



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Development of a self-storage facility. ZHE Conditional Use approval included in application.			

APPLICATION INFORMATION			
Applicant: Amerco Real Estate Company		Phone: (602) 263-6555	
Address: 2727 North Central Avenue		Email: stephany_sheekey@uhaul.com	
City: Phoenix	State: AZ	Zip: 85004	
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801	
Address: 302 8th Street NW		Email: cp@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Owner		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract C		Block:	Unit:
Subdivision/Addition: Alexander Center		MRGCD Map No.:	UPC Code: 101405927019832507
Zone Atlas Page(s): H-14	Existing Zoning: MX-M	Proposed Zoning No Change	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 2.5277 acres	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2217 4th Street NW		Between: Interstate 40	and: Cutler Avenue NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2018-001670			

Signature:	Date: June 17, 2019
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

[X] SITE PLAN – DRB

[] MAJOR AMENDMENT TO SITE PLAN – DRB


[] EXTENSION OF SITE PLAN – DRB


- [X] Interpreter Needed for Hearing? No if yes, indicate language: _____
- [X] PDF of application as described above
- [X] Zone Atlas map with the entire site clearly outlined and labeled
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [N/A] Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- [X] Signed Traffic Impact Study (TIS) Form
- [X] Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- [X] Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- [N/A] Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- [X] Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- [X] Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - [X] Office of Neighborhood Coordination neighborhood meeting inquiry response
 - [X] Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- [N/A] If a meeting was requested or held, copy of sign-in sheet and meeting notes
- [X] Sign Posting Agreement
- [X] Required notices with content per IDO Section 14-16-6-4(K)(6)
 - [X] Office of Neighborhood Coordination notice inquiry response
 - [X] Copy of notification letter and proof of first class mailing
 - [X] Proof of emailed notice to affected Neighborhood Association representatives
 - [X] Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- [X] Completed Site Plan Checklist
- [X] Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- [N/A] Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- [N/A] Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- [N/A] Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- [X] Infrastructure List, if required

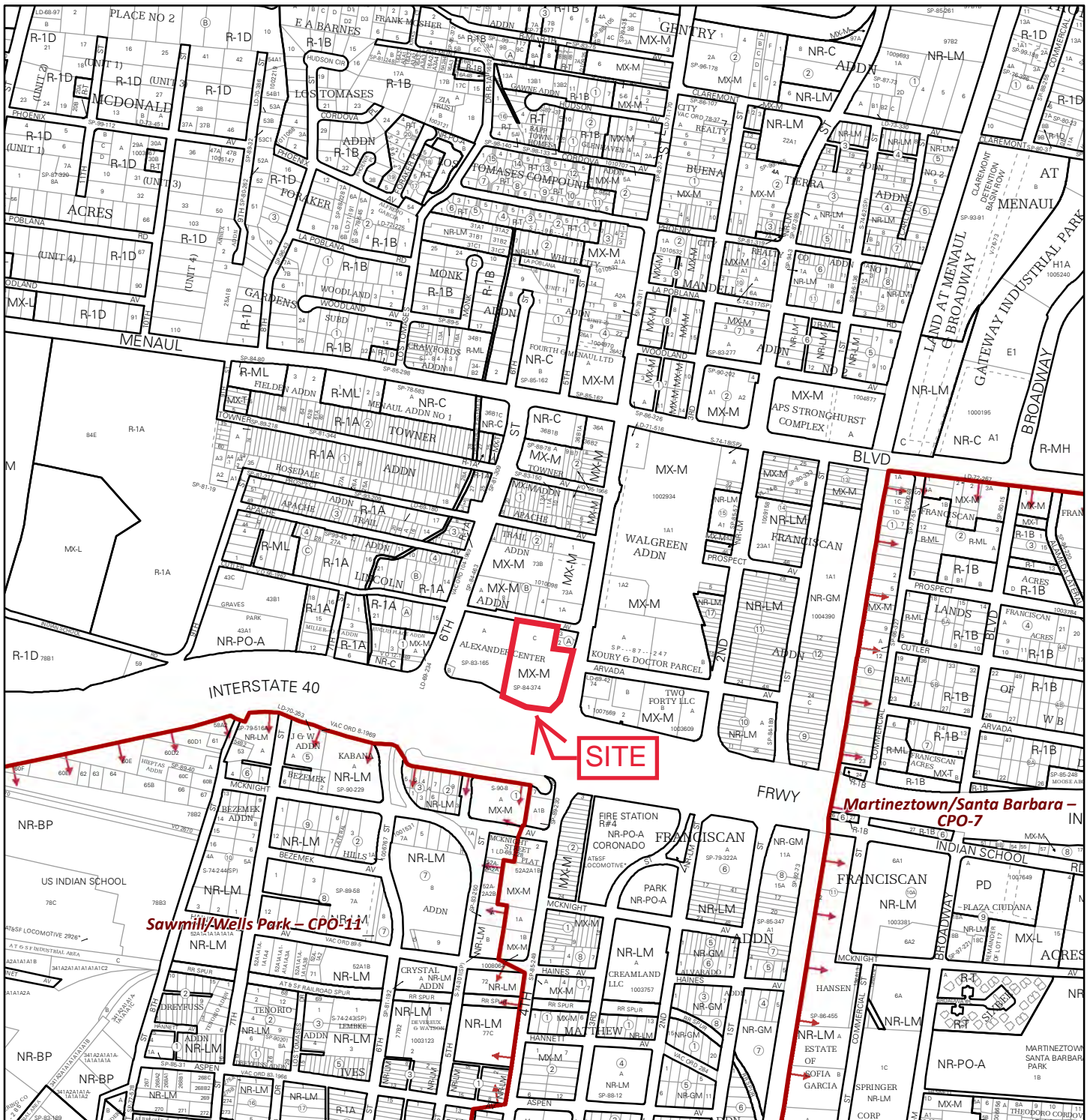
FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.


Signature: 	Date: <u>June 17, 2019</u>
Printed Name: <u>James K. Strozic, FAICP</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

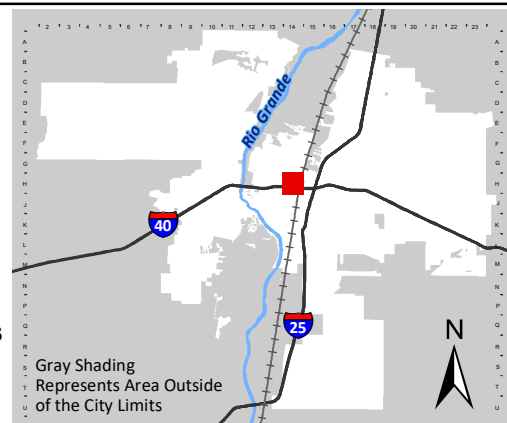


For more details about the Integrated Development Ordinance visit: <http://www.caba.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

40 25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-14-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

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824

June 13, 2019

Ms. Kym Dicome, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102


RE: Site Plan - DRB for Tract C, Alexander Center

Dear Madam Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. and RESPEC to act as our agents on this request for approval of a Site Plan - DRB and related applications. The subject property is located at 2217 4th Street NW between Interstate 40 and Cutler Avenue NW.

Thank you for your consideration.

Sincerely,


Stephany Sheekey

Planner
Amerco Real Estate Company
2727 North Central Avenue
Phoenix, Arizona 85004

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE

WHEN RECORDED RETURN TO:

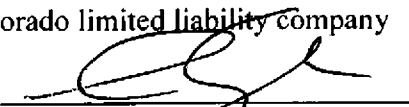
Amerco Real Estate Company
2727 N. Central Avenue
Phoenix, AZ 85004
NCS-919259

Kaplan 4th Street, LLC, a Colorado limited liability company, for consideration paid, grants to Amerco Real Estate Company, a Nevada corporation, whose address is 2727 N. Central Avenue, Phoenix, Arizona 85004, the real estate in Bernalillo County, New Mexico as more particularly described in Exhibit "A" with special warranty covenants only.

This conveyance is expressly made subject to the matters set forth on Exhibit "B" attached hereto and made part hereof.

IN WITNESS whereof, this Special Warranty Deed has been signed by the Grantor as of the 7th day of March, 2019.

Kaplan 4th Street, LLC, a
Colorado limited liability company

By: 
Its: Managing Member

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on March 1, 2019, by Art Kaplan, Managing Member of Kaplan 4th Street, LLC, a Colorado limited liability company.



Danielle N. Montoya
Notary Public

Commission expiration: 02/25/2022

EXHIBIT "A"

Tract "C" of Alexander Center, as the same is shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 12, 1984, in Plat Book C25, Folio 11, LESS AND EXCEPTING THEREFROM that portion conveyed to the New Mexico State Highway and Transportation Department by Warranty Deed filed April 25, 2000, recorded in Book A4, Page 8937, as Document No. 2000039102, records of Bernalillo County, New Mexico.

EXHIBIT "B"

1. Taxes for the year 2019, and thereafter.
2. Easements reserved across the Land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 12, 1984, in Plat Book C25, Folio 11.
3. Restrictions contained in Quitclaim Deed, recorded in Book D161A, Page 917, as Document No. 8222395, records of Bernalillo County, New Mexico.
4. Grant of Right of Way granted to the Public Service Company of New Mexico, recorded in Book Misc. 88, Page 111, as Document No. 74457, records of Bernalillo County, New Mexico.
5. Grant of Right of Way granted to the Public Service Company of New Mexico, filed July 26, 1967, recorded in Book Misc. 75, Page 25, records of Bernalillo County, New Mexico.
6. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded as Document No. 46200, records of Bernalillo County, New Mexico.
7. Easements reserved in Ordinance, filed August 1, 1972, recorded in Book Misc. 271, Page 256, as Document No. 1038, records of Bernalillo County, New Mexico.
8. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed August 24, 1976, recorded in Book Misc. 493, Page 311, as Document No. 7645267, records of Bernalillo County, New Mexico.
9. Easement for View, filed May 27, 1983, recorded in Book Misc. 18A, Page 281, as Document No. 8334061, records of Bernalillo County, New Mexico.
10. Encroachment Agreement, filed June 24, 2004, recorded in Book A79, Page 7779, as Document No. 2004088009, records of Bernalillo County, New Mexico.
11. Rights of easement, if any, relating to the overhead electric lines, water line, road sign and boreholes, as shown on the survey by Leroy W. Farley, LC No. 17320, dated September 3, 2018.
12. Encroachment by building onto Land as shown on ALTA/NSPS Land Title Survey prepared by Leroy W. Farley, LC No. 17320, dated September 3, 2018 as Job No. 18-367-01AD.



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Amerco Real Estate Company requests a conditional use to allow self storage in an MX-M zone for Lot C, Alexander Center, located at 2217 4th ST NW, zoned MX-M [Section 14-16-4-2]

Special Exception No:..... **VA-2018-00143**
Project No: **Project# 2018-001670**
Hearing Date: 01-15-19
Closing of Public Record: 01-15-19
Date of Decision: 01-30-19

On the 15th day of January, 2019, Tom Neil, agent for property owner Amerco Real Estate Company (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow self storage in an MX-M zone (“Application”) upon the real property located at 2217 4th ST NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow self storage in an MX-M zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-6-6(A)(3) (Review and Decision Criteria– Conditional Use) reads: “*An application for a Conditional Use Approval shall be approved if it meets all of the following criteria:*
 - (a) *It is consistent with the ABC Comp. Plan, as amended;*
 - (b) *It complies with all applicable provisions of the IDO, including, but not limited to any Use-specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in any prior permit or approval affecting the property;*
 - (c) *It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community;*
 - (d) *It will not create material adverse impacts on other land in the surrounding area, through increases in traffic congestion, parking congestion noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts;*
 - (e) *It will not increase non-residential activity within 300 feet of a lot in any residential zone district between the hours of 8:00 pm and 6:00 am;*
 - (f) *It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4-(N)(1).
4. Tom Neil, agent for owner appeared and gave evidence in support of the application.
5. All property owners within 100 feet and affected neighborhood association(s) were notified of the application.
6. Near North Valley Neighborhood Association is the affected NA.
7. The subject property is currently zoned MX-M.

8. Mr. Neil has met with the Board of the Near North Valley NA on at least two occasions..
9. The subject property is located on 4th Street NW and is a location considered a “gateway to the north valley.”
10. The proposed site is not within 300 feet of a lot in a residential zone district.
11. The property is located just below Interstate-40.
12. The proposed project would be visible from I-40 westbound and 4th St. NW.
13. The subject property is designated as an Area of Change in the ABC Comp Plan.
14. This area of the City is focused specifically on growth and mixed-use development.
15. The subject property is situated near a public transit stop.
16. Since approximately 50% of Applicant’s customer base will utilize alternate modes of transportation to access to the proposed use, this would encourage multi-modal transportation.
17. The proposed use would be complementary to adjacent and nearby properties, by acting as a buffer between the mixed-use and residential zone districts.
18. The proposed use generates far less traffic than other commercial uses.
19. Nearby residential areas will benefit from the proposed use by providing it with services in the form of storage and moving of household items.
20. The Applicant estimates an average of 31 trips per weekday and 53 trips on weekends.
21. Marit Tully, president of the Near North Valley NA, appeared to give partial support of the Application.
22. The NA had a recent meeting with Tom Neil, agent and David Fite, the owner’s real estate agent.
23. The agents for Applicant agreed that the proposed use was in an area considered part of the ABC Comp Plan/4th Street Corridor.
24. The NA requested as much as is possible to construct buildings which would not appear to be industrial looking metal buildings.
25. The NA also requested the use of widows on façade design facing I-40.
26. The NA requested a wall surface which is a “stucco” finish”.
27. Agents were unable to make any final design commitments until after the ZHE process, but agreed to work with the NA during its preparation for DRB hearings and approval process.
28. A letter dated January 14, 2019, signed by Marit Tully, President Near North Valley NA, was submitted in partial support of the Application.
29. The application complies with applicable Use-Specific Standards of the IDO, the DPM and other City regulations.
30. There are no other conditions applied on the property by a prior permit or approval.
31. The proposed use is consistent with the ABC Comp. Plan, as amended, as required by, Section 14-16-6-6(A)(3)(a).
32. The proposed use complies with all applicable provisions of the IDO, including, but not limited to any Use-Specific Standards applicable to the use in Section 14-16-4-3; the DPM; other adopted City regulations; any conditions specifically applied to the development of the property in a prior permit or approval affecting the property, as required by Section 14-16-6-6(A)(3)(b).
33. The proposed use specifically conforms to Use-Specific standards in Section 14-16-4-3(D)(28).

34. The proposed use will not create significant adverse impacts on the adjacent properties, the surrounding neighborhood or the larger community, as required by, Section 14-16-6-6(A)(3)(c).
35. The proposed use will not create material adverse impacts on other land in the surrounding area through increased traffic congestion, parking congestion, noise or vibration as required by Section 14-16-6-6(A)(3)(d).
36. The proposed use will not increase non-residential activity within 300 feet of a lot in any residential zone between the hours of 8:00PM and 6:00AM as required by Section 14-16-6-6(A)(3)(e).
37. The proposed use will not negatively impact pedestrian or transit connectivity, as required by Section 14-16-6-6(A)(3)(f).
38. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
39. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a conditional use to allow for self storage in an MX-M zone.

CONDITIONS: Applicant shall comply with all applicable Use-Specific Standard Sections, including, but not limited to Sub-Section 4-3(D)(28) (Self-Storage).

Applicant shall comply with all applicable Development standards, including, but not limited to Sub-Section 5-6 (Landscape, Buffering and Screening).

Applicant shall meet and confer with the Near North Valley NA during the DRB process to address any possible material adverse impacts to the adjacent neighborhood and the surrounding community.

APPEAL

If you wish to appeal this decision, you must do so by February 14, 2019 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is **void after one year** from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Stan Harada, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Amerco Real Estate Company, 2727 N Central Ave, Phoenix, AZ, 85004
Marit Tully, PO BOX 6953, 87197

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Amerco Real Estate Company/U-Haul DATE OF REQUEST: 5/21/19 ZONE ATLAS PAGE(S): H-14

CURRENT:

ZONING MX-M
PARCEL SIZE (AC/SQ. FT.) 2.53 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract C BLOCK # _____
SUBDIVISION NAME Alexander Center

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

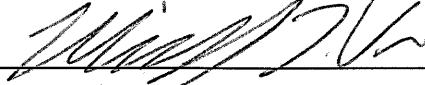
PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: ~91,272 (sq. ft.) self-storage
~4,995 sq. ft. warehouse/self-storage

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 5/21/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes: Site does not meet threshold

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

5/21/19
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: UHaul 140 & 4th St.

AGIS MAP # _____

LEGAL DESCRIPTIONS: Tract C Alexander Center

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 6/17/19 (date).

[Signature]
Applicant/Agent

6/17/19
Date

[Signature]
Hydrology Division Representative

6/17/19
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on 6/14/2019 (date).

[Signature]
Applicant/Agent

6/17/19
Date

[Signature]
ABCWUA Representative

6/17/2019
Date

PROJECT # PR-2018-001670



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 17, 2019

Ms. Kym Dicome, Chair
Development Review Board
600 N. 2nd Street NW
Albuquerque, New Mexico 87102

Re: Site Plan – DRB

Dear Ms. Dicome:

The purpose of this letter is to transmit our Site Plan application to the Development Review Board (DRB), provide a description of the project, and identify policy support for a Site Plan – DRB as defined by the IDO in Section 14-16-6(G) on page 395.

The project is located at the southwest corner of 4th Street and Cutler Avenue NW and consists of two indoor storage buildings. The property is zoned MX-M, in an Area of Change, and is currently vacant. The property is well served by transit with bus routes and proximate stops along both 2nd and 4th Streets. Cutler Avenue is identified as a proposed bike route. The IDO designated 4th Street Main Street Corridor stops just south of the property at I-40. The property is not within any designated overlay zones.

At the corner of Cutler and 4th Street there is an existing building and business on an approximately ¼ acre lot. The existing building is built up to the curb on Cutler Avenue with no opportunity for a sidewalk along that edge of the property. To the west is the Love's Travel Center. Across 4th Street to the east is an existing business, Roofing Supply Group and La Pasada (a transitional residential housing program). There is an existing sidewalk along 4th Street adjacent to the property. I-40 is immediately adjacent to the southern boundary of the property, however, access to I-40 is limited at this location. There are no adjacent low-density residential properties.

The primary building is sited along 4th Street with a staggered setback due to the existing PNM power lines along the eastern edge of the property. This constraint results in a more interesting façade to this relatively large building. The building is 34' 9" tall and includes an office, retail store for U-Haul supplies, and indoor storage units. The second building is 31' 5.5" tall (to the midpoint of the pitch) and supports the U-Box program where individuals can store household goods in U-Boxes. The U-Boxes are loaded off site and securely stored within the building. This building is located in the northwest corner of the site closer to Cutler Avenue. The building spacing provides for internal circulation, U-Haul vehicle storage, and loading and unloading areas for both buildings.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



The development of this vacant property helps to further a number of Comprehensive Goals and Policies related to infill development, providing new jobs and employment in an area with excellent access to nearby residential areas and the City as a whole, and locating new services and employment adjacent to bicycle and transit facilities encouraging multi-modal transportation options.

The site plan is required to be reviewed by the DRB since it is over 50,000 square feet and is not required to go before the Environmental Planning Commission (EPC).

14-16-6(G)(3) An application for a Site Plan – DRB shall be approved if it meets all of the following criteria (Our responses are provided in italics following each of the criteria below):

6-6(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.

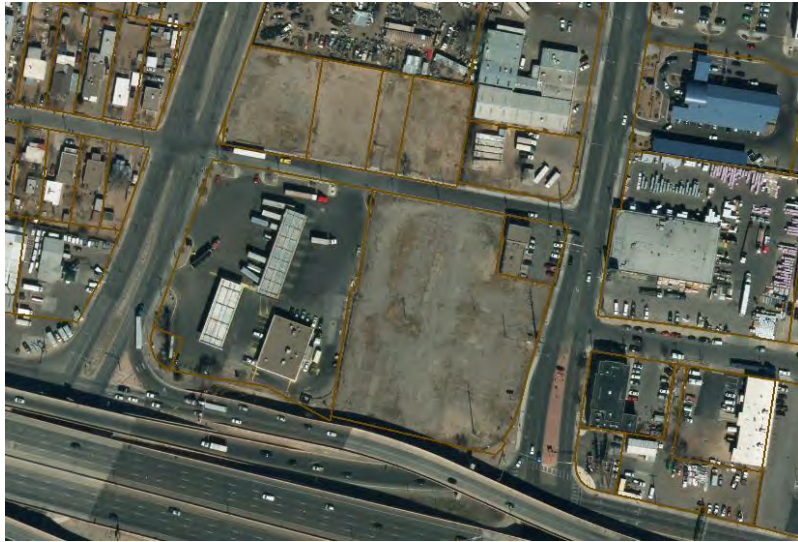
The project has been designed in compliance with the IDO and the MX-M zone's Specific Development Standards. These standards include setbacks, height, landscaping, and parking. While not addressed in the IDO, the site has also been designed to meet PNM's requirements relative to setbacks from the existing power lines that impact the property.

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

The attached application includes the following support documents:

1. *Approved Fire 1 Plan;*
2. *Water and Sewer Availability Statement (has been requested);*
3. *Site Plan Drawing Set – Site Plan, Landscape Plan, Grading and Drainage Plan, Utility Plan, and Building Elevations; and*
4. *Infrastructure List.*

These attachments clearly demonstrate compliance with this criterion. The Site Plan provides for the necessary improvement to the adjacent streets, sidewalk systems, and utilities. This is an infill site surrounded by existing development.



Site Vicinity – Existing Conditions

6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

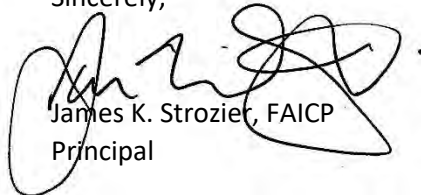
The applicant provided all required neighborhood outreach. There was no formal response to the Neighborhood Meeting request, however, the applicant has been in contact with the Near North Valley Neighborhood Association and have agreed to an informal meeting concerning the specific streetscape improvements along 4th Street. This meeting has not been set up yet.

The property has been designed to provide improved pedestrian facilities including new sidewalk along Cutler Avenue, and street trees along both Cutler Avenue and 4th Street. The access and site circulation have been designed to minimize adverse impact to the surrounding streets. Traffic generated from this use is extremely low and a Traffic Impact Study was not required.

Based on these facts, the proposed development meets this criterion.

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,



James K. Strozier, FAICP
Principal

c: Project Team

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-254 Date: 8-27-18 Time: 1 PM

Address: 2217 4th Street NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Maggie Gould, Lorena Patten-Quintana

Code Enforcement: Ben McIntosh

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Develop self storage facility
conditional use process

SITE INFORMATION:

Zone: MX-M Size: 2.5 acres

Use: self storage Overlay Zone: N 4th small map'd area

Comp Plan Area Of: change Comp Plan Corridor: -

Comp Plan Center: - MPOS or Sensitive Lands: -

Parking: Table 5-5-1 MR Area: North Corridor

Landscaping: Section 5-6 Street Trees: _____

Use Specific Standards: 4-3(D) (2B)

Dimensional Standards: Table 5-1-2

*Neighborhood Organization/s: _____

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: Site plan DRB, conditional use ZHE

Review and Approval Body: DRB, ZHE Is this PRT a requirement? ✓

Given CUP Packet from LPO

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES: The Conditional Use process requires a public hearing with zoning hearing examiner see section 6-6-A and table 6-1-1 for notice requirements

• The site is North 4th street small area overlay see pages 160 and 161 for liquor retail see pages 312 for off premise signs and page 316 for electronic signs - prohibited wall signs in N4th area. see page 489 for electronic sign definition setbacks and height - table 5-1-2 Max height 45 feet

• Check with fire Marshall regarding any layout issues

• Check with Albuquerque Bernco Water Utility Authority ^{for service}

• ~~Staff will confirm that~~ site is not in the main street corridor overlay

• Will need CUP prior to DRB submittal

Next ZHE deadline Oct 4.

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: Neighborhood Meeting Inquiry_2217 4th Street NW_DRB
Date: Wednesday, April 3, 2019 3:32:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[IDOZoneAtlasPage_H-14-Z_Site.pdf](#)
[Neighborhood Meeting Inquiry_2217 4th Street NW_DRB.xlsx](#)

Mike,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197	5053857863	
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
Sawmill Community Land Trust	Nancy	Deskin	ndeskin@sawmillclt.org	990 18th Street NW	2nd Floor	Albuquerque	NM	87104		5057640359

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster

Sent: Wednesday, April 03, 2019 11:35 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Michael Vos

Telephone Number
(505) 764-9801

Email Address
vos@consensusplanning.com

Company Name
Consensus Planning Inc.

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Tract C, Alexander Center

Physical address of subject site:
2217 4th Street NW

Subject site cross streets:
4th and I-40

Other subject site identifiers:
This site is located on the following zone atlas page:

H-14

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](#)
To: [Near North Valley NA](#); [Joe Sabatini](#); newmexmba@aol.com; [Peggy Norton](#); ndeskin@sawmillct.org
Cc: [Michael Vos](#)
Subject: Pre-Application IDO Notification
Date: Friday, April 12, 2019 8:02:00 AM
Attachments: [IDOZoneAtlasPage_H-14-Z_Site.pdf](#)

Dear Neighbors:

This email is notification that Consensus Planning is preparing an application for a Site Plan – DRB to be submitted to the Development Review Board (DRB) for a proposed storage facility on behalf of Kaplan 4th Street LLC / AMERCO Real Estate Co.

The subject site is located at 2217 4th Street NW, which is on the west side of 4th Street just north of I-40 and south of Cutler Ave. It is legally described as Tract C of Alexander Center and contains approximately 2.5277 acres. The property is zoned MX-M. The applicant was granted a Conditional Use Approval by the Zoning Hearing Examiner (ZHE) for self-storage in the MX-M zone for this property on January 30, 2019.

The applicant is now moving forward with a Site Plan – DRB request for a three-story indoor, climate controlled storage facility and related uses. The DRB will hear the request because the proposed project consists of non-residential development greater than 50,000 square feet in size.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at cp@consensusplanning.com or contact me by phone at 505-764-9801. Per the IDO, you have 15 days or until April 25, 2019 to request a meeting. If you do not want to schedule a meeting, please also let us know as soon as possible so we can proceed with our application.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Microsoft Outlook](#)
To: [Near North Valley NA](#); [Joe Sabatini](#)
Subject: Relayed: Pre-Application IDO Notification
Date: Friday, April 12, 2019 8:02:21 AM
Attachments: [Pre-Application IDO Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Near North Valley NA (NearNorthValleyNA@gmail.com) <mailto:NearNorthValleyNA@gmail.com>
Joe Sabatini (jsabatini423@gmail.com) <mailto:jsabatini423@gmail.com>
Subject: Pre-Application IDO Notification

From: [Microsoft Outlook](#)
To: [Peggy Norton](#)
Subject: Relayed: Pre-Application IDO Notification
Date: Friday, April 12, 2019 8:02:22 AM
Attachments: [Pre-Application IDO Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Peggy Norton (peggynorton@yahoo.com) <mailto:peggynorton@yahoo.com>
Subject: Pre-Application IDO Notification

From: [Microsoft Outlook](#)
To: newmexmba@aol.com
Subject: Relayed: Pre-Application IDO Notification
Date: Friday, April 12, 2019 8:02:22 AM
Attachments: [Pre-Application IDO Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
newmexmba@aol.com (newmexmba@aol.com) <mailto:newmexmba@aol.com>
Subject: Pre-Application IDO Notification

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Michael J. Van
(Applicant or Agent)

6/17/19
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

From: [Quevedo, Vicente M.](#)
To: [Michael Vos](#)
Subject: RE: Public Notice Inquiry_2217 4th Street NW_DRB
Date: Friday, June 14, 2019 9:01:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mike,

This should have read DRB instead of EPC. I have corrected everything via this email.

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: Quevedo, Vicente M.
Sent: Thursday, June 13, 2019 2:42 PM
To: 'vos@consensusplanning.com' <vos@consensusplanning.com>
Subject: Public Notice Inquiry_2217 4th Street NW_DRB

Mike,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197	5053857863	
Near North Valley NA	Joe	Sabatini	isabatini423@gmail.com	3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW		Albuquerque	NM	87102	5202052420	5202052420
Wells Park NA	Doreen	McKnight	doreenmcknightm@gmail.com	1426 7th Street NW		Albuquerque	NM	87102		5056152937
Sawmill Community Land Trust	Nancy	Deskin	ndeskin@sawmillcvt.org	990 18th Street NW	2nd Floor	Albuquerque	NM	87104		5057640359

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Thursday, June 13, 2019 1:19 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

June 17, 2019

Dear Neighbors:

This letter is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of Amerco Real Estate Company to develop a U-Haul self-storage facility on the west side of 4th Street between Interstate 40 and Cutler Avenue NW.

The subject site is legally described as Tract C, Alexander Center and contains approximately 2.53 acres. The site is zoned MX-M (Mixed-use Medium Intensity), and the applicant has already obtained approval of a Conditional Use that allows for self-storage on the property. The site plan is being reviewed for compliance with the Integrated Development Ordinance (IDO) standards by the DRB because it consists of over 50,000 square feet of non-residential development.

The site plan proposed two buildings totaling approximately 92,720 square feet. Approximately 84,750 of that is in a three-story self-storage building where customers can park and bring their household goods into the building and to their individual units. The remainder is in the second building that will be used for the U-Box program. Two entries are proposed – one on 4th at an existing drive pad and the second on Cutler Avenue. The remainder of the site is used for circulation, parking, and landscaping.

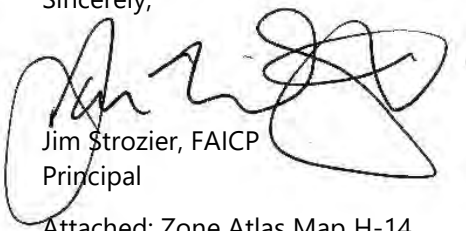
The DRB meeting for this application will be held on July 17, 2019 starting at 9:00am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3910 or email devhelp@cabq.gov.

Sincerely,

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

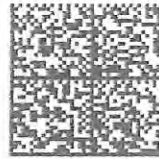


Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map H-14

Marit Tully
Near North Valley NA
PO Box 6953
Albuquerque, NM 87197

FIRST-CLASS

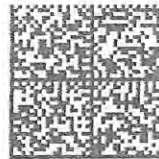


PITNEY BOWES
US POSTAGE
\$ 000.50⁰
02 1P JUN 17 2019
000211 8651
MAILED FROM ZIP CODE 87102

Inc.
V
7102

Doyle Kimbrough
North Valley Coalition
2327 Campbell Road NW
Albuquerque, NM 87104

FIRST-CLASS

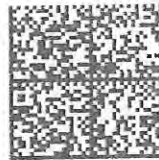


PITNEY BOWES
US POSTAGE
\$ 000.50⁰
02 1P JUN 17 2019
000211 8651
MAILED FROM ZIP CODE 87102

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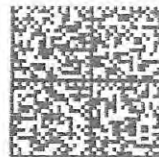
Nancy Deskin
Sawmill Community Land Trust
990 18th Street NW, 2nd Floor
Albuquerque, NM 87104

FIRST-CLASS



PITNEY BOWES
US POSTAGE
\$ 000.50⁰
02 1P JUN 17 2019
000211 8651
MAILED FROM ZIP CODE 87102

FIRST-CLASS



US POSTAGE

02 1P \$ 000.50⁰
000211 8651 JUN 17 2019
MAILED FROM ZIP CODE 87102

Catherine Mexal
Wells Park NA
1404 Los Tomasas NW
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGE

02 1P \$ 000.50⁰
000211 8651 JUN 17 2019
MAILED FROM ZIP CODE 87102

Joe Sabatini
Near North Valley NA
3514 6th Street NW
Albuquerque, NM 87107

FIRST-CLASS



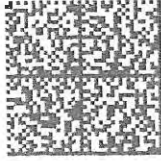
US POSTAGE

02 1P \$ 000.50⁰
000211 8651 JUN 17 2019
MAILED FROM ZIP CODE 87102

Doreen McKnight
Wells Park NA
1426 7th Street NW
Albuquerque, NM 87102

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

FIRST-CLASS



US POSTAGE
\$ 000.50⁰
02 1P JUN 17 2019
0002118651 MAILED FROM ZIP CODE 87102

Peggy Norton
North Valley Coalition
PO Box 70232
Albuquerque, NM 87197

From: [Michael Vos](#)
To: "nearnorthvallevna@gmail.com"; "jsabatini423@gmail.com"; "peggynorton@yahoo.com"; "newmexmba@aol.com"; "cmexal@gmail.com"; "doreenmcknightnm@gmail.com"; "ndeskin@sawmillcit.org"
Subject: Emailed Notice for Site Plan at 2217 4th Street NW
Date: Monday, June 17, 2019 4:39:00 PM

Dear Neighbors:

This email is notification that Consensus Planning has applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of Amerco Real Estate Company to develop a U-Haul self-storage facility on the west side of 4th Street between Interstate 40 and Cutler Avenue NW.

The subject site is legally described as Tract C, Alexander Center and contains approximately 2.53 acres. The site is zoned MX-M (Mixed-use Medium Intensity), and the applicant has already obtained approval of a Conditional Use that allows for self-storage on the property. The site plan is being reviewed for compliance with the Integrated Development Ordinance (IDO) standards by the DRB because it consists of over 50,000 square feet of non-residential development.

The site plan proposed two buildings totaling approximately 92,720 square feet. Approximately 84,750 of that is in a three-story self-storage building where customers can park and bring their household goods into the building and to their individual units. The remainder is in the second building that will be used for the U-Box program. Two entries are proposed – one on 4th at an existing drive pad and the second on Cutler Avenue. The remainder of the site is used for circulation, parking, and landscaping.

The DRB meeting for this application will be held on July 17, 2019 starting at 9:00am in the Basement Hearing Room at Plaza del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

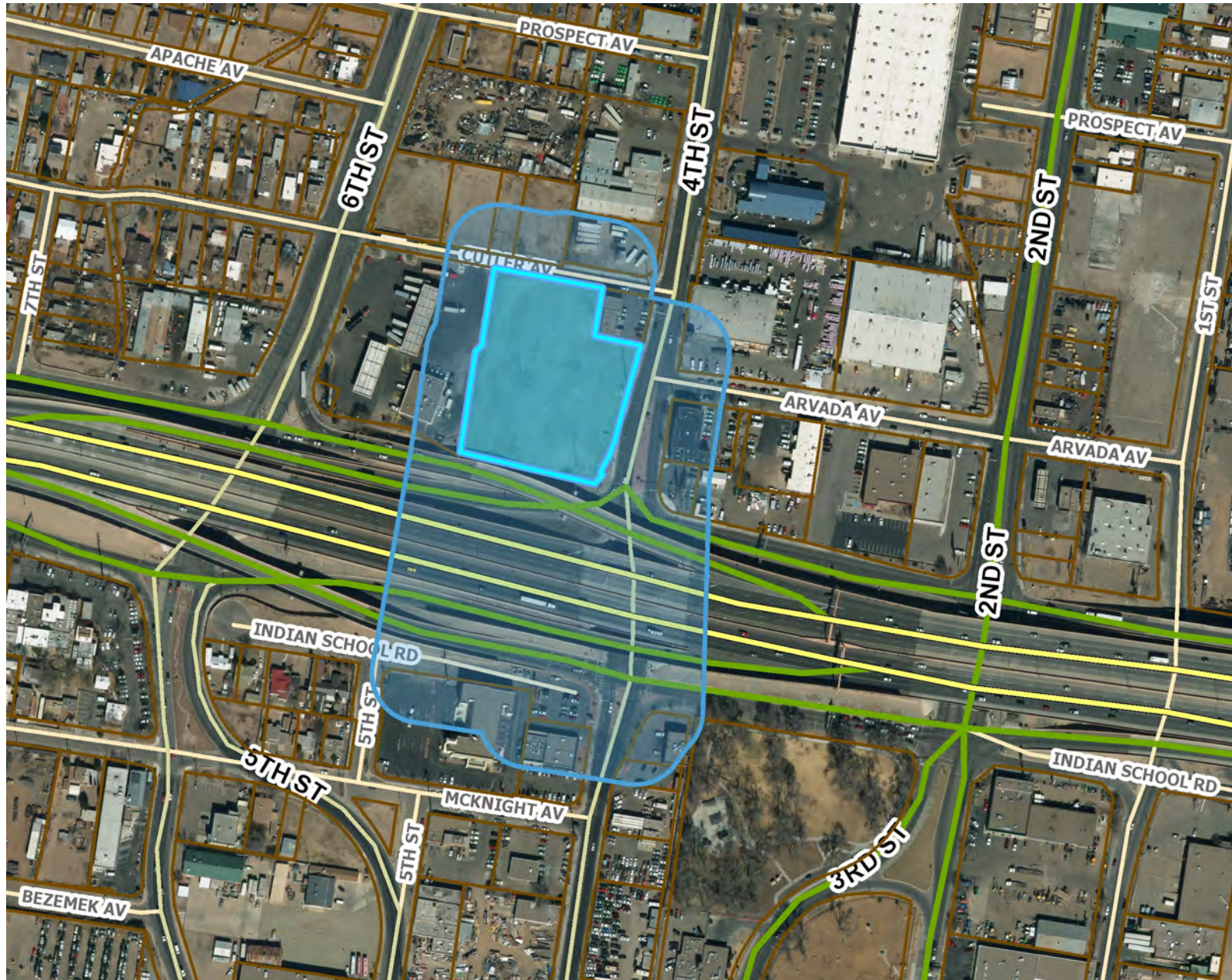
Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3910 or email devhelp@cabq.gov.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



2217 4th Street Buffer Map

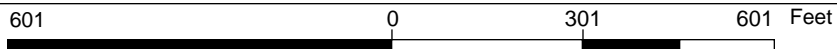


Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets**
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
6/13/19



WGS_1984_Web_Mercator_Auxiliary_Sphere
6/13/2019 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MONTESSORI OF THE RIO GRANDE INC
618 FAIRWAY RD NW
ALBUQUERQUE NM 87107-5717

2040 ENTERPRISES LLC
2040 4TH ST NW
ALBUQUERQUE NM 87102-1430

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

BENEFIELD JAMIE A & ANNETTE M
RODDEN
2225 4TH ST NW
ALBUQUERQUE NM 87102

MUSKET CORPORATION C/O RYAN LLC
BANK OF AMERICA CENTER
15 W 6TH ST SUITE 2400
TULSA OK 74119-5417

ROMERO STELLA & MAES RICHARD &
MAES FRANK & MAES GILBERT & MAES
JIMMY ETAL
7613 SHARPS RD NE
ALBUQUERQUE NM 87109-5331

MC COMAS JACK D & HELEN TRUSTEES
MCCOMAS RVT
600 ALCALDE PL SW UNIT 10
ALBUQUERQUE NM 87104-1064

MYRIAD HOSPITALITY LLC DBA
COMFORT INN & SUITES
411 MCKNIGHT AVE NW
ALBUQUERQUE NM 87102-1361

RITTIMAN ROAD LLC
67 MOUNTAIN BLVD SUITE 201
WARREN NJ 07059-5319

MAES MARGARITO FRED & ROMERO
STELLA & MAES RICHARD & MAES
FRANK & ETAL
7613 SHARPS RD NE
ALBUQUERQUE NM 87109-5331

KAPLAN 4TH STREET LLC
17 HOGAN CT
SANDIA PARK NM 87047-9477

ALTERNATIVE HOUSE INC
2206 4TH ST NW
ALBUQUERQUE NM 87102

BEZEMEK GORMAN SHARON LOUISE
9005 HANNETT AVE NE
ALBUQUERQUE NM 87112

QUESTON CONSTRUCTION INC
7518 2ND ST NW
ALBUQUERQUE NM 87107

MCCOMAS JACK D & HELEN M TRUSTEE
MCCOMAS RVT
600 ALCALDE PL SW UNIT 10
ALBUQUERQUE NM 87104-1066

June 17, 2019

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Meeting on Wednesday, July 17, 2019 at 9:00 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

DRB RULES OF PROCEDURE

A copy of the DRB Rules of Procedure is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

The DRB agenda will be posted on the City website, <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>, by Friday, July 12, 2019.

REQUEST

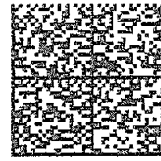
Consensus Planning, agent for Amerco Real Estate Company, requests a Site Plan - DRB for Tract C, Alexander Center, zoned MX-M (Mixed-use Medium Intensity). The site is located at 2217 4th Street NW, which is on the west side of 4th Street between Interstate 40 and Cutler Avenue NW and contains approximately 2.53 acres. The request is for approval of a Site Plan for an approximately 92,720 square foot self-storage facility split between two buildings on the site.

If you have questions or need additional information regarding this request contact Maggie Gould, DRB Planner at (505) 924-3910 or at mgould@cabq.gov.

Sincerely,

Consensus Planning, Inc.

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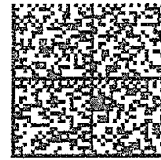
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BANK OF AMERICA CENTER
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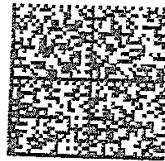
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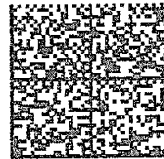
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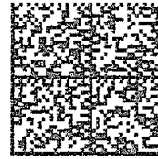
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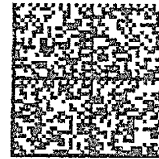
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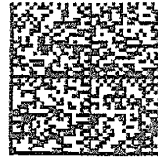
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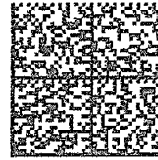
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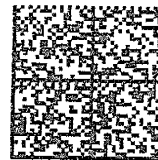
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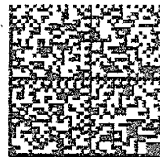
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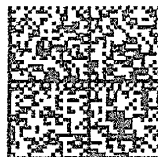


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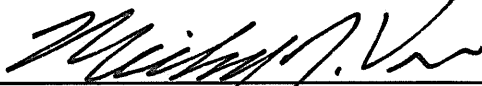
MYRIAD HOSPITALITY LLC DBA
COMFORT INN & SUITES
411 MCKNIGHT AVE NW
ALBUQUERQUE NM 87102-1361

SITE PLAN CHECKLIST

Project #: FR-2018-001670 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 6/17/19
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas
- ~~N/A~~ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ~~N/A~~ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ~~N/A~~ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ~~N/A~~ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ~~N/A~~ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO