

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

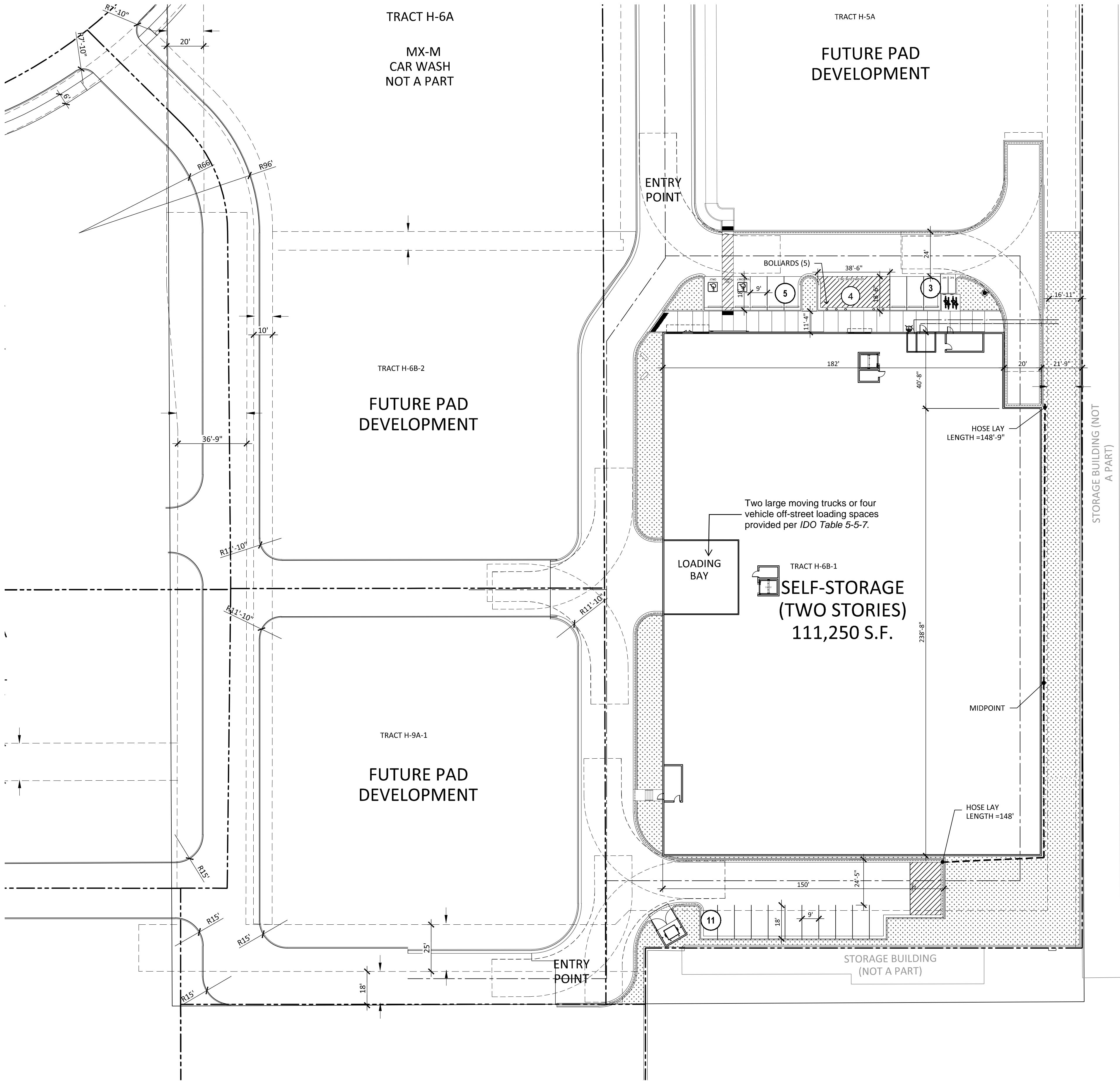
MOTORCYCLE PARKING REQUIRED: 2 SPACES
MOTORCYCLE PARKING PROVIDED: 2 SPACES

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

ADA ACCESSIBLE SPACES REQUIRED: 1 SPACES
ADA ACCESSIBLE SPACES PROVIDED: 1 SPACES

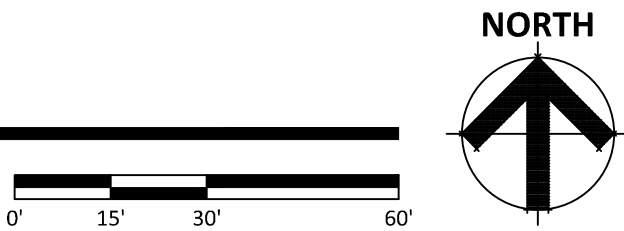
LANDSCAPING REQUIRED (15% OF PARCEL AREA): 14,694 SF
LANDSCAPING PROVIDED: SF

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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