



Memorandum

To: Jolene Wolfley, Chair
Robert Webb, Senior Planner

From: Jim Strozier, FAICP, Principal and Char Johnson, AICP, Senior Planner

Date: June 3, 2024

Re: Re-submittal of Site Plan, 9610 and 9630 Universe Boulevard NW (PR-2020-004024/SI-2024-00648)

The following memo provides responses to staff comments for the Site Plan Administrative application heard on May 16, 2024. Staff comments are in italic followed by the Applicant responses.

Planning Comments

Clarify if the easements, marked in orange below, will be affected by the site plan development, or if they were affected by the most recent platting action.

Applicant Response: The cul-de-sac at the southwest corner of the site was removed as part of the most recent platting action (PR-2020-004024/SD-2021-00155).

*An IL-Infrastructure List was not a part of this submittal. A certificate of completion was included in the submittal from July of 2021. *Clarify if the additional infrastructure that will be part of this site plan development and was mentioned within the submittal letter.*

Applicant Response: In 2022, all public infrastructure for Tract H-6B-1, H-6B-2, and H-9A-1 was installed under City Project Number 670982. Public infrastructure included offsite and onsite improvements, offsite drainage improvements, onsite water line improvements, and onsite sanitary sewer improvements. A Letter of Conditional Acceptance was included in the Site Plan Administrative application.

Notification to the Petroglyph National Monument (PNM) is required per an agreement between the City and PNM. Please send your application to Nancy Hendricks, Superintendent of Petroglyph National Monument, Nancy.Hendricks@nps.gov. Comment from PNM must be received and evaluated prior to approval.

Applicant Response: Notification was sent to Nancy Hendricks on May 16, 2024. Consensus Planning received confirmation that the site plan was received. The email and notification packet are included in the resubmittal.

The project and application numbers must be added to the Site Plan and any associated IL.

Applicant Response: Agreed. The project numbers and application numbers are included on re-submitted plans.

*Per 5-6(C)(2)(a) a minimum of 15% of the net lot area of each development shall contain landscaping. Those calculations are included in the submittal. In a resubmittal explain/demonstrate how all relevant sections within 5-6 are being met. Including but not limited to 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-E-2 Minimum Landscape Area, 5-6-E-2 Development next to Low Density Residential, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support Areas. * Include detail for pedestrian connections per IDO 5-3.*

Applicant Response: Agreed. Notes were added to the Landscape Plan for the above criteria. A pedestrian connection detail was added to the Landscape Plan showing landscape at the pedestrian connection into the site.

*A lighting plan was included in the submittal and there does not appear to be any spillage across property lines. *Per the Use Specific Standards for Self-Storage, clarify internal and external lighting plan during off hours. The site is within 200 feet of a residential zone and does have visibility from both Universe and Paseo del Norte.*

Applicant Response: A note was included on the Site Plan that states "Lighting for the interior faux windows will be off between 10:00 PM and 7:00 AM. Lighting is compliant per IDO Section 4-3(D)(29)(E). All lighting will comply with the New Mexico Dark Skies Ordinance. There is no façade lighting facing east, toward the nearest residential zone or the Petroglyph National Monument.

As part of the elevation pages: Provide detail to demonstrate and explain compliance with all sections within 5-11-E and 5-11-E-2. Include detail regarding how the façade and colors will meet VPO-2 requirements. Clarify if the center window design are a part of the façade or are actual windows.

Applicant Response: In response to 5-11(E)(1), the site is not within the UC-MS-PT area; therefore this criterion does not apply.

In response to 5-11(E)(2)(a)(1) – The mix of colors and materials detailed on the façade provides a clear architectural distinction between the ground floor and the second floor by providing wainscoting on the lower level and stucco on the upper level. In response to 5-11(E)(2)(a)(2) – The site does not contain a street-facing façade; therefore, the requirements in Sub-sections a - f do not apply.

The Elevation Sheet notes for Material and Colors includes details of the materials and colors on the façade. Materials include stucco and split face masonry for façade walls. The colors on the façade fall within the grey green included in the VPO-2 color palette. LRV percentages are noted for each color including finishes such as metal doors and trim. The LRV percentages range from between 21 and 50%.

The center window designs are part of the façade and are not actual windows.

Given the Character Area of the Petroglyph National Monument, please add a note to the site plan restricting continuous indoor light visible from the building windows from dusk to dawn. Motion sensor lights are a successful alternative because the lights turn on only when someone is in the

building. Please do not light up brightly colored faux doors in windows, or other trademark related signs/symbols which would effectively function as unauthorized "signage" for the development.

Applicant Response: As stated above, the note on the Site Plan states that lighting will be off between the hours of 10:00 PM and 7:00 AM. The faux doors in the windows are not brightly colored, which will contribute to reducing the brightness. The façade lighting does not face east, protecting the Petroglyph National Monument.

Clarify if there will be a shared parking agreement for this development. Is all required parking for the development on site? If some required parking is on an abutting lot, then a shared parking agreement must be executed and recorded with the County Clerk.

Applicant Response: There will be no shared parking agreement for this development. All required parking is onsite.

Signage is per IDO Section 5-12. Some signage information is included within the submittal. Do you intend to create signage standards, or will that be addressed at building permit?

Applicant Response: The signage will be addressed with a separate signage building permit.

ABCWUA Comments

1. *Serviceability Letter 230911 has been executed and provides conditions for service. Routine connections can be made with a connection permit.*
 - a. *This site is outside the Water Authority Established Service Area, therefore, a Service Connection Agreement must be executed prior to final sign off.*

Applicant Response: Agreed.

2. *Please clearly identify public vs. private infrastructure and label appropriately.*
 - a. *Some are labeled but not everything. This needs to be clear.*
 - b. *Not that all new public connections or infrastructure must be done via connection permit/work order. Maybe separate public and private in notes...as long as it is clearly labeled.*

Applicant Response: Agreed. Public and private labels are added.

3. *Please add the following notes to the utility plan:*
 - a. *Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.*
 - b. *Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.*

Applicant Response: Agreed. Added to General Notes.

4. *Call out the existing easements and document numbers.*

Applicant Response: Agreed. List of easement definitions added to plans.

5. *Please note services must be in an acceptable location and not in traffic or parking areas. The proposed meter appears to be placed in a location that seems to not be suitable.*

Applicant Response: Meter is located behind the curb.

6. *Does the trash enclosure require a SAS connection?*

a. *If so, ensure that storm water does not enter the drain.*

Applicant Response: No restaurant uses are the site. No drain required at the refuse enclosure.

Revised Site Plan Sheets

PROJECT DIRECTORY

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBERS: 101006504904730603 & 101006504807330604 & 101006506208830605
 EXISTING ZONING: MX-M
 SITE AREA: 231,217 SF (5.31 ACRES)

PROPOSED USE: SELF-STORAGE
 2-STORY BUILDING FOR SELF-STORAGE USES AS IS
 CONDITIONALLY ALLOWED IN THE MX-M ZONE (APPROVED BY THE ZHE, VA-2023-00127 AND VA-2022-00128), FACILITY SHALL COMPLY WITH USE SPECIFIC STANDARDS IDO SECTION 4-3(D) (29).

STORAGE BUILDING PARCEL AREA: 97,966 S.F. (2.25 ACRES)
 STORAGE BUILDING AREA (TWO STORIES): 88,500 S.F.
 STORAGE BUILDING FOOTPRINT AREA: 45,050 S.F.

PARKING REQUIRED: 5 SPACES
 OFFICE: 3.5 SPACE PER 1000 S.F.
 SELF-STORAGE: 1 SPACE PER 3000 S.F.
 TOTAL PARKING REQUIRED: 34 SPACES
 PARKING PROVIDED: 35 SPACES

MOTORCYCLE PARKING REQUIRED: 2 SPACES
 MOTORCYCLE PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES
 BICYCLE PARKING PROVIDED: 4 SPACES

ADA ACCESSIBLE SPACES REQUIRED: 2 SPACES
 ADA ACCESSIBLE SPACES PROVIDED: 2 SPACES

LANDSCAPING REQUIRED (15% OF PARCEL AREA): 14,694 SF
 LANDSCAPING PROVIDED: 15,523 SF

TRACT H-6B-2 PARCEL AREA: 38,234 S.F. (0.88 ACRES)
 TRACT H-9A-1 PARCEL AREA: 46,163 S.F. (1.06 ACRES)
 TRACT H-5A PARCEL AREA: 48,786 S.F. (1.12 ACRES)

SITE NOTES

- PROPERTY LINE
- CURB
- NEW SIDEWALK
- ACCESSIBLE RAMP
- BICYCLE RACK
- MOTORCYCLE PARKING ONLY SIGN
- CONCRETE CROSSWALK
- ASPHALT PAVING
- TRASH ENCLOSURE
- CONCRETE PARKING BUMPER
- PARALLEL PARKING
- 30'X40' LOADING ZONE
- FIRE TRUCK TURNING RADIUS
- ACCESSIBLE PARKING SIGN
- LANDSCAPING
- GATE ACCESS KEY PAD
- PUBLIC WATERLINE EASEMENT - REFER CIVIL
- MONUMENT SIGN
- CONCRETE SIDEWALK
- EXISTING PUBLIC WATERLINE AND SEWAGE EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT
- PRIVATE ACCESS EASEMENT
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT
- EXISTING 10' PUBLIC WATERLINE EASEMENT
- NEW 10' PUBLIC UTILITY EASEMENT
- EXISTING CUL-DE-SAC
- EXISTING SIDEWALK
- EXISTING 8'-0" BLOCK WALL TO REMAIN
- EXISTING MEDIAN
- 10' X 20' VISIBILITY TRIANGLE
- NEW PROPOSED LIFT GATE AND WALL
 GATE WIDTH CLEARANCE APPROXIMATELY 26'-6" FROM THE TOP OF PAD

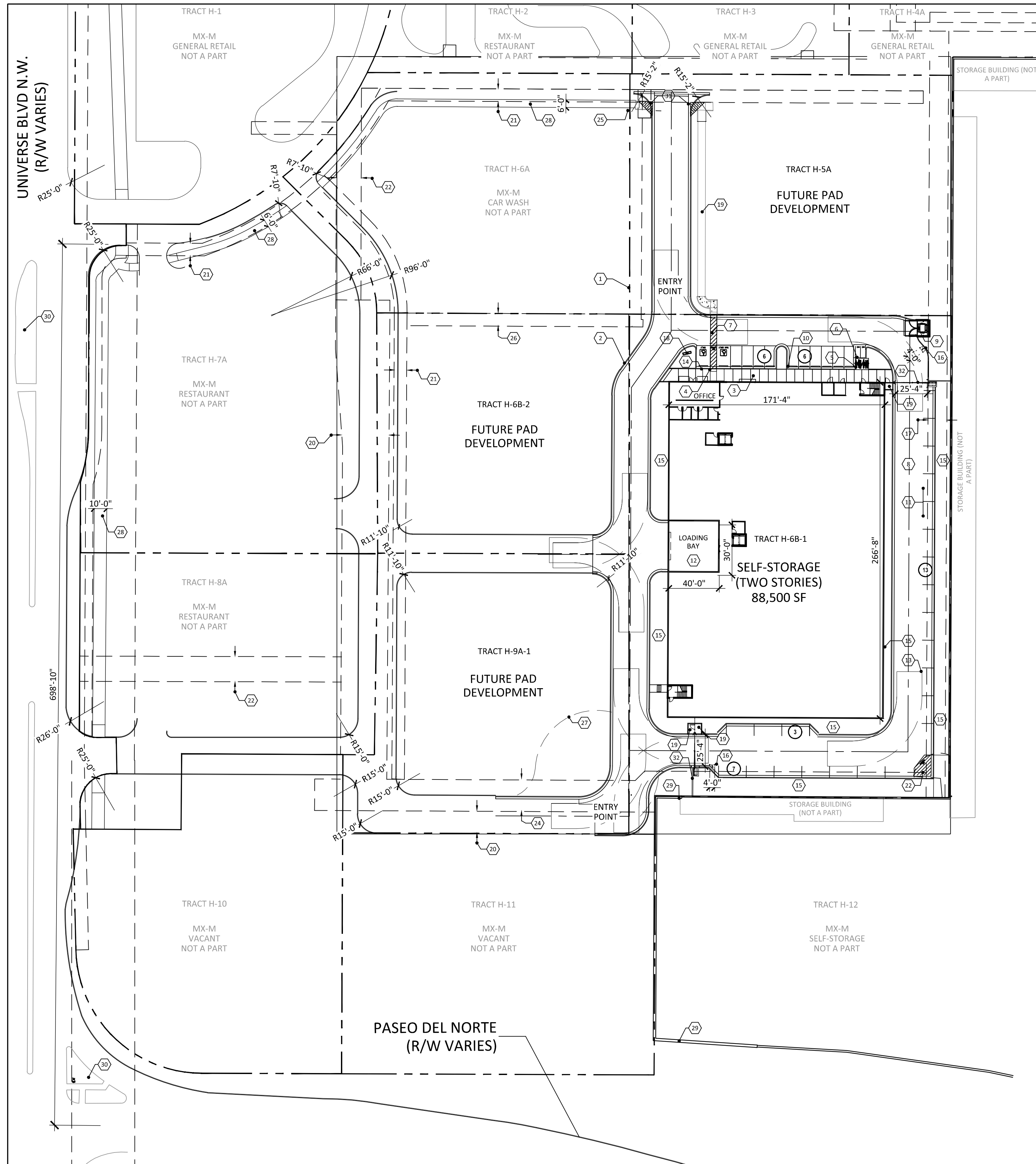
PROJECT NUMBER: PR-2020-004024

Application Number: SI-2024-00648

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

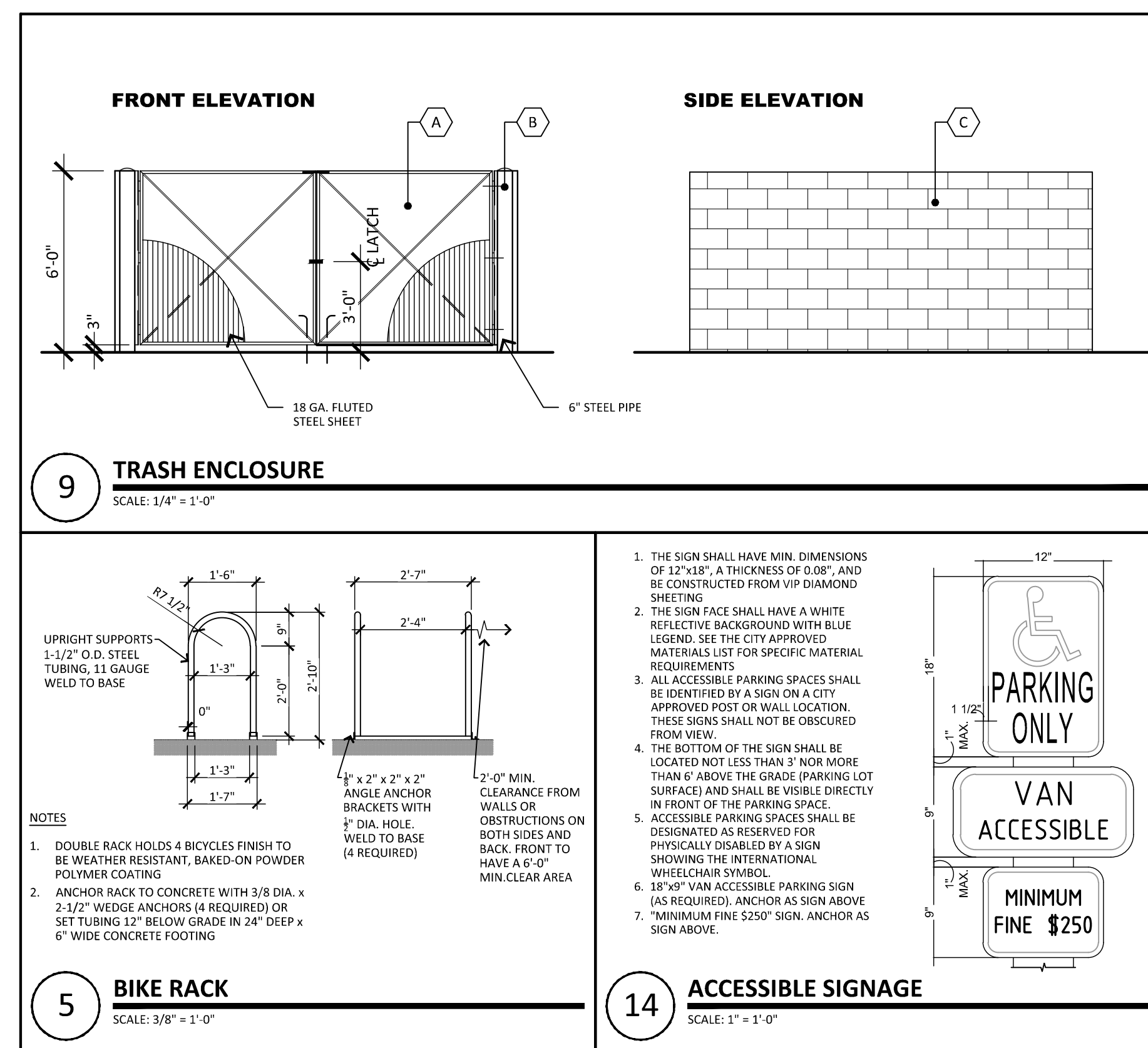
DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Herman Gallegos Solid Waste Management	05-31-24 Date
Planning Department	Date



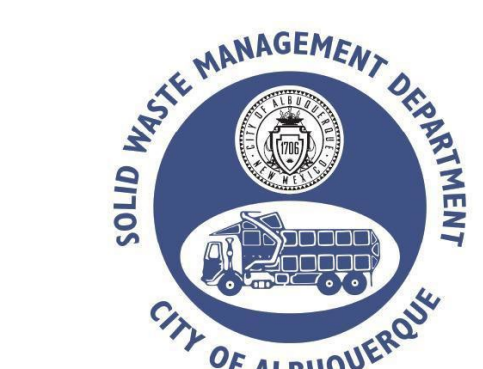
SITE PLAN

SCALE: 1" = 50'-0"



- A METAL GATE: SWINGING**
 FINISH: PAINTED TO MATCH
 MFG: T.B.D.
 COLOR: SHERWIN WILLIAMS IRON ORE #SW 7069
- C 8X8X16 MASONRY:**
 FINISH: SMOOTH FACE
 MFG: SUPERLITE
 COLOR: BLACK MOUNTAIN

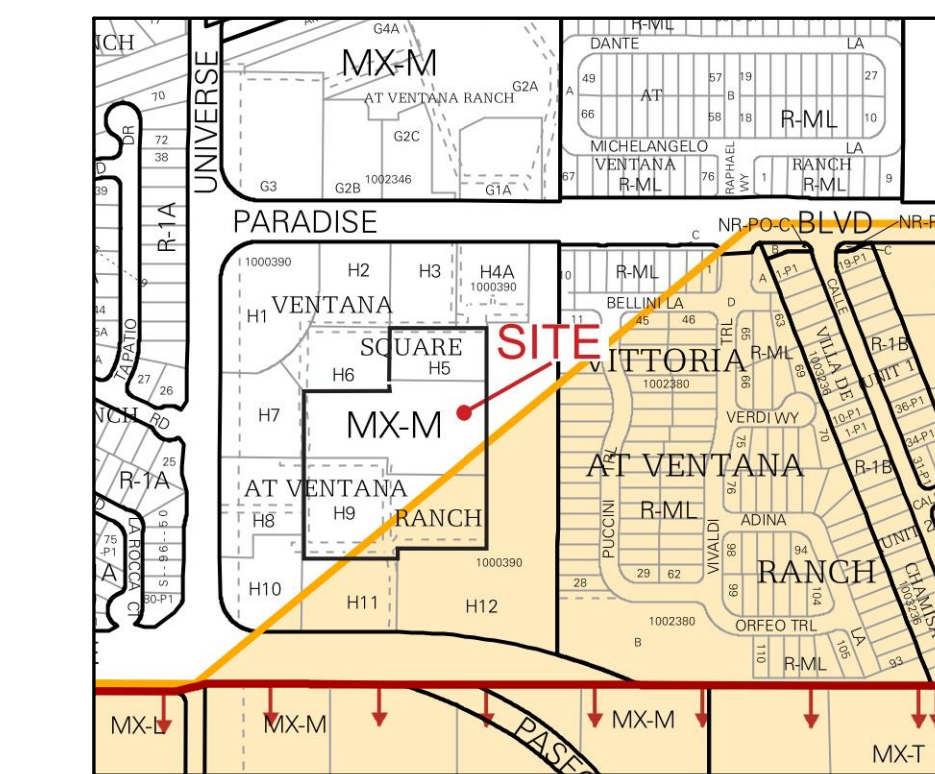
- B METAL BOLLARDS:**
 FINISH: PAINTED TO MATCH
 MFG: T.B.D.
 COLOR: SHERWIN WILLIAMS ARGOS #SW 7065



Approved for access by the Solid Waste Department.
 All containers must be made accessible for pick up between the hours of 5AM and 8PM.
 Reviewer: *Herman Gallegos*
 Date: 05-31-24
 Recycle declined
 Keypad Access
 Clearance 26'-6" Keyed note 32
 Width 25'-4

NOTES:

- LIGHTING FOR THE INTERIOR FAUX WINDOWS WILL BE OFF BETWEEN 10:00 PM AND 7:00 AM. LIGHTING IS ALSO COMPLIANT PER IDO SECTION 4-3(D)(29)(E). ALL LIGHTING WILL COMPLY WITH THE NEW MEXICO DARK SKIES ORDINANCE.
- THE ELEVATION FACADES COMPLY WITH THE DEVELOPMENT STANDARDS FOR THE MX-M ZONE DISTRICT CONTAINED IN IDO SECTION 5-11-(E) AND THE STANDARDS FOR VPO-2 CONTAINED IN IDO SECTION 3-6(E)(5)-(7).



VICINITY MAP

SCALE: 1" = 500'-0"

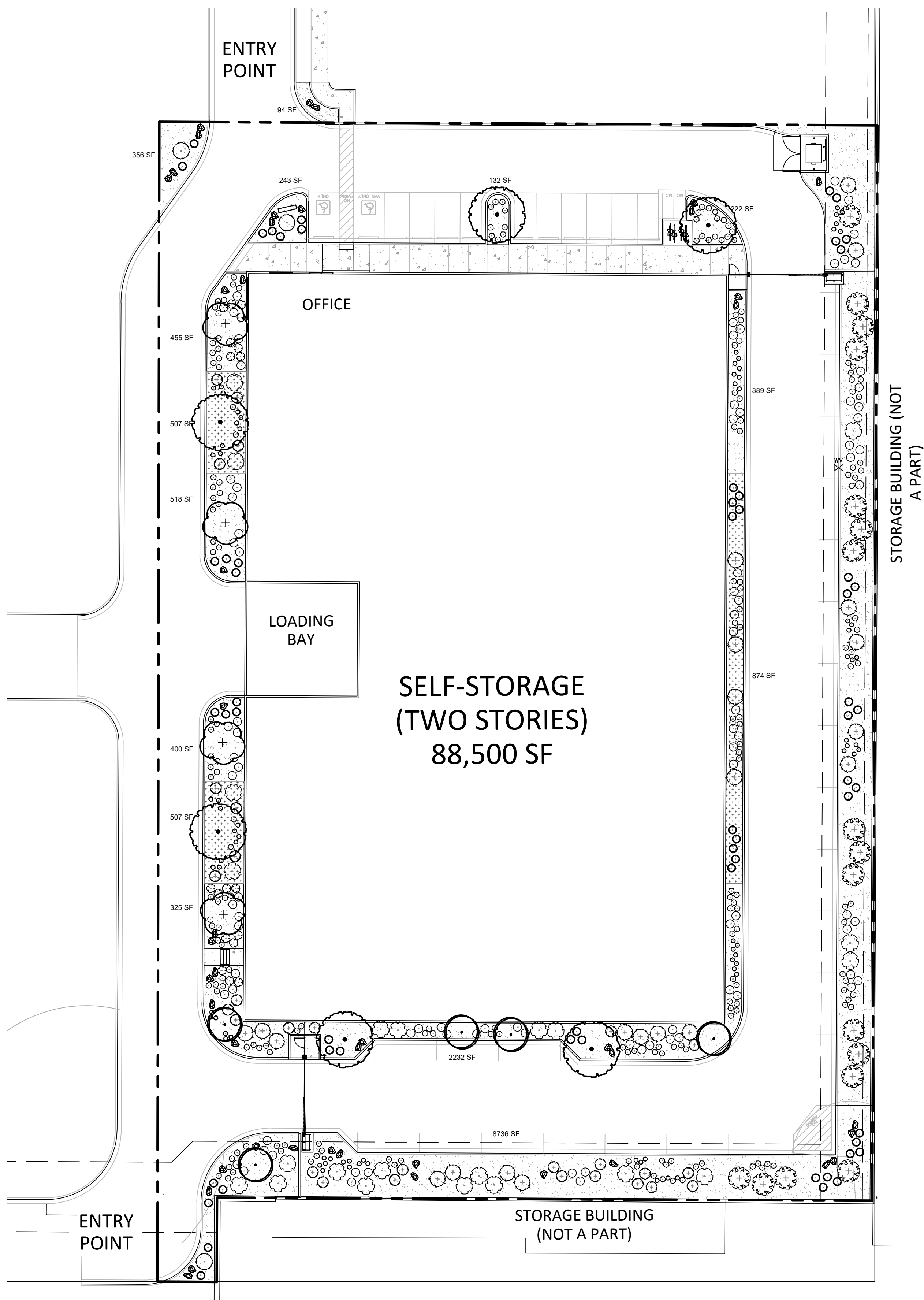


VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 05-30-2024 (PRELIMINARY)

SP-1

RKAA# 22116.00

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LANDSCAPE CALCULATIONS

GENERAL LANDSCAPE (5-6-C)

MINIMUM LANDSCAPE AREA IDO 5-6(C)(2)
 TOTAL SITE AREA (2.25 AC.): 98,062 SF
 DEVELOPED AREA: -45,632 SF
 BUILDING AREA: 52,430 SF
 NET AREA: 52,430 SF
 REQUIRED / PROVIDED LANDSCAPE: 7,865 (15%) / 15,990 SF (31%) COMPLIANT

COVERAGE: IDO 5-6(C)(2)(e)
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE: 11,993 SF (75%) / 12,114 (78%) COMPLIANT
 REQUIRED/PROVIDED GROUND-LEVEL COVERAGE: 3,029 SF (25%) / 8,643 (71%) COMPLIANT +RE-VEG. OVER (100%)

PARKING LOT INTERIOR TREE REQUIREMENTS 5-6(F)(2)
 PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK.
 PARKING LOT SPACES PROVIDED: 35
 REQUIRED/PROVIDED PARKING LOT TREES: 3/7 COMPLIANT

PARKING LOT AREA
 AT LEAST 10% OF THE PARKING LOT AREA CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.
 TOTAL PARKING LOT AREA: 21,228 SF
 REQUIRED/PROVIDED LANDSCAPE AREA: 2,123 SF (10%) / 11,373 (54%) COMPLIANT

TURF GRASS AREAS (NO TURF GRASS IS PROVIDED)

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING EDGE.

STREET TREES (NON APPLICABLE)

STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C. LANDSCAPE SHALL APPLY PURSUANT TO IDO 5-6 LANDSCAPE BUFFERING AND SCREENING.

GRAVEL MULCH COVERAGE

LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA, OR 50 PERCENT IND-T-UC-MS AREAS

REQUIRED: 11,922 SF (no more than 75%) / NON GRVL 3,974 SF (more than 25%)
 PROVIDED: 1,888 SF (12%) NON GRVL 14,008 SF (88%) COMPLIANT

ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

GENERAL LANDSCAPE NOTES

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING. PURSUANT TO IDO 5-6(C)(14)(C) THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

SHREDDED ORGANIC MULCH AT TREES

SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' DIAMETER CIRCLE.

IDO STANDARDS

PLANTING SHALL BE FIELD ADJUSTED TO COMPLY WITH THE FOLLOWING REGULATIONS:

CLEARANCE

PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.

PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(10)(A) TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS.

PER 5-6(C)(10)(B) TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

PER 5-6(C)(10)(E) ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.

PER 5-6(C)(10)(F) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.

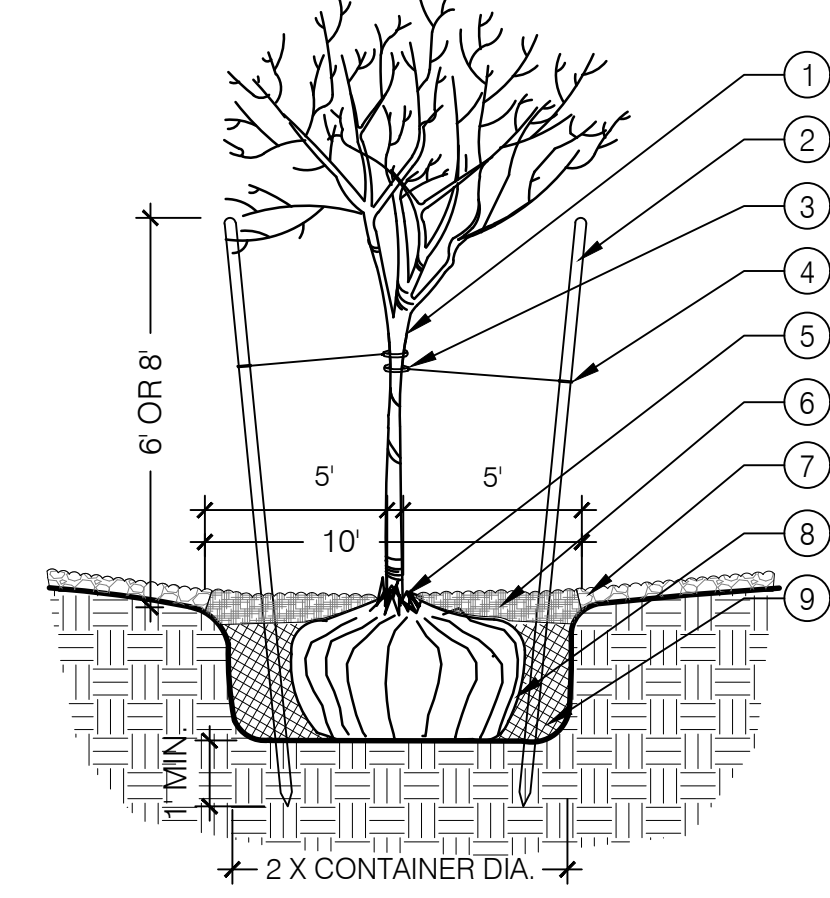
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	5	Cercis reniformis / Oklahoma / Oaklahoma Redbud	2.5" Cal.	15' x 12'	Medium
	7	Crataegus phaenopyrum / Washington Hawthorn	2.5" Cal.	20' X 20'	Medium
	4	Forestiera pubescens / New Mexico Olive	2.5" Cal.	15' x 15'	Medium
SHRUBS					
	17	Amelanchier utahensis / Serviceberry	2 gal.	8' x 8'	Medium
	110	Cerastium tomentosum / Snow In Summer	1 gal.	8' x 2'	Medium
	89	Euphorbia myrsinites / Myrtle Spurge	1 gal.	1' x 2'	Low
	18	Lavandula angustifolia / English Lavender	1 gal.	3' x 3'	Medium
	22	Ligustrum vulgare / Common Privet	1 gal.	8' x 6'	Medium
	77	Linum perenne / Blue Flax	1 gal.	18" X 18"	Medium
	21	Ribes aureum / Golden Currant	1 gal.	6' x 6'	Medium
GRASSES					
	28	Nolina texana / Beargrass	5 gal.	4' x 4'	Low
	90	Panicum virgatum / Switch Grass	#1	4' X 3'	Medium
DESERT ACCENTS					
	3	Agave americana / Century Plant	5 gal.	6' x 6'	RW
	59	Hesperaloe parviflora / Red Yucca	1 gal.	5' X 3'	RW

LANDSCAPE MATERIALS

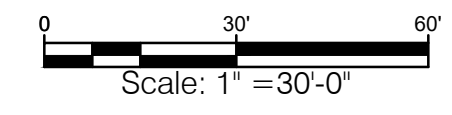
- 14,102 SF WALK-ON WOOD MULCH BY BARELAS LANDSCAPING MATERIALS (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 1,888 SF 2"-4" BUILDOLGY BROWN COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 44 3' X 3' LARGE BOULDER

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



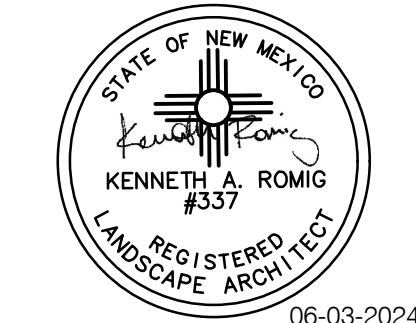
1 TREE PLANTING SCALE: N.T.S.

A1 LANDSCAPE PLAN

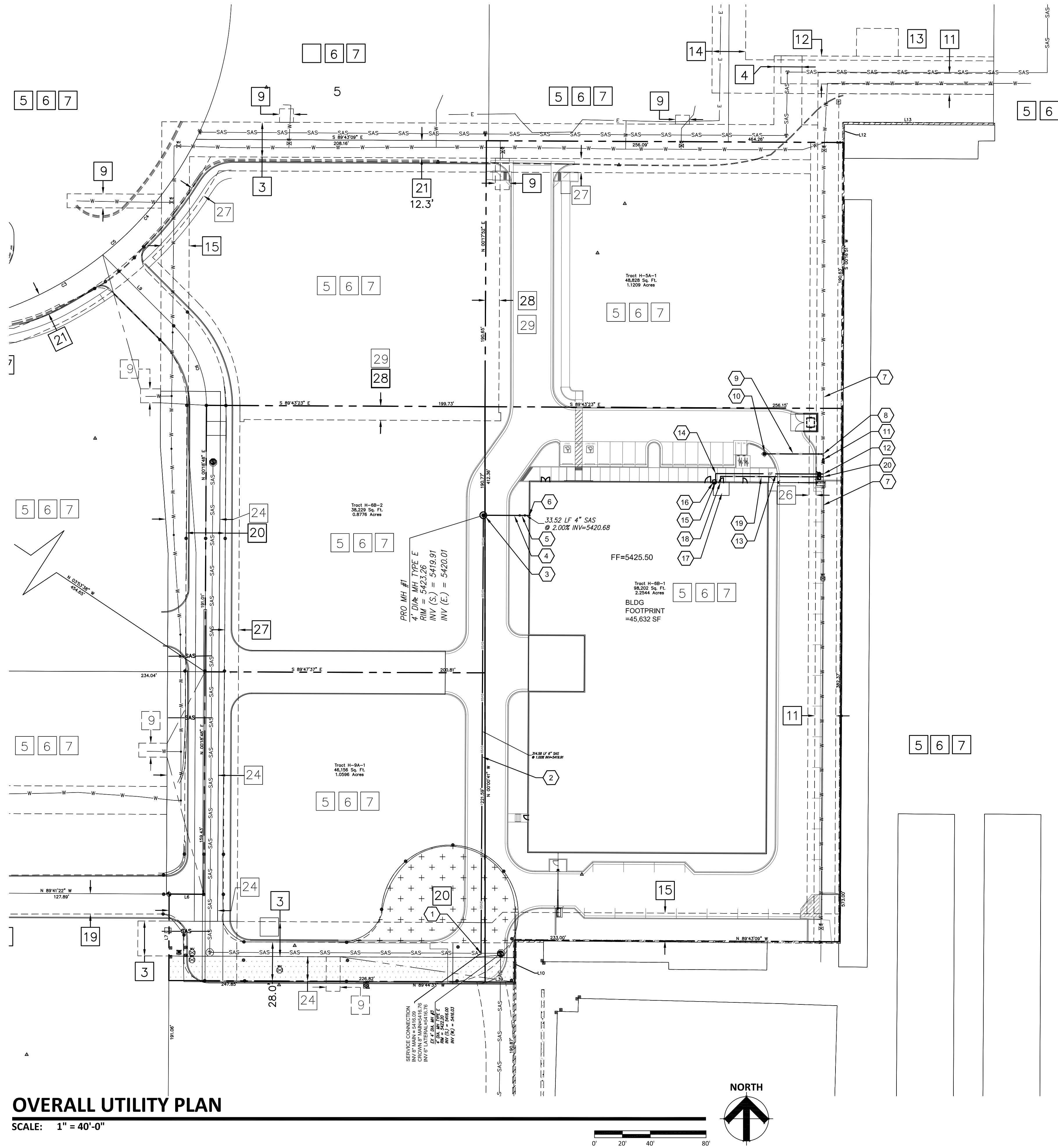


VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 2-29-2024 (PRELIMINARY)

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06-03-2024



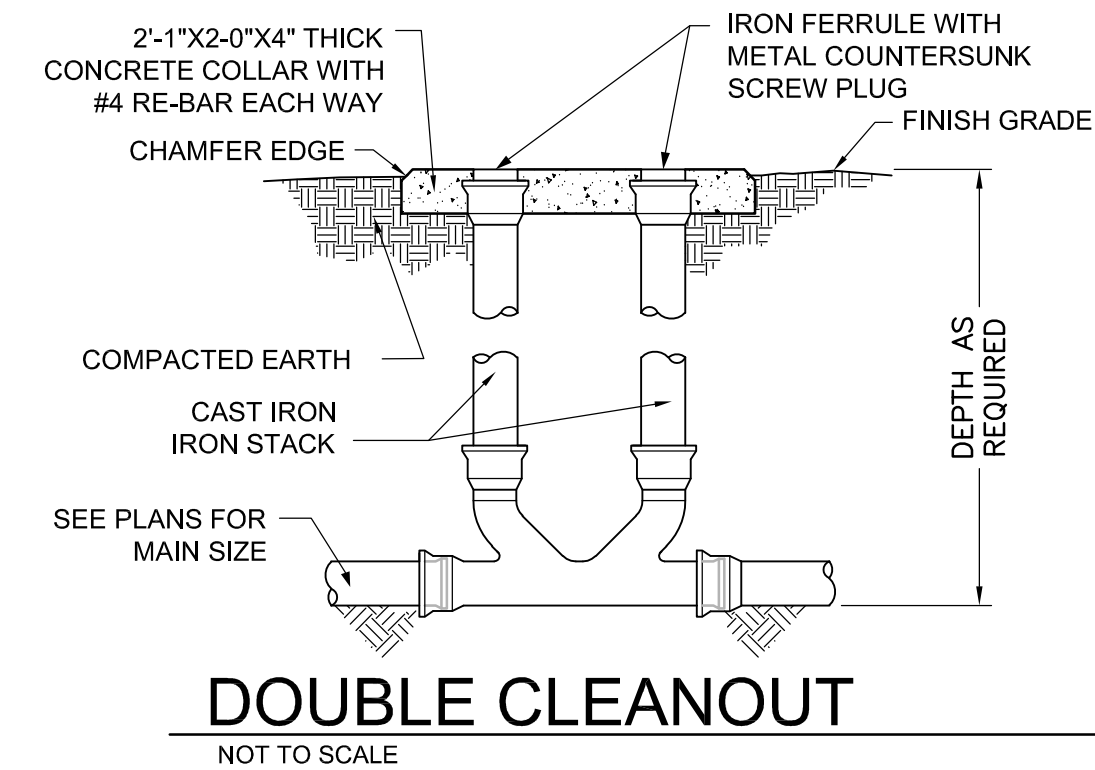
OVERALL UTILITY PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES

- A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. FIELD VERIFY ALL DIMENSIONS.
- C. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT AND ENGINEER BEFORE PROCEEDING.
- D. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.
- E. ALL PUBLIC CONNECTIONS OR INFRASTRUCTURE MUST BE DONE VIA CONNECTION PERMIT.
- F. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

KEYED NOTES

1. NEW 6" SERVICE LATERAL CONNECTION ONTO EXISTING PUBLIC 8" SANITARY SEWER LINE, PER ABCWUA STD DWG 2125. MATCH INVERT OF LATERAL TO CROWN OF EXISTING MAIN
INV. EXISTING MAIN=5416.09
NEW INV IN (6")=5416.76
2. NEW PRIVATE 6" PVC SDR-35 SANITARY SEWER LINE AT 1.00% SLOPE
NEW PRIVATE 4" DIAMETER TYPE E SANITARY SEWER MANHOLE PER COA STD DWG 2102
RIM=5424.84
INV OUT (S) 6"=5419.91
INV IN (E) 4"=5420.01
4. NEW PRIVATE 4" PVC SDR-26 SANITARY SEWER LINE AT 2.00% SLOPE.
NEW PRIVATE DOUBLE CLEANOUT PER DETAIL THIS SHEET.
CONNECT TO BUILDING. INV = 5420.68 (5.5' BFF).
7. EXISTING PUBLIC 8" PVC WATERLINE.
8. NEW NON-PRESSURE CONNECTION, 8"x8"x6" DI TEE, 6" GATE VALVE WITH VALVE BOX PER ABCWUA STD DWGS 2301, 2326, 2328, AND 2333. RESTRAIN ALL JOINT ON PRIVATE FIRE HYDRANT LEG.
6" GATE VALVE
X= _____
Y= _____
9. NEW 42.17' OF PRIVATE 6" PVC C900 DR-18 WATERLINE, MINIMUM BURY 3'.
NEW PRIVATE FIRE HYDRANT PER ABCWUA STD DWGS 2340 AND 2342.
FIRE HYDRANT FLANGE ELEV= _____
X= _____
Y= _____
11. NEW PUBLIC 8" GATE VALVE WITH VALVE BOX AND 8" DI TRANSITION COUPLING PER ABCWUA STD DWG 2301, 2326, AND 2328.
12. NEW NON-PRESSURE CONNECTION, 8"x8"x6" DI TEE, 6" GATE VALVE WITH VALVE BOX PER ABCWUA STD DWGS 2301, 2326, 2329, AND 2333. RESTRAIN ALL JOINT ON PRIVATE FIRE SUPPRESSION LINE. VALVE COVER TO READ "FIRE".
6" GATE VALVE
X= _____
Y= _____
13. NEW 83.07' OF PRIVATE 6" PVC C900 DR-18 WATERLINE, MINIMUM BURY 3'.
14. NEW PRIVATE 6"x90" DI ELBOW.
15. CONNECTION FIRE SUPPRESSION LINE TO BUILDING. SEE FIRE SUPPRESSION PLANS FOR CONTINUATION.
16. NEW WALL MOUNTED FIRE DEPARTMENT CONNECTION.
17. FIRE RISER ROOM WITH ACCESS DOOR DIRECTLY THROUGH EXTERIOR WALL.
18. CONNECT 1" PEW WATERLINE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
19. NEW PRIVATE 1" PEW WATERLINE, MINIMUM BURY 3'.
20. NEW 1" WATER SERVICE INCLUDING CORP STOP, SUPPLY LINE, METER BOX AND METER PER ABCWUA STD DWGS 2361, 2362 AND 2366.



Easement Notes

1. REMAINING PORTION OF EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT AND SHOWN ON PLAT (12/03/2001, BK. 2001C, PG. 315, DOC. NO. 2001143438), (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
2. EXISTING 10' P.U.E (12/03/2001, 2001C-315, DOC. NO. 2001143438)
3. EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
4. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
5. EXISTING PRIVATE NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
6. EXISTING PRIVATE NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50, DOC. NO. 2003035708) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
7. EXISTING PRIVATE NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
8. REMAINING PORTION OF EXISTING 10' P.U.E. (03/04/2003, 2003C-50, DOC. NO. 2003035708)
9. EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
10. INTENTIONALLY OMITTED
11. EXISTING PUBLIC 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
12. EXISTING PUBLIC 20' PUBLIC SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489) AND (7/30/2002, BK. A39, PG. 5223, DOC. NO. 2002095494)
13. EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50, DOC. NO. 2003035708)
14. EXISTING PRIVATE 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
15. REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50 DOC. NO. 2003035708)
16. EXISTING 25' PUBLIC DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
17. EXISTING 5' PUBLIC PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
18. EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-315, 2001143438)
X= _____
Y= _____
19. PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (08/06/2021, DOC. NO. 2021098275) AND AS SHOWN ON PLAT (08/20/2021, 2021C-96)
20. EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753). PORTION VACATED WITH THIS PLAT. SHOWN HEREON AS [Symbol]
21. EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
22. INTENTIONALLY OMITTED
23. INTENTIONALLY OMITTED
24. EXISTING PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT, SHOWN HEREON AS [Symbol] (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
25. EXISTING PUBLIC MULTI-USE TRAIL EASEMENT (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
26. EXISTING ADDITIONAL 5' PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).
27. EXISTING 10' PUBLIC UTILITY EASEMENT, SHOWN HEREON AS [Symbol] (08/20/2021, BK. 2021C, PG. 96, DOC. NO. 2021098753).

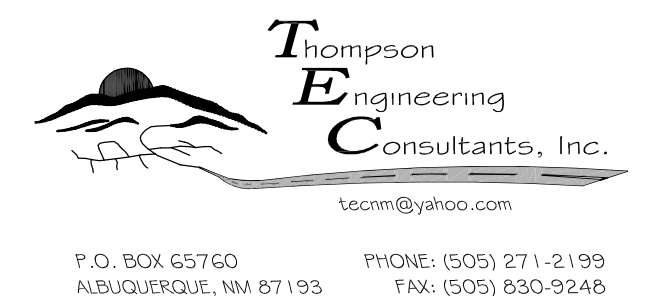
OVERALL UTILITY PLAN



VENTANA SQUARE SELF-STORAGE
NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
ALBUQUERQUE, NM 87114
DATE: 4-1-2024 (PERMIT PLANS)

C-301
RKA A# 22116.00

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PROJECT DIRECTORY

ARCHITECT:
 RKA A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

GENERAL NOTES

ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING.

MATERIAL AND COLORS

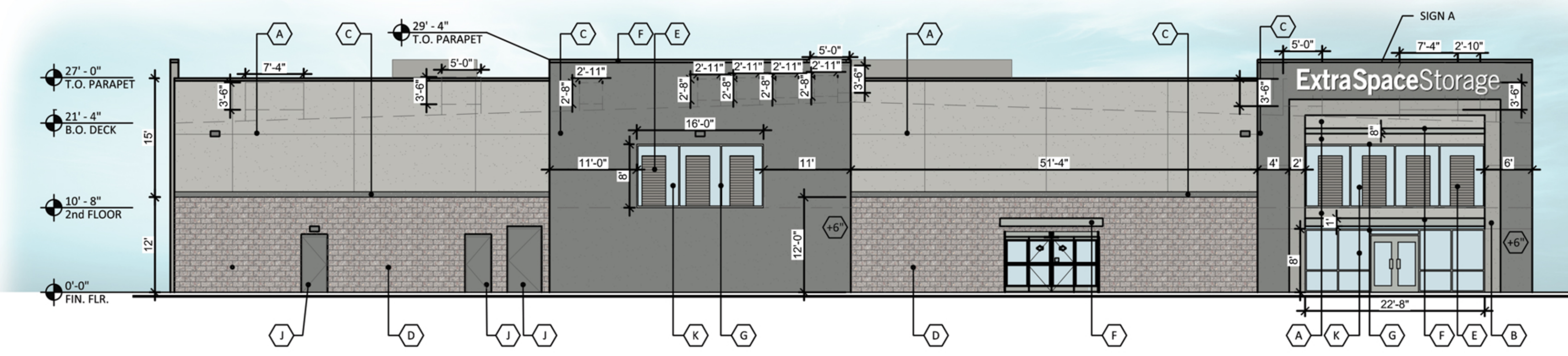
- A PAINTED STUCCO:**
 FINISH: FINE SAND
 MFG: SHERWIN WILLIAMS
 COLOR: ARGOS # SW 7065
 LRV: 50
- B PAINTED STUCCO:**
 FINISH: FINE SAND
 MFG: SHERWIN WILLIAMS
 COLOR: GRAY MATTERS # SW 7066
 LRV: 39
- C PAINTED STUCCO:**
 FINISH: FINE SAND
 MFG: SHERWIN WILLIAMS
 COLOR: CITYSCAPE # SW 7067
 LRV: 22
- D 8X8X16 MASONRY:**
 FINISH: SPLIT FACE
 MFG: SUPERLITE
 COLOR: PEBBLE BEACH-NW GRAY
 LRV: 21
- E ROLLER DOORS:**
 MFG: JANUS
 COLOR: SILHOUETTE GRAY
 LRV: 39
- F LIGHT GAUGE METAL TRIM/CANOPY:**
 MFG: ATAS
 COLOR: DOVE GRAY
 LRV: 35
- G STOREFRONT MULLION:**
 MFG: KAWNEER
 COLOR: DOVE GRAY
 LRV: 35
- H DOWNSPOUT:**
 MFG: PLY GEM MASTIC
 COLOR: SILVER GREY 02
- J PAINTED HOLLOW METAL DOORS:**
 MFG: SHERWIN WILLIAMS
 COLOR: CITYSCAPE # SW 7067
 LRV: 22
- K GLAZING:**
 MFG: PPG OR EQUAL
 COLOR: CLEAR
 TYPE: SOLARBAN 60 INSULATED
- L ROLL UP DOOR:**
 MFG: COOKSON OR EQUAL
 COLOR: RAL-7037
 LRV: 22

SIGN INFORMATION

- SIGN A:**
 DIMENSIONS: 2'-0" H x 21'-3" L
 ILLUMINATED: YES
 SF: 42.5 SF
 PERCENTAGE OF FACADE: 42.5 / 4794 (TOTAL) = <1%
- SIGN B:**
 DIMENSIONS: 1'-6" H x 16'-0" L
 ILLUMINATED: YES
 SF: 24 SF
 PERCENTAGE OF FACADE: 24 / 7363 (TOTAL) = <1%
- SIGN C:**
 DIMENSIONS: 6'-9" H x 14'-10" L
 ILLUMINATED: YES
 SF: 100 SF
 PERCENTAGE OF FACADE: 100 / 7363 (TOTAL) = 1%
- SIGN D:**
 DIMENSIONS: 2'-6" H x 26'-7" L
 ILLUMINATED: YES
 SF: 66 SF
 PERCENTAGE OF FACADE: 66 / 4794 (TOTAL) = <1%

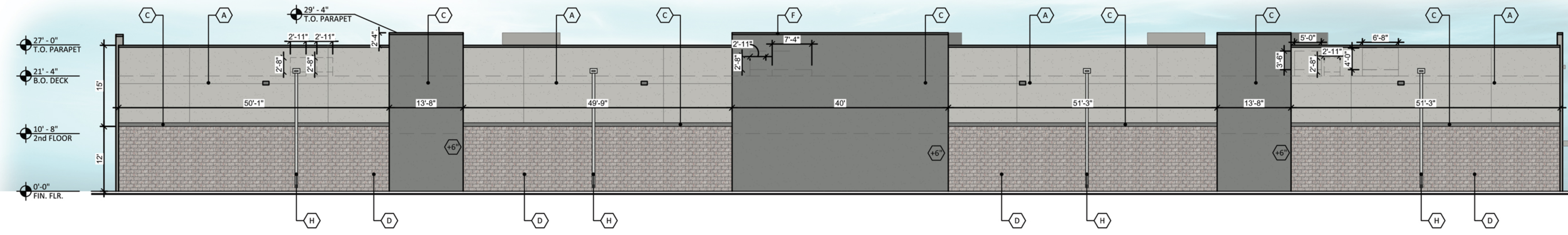
IDO SIGN RESTRICTIONS

MAX 25% OF FACADE NO MAX NUMBER OF SIGNS 1
 FREESTANDING SIGN



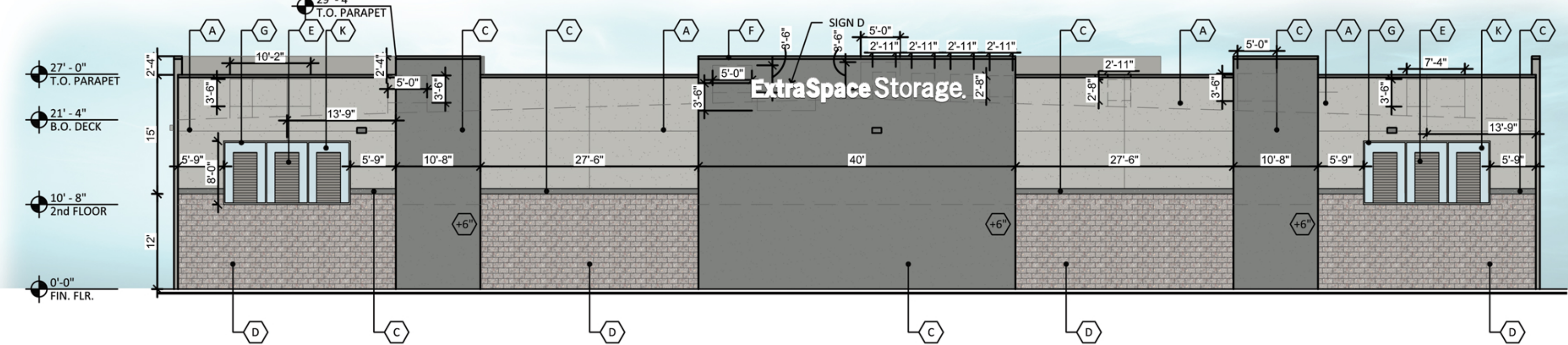
NORTH ELEVATION

SCALE: 3/32"=1'-0"



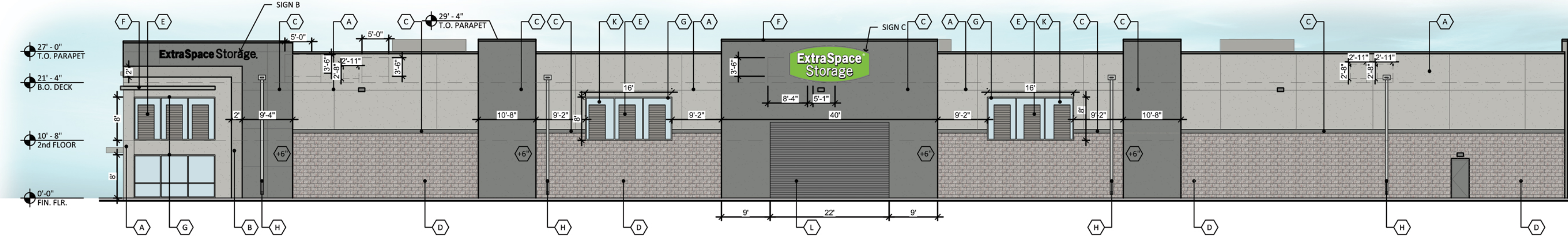
EAST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"

VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 05-30-2024 (PRELIMINARY)

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EL-1 FLOOR PLAN
 RKA A# 22116.00



FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY UNDER A SEPARATE PERMIT. SIGNAGE WILL COMPLY WITH 5-12(F) (2) OF THE IDO.

Email Notification to Petroglyph National Monument

Re: [EXTERNAL] Notification of Development - 9610 and 9630 Universe Blvd.

Hendricks, Nancy E <Nancy_Hendricks@nps.gov>

Tue 5/21/2024 4:04 PM

To: Charlene Johnson <Johnson@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>

It worked! Thank you!

Nancy

From: Charlene Johnson <Johnson@consensusplanning.com>

Sent: Tuesday, May 21, 2024 1:34 PM

To: Hendricks, Nancy E <Nancy_Hendricks@nps.gov>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: Re: [EXTERNAL] Notification of Development - 9610 and 9630 Universe Blvd.

Good morning, Nancy,

I sent the link because the file was over 15 MB, and most emails will not deliver over 10 MB. I was able to reduce it down and it is now attached. Let me know if you have issues opening.

Thanks,

Charlene Johnson, AICP

Senior Planner

Consensus Planning, Inc.

302 Eighth Street, NW

Albuquerque, NM 87102

Phone: 505 764-9801

From: Hendricks, Nancy E <Nancy_Hendricks@nps.gov>

Sent: Tuesday, May 21, 2024 11:04 AM

To: Charlene Johnson <Johnson@consensusplanning.com>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: Re: [EXTERNAL] Notification of Development - 9610 and 9630 Universe Blvd.

Greetings Charlene,

For some reason I am unable to access the PDF. Would it be possible to send it as an attachment instead of a link?

Thank you,

Nancy

From: Charlene Johnson <Johnson@consensusplanning.com>

Sent: Thursday, May 16, 2024 3:07 PM

To: Hendricks, Nancy E <Nancy_Hendricks@nps.gov>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: [EXTERNAL] Notification of Development - 9610 and 9630 Universe Blvd.

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Dear Superintendent Hendricks,

We were informed yesterday by the City that there is an agreement between the City and The Petroglyph National Monument (TPNM) requiring us to notify you of development applications within the mapped area that was shared with us. We were unaware of this agreement but are providing that notification now. We also suggested to City staff, that this agreement and map be incorporated into the City's Office of Neighborhood Coordination office responsibilities to ensure it is not missed in the future.

This email is to notify you that Consensus Planning, Inc., on behalf of GDC VS, LLC., has submitted a Site Plan Administrative application to the Development Facilitation Team (DFT) for a Self-storage Facility located at 9610 and 9630 Universe Boulevard NW. The storage facility will be two stories and approximately 88,500 square feet. As the subject property is in the designated notice area for TPNM notification, we are providing the site plan to you for your information regarding this application for a site plan by the DFT. The subject property is located approximately 1 mile from the Petroglyph National Monument and the Northern Geologic Window. The project is consistent with the zoning for the property. It is located in the center of the Ventana Square development, behind new and proposed buildings along Paseo del Norte and Universe Boulevard.

The notification packet, which includes a summary of the request and the proposed site plan, landscape plan, elevations, and photometric plan, can be downloaded using the link below.

[Notification Packet 9610 and 9630 Universe Blvd NW.pdf](#)

Please contact me or Jim Strozier (cp@consensusplanning.com) or by phone at (505) 764-9801 if you have any questions or would like more information.

Best regards,

Charlene Johnson, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Site Plan Administrative
Decision-making Body: Development Review Team (DFT)
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [] Yes [x] No
Mailed Notice required: [] Yes [x] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [x] Yes [] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 9610 and 9630 Universe Blvd. NW
Name of property owner: GDC VS, LLC
Name of applicant: GDC VS, LLC / Consensus Planning, Inc. (Agent)
Date, time, and place of public meeting or hearing, if applicable: Not applicable
Address, phone number, or website for additional information: cp@consensusplanning.com
johnson@consensusplanning.com Phone - (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[x] Drawings, elevations, or other illustrations of this request.
[x] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

[Signature] (Applicant signature) May 16, 2024 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: May 15, 2024

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Not applicable

Name of NA Representative*: Not applicable

Email Address* or Mailing Address* of NA Representative¹: Not applicable

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 9630 and 9610 Universe Blvd. NW
Location Description Northeast corner of Paseo del Norte and Universe Blvd. NW
2. Property Owner* GDC VS, LLC.
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / GDC VS, LLC.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Site Plan Administrative-DFT for 88,500 sf self-storage facility

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - N/A d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 2.25 acres
 - 2. IDO Zone District Mixed-Use Medium (MX-M)
 - 3. Overlay Zone(s) [if applicable] Northwest Mesa Escarpment VPO-2
 - 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

PROJECT DIRECTORY

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBERS: 101006504904730603 & 101006504807330604 & 101006506208830605
 EXISTING ZONING: MX-M
 SITE AREA: 231,217 SF (5.31 ACRES)

PROPOSED USE: SELF-STORAGE
 2-STORY BUILDING FOR SELF-STORAGE USES AS IS
 CONDITIONALLY ALLOWED IN THE MX-M ZONE (APPROVED BY THE ZHE, VA-2023-00127 AND VA-2022-00128), FACILITY SHALL COMPLY WITH USE SPECIFIC STANDARDS IDO SECTION 4-3(D) (29).

STORAGE BUILDING PARCEL AREA: 97,966 S.F. (2.25 ACRES)
 STORAGE BUILDING AREA (TWO STORIES): 88,500 S.F.
 STORAGE BUILDING FOOTPRINT AREA: 45,050 S.F.

PARKING REQUIRED: 5 SPACES
 OFFICE: 3.5 SPACE PER 1000 S.F.
 SELF-STORAGE: 1 SPACE PER 3000 S.F.
 TOTAL PARKING REQUIRED: 34 SPACES
 PARKING PROVIDED: 35 SPACES

MOTORCYCLE PARKING REQUIRED: 2 SPACES
 MOTORCYCLE PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES
 BICYCLE PARKING PROVIDED: 4 SPACES

ADA ACCESSIBLE SPACES REQUIRED: 2 SPACES
 ADA ACCESSIBLE SPACES PROVIDED: 2 SPACES

LANDSCAPING REQUIRED (15% OF PARCEL AREA): 14,694 SF
 LANDSCAPING PROVIDED: 15,523 SF

TRACT H-6B-2 PARCEL AREA: 38,234 S.F. (0.88 ACRES)
 TRACT H-9A-1 PARCEL AREA: 46,163 S.F. (1.06 ACRES)
 TRACT H-5A PARCEL AREA: 48,786 S.F. (1.12 ACRES)

SITE NOTES

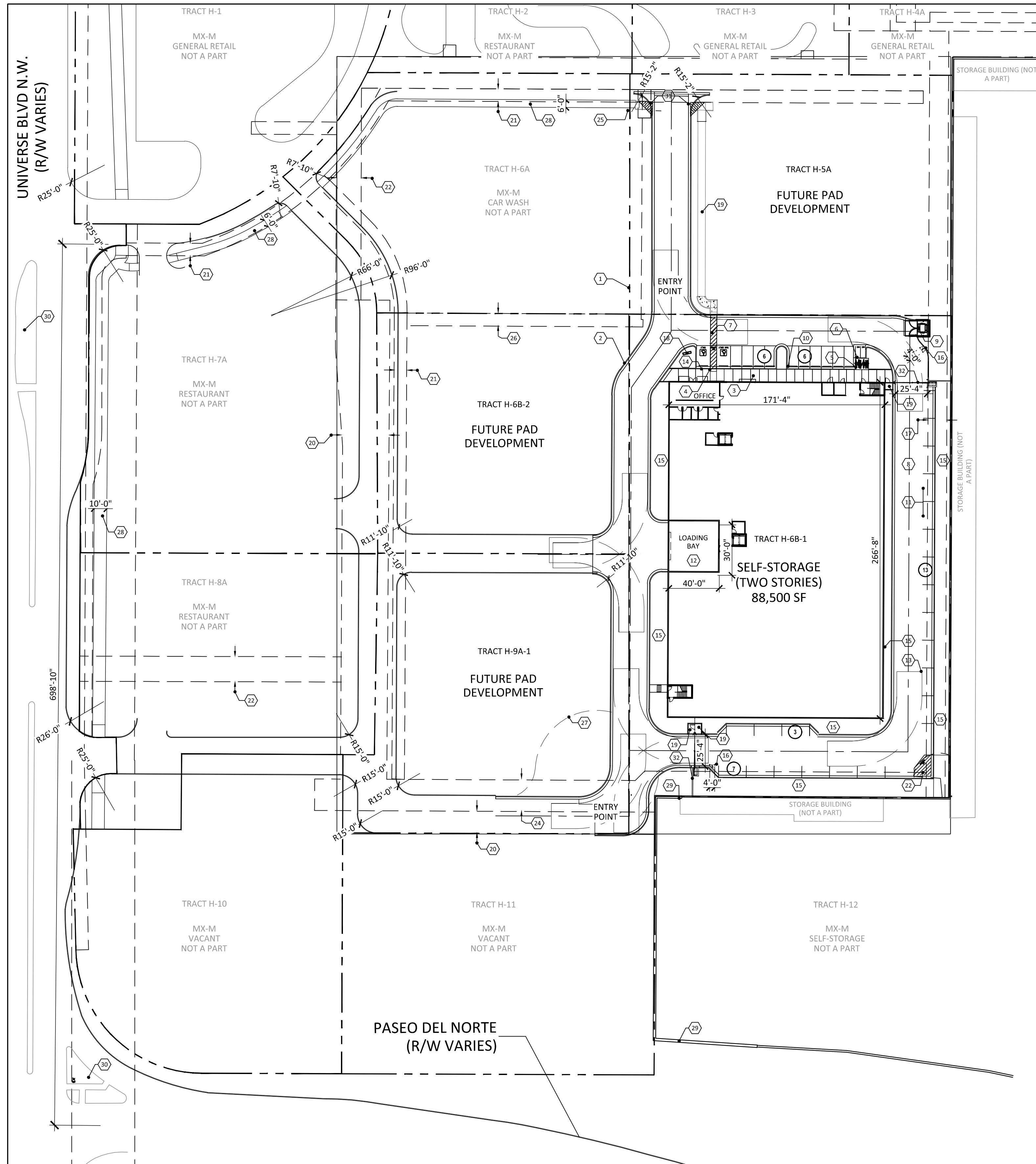
- PROPERTY LINE
- CURB
- NEW SIDEWALK
- ACCESSIBLE RAMP
- BICYCLE RACK
- MOTORCYCLE PARKING ONLY SIGN
- CONCRETE CROSSWALK
- ASPHALT PAVING
- TRASH ENCLOSURE
- CONCRETE PARKING BUMPER
- PARALLEL PARKING
- 30'x40' LOADING ZONE
- FIRE TRUCK TURNING RADIUS
- ACCESSIBLE PARKING SIGN
- LANDSCAPING
- GATE ACCESS KEY PAD
- PUBLIC WATERLINE EASEMENT - REFER CIVIL
- MONUMENT SIGN
- CONCRETE SIDEWALK
- EXISTING PUBLIC WATERLINE AND SEWAGE EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT
- PRIVATE ACCESS EASEMENT
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT
- EXISTING 10' PUBLIC WATERLINE EASEMENT
- NEW 10' PUBLIC UTILITY EASEMENT
- EXISTING CUL-DE-SAC
- EXISTING SIDEWALK
- EXISTING 8'-0" BLOCK WALL TO REMAIN
- EXISTING MEDIAN
- 10' X 20' VISIBILITY TRIANGLE
- NEW PROPOSED LIFT GATE AND WALL
 GATE WIDTH CLEARANCE APPROXIMATELY 26'-6" FROM THE TOP OF PAD

PROJECT NUMBER: _____
 Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

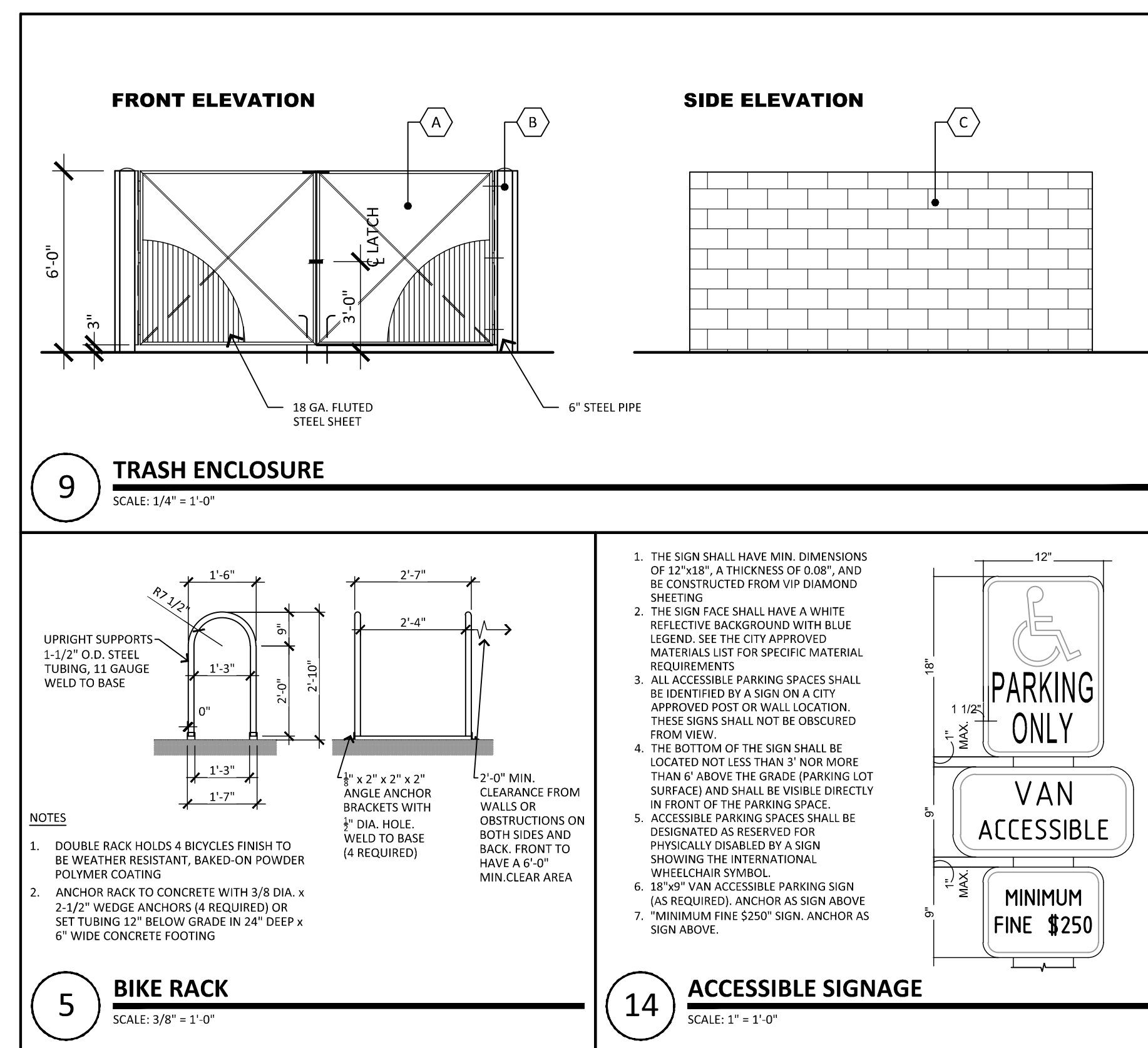
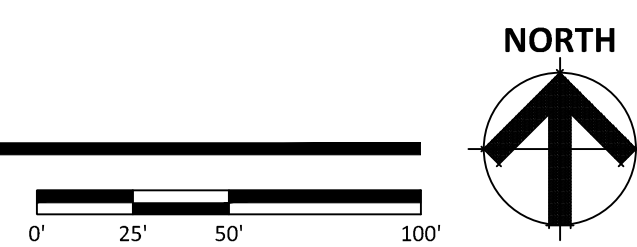
DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABC/W/L/A	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solic Waste Management	Date
Planning Department	Date



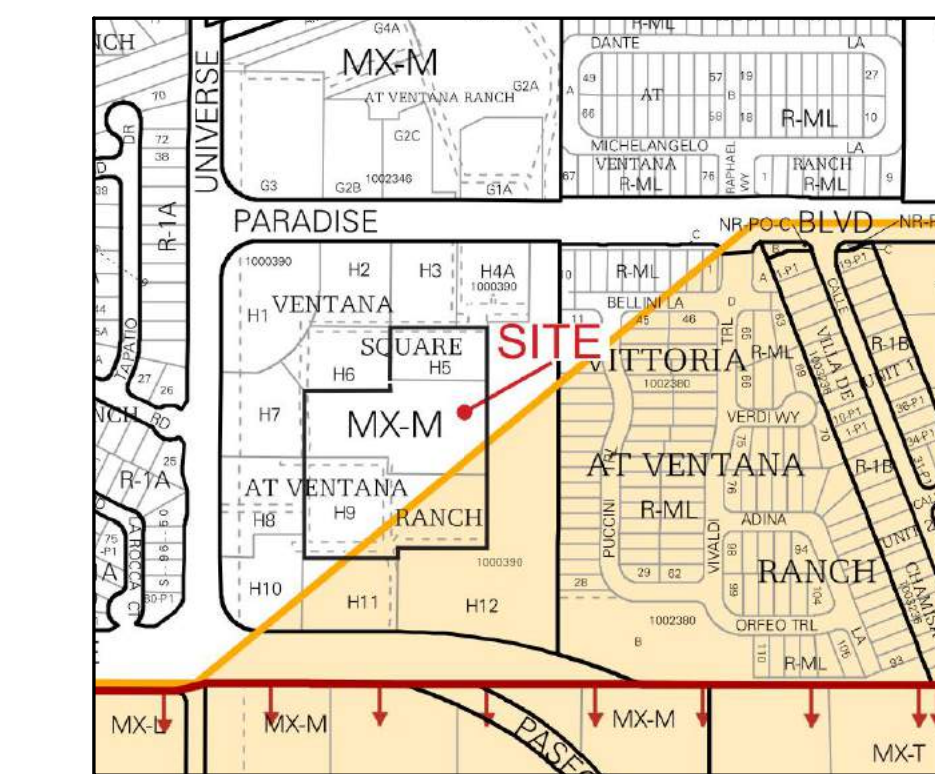
SITE PLAN

SCALE: 1" = 50'-0"



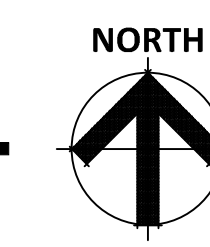
- A METAL GATE: SWINGING**
 FINISH: PAINTED TO MATCH
 MFG: T.B.D.
 COLOR: SHERWIN WILLIAMS IRON ORE #SW 7069
- C 8X8X16 MASONRY:**
 FINISH: SMOOTH FACE
 MFG: SUPERLITE
 COLOR: BLACK MOUNTAIN

- B METAL BOLLARDS:**
 FINISH: PAINTED TO MATCH
 MFG: T.B.D.
 COLOR: SHERWIN WILLIAMS ARGOS #SW 7065



VICINITY MAP

SCALE: 1" = 500'-0"



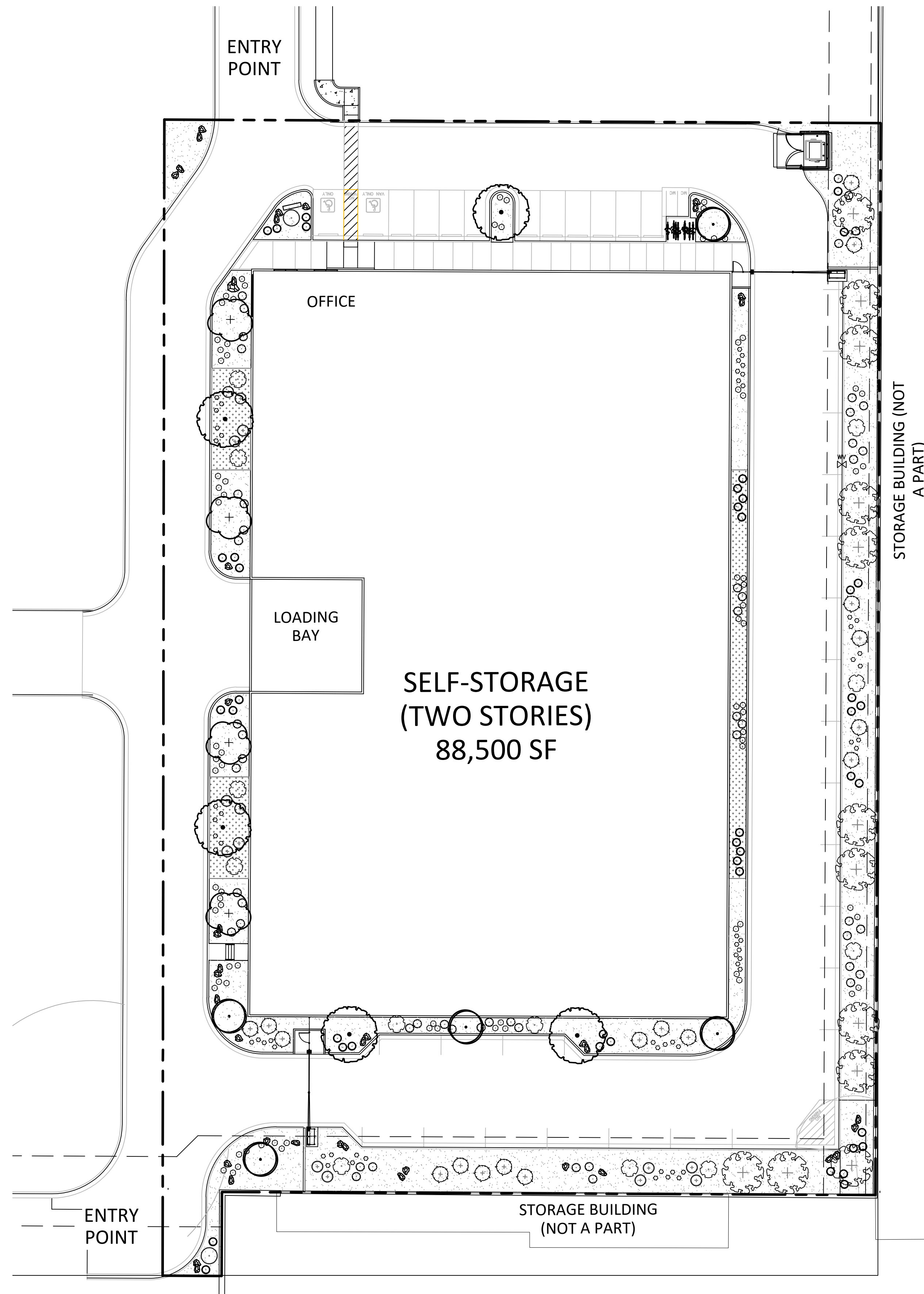
VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 04-22-2024 (PRELIMINARY)

SP-1

RKAA# 22116.00



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A1 LANDSCAPE PLAN
NORTH

Scale: 1" = 30'-0"

PLANT SCHEDULE

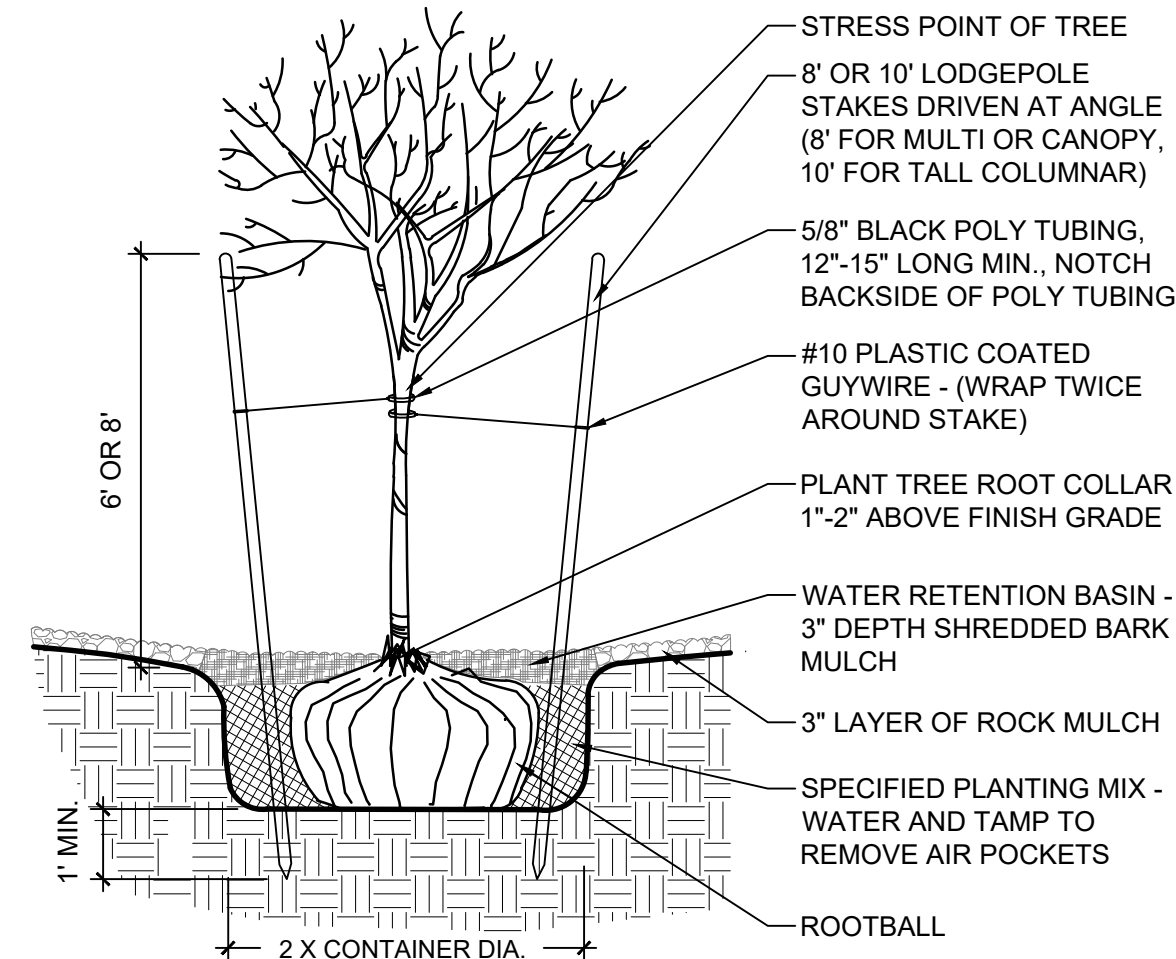
SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
TREES				
	5	Cercis reniformis 'Oklahoma' / Oklahoma Redbud	2.5" Cal.	15' x 12'
	5	Crataegus phaenopyrum / Washington Hawthorn	2.5" Cal.	20' X 20'
	4	Forestiera pubescens / New Mexico Olive	2.5" Cal.	15' x 15'
SHRUBS				
	2	Agave americana / Century Plant	5 gal.	6' x 6'
	12	Amelanchier utahensis / Serviceberry	2 gal.	15' x 15'
	83	Cerastium tomentosum / Snow In Summer	1 gal.	8" x 2'
	12	Ligustrum vulgare / Common Privet	1 gal.	8' x 6'
	62	Linum perenne / Blue Flax	1 gal.	18" X 18"
	17	Ribes aureum / Golden Currant	1 gal.	6' x 6'
GRASSES				
	52	Panicum virgatum / Switch Grass	#1	4' X 3'
DESERT ACCENTS				
	43	Hesperaloe parviflora / Red Yucca	1 gal.	5' X 3'
	14	Nolina texana / Beargrass	5 gal.	4' x 4'

LANDSCAPE MATERIALS

2,956 SF		WALK-ON WOOD MULCH BY BARELAS LANDSCAPING MATERIALS (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
13,232 SF		2"-4" BUILDLOGY BROWN COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
37		3' X 3' LARGE BOULDER

NOTES:

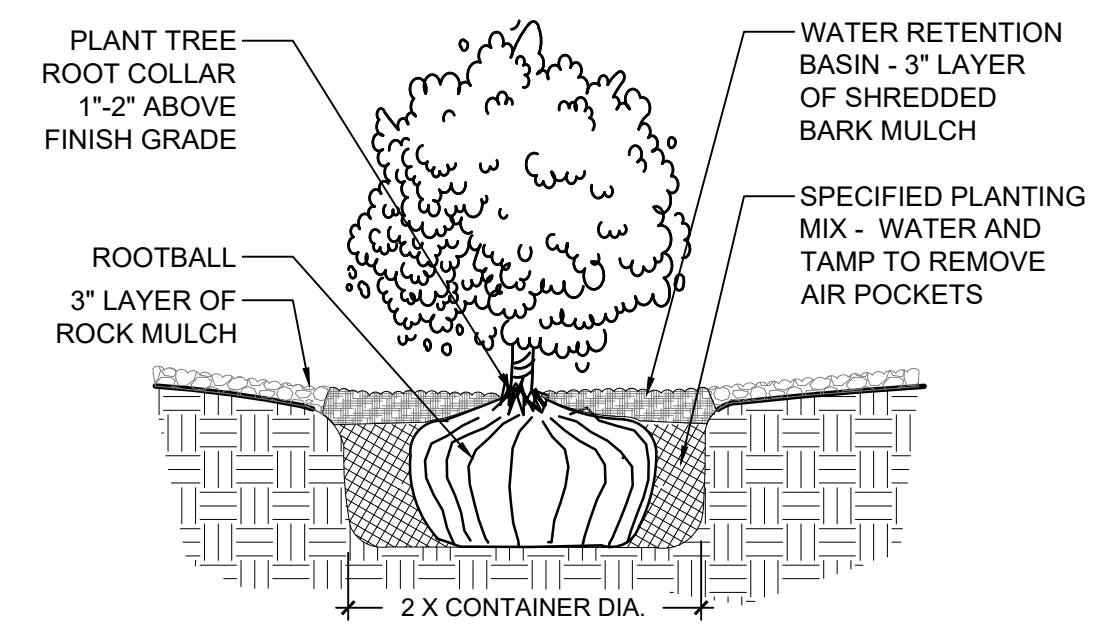
1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
3. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL
DRAWING SCALE: N.T.S. / INSERTION SCALE: 1

NOTES:

1. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
2. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.



SHRUB PLANTING DETAIL
DRAWING SCALE: N.T.S. / INSERTION SCALE: 1

GENERAL LANDSCAPE NOTES

IRRIGATION

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. FOR IRRIGATION PLANS REFERENCE SHEETS _____.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

UTILITY/PNM COORDINATION

VEGETATION SHALL BE LOCATED 3 FEET IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, PIV'S AND FIRE DEPARTMENT CONNECTIONS.

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED PNM EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

SHREDDED BARK MULCH AT TREES

SHREDDED BARK MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 3" DIAMETER CIRCLE.

STORMWATER FACILITY STABILIZATION

ALL STORMWATER FACILITY STABILIZATION SHALL ADHERE TO CABQ STD SPECIFICATION 1013.

PLANT MATERIAL

ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI, Z60.1) OF THE AMERICAN HORTICULTURAL INDUSTRY ASSOCIATION.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA (2.25 AC.):	98,193 SF
BUILDING AREA:	- 45,632 SF
NET AREA	52,561 SF
REQUIRED / PROVIDED LANDSCAPE	7,884SF (15%) / 16,188 SF (31%)

COVERAGE

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL TOTALS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE	12,141 SF (75%) / 16,899 (104%)
--	---------------------------------

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK.
PARKING LOT SPACES PROVIDED: 32
REQUIRED/PROVIDED PARKING LOT TREES: 3/7

PARKING LOT AREA

AT LEAST 10% OF THE PARKING LOT AREA CONTAINING 50 OR FEWER SPACES, SHALL BE LANDSCAPED.
TOTAL PARKING LOT AREA: 21,750 SF
REQUIRED/PROVIDED LANDSCAPE AREA: 2,175 SF (10%) / 10,730 (203%)

GENERAL NOTES

ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING.

SIGN INFORMATION

SIGN A:
DIMENSIONS: 2'-0" H x 21'-3" L
ILLUMINATED: YES
SF: 42.5 SF
PERCENTAGE OF FACADE: 42.5 / 4794
(TOTAL) = <1%

SIGN C:
DIMENSIONS: 6'-9" H x 14'-10" L
ILLUMINATED: YES
SF: 100 SF
PERCENTAGE OF FACADE: 100 / 7363
(TOTAL) = 1%

SIGN B:
DIMENSIONS: 1'-6" H x 16'-0" L
ILLUMINATED: YES
SF: 24 SF
PERCENTAGE OF FACADE: 24 / 7363
(TOTAL) = <1%

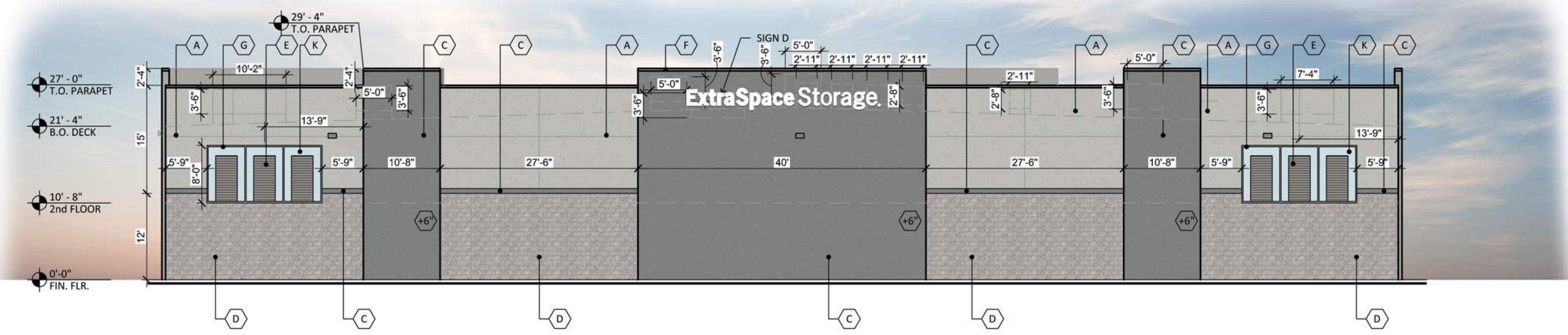
SIGN D:
DIMENSIONS: 2'-6" H x 26'-7" L
ILLUMINATED: YES
SF: 66 SF
PERCENTAGE OF FACADE: 66 / 4794
(TOTAL) = <1%

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

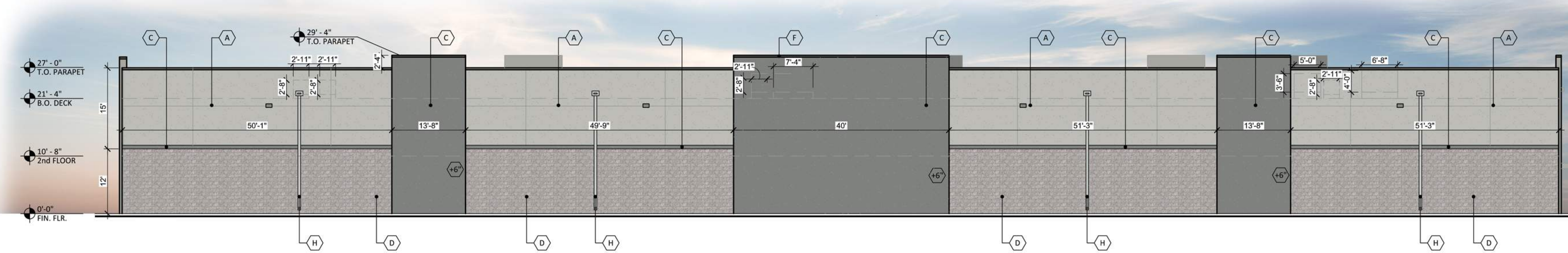
MATERIAL AND COLORS

- A PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: ARGOS # SW 7065
LRV: 50
- B PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: GRAY MATTERS # SW 7066
LRV: 39
- C PAINTED STUCCO:**
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CITYSCAPE # SW 7067
LRV: 22
- D 8X8X16 MASONRY:**
FINISH: SPLIT FACE
MFG: SUPERLITE
COLOR: PEBBLE BEACH-NW GRAY
LRV: 21
- E ROLLER DOORS:**
MFG: JANUS
COLOR: SILHOUETTE GRAY
LRV: 39
- F LIGHT GAUGE METAL TRIM/CANOPY:**
MFG: ATAS
COLOR: DOVE GRAY
LRV: 35
- G STOREFRONT MULLION:**
MFG: KAWNEER
COLOR: DOVE GRAY
LRV: 35
- H DOWNSPOUT:**
MFG: PLY GEM MASTIC
COLOR: SILVER GREY 02
- J PAINTED HOLLOW METAL DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: CITYSCAPE # SW 7067
LRV: 22
- K GLAZING:**
MFG: PPG OR EQUAL
COLOR: CLEAR
TYPE: SOLARBAN 60 INSULATED
- L ROLL UP DOOR:**
MFG: COOKSON OR EQUAL
COLOR: RAL-7037
LRV: 22



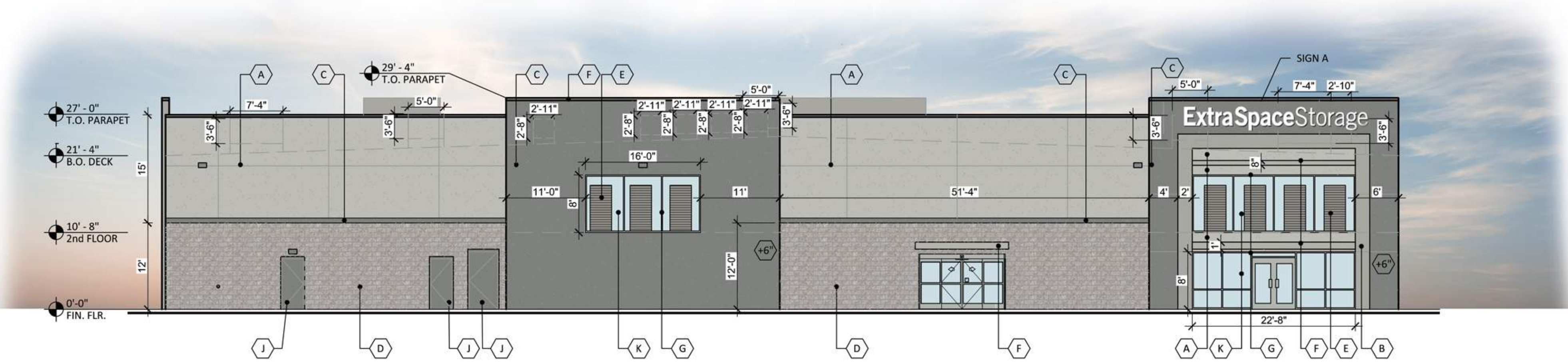
SOUTH ELEVATION

SCALE: 3/32"=1'-0"



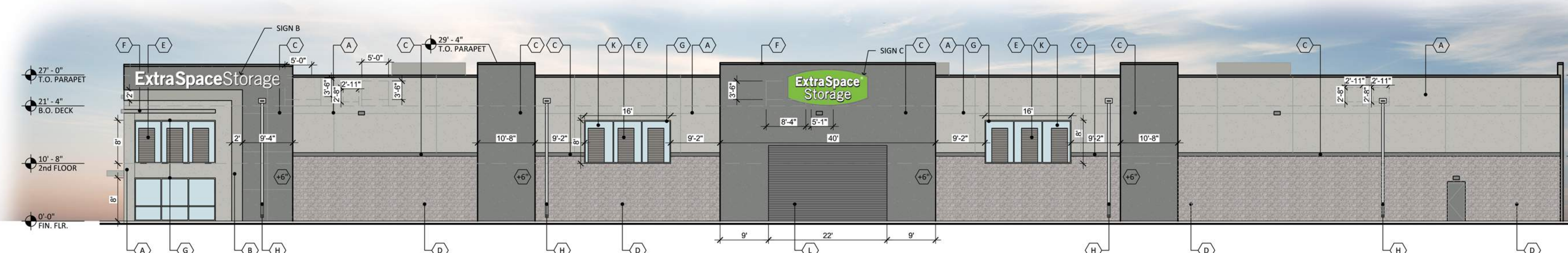
EAST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

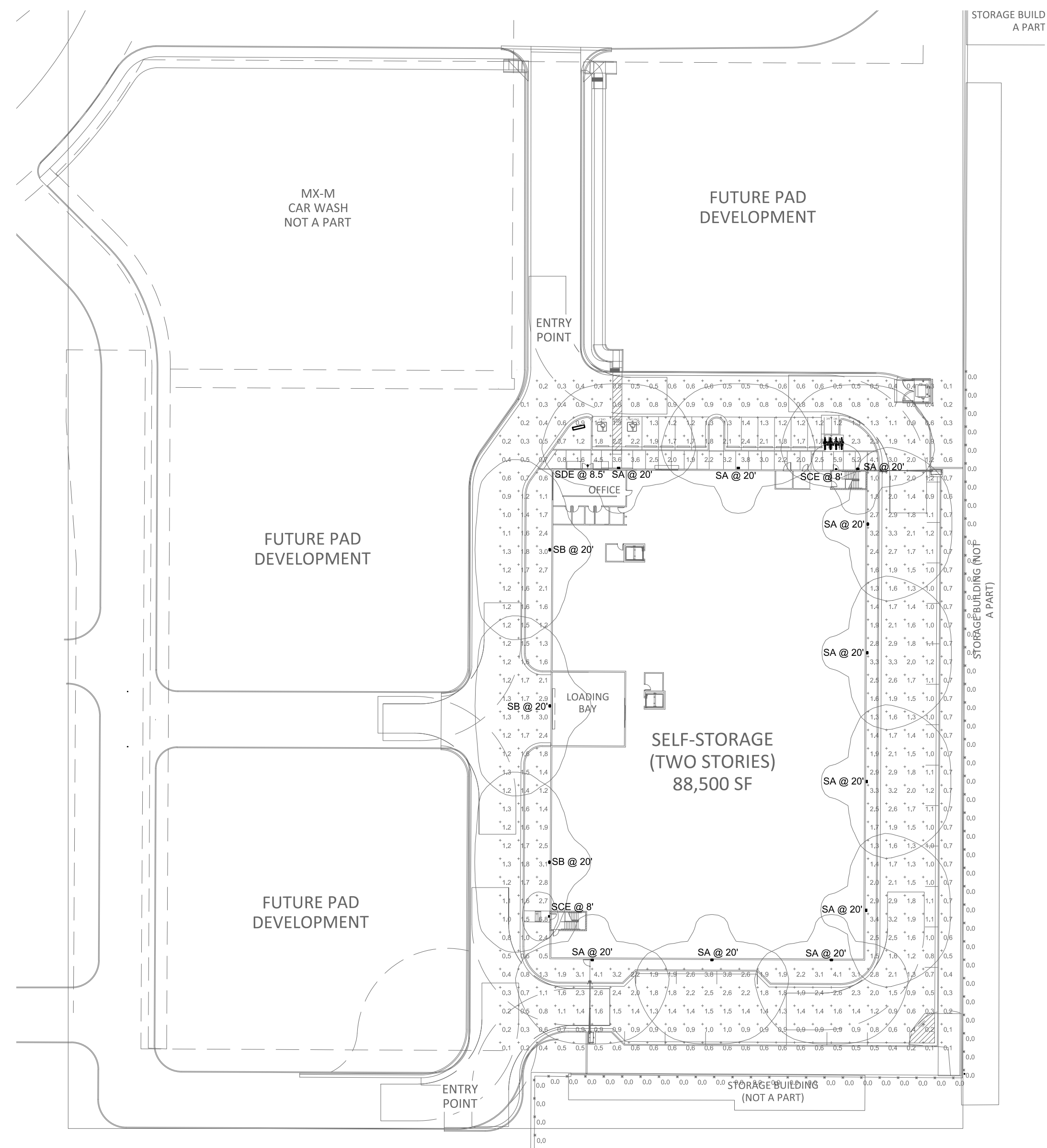
SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"

- FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY UNDER A SEPARATE PERMIT. SIGNAGE WILL COMPLY WITH 5-12(F) (2) OF THE IDO.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.4 ft	8.8 ft	0.1 ft	88.0:1	14.0:1
PROPERTY LINE - FC @ GRADE	x	0.0 ft	0.0 ft	0.0 ft	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SA	10	LITHONIA LIGHTING	WDGE3 LED P2 80CRI RFT 30K MVOLT SRM (FINISH)	WDGE3 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, FORWARD THROW OPTIC	LED - 3000K	WDGE3_LED_P2_70CR_L_RFT_30K.ies	7922	0.91	59.2761
□	SB	3	LITHONIA LIGHTING	WDGE3 LED P2 80CRI R3 30K MVOLT SRM (FINISH)	WDGE3 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 3 OPTIC	LED - 3000K	WDGE3_LED_P2_70CR_LR3_30K.ies	7851	0.91	59.2761
◻	SCE	2	LITHONIA LIGHTING	WDGE1 LED P1 30K 80CRI VW MVOLT SRM E4WH (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC, WIEM BATTERY PACK	LED - 3000K	WDGE1_LED_P1_30K_80CRI_VW.ies	1163	0.91	10.0002
⊗	SDE	1	GOTHAM LIGHTING	EVO4SC 30/10 AR WD LSS MVOLT G210 (MOUNTING) E10WLCF WL (FINISH)	EVO 4IN ROUND CYLINDER, WET LOCATION SURFACE CEILING MOUNT, 80 CRI, 3000K, 1000LM, WIDE DIST. CLEAR SEM-SPEC, WIEM BATTERY PACK	LED - 3000K	EVO4SC_30_10_AR_WD_LSS.ies	824	0.91	8.8

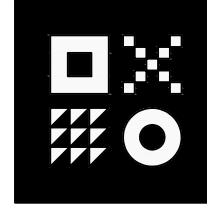
1 ELECTRICAL PHOTOMETRIC SITE PLAN
SCALE: 1"=50'-0"



VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 02-22-2024 (PRELIMINARY)

E0.1
 ELECTRICAL
 PHOTOMETRIC
 SITE PLAN
 RKA# 22116.00

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ARDEBILI Engineering
 Project Number: 24091 | Project Manager: LA
 7328 E Stetson Dr., Scottsdale, AZ 85251
 P: 480.626.7072 | ardebilieng.com



Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs (without options)

WDGE LED Family Overview

Luminaire	Standard DALI, 0°C	Gold EMI, 20°C	Sensor	Lumens (4000K)									
				P1	P2	P3	P4	P5	P6	P7	P8		
WDGE1 LED	4W	—	—	—	1,200	2,000	—	—	—	—	—	—	—
WDGE2 LED	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—	—	—	—
WDGE3 LED	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	—	—	—	—	—
WDGE4 LED	—	—	—	—	12,000	16,000	18,000	20,000	22,000	25,000	—	—	—

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Mounting	Package	Mounting
WDGE3 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	Shipped included
	P2	40K 4000K	80CRI	R3 Type 3	340°	Shipped separately
	P3	50K 5000K	—	R4 Type 4	480°	Shipped separately
	P4	50K 5000K	—	RFT Forward Throw	—	Shipped separately

System	Options	Accessories
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10K, 0°C min)	ES1WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10K, 0°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, 20°C min)	ES2WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, 20°C min)
PE	Photores, Button Type	PIR Bi-level (100/30%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
DMS	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIRHCY Bi-level (100/30%) motion sensor for 8-15' mounting heights with photores pre-programmed for dusk to dawn operation.
KCE	Bottom conduct entry for back box (P8BW), Total of 4 entry points.	PIRHC3V Bi-level (100/30%) motion sensor for 15-30' mounting heights with photores pre-programmed for dusk to dawn operation.
SPD10KV	10KV Surge Jack	Networked Sensors/Controls
BAA	Buy America(s) Act Compliant	NLTAR2 PIR nLightAR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
		NLTAR2 PIRH nLightAR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.
		NLTAR2 PIRH24 nLightAR Wireless enabled, 0.5/24 Lased motion/ ambient sensor for 8-15' mounting heights
		NLTAR2 PIRH24 nLightAR Wireless enabled, 0.5/24 Lased motion/ ambient sensor for 15-30' mounting heights

Accessories

WDGEHS1000B	WDGE 3-Inch Architectural Wall Spacer (specify field)	WDGE31 LED	Commercial Outdoor
WDGE3P8BW	WDGE3 Surface-mounted back box (specify field)	WDGE1 LED	Commercial Outdoor

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SA/SB

Notes: _____
 Type: _____

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE1 LED Architectural Wall Sconce

Notes: _____
 Type: _____

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

WDGE LED Family Overview

Luminaire	Standard DALI, 0°C	Gold EMI, 20°C	Sensor	Lumens (4000K)									
				P1	P2	P3	P4	P5	P6	P7	P8		
WDGE1 LED	4W	—	—	—	1,200	2,000	—	—	—	—	—	—	—
WDGE2 LED	10W	18W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—	—	—	—
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	—	—	—	—	—	—
WDGE4 LED	—	—	—	—	12,000	16,000	18,000	20,000	22,000	25,000	—	—	—

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Mounting	Package	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included
	P1	30K 3000K	90CRI	VW Visual comfort wide	340°	Shipped included
	P2	40K 4000K	—	—	—	Shipped separately
	P3	50K 5000K	—	—	—	Shipped separately

System	Options	Accessories
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	ES4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
PE	Photores, Button Type	PIR Bi-level (100/30%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
DS	Dual switching frames with 2 drivers and 2 light engines; see page 3 for details	PIRHCY Bi-level (100/30%) motion sensor for 8-15' mounting heights with photores pre-programmed for dusk to dawn operation.
DMS	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIRHC3V Bi-level (100/30%) motion sensor for 15-30' mounting heights with photores pre-programmed for dusk to dawn operation.
KCE	Bottom conduct entry for back box (P8BW), Total of 4 entry points.	Networked Sensors/Controls
BAA	Buy America(s) Act Compliant	NLTAR2 PIR nLightAR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
DSLE	Dual Switching (1 Driver, 2 Light Engines)	NLTAR2 PIRH nLightAR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

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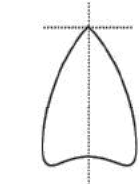
SCE

Notes: _____
 Type: _____

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

gotham | EVO
 Multiple Layers of Light



Luminaire Type: **SDE**
 Catalog Number: _____

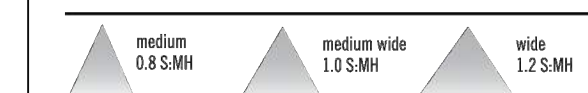


General Illumination Surface Ceiling Cylinder 4"

Feature Set

- Bathing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Features are damp location standard; wet location optional (WL) - covered ceiling required; IP66 optional - covered ceiling required
- Multiple recessed or surface j-box mounting configurations available
- 23 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- Completely integral emergency battery option available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1996 Discomfort Glare in Interior Lighting, US96 FGA

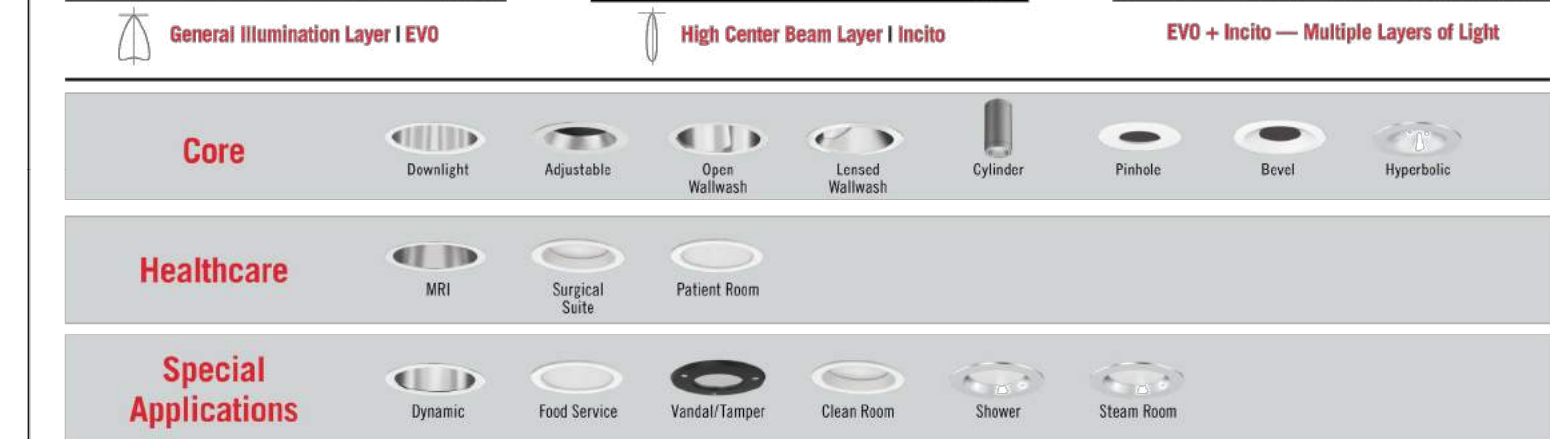
Distribution



Superior Performance

Nominal Lumens	2500	5000	7500	10000	15000	20000	25000	30000	35000	40000	45000	50000
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584	5045
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	40.1	44.7	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

Coordinated Apertures | Multiple Layers of Light



EVOASC page 1 of 12 | © 2014-2023 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 02/15/23. Specifications subject to change without notice. The product images shown are for illustration purposes only and may not be an exact representation of the product.

COMcheck Software Version COMcheckWeb Exterior Lighting Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: 24091_VENTANA SQUARE SELF-STORAGE
 Project Type: New Construction
 Exterior Lighting Zone: 3 (Other (LZ3))

Construction Site: NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD ALBUQUERQUE, New Mexico 87114
 Owner/Agent: _____
 Designer/Contractor: ARDEBILI ENGINEERING LLC 7328 E. STETSON DR. SCOTTSDALE, Arizona 85251 480-626-7072

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Fixture	D Tradable Wattage	E Allowed Watts (B X C)
Wall lighting for a storage facility (illuminated area of facade wall or surface)	97966 ft2	0.11	No	11070
		Total Tradable Watts (a) = 0		
		Total Allowed Watts = 11070		
		Total Allowed Supplemental Watts (b) = 500		

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture (C X D)	D Fixture Watt.	E Total
Wall lighting for a storage facility (illuminated area of facade wall or surface, 97966 ft2): Non-tradable Wattage	1	10	59	592
LED: SA: LED WALL SCONCE: Other:	1	3	59	178
LED: SB: LED WALL SCONCE: Other:	1	2	10	20
LED: SCE: LED WALL SCONCE WITH EMERGENCY : Other:	1	1	9	9
LED: SDE: LED DOWNLIGHT WALL LIGHTING WIT: Other:				0
Total Tradable Proposed Watts = 0				

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

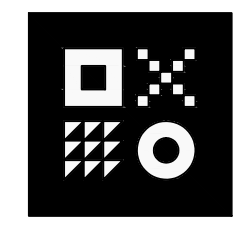
LEEN ABBOD, PM. *Leen Abboud* 02/26/24
 Name - Title Signature Date



VENTANA SQUARE SELF-STORAGE
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
 ALBUQUERQUE, NM 87114
 DATE: 02-22-2024 (PRELIMINARY)

E0.2
 ELECTRICAL
 EXTERIOR
 LIGHTING CUT
 SHEETS & IECC
 RKA# 22116.00

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ARDEBILI Engineering
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