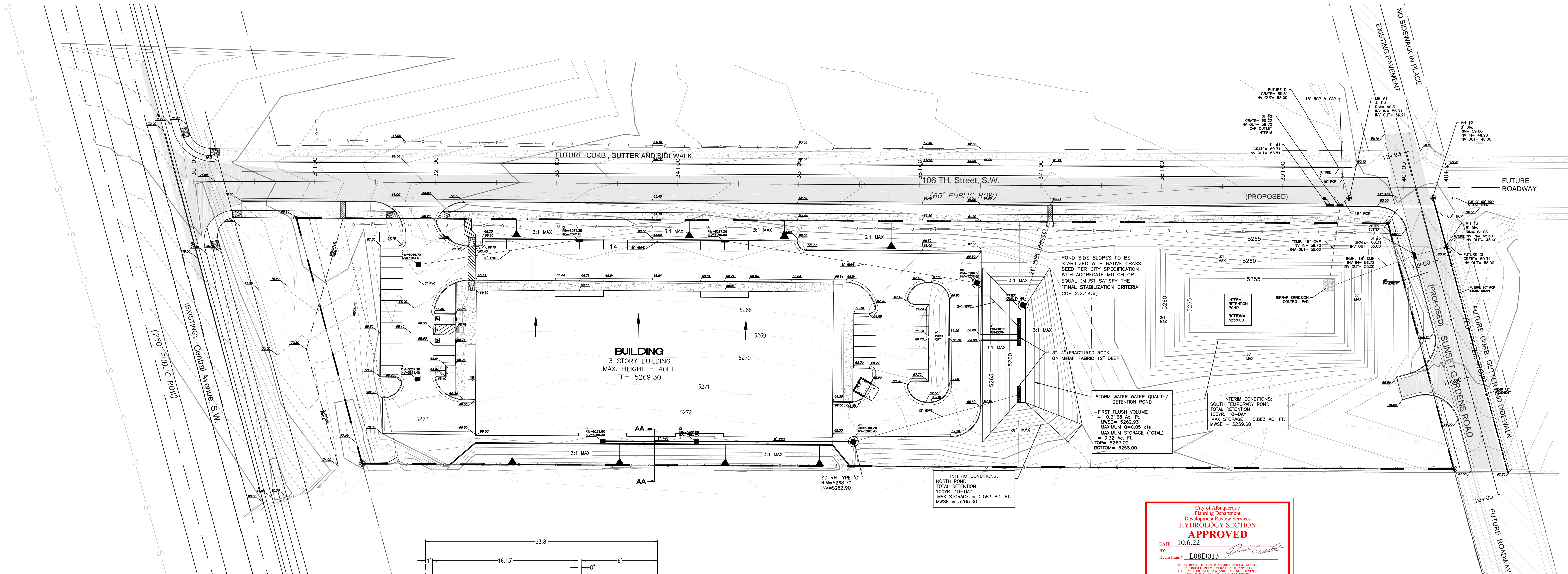
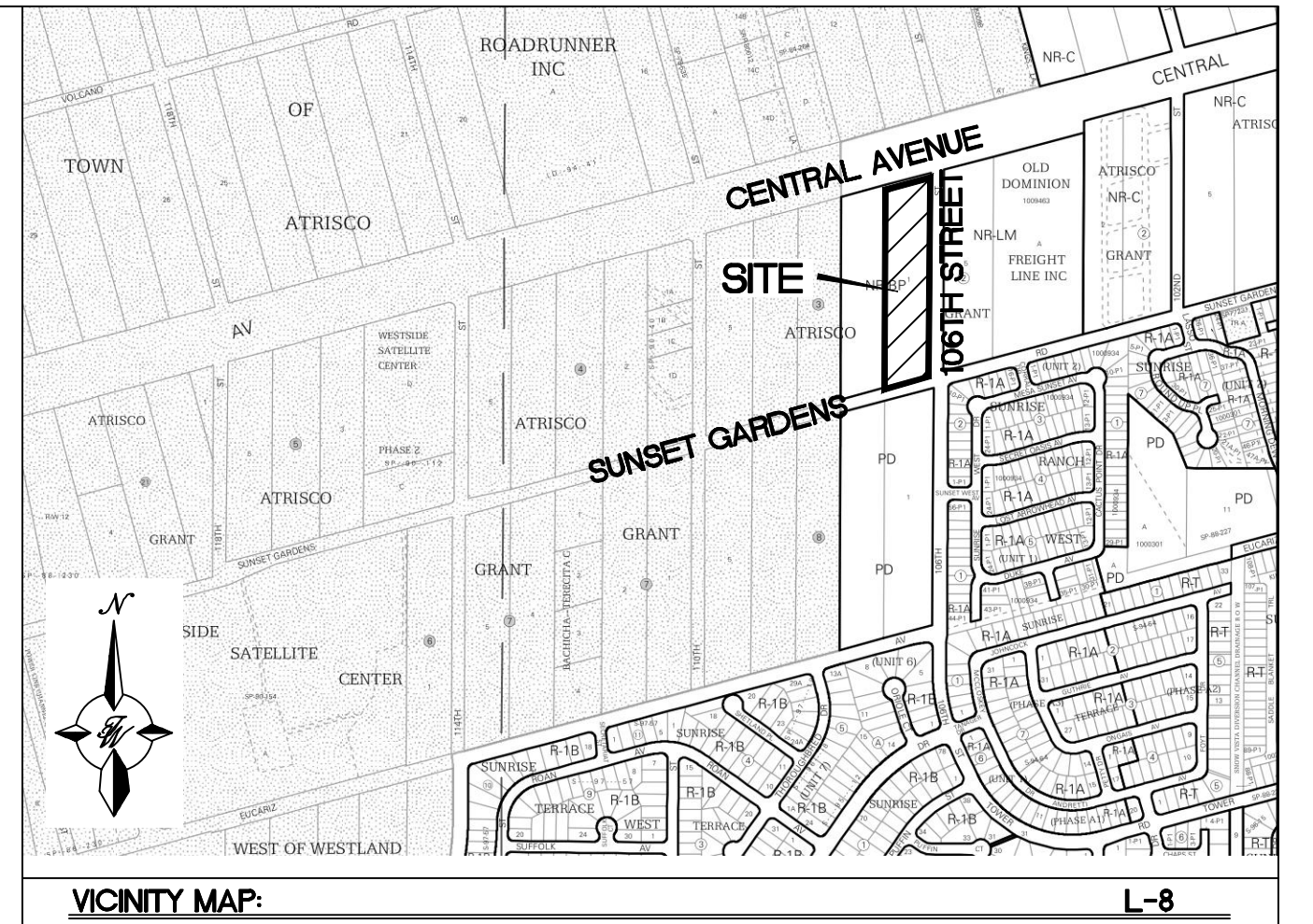
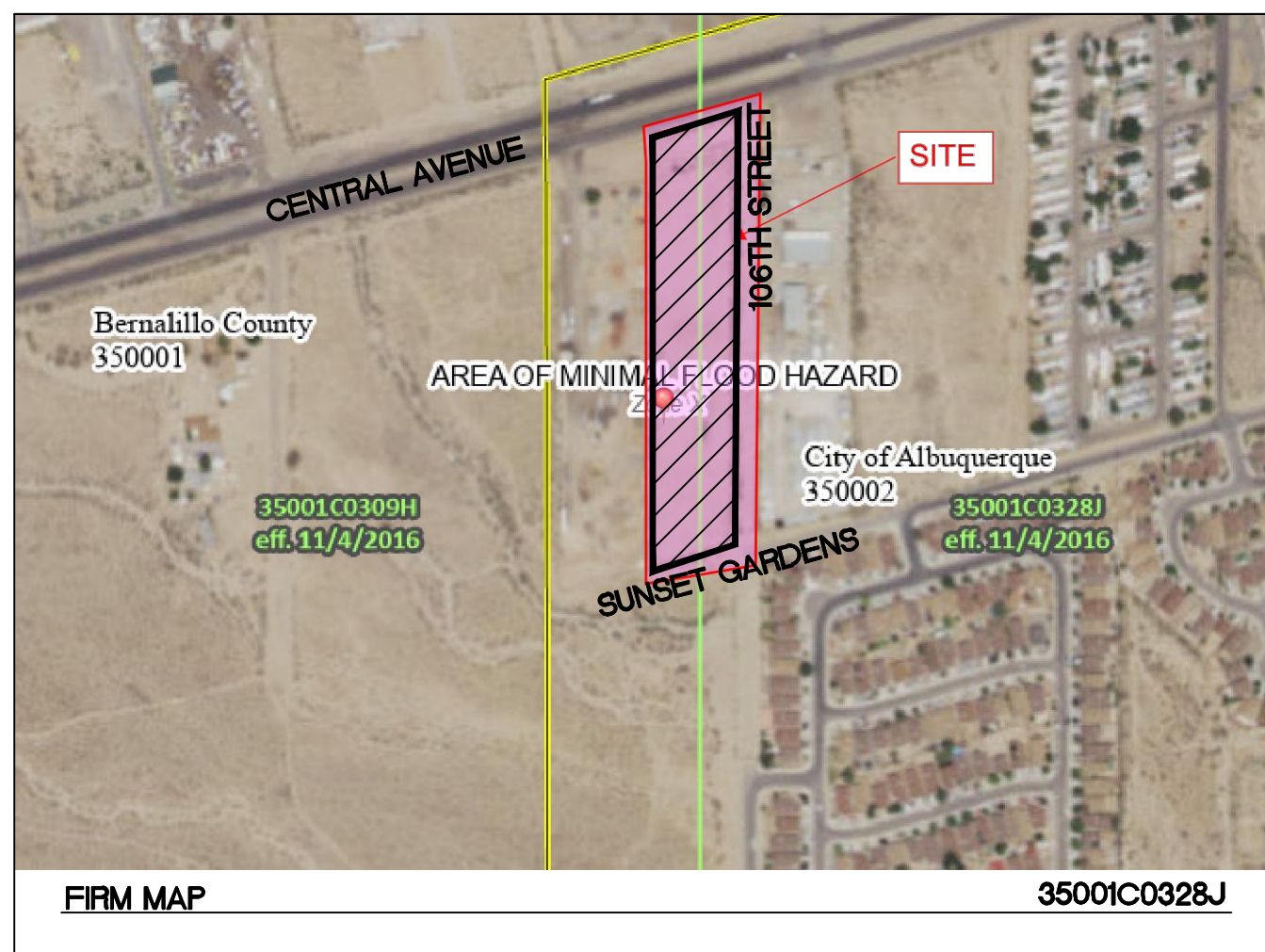
- CURB & GUTTER
- - - BOUNDARY LINE
- - - RIGHT-OF-WAY
— BUILDING
- - - SIDEWALK
-5010- CONTOUR MAJOR
-5011- CONTOUR MINOR
x 5048.25 SPOT ELEVATION
→ FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
-5010- EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT UTILITY LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

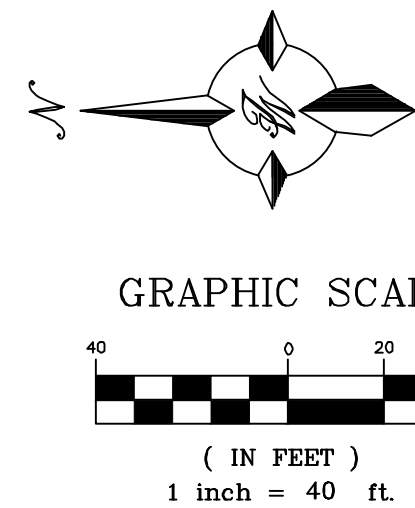
EROSION CONTROL NOTES



1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

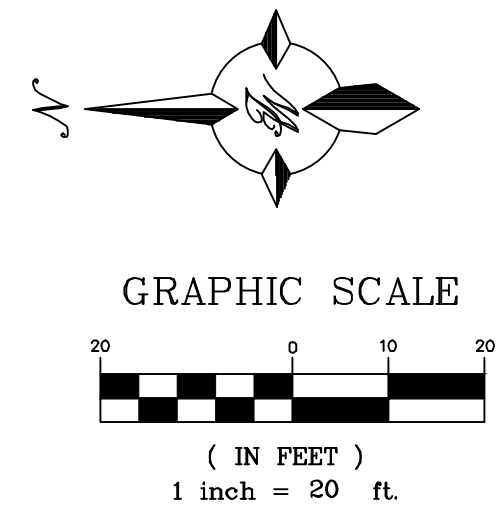
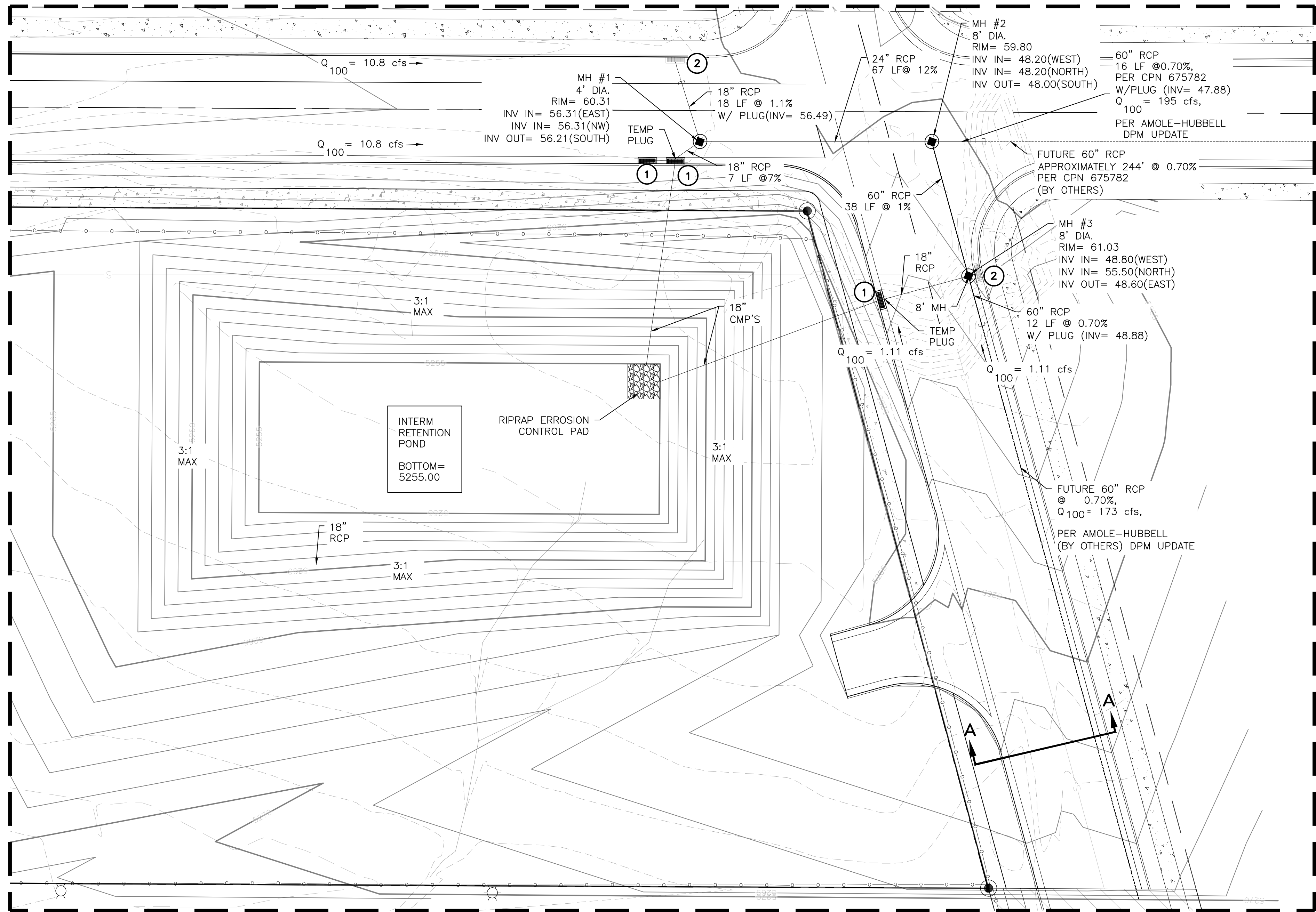


CAUTION

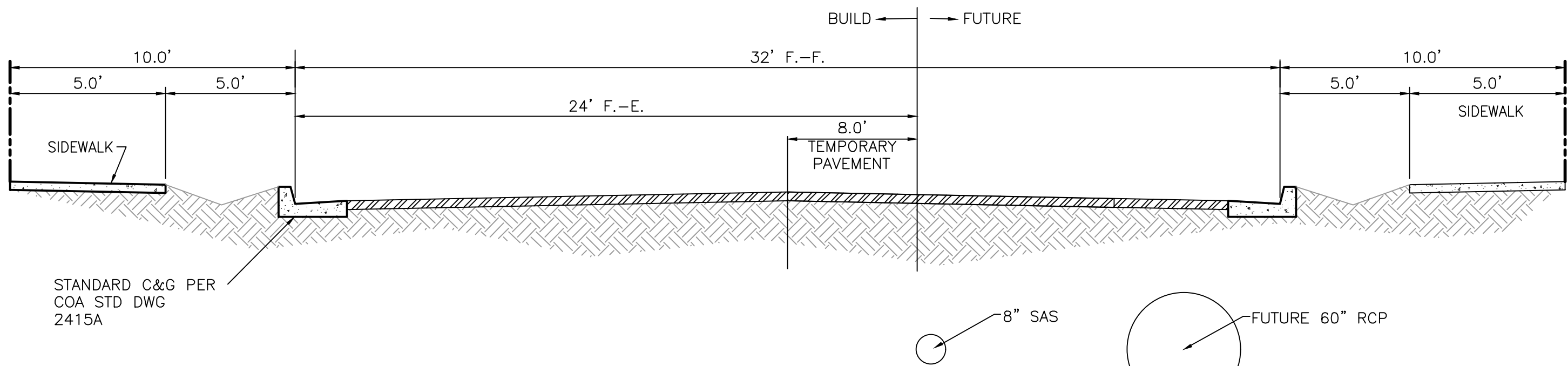
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div><div><div>09/22/2022</div></div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>SAFStor STORAGE ALBUQUERQUE, N.M.</div> <div>GRADING AND DRAINAGE PLAN</div> <div><div><div>TERRA WEST, LLC</div></div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div></div>	<div>DRAWN BY RMG</div> <div>DATE 09/22/2022</div> <div>2021064_GR PLAN</div> <div>SHEET # GR-1</div> <div>JOB # 2021064</div>
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Pipe Capacity					
D (in)	Slope (%)	Area (ft²)	R	Q Provided (cfs)	Velocity (ft/s)
60	0.7	19.63	1.25	218.49	11.13
60	1	19.63	1.25	261.14	13.30
24	12	3.14	0.5	78.58	25.01
18	1.1	1.77	0.375	11.05	6.25
18	7	1.77	0.375	27.87	15.77



SUNSET GARDENS RD.
SECTION A-A
SCALE: NTS

KEYED NOTES

- TYPE "A" DBL INLET
- FUTURE TYPE "A" DBL INLET (BY OTHERS)

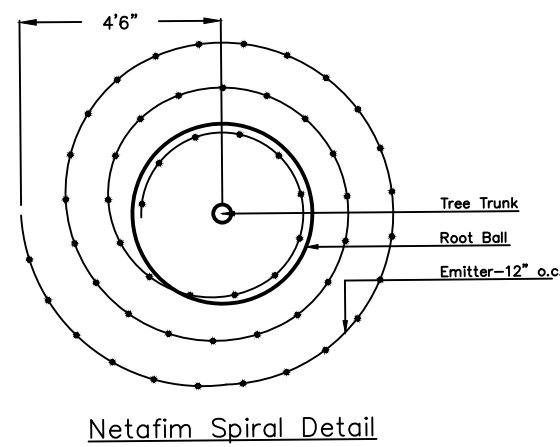
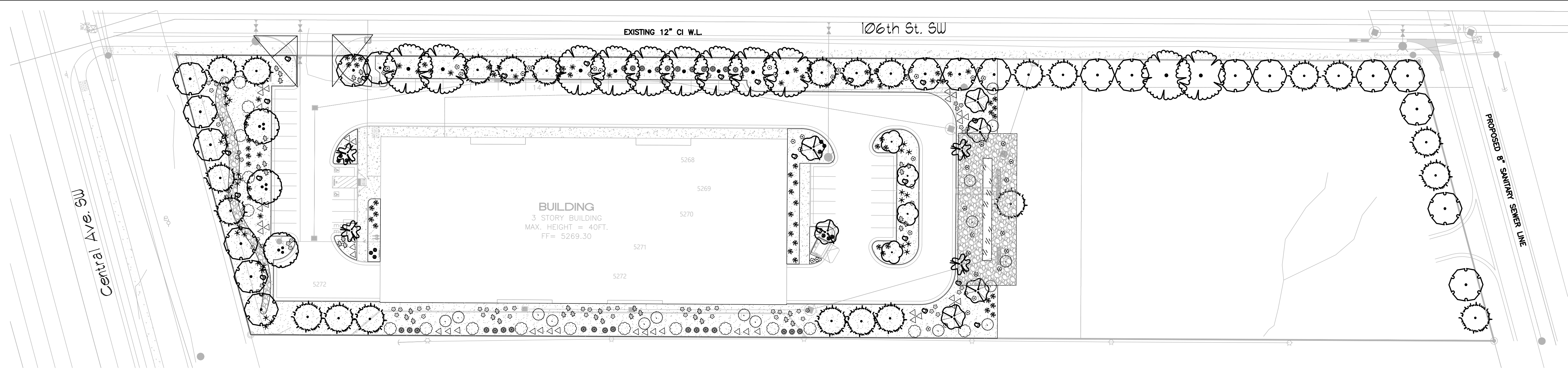


CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

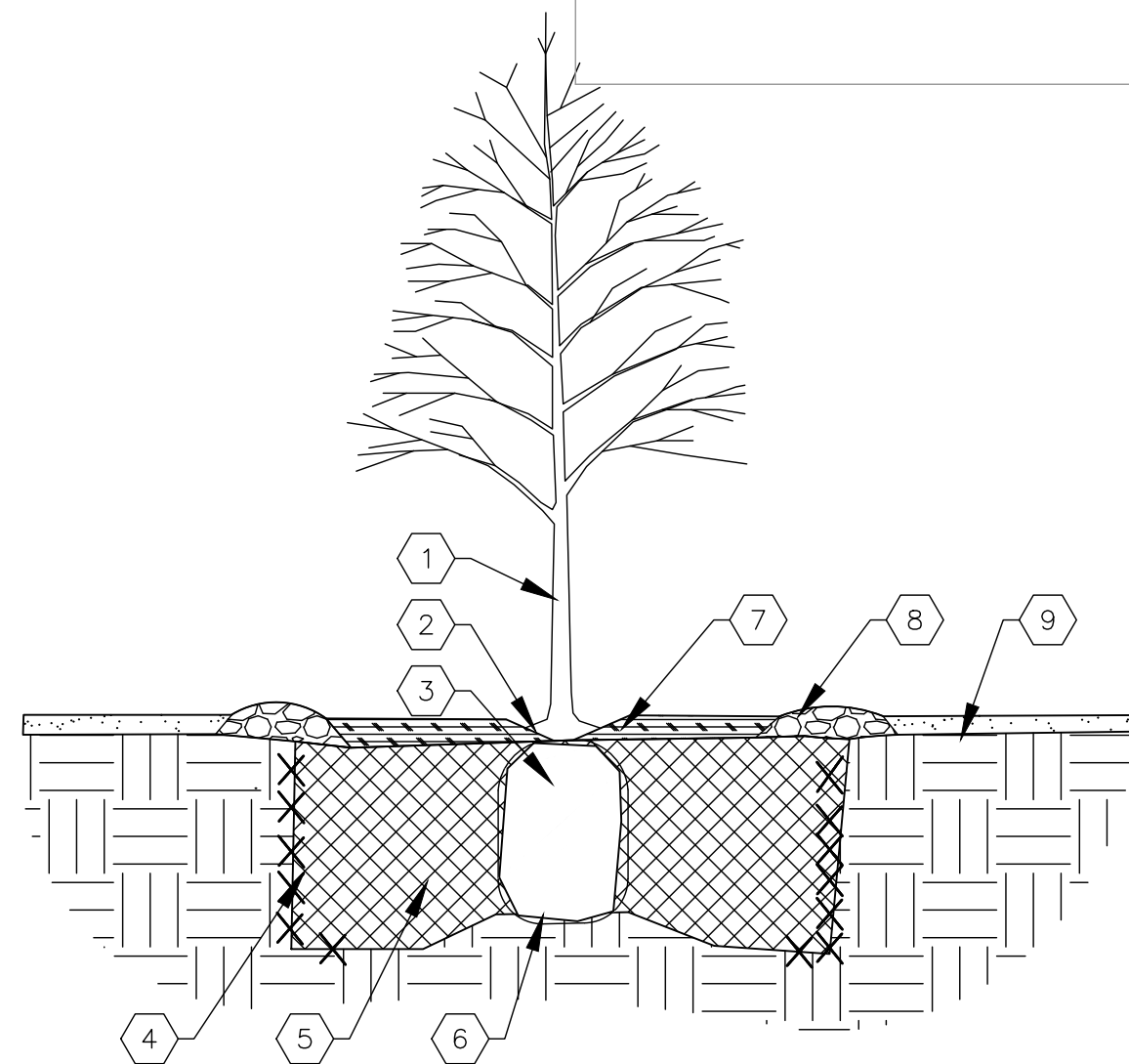
	ENGINEER'S SEAL	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	NEW MEXICO 7868 PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE 09/22/2022
		TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_GR PLAN
			SHEET # GR-2

JOB #
2021064



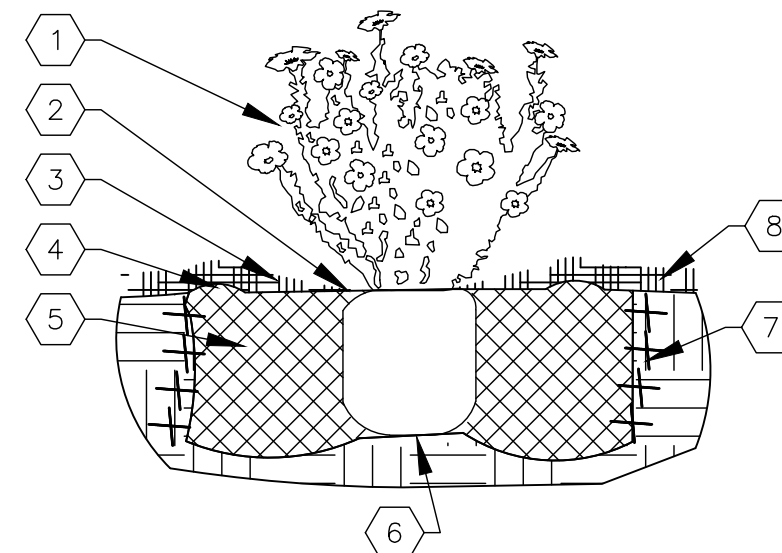
REQ. TREES - 1ST AND 2ND STORY UNITS
PROVIDED UNIT TREES

56
72




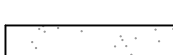


02 TREE PLANTING

TREE PLANTING DETAIL

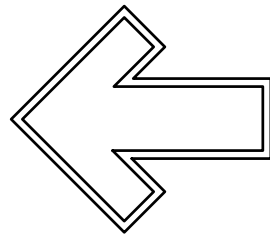


01 SHRUB PLANTING

SHRUB PLANTING DETAIL

Other Materials		
SYMB.	QTY	TYPE
	22 EA	Boulders (2'-3cf) To be placed at contractor's discretion
	36255 SF	Landscape Gravel A with Filter Fabric ¾" Brown Gravel
	5322 SF	Oversize Landscape Gravel / No Filter Fabric 2'-4" Angular Cobble/RipRap
	480 SF	Native Seed Area

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



The Hilltop
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Julianne@hilltoplandscaping.com



April 19, 2022

SAFStor Storage
106th & Central Ave SW
Albuquerque, NM

Landscape Design Development

design contained herein remain the property of The Hilltop Landscape Architects and contractors and are protected by copyright. This is an original design and must not be released or copied unless applicable fees have been paid or a job order placed.

The Hilltop

DRAWN BY
ifl

1

DATE 04/19/2022

SHEET •

LS-101

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

Dennis M Romero
3134 Bridge Blvd. SW
Albuquerque, NM 87121

Project# PR-2021-006336
Application#
SI-2021-02091 SITE PLAN

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1, BLOCK 3**
TOWN OF ATRISCO GRANT zoned **NR-BP**,
located on **10320 CENTRAL AVE SW**
between CENTRAL AVE and SUNSET
GARDENS containing approximately **4.0**
acre(s). (**L-08**)

On June 8, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This is a request to construct a three-story 104,440 square foot self storage facility. The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G)(1)(e) of the IDO the proposed development features more than 50,000 square feet of gross floor area for a non-residential development.
 1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(I)(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 proposed development meets/exceeds the dimensional standards, parking, and landscaping/screening requirements of the IDO. The setbacks of the building complies with the 20-foot front and 10-foot side and rear setbacks of the NR-BP zone district. The maximum height of 40-feet for the building complies with the 65-foot maximum building height of the NR-BP zone district. The building would cover 19% of the site, which complies with the 50% maximum coverage of the site. The proposed parking is 42 spaces where a minimum of 35 parking spaces are required. The proposed landscaping being provided is 42,057 square feet where a minimum of 11,754 square feet is required. The façade design requirements of 5-11(E)(2)(b) met, with the building incorporating features including ground-floor transparent windows; windows on upper floors; primary pedestrian entrances; canopies over ground-floor windows; changes in color; texture or material every 50 feet of façade length and extending at least 20 percent of the length of the façade; and a change in parapet height at least every 100 feet of façade length.

- b. 6-6(l)(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, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A traffic impact study (TIS) was not required for this project.

- c. 6-6(l)(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 subject property is not located within an approved Master Development Plan, therefore this criterion does not apply.

2. An Infrastructure List was approved with this Site Plan. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.
3. The proposed development is permitted within the NR-BP zone district.

Conditions:

1. This Site Plan is valid 7 years from DRB approval (6/8/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to Transportation for a public roadway easement.


3. Final sign off is delegated to Planning for a recorded IIA and sealed and signed Plan sheets.
4. The applicant will obtain final sign off from Transportation and Planning by September 7, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 23, 2022**. The date of the DRB'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.

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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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).

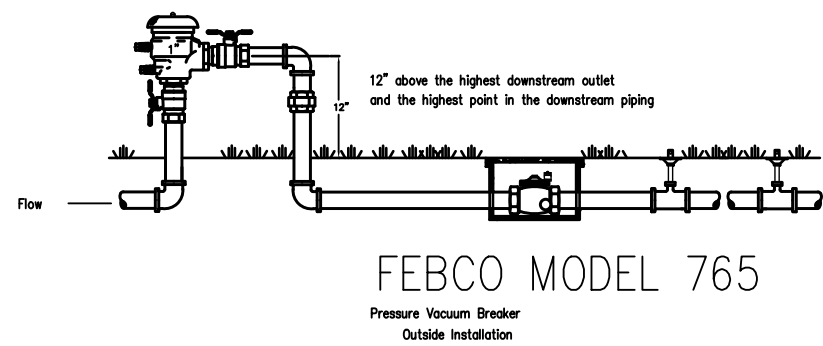
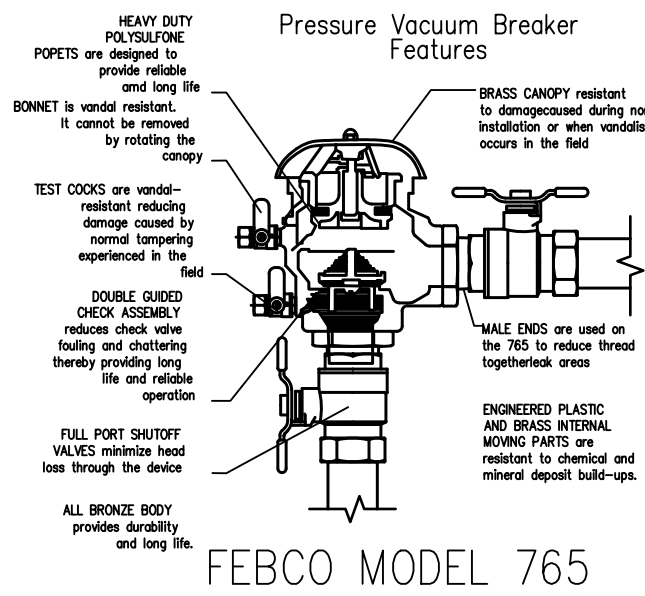
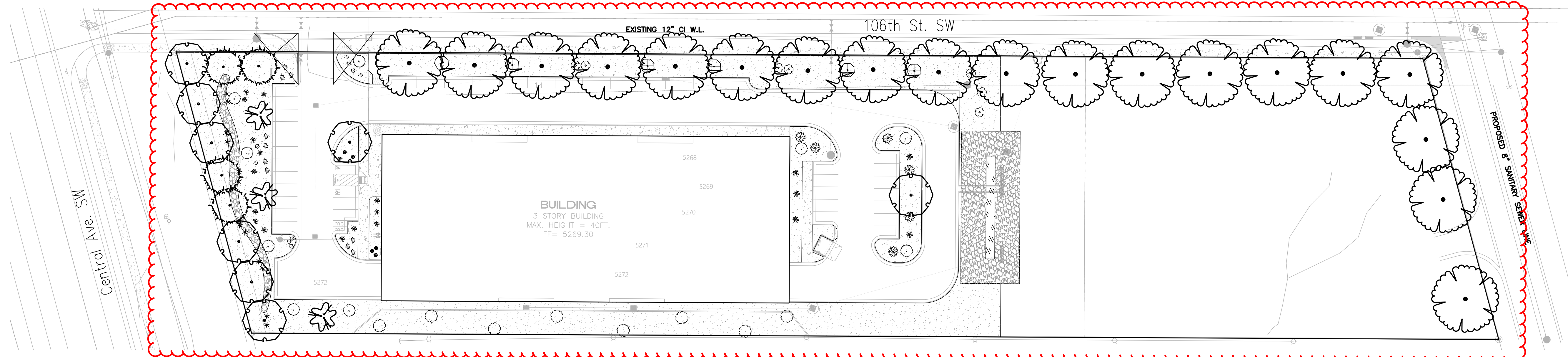
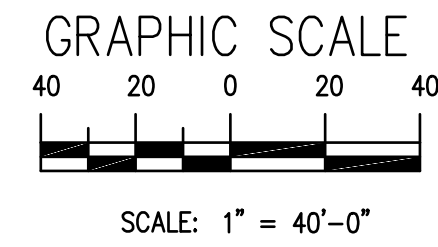
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

Tierra West LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109



LANDSCAPE CALCULATIONS

ZONING
APPLICABLE REGULATION(S)

NR-BP NON RESIDENTIAL BUSINESS PARK
IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

TOTAL LOT AREA (ACRES)	4.19
TOTAL LOT AREA (SF)	182801
BUILDING AREA (SF)	35417
NET LOT AREA (SF)	147,384

GROUND COVER (% - REQ)	25%
GROUND COVER (SF - REQ)	4145
GROUND COVER (SF - PROV.)	4404
PARKING LOT AREA (SF)	7196
REQ. PARKING LANDSCAPE 10% (SF)	720
PROV. PARKING LANDSCAPE (SF)	9875
REQ. PARKING TREES (1/10 SPOTS)	5
PROV. PARKING TREES	8

REQUIRED LANDSCAPE (%)	15%
REQUIRED LANDSCAPE (SF)	22108
LANDSCAPE PROVIDED (SF)	42057

VEGETATIVE COVER (% - REQ)	75%
VEGETATIVE COVER (SF - REQ)	16581
VEGETATIVE COVER (SF - PROV.)	51925

Revised landscape provided
(above/beyond required).

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
	4	6'-8' Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	875	3500
	3	2+ Trunks w/ 2'+ Combined Cal.	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1200
	8	2"+ Cal	Chinese Pistache <i>Pistacia chinensis</i>	40' x 30'	M	900	7200
	19	2"+ Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	38475
Total Tree Count	34					Total Tree Coverage:	50375

Reduced landscape quantities.

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HWX	WATER USE	COVER (EA.)	TOTAL
	9	1 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	81
	9	1 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	900
	5	1 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	3' x 2'	M	16	80
	10	1 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	160
	6	1 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	54
	6	1 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	49	294
	8	1 Gal	Alder-Leaf Mountain Mahogany <i>Cercocarpus montanus</i>	15' x 15'	L+	225	1800
	6	1 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	600
	3	1 Gal	Sotal <i>Dasyliroa wheeleri</i>	5' x 5'	RW	25	75
	7	1 Gal	Manhattan Euonymus <i>Euonymus klautschowius</i>	6' x 6'	M+	36	252
	12	1 Gal	Red Yucca <i>Hesperaloe parvifolia</i>	3' x 3'	L+	9	108
Total Shrub Count	81					Total Shrub Coverage:	4404

Reduced landscape quantities.

Other Materials

SYMB.	QTY	TYPE
	36255	SF Landscape Gravel A with Filter Fabric ¾" Crushed Grey Gravel
	5322	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
	480	SF Native Seed Area

Reduced landscape quantities.

PLANTING NOTES

ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 2.5" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED .5"-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:

IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE (5) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END. SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

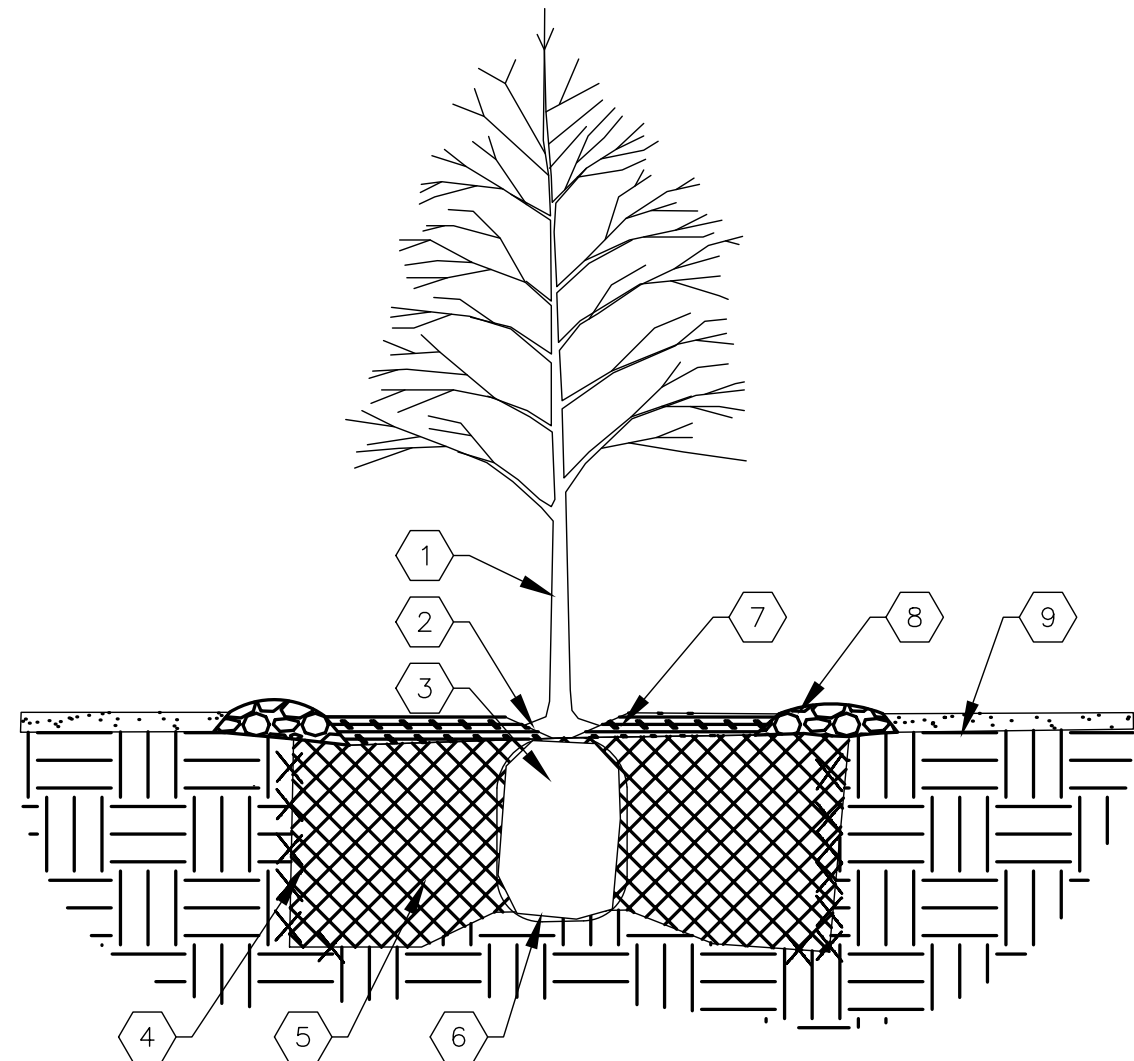
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



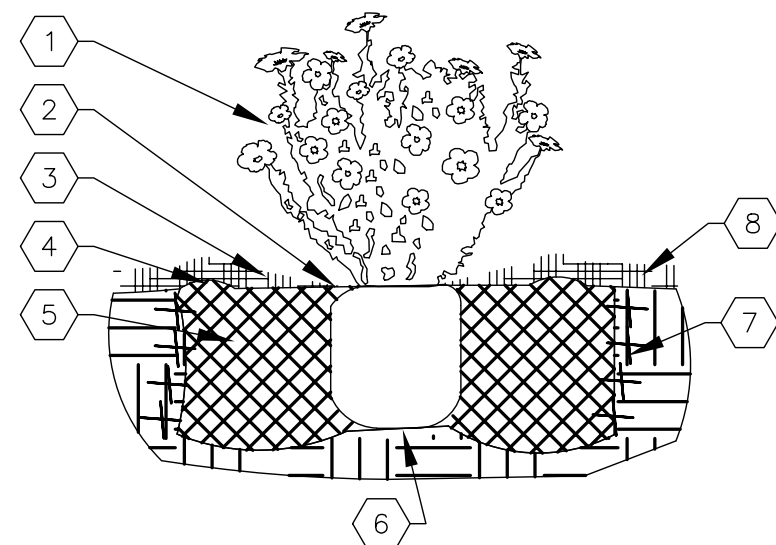
TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
8. 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

02 TREE PLANTING

NTS

TREE PLANTING DETAIL



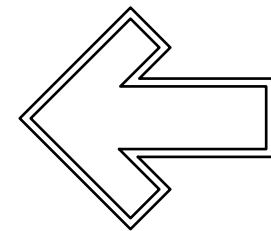
SHRUB PLANTING KEYED NOTES

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
3. USE WOOD CHIP MULCH OVER ROOTBALL, FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIPLINE.
4. 2" HIGH X 8" WIDE BERM.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.

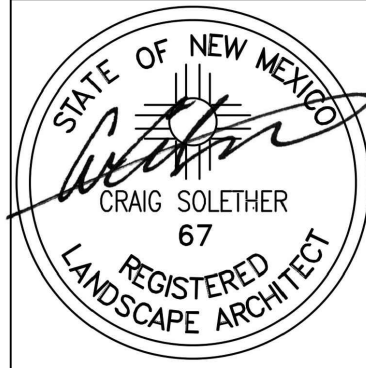
01 SHRUB PLANTING

NTS

SHRUB PLANTING DETAIL



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July 7, 2023

SAFStor Storage
106th & Central Ave SW
Albuquerque, NM

Landscape Design Development

The design contained herein remain the property of The Hilltop Landscape Architects & Contractors. This is an original design and must not be released or copied unless applicable fees have been paid or a JSA Order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY
JH
REVISION

DATE
07/07/2023

SHEET #

LS-101