

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Catering service	2 spaces / 1,000 sq. ft. GFA
Health club or gym	2.5 spaces / 1,000 sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: 2 parking spaces per mobile food truck
Nightclub	5.6 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Residential community amenity	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Restaurant	5.6 spaces / 1,000 sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA
Other indoor entertainment	1 space / 3 persons design capacity, or per Table 5-5-2, whichever is greater
Lodging	
Bed and breakfast	1 space for manager plus 1 space / guest room
Campground or recreational vehicle park	1 space / designated camping or RV spot
Hotel or motel	1 space / guest room or 1 space per 2 beds, whichever is greater UC-MS-PT: 2 spaces / 3 guest rooms or 1 space per 4 beds, whichever is greater
Motor Vehicle-related	
Car wash	2 spaces / 1,000 sq. ft. GFA of retail, office, and waiting area
Heavy vehicle and equipment sales, rental, fueling, and repair	1 space / 1,000 sq. ft. GFA
Light vehicle fueling station	4 spaces / 1,000 sq. ft. GFA
Light vehicle repair	1 space / 1,000 sq. ft. GFA
Light vehicle sales and rental	2 spaces / 1,000 sq. ft. GFA
Outdoor vehicle storage	No requirement
Paid parking lot	
Parking structure	
Offices and Services	
Bank	3 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2 spaces / 1,000 sq. ft. GFA
Blood services facility	4 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Club or event facility	1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater ^[1] UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater ^[1]
Commercial services	3 spaces / 1,000 sq. ft. GFA
Construction contractor facility and yard	No requirement
Crematorium	1 space / 1,000 sq. ft. GFA
Medical or dental clinic	5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3 spaces / 1,000 sq. ft. GFA
Mortuary	1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater ^[1]
Office	3.5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Personal and business services, small	4 spaces / 1,000 sq. ft. GFA

Table 5-5-1: Minimum Off-street Parking Requirements

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
Personal and business services, large	UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Research or testing facility	1.5 space / 1,000 sq. ft. GFA
Self-storage	1 space / 3,000 sq. ft. GFA
Outdoor Recreation and Entertainment	
Amphitheater	1 space / 4 seats in main assembly area ^[1]
Balloon Fiesta Park events and activities	Per parking study or adopted Master Plan
Drive-in theater	No requirement
Fairgrounds	4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or watch activities
Residential community amenity	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Stadium or racetrack	1 space / 4 seats in main assembly area ^[1]
Other outdoor entertainment	3 spaces / 1,000 sq. ft. GFA plus requirements in Table 5-5-2
Retail Sales	
Adult retail	4 spaces / 1,000 sq. ft. GFA
Bakery goods or confectionery shop	UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Building and home improvement materials store	2 spaces / 1,000 sq. ft. GFA
Cannabis retail	4 spaces / 1,000 sq. ft. GFA UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA
Farmers' market	No requirement
General retail	Establishments ≤ 10,000 sq. ft. GFA: 3.5 spaces / 1,000 sq. ft. GFA Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 3 spaces / 1,000 sq. ft. GFA Establishments > 50,000 sq. ft. GFA: 2.3 spaces / 1,000 sq. ft. GFA
Grocery store	UC-MS-PT: 1.75 spaces / 1,000 sq. ft. GFA
Liquor retail	4 spaces / 1,000 sq. ft. GFA
Pawn shop	4 spaces / 1,000 sq. ft. GFA
Transportation	
Airport	Determined by airport management
Freight terminal or dispatch center	No requirement
Helipad	No requirement
Park-and-ride lot	No requirement
Railroad yard	No requirement
Transit facility	Determined by transportation authority
INDUSTRIAL USES	
Manufacturing, Fabrication, and Assembly	
Artisan manufacturing	1 space / 1,000 sq. ft. GFA
Cannabis cultivation	1 space / 1,000 sq. ft. GFA
Cannabis-derived products manufacturing	
Light manufacturing	1 space / 5,000 sq. ft. GFA
Heavy manufacturing	
Natural resource extraction	No requirement
Special manufacturing	1 space / 1,000 sq. ft. GFA
Telecommunications, Towers, and Utilities	
Electric utility	No requirement



April 14, 2025

Development Hearing Officer
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Waiver-DHO – Parking Reduction

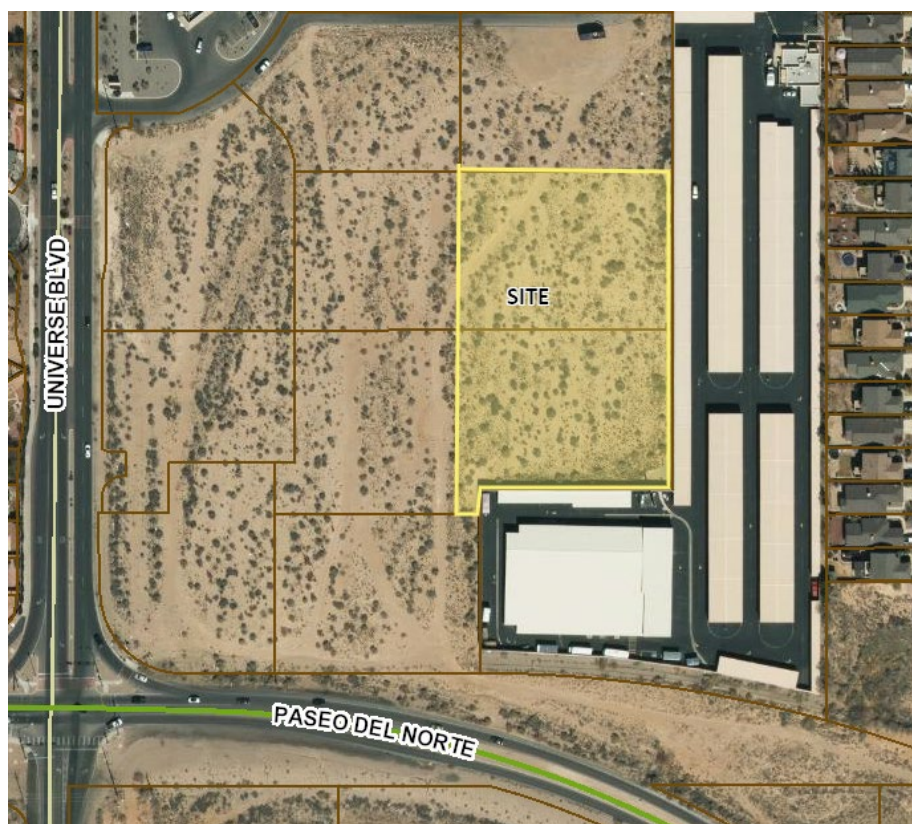
Dear Development Hearing Officer,

The purpose of this letter is to request a Waiver-DHO for a reduction of parking spaces for the property located at 9616 Universe Boulevard NW. The legal description of the site is *Tract H-6B-1 Plat for Tracts H-5A, H-6A, H-6B, H-7A, H-8A, and H-9A Ventana Square at Ventana Ranch*. The Tract was platted in 2024 but is not documented in AGIS.

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



Site Location

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES
Ken Romig, ASLA
Margaret Ambrosino, AICP

BACKGROUND

Development of the site has been assigned a Project Number of PR-2020-004024. A Conditional Use for Self-Storage in an MX-M zone was approved by the ZHE on July 06, 2022 (VA-2022-00127 & VA-2022-00128) and an extension was approved on July 17, 2023. A Site Plan Administrative-DFT was approved for the self-storage facility on July 17, 2024 (SI-2024-00648). A Final Plat was approved on August 16, 2024, which created Tract H-6B-1 (SD-2024-00074).



The site is currently vacant. The Applicant is preparing to submit a Major Amendment of the approved site plan to the DFT of which this Parking Waiver is a part.

REQUEST

The Applicant is requesting approval of a Parking Waiver from *IDO Section 5-5(C)(1) Table 5-5-1: Minimum Off-street Parking Requirements* to reduce the parking on the site from the required 40 to 23. The Site Plan provides a total of 3 parking spaces for office use and 20 parking spaces for the self-storage use. The Site Plan also shows three loading spaces provided via a loading bay, which meets the minimum requirement of two loading spaces in *IDO Table 5-5-7: Off Street Loading Requirements – Other Non-residential Use*.

6-6(L)(3) and 6-6(P)(3) REVIEW AND DECISION CRITERIA

The following responds to the criteria for approval of a Waiver-DHO.

Waiver-DHO 6-6(P)(3):

6-6(P)(3) Review and Decision Criteria An application for a Waiver – DHO shall be approved if it complies with the following criteria:

6-6(P)(3)(a) Any of the following applies:

- 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.*
- 2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.*
- 3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.*
- 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.*

Applicant Response: Criterion #4 best applies to the requested Parking Waiver. The waiver will encourage economic development for the self-storage facility and lessen the burden of unused parking spaces on the surrounding properties. Self-storage facilities do not generate high volumes of traffic, as users drive to the site, park and unload in the loading bays, and leave. There is less need for parking for self-storage use than typical commercial uses. Reduced parking spaces will limit the amount of asphalt on the site and economize the use on the site with the self-storage facility. In accordance with

accepted principals of site planning, the site has adequate parking, circulation, and buffer landscaping on the site to comply with the IDO and DPM.

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: The requested Parking Waiver is not materially contrary to public safety, health, or welfare, as it will be limited to the site and will provide ample parking for the users of the self-storage facility. The reduction of parking spaces will advance public welfare by reducing the footprint of unused heat-absorbing asphalt and “right-size” the parking for this use.

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: The requested Parking Waiver will not cause any significant material adverse impacts on the surrounding properties. The reduced parking will provide 11 spaces to the south and 12 to the north near the office. The site also provides a minimum of three loading spaces via the loading bay at the west side of the property. The two adjacent properties contain non-residential commercial uses, which will not be negatively impacted by the reduction in parking space, rather the fewer parking spaces will lessen any adverse impacts on those properties by reducing and the square footage of unused of paved spaces adjacent to their properties and replace them with used parking and customer activity.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: The requested Parking Waiver will not impede future planning, public right-of-way acquisition, or the financing and construction of public infrastructure improvements. The requested Parking Waiver is contained to the subject property and will not affect public infrastructure.

6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Applicant Response: The requested Parking Waiver will not conflict significantly with the goals and provisions in *the IDO Section 5-5 Parking and Loading* because the 23 parking spaces provide more than enough off-street parking for self-storage use. The Parking Waiver will advance the purpose of this IDO Section, because it will allow flexibility in addressing the parking demand for self-storage which does not require a high number of parking spaces to effectively manage circulation on the site.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: Criterion (f) does not apply, as the subject property is not in the 100-year Floodplain.

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested Parking Waiver will not materially undermine the intent of this IDO or the MX-M zone. The intent and purpose of the IDO are many, including protecting the health, safety, and general welfare of the public. The Parking Waiver will support this intent and purpose by providing adequate parking for the use and reducing asphalt needed for parking. This will contribute to pedestrian safety and reduce the need for additional heat absorbing asphalt on the site.

The intent and purpose of the MX-M zone is to provide for a wide array of moderate-intensity retail, commercial uses with multi-story buildings near centers and corridors. The Parking Waiver will support the development of moderate-intensity commercial use near Paseo del Norte a Commuter Corridor and Urban Principal Arterial, and Universe Boulevard an Urban Minor Collector.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.

Applicant Response: The requested Parking Waiver will not contribute to a development not allowed within the MX-M zone. The Applicant has received Conditional Use for Self-storage as required in the IDO.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: The requested Parking Waiver is the minimum necessary to provide redress. The site plan shows parking at the north and south ends of the building providing sufficient parking in locations convenient for customers of the self-storage who will be primarily using the loading areas at the north and west sides of the building.

6-6(P)(3)(j) If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Applicant Response: This criterion does not apply as this is not a request for IDO sidewalk requirements.



PLANNING

CONSENSUS

CONCLUSION

Based on the information above, the Applicant requests an approval of the Parking Waiver from the DHO. We appreciate your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Strozler", written over a circular stamp or seal.

James K. Strozler, FAICP
Principal

April 9, 2025

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Property Owner Letter of Authorization

To Whom It May Concern:

GDC VS, LLC. hereby authorizes Consensus Planning and Thompson Engineering to obtain information, submit and process applications, represent the project at meetings and public hearings, and act as our agent related to the property located at 9616 Universe Boulevard NW, 87114. The legal description of the property is *Tract H-6B-1 Plat for Tracts H-5A, H-6A, H-6B, H-7A, H-8A, and H-9A Ventana Square at Ventana Ranch.*

Sincerely,

GDC VS, LLC, a New Mexico limited liability company

By: GDC-SBL Investments, LLC, an Arizona limited liability company
Its: Member

By: Garrett Development Corporation, an Arizona corporation
Its: Member

By: 
Jeffrey D. Garrett
Its: President

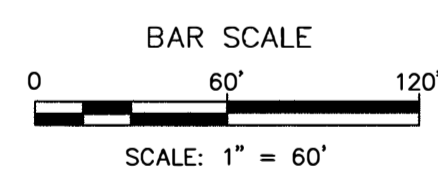
Plat
for
**Tracts H-5A-1, H-6B-1,
H-6B-2, and H-9A-1**
Ventana Square at Ventana Ranch
Being Comprised of
Tracts H-5A, H-6B and H-9A
Ventana Square at Ventana Ranch
City of Albuquerque, Bernalillo County, New Mexico
October 2023

ACS Monument "13-B10"
NAD 1983 CENTRAL ZONE
X=1497757.7 *
Y=1525618.319 *
Z=5424.81' * (NAVD 1988)
G-G=0.999667778
Mapping Angle=-0°16'30.69"
*U.S. SURVEY FEET

PLEASE NOTE: THIS PARCEL WAS PLATTED BUT IS NOT EVIDENT ON AGIS, ABQ PLAN, OR BERNALILLO COUNTY GIS. THE SITE LOCATION ON THE APPLICATION IS INCORRECT. THE CORRECT LOCATION IS SHOWN HERE.

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
● FOUND MONUMENT AS INDICATED
○ SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

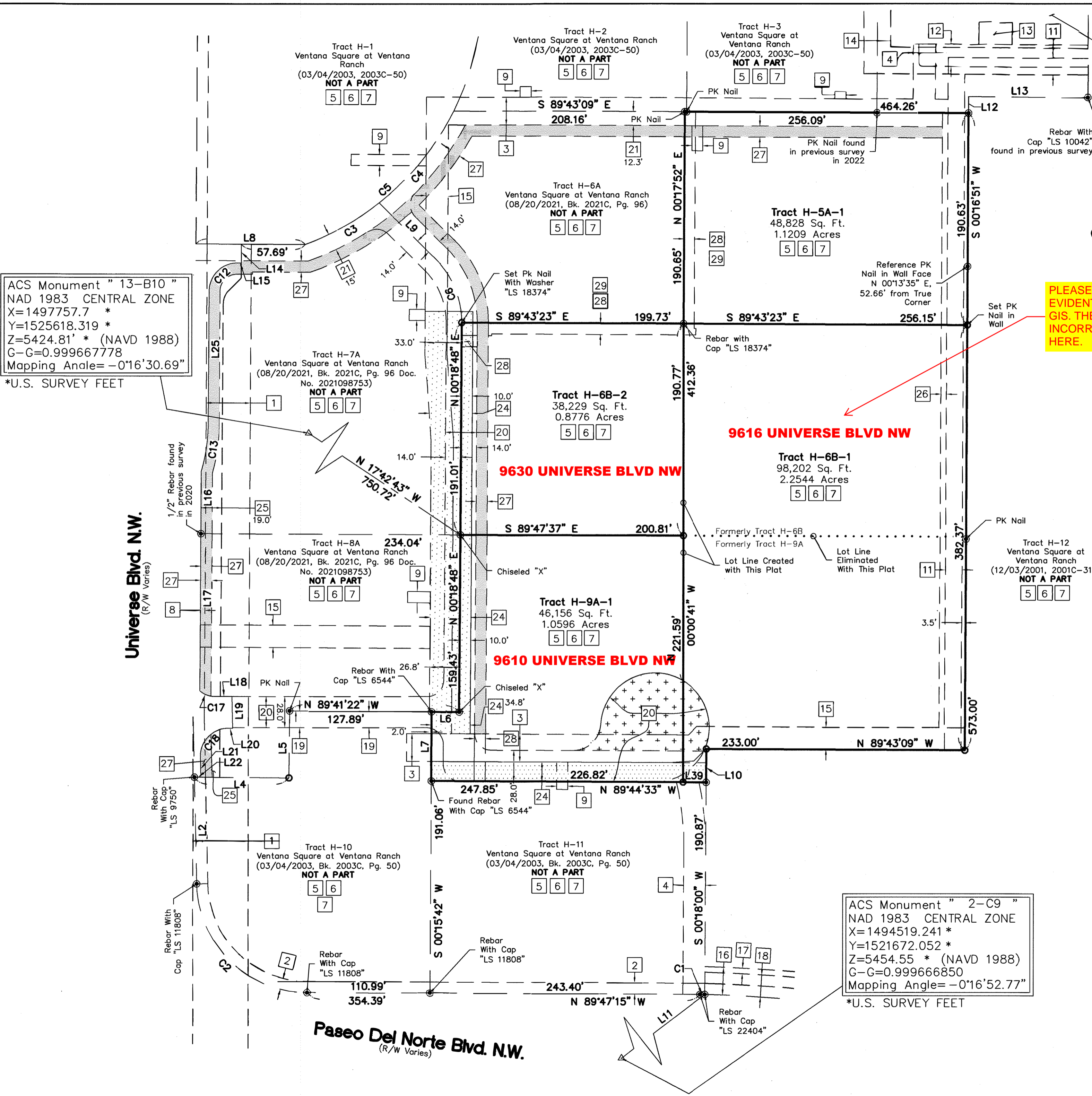
DOC# 2024061993
09/04/2024 10:33 AM Page: 2 of 3
PLAT R: \$25.00 B: 2024C P: 0084 Linda Stover, Bernalillo County



City of Albuquerque
Planning Department
Approved Final Address Assignment
Date: 1/10/2025
Assigned by: CVE

ACS Monument "2-C9"
NAD 1983 CENTRAL ZONE
X=1494519.241 *
Y=1521672.052 *
Z=5454.55 * (NAVD 1988)
G-G=0.999666850
Mapping Angle=-0°16'52.77"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com





PLAN SNAPSHOT REPORT DHOWVR-2025-00012 FOR CITY OF ALBUQUERQUE

Plan Type: DHO Waiver	Project: PR-2020-004024 (PR-2020-004024)	App Date: 04/14/2025
Work Class: DHO Waiver	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: Parking Waiver for Self Storage Facility		

Parcel: 101006505206730604 Main	Address: 9630 Universe Blvd Nw Albuquerque, NM	Zone:
	9630 Universe Blvd Nw Main Albuquerque, NM 87114	
	9630 Universe Blvd Nw Albuquerque, NM	

Agent Jim Strozier 302 8TH ST NW ALBUQUERQUE, NM 87102 Business: (505) 764-9801 Mobile: (505) 235-6803	Owner GDC VS LLC Tina Kelty 6900 East Camelback Road Ste 240 Scottsdale, AZ 85251 Business: (450) 970-4005	Applicant Charlene Johnson 302 8th St NW Albuquerque, NM 87102 Business: (505) 764-9801 Mobile: (505) 331-2375
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Plan Custom Fields

Existing Project Number (If none, type "N/A")	PR-2020-004024	IDO/DPM Requirement	IDO 5-5: Parking & Loading	Detailed Feature	Required parking is
Do you request an interpreter for the hearing?	No	Waiver Request		Waiver Request	Provided parking is
		Lot and/or Tract Number	H6B	Block Number	0000
Subdivision Name and/or Unit Number	VENTANA SQUARE AT VENTANA RANCH	Legal Description	TR H-6B PLAT FOR TRACTS H-5A, H-6A, H-6B, H-7A, H-8A ANDH-9A VENTANA SQUARE AT VENTANA RANCH (BEING COMPRISED OFTRACT H-5 THRU H-9 VENTANA SQUARE AT VENTANA RANCH)	Existing Zone District	MX-M
Zone Atlas Page(s)	B-10	Acreage	1.9963	Calculated Acreage	1.99734
Council District	5	Community Planning Area(s)	Northwest Mesa	Development Area(s)	Consistency
Current Land Use(s)	15 Vacant	View Protection Overlay	Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2
IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District	SU-1	Pre-IDO Zoning Description	FOR RESTRICTED C-2 USES DESCRIBED IN FIL 00110-00408
FEMA Flood Zone	X				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Charlene_Johnson_4/14/2025.jpg	04/14/2025 11:26	Johnson, Charlene		Uploaded via CSS

Note	Created By	Date and Time Created
1. Upload proof of Pre-Application meeting with City staff per IDO Section 14-16-6-4 (B)	Renee Zamora	04/15/2025 13:34
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	04/15/2025 15:32

Invoice No.	Fee	Fee Amount	Amount Paid
April 16, 2025	City of Albuquerque		Page 1 of 2

PLAN SNAPSHOT REPORT (DHOWVR-2025-00012)

INV-00015587	Technology Fee		\$22.75	\$22.75
	DHO Waiver Application Fee		\$275.00	\$275.00
	Facilitated Meeting Fee for Planning Applications		\$50.00	\$50.00
	Total for Invoice INV-00015587		\$347.75	\$347.75
Grand Total for Plan			\$347.75	\$347.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	04/23/2025	Scheduled	DHO

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		04/15/2025 13:14	04/15/2025 16:07
Associate Project Number v.1	Generic Action		04/15/2025 13:14
Screen for Completeness v.1	Generic Action		04/15/2025 16:07
Verify Payment v.1	Generic Action		04/15/2025 16:07
Application Review v.1		04/15/2025 16:07	
DHO Hearing v.1	Hold Hearing	04/15/2025 16:07	04/15/2025 16:08
DHO Waiver Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

9616 Universe Street NW_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Fri 4/11/2025 9:46 AM

To Charlene Johnson <Johnson@consensusplanning.com>

 1 attachment (738 KB)

IDOZoneAtlasPage_B-10-Z (1) New Highlighted.pdf;

Dear Applicant:

As of April 11, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Friday, April 11, 2025 8:21 AM

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

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

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR H-6B-1 PLAT FOR

TRACTS H-5A, H-6A, H-6B, H-7A, H-8A ANDH-9A VENTANA SQUARE AT VENTANA RANCH

Physical address of subject site:

9616 Universe Street NW

Subject site cross streets:

Universe and Paseo del Norte

Other subject site identifiers:

Site was recently platted and addressed. Not on AGIS. Please see Zone Atlas page for location.

This site is located on the following zone atlas page:

B-10-Z

Captcha

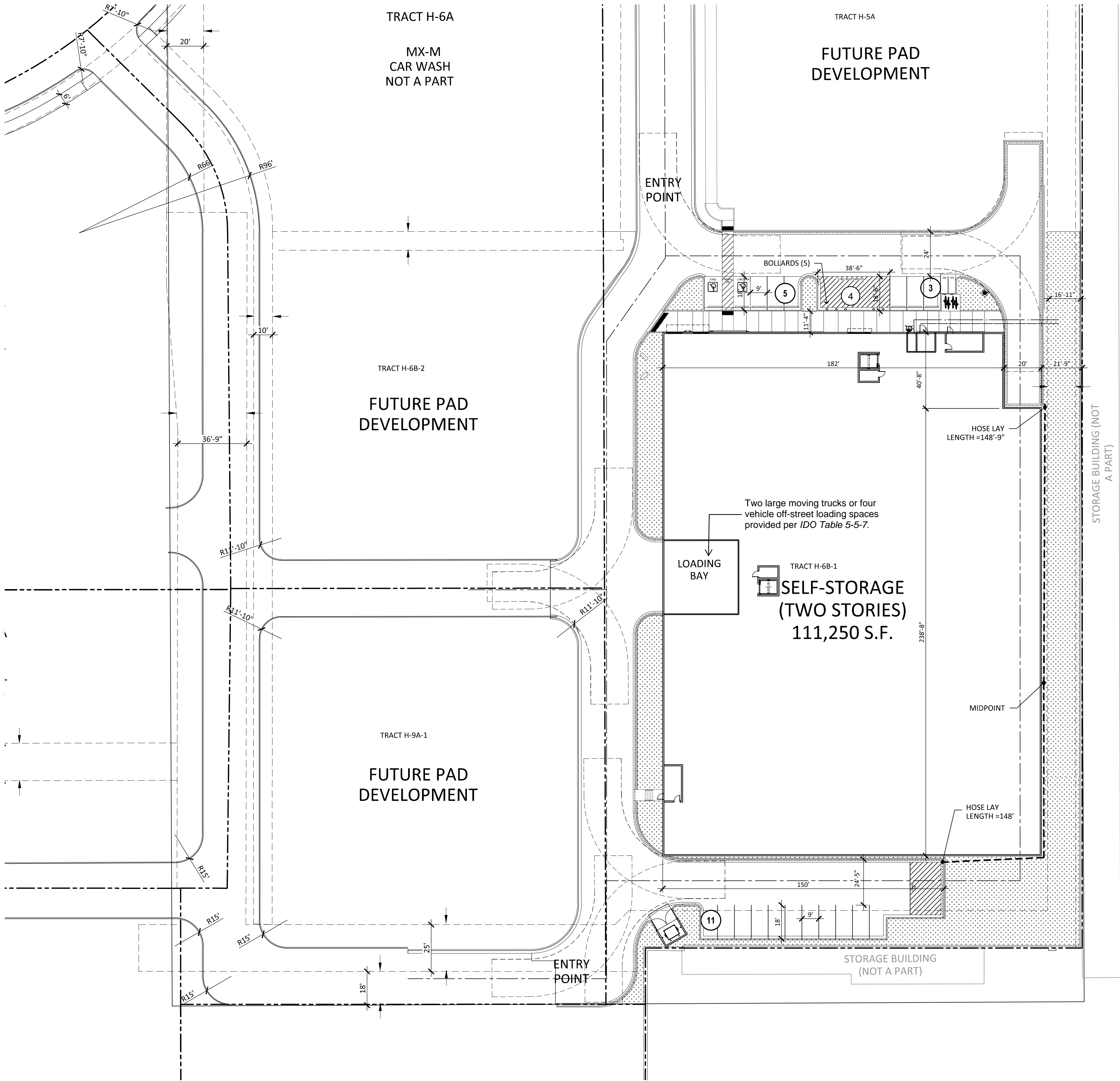
x

PROJECT DIRECTORY

ARCHITECT:
RKAA 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

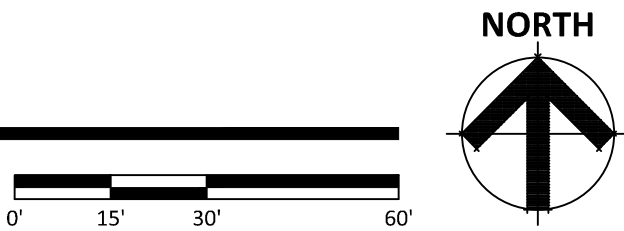
SITE DATA

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-2022-00127 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):	111,250 S.F.
STORAGE BUILDING FOOTPRINT AREA:	55,625 S.F.
PARKING REQUIRED:	
OFFICE: 3.5 SPACE PER 800 S.F.	3 SPACES
SELF-STORAGE: 1 SPACE PER 3000 S.F.	37 SPACES
TOTAL PARKING REQUIRED	40 SPACES
TOTAL PARKING PROVIDED	23 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:	1 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	1 SPACES
LANDSCAPING REQUIRED (15% OF PARCEL AREA):	14,694 SF
LANDSCAPING PROVIDED:	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 PLAN

SCALE: 1" = 30'-0"

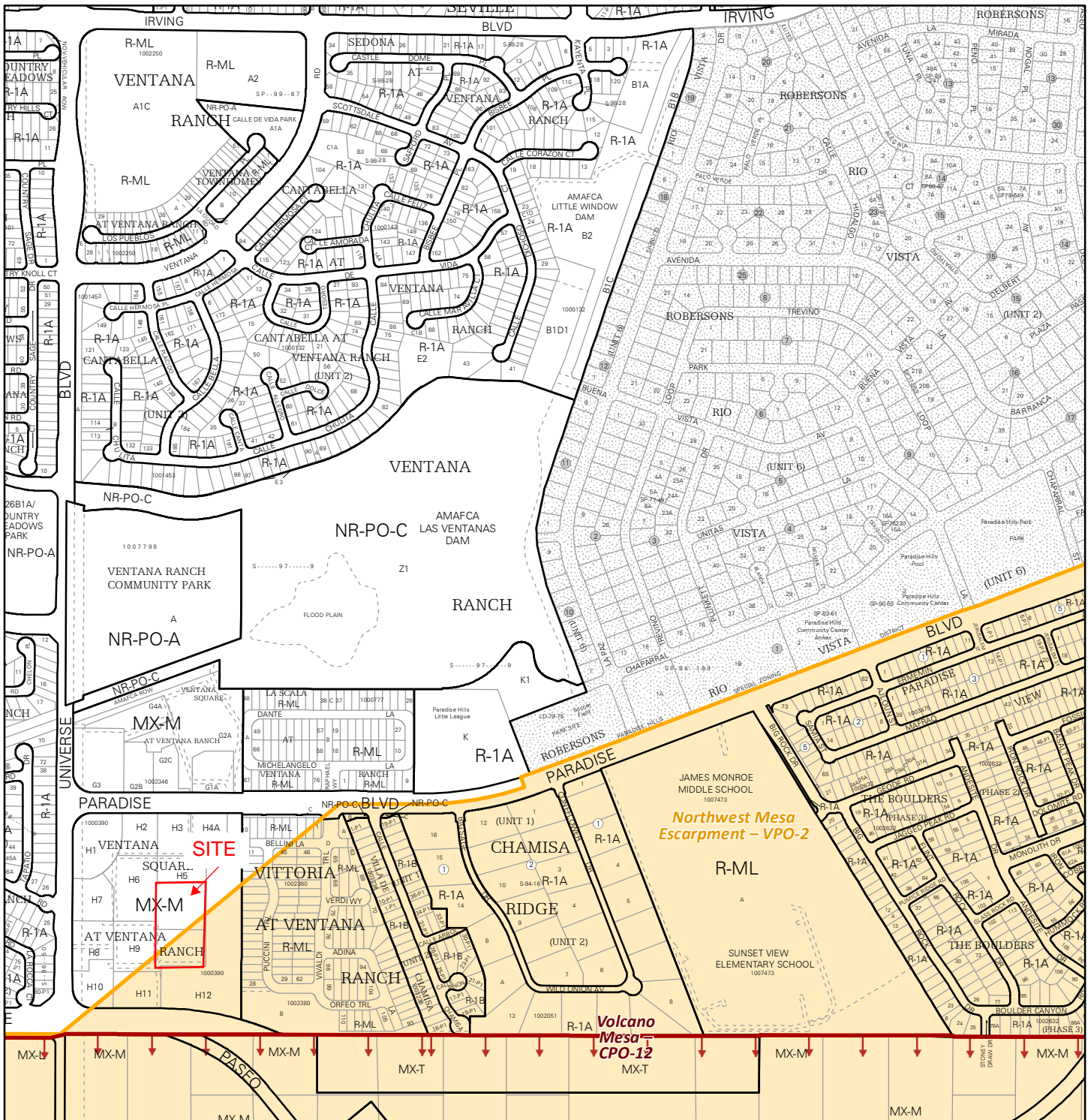


VENTANA SQUARE SELF-STORAGE
NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
ALBUQUERQUE, NM 87114
DATE: 04-14-2024 (PRELIMINARY)

SP-1
OPTION 1
RKAA# 22116.00

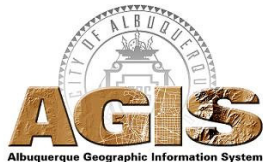
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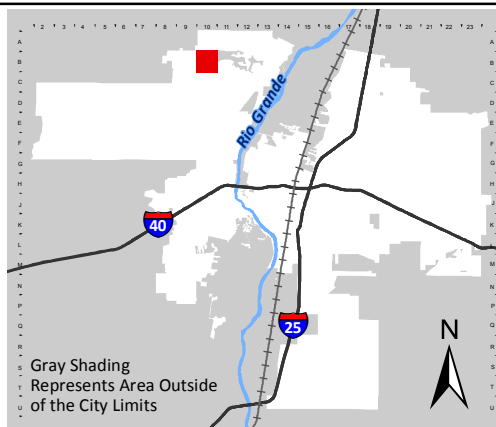


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
B-10-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