



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
DRB Site Plan		

<b>APPLICATION INFORMATION</b>		
Applicant: <b>Dennis M Romero</b>		Phone:
Address: <b>3134 Bridge Blvd SW</b>		Email:
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87121</b>
Professional/Agent (if any): <b>Tierra West, LLC/ Vince Carrica</b>		Phone: <b>505-858-3100</b>
Address: <b>5571 Midway Park Place NE</b>		Email: <b>vcarrica@tierrawestllc.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87109</b>
Proprietary Interest in Site: <b>Owner</b>	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: <b>1 3 Town of Atrisco Grant</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: <b>100805638540210405</b>
Zone Atlas Page(s): <b>L-08-Z</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning <b>NR-BP</b>
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>1</b>	Total Area of Site (Acres): <b>4acres</b>
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: <b>10302 Central Ave SW Albuquerque, NM 87121</b>	Between: <b>Central Ave</b>	and: <b>Sunset Gardens</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1001620		

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:		Date: <b>12/10/21</b>			
Printed Name: <b>Ronald R. Bohannon</b>		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

**FORM P2: SITE PLAN – DRB**

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

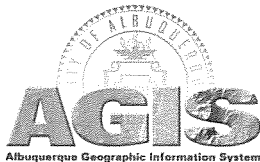
- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
  - N/A Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_\_
  - PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
  - Signed Traffic Impact Study (TIS) Form
  - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(1)(3)
  - N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
  - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
  - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)(not required for extension)
    - Office of Neighborhood Coordination neighborhood meeting inquiry response
    - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - Completed neighborhood meeting request form(s)
  - N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
  - Sign Posting Agreement
  - Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)
    - Office of Neighborhood Coordination notice inquiry response
    - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - Proof of emailed notice to affected Neighborhood Association representatives
    - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - Completed Site Plan Checklist
  - Site Plan and related drawings
  - N/A Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions)
  - Site Plan and related drawings
  - Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
  - N/A Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
  - N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
  - Infrastructure List, if required

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p><b>Signature:</b> </p>	<p><b>Date:</b> 12/10/2021</p>
<p><b>Printed Name:</b> Ronald R. Bohannan</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<div style="text-align: right;"> </div>	
<p><b>Staff Signature:</b> _____</p>	
<p><b>Date:</b> _____</p>	

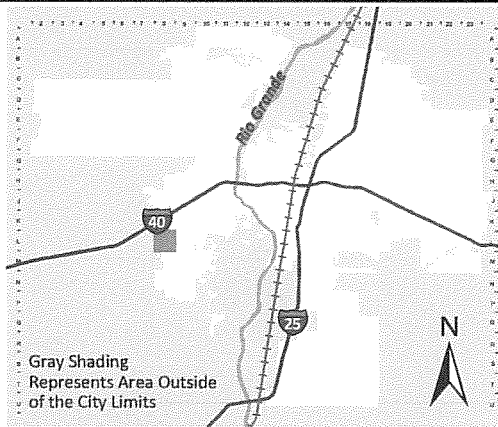


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

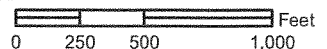


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**L-08-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



November 17, 2021

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **DRB SITE PLAN**  
**LOT 1 BLOCK 3 TOWN OF ATRISCO LAND GRANT**  
**CENTRAL AVE SW ALBUQUERQUE NM 87121**  
**ZONE ATLAS PAGE: L-8-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Dennis M Romero pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Dennis Romero  
Print Name

Den. Rom  
Signature

owner  
Title

12-3-21  
Date





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2019)

**Project Title:** Safe Store Storage Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: L-8 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 1 Block 3 Town of Atrisco Grant  
City Address: Central Ave SW Albuquerque, NM 87121

**Applicant:** Tierra West, LLC Contact: Vince Carrica  
Address: 5571 Midway Park Place NE Albuquerque, NM 87109  
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vcarrica@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP

Project Type: New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:

Self storage facility

Days and Hours of Operation (if known): TBD

### Facility

Building Size (sq. ft.): 104,440 Sq. Ft

Number of Residential Units: NA

Number of Commercial Units: One Building - 3 Story

ITE Land Use #151  
Mini-warehouse,  
104,400 SQ FT,  
AM peak 10 trips  
PM peak 17 trips

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 172 (Landuse 151 mini-warehouse)

Expected Number of Employees (if known):\* 4 to 5

Expected Number of Delivery Trucks/Buses per Day (if known):\* TBD

Driveway(s) Located on: Street Name 106th Street SW

Adjacent Roadway(s) Posted Speed: Street Name Central Ave SW Posted Speed 55 MPH

Street Name Desert Gardens SW Posted Speed NA

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

**Roadway Information (to be completed by City of Albuquerque staff)**

Comprehensive Plan Corridor Designation/Functional Classification: 2- Urban Principal Arterial

Comprehensive Plan Center Designation: \_\_\_\_\_

Jurisdiction of roadway (NMDOT, City, County): City Development Area/ Consistency

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio: \_\_\_\_\_

Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: \_\_\_\_\_

**TIS Determination**

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

**Traffic Impact Study (TIS) Required:** Yes [  ] No  **Borderline** [  ]

Thresholds Met? Yes [  ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [  ]

Notes:

*M. P. E.*

12/9/2021

TRAFFIC ENGINEER

DATE

**Submittal**

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer. Call 924-3991 for information.

**Site Plan Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections

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

**PROJECT NAME:** Safe Store Storage

**AGIS MAP #** L-08-Z

**LEGAL DESCRIPTIONS:** 1 3 Town of Atrisco Grant

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

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

  
Applicant/Agent

12/9/2021  
Date

Ernest Armijo  
Hydrology Division Representative

12/9/2021  
Date

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

**WATER AND SEWER AVAILABILITY STATEMENT** Availability # 210829

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 8/18/2021 (date).

  
Applicant/Agent

12/09/2021  
Date

Edwin Bergeron  
ABCWUA Representative

12/9/2021  
Date

Statement #210829 Executed on 9/7/2021

**PROJECT #** \_\_\_\_\_



# TIERRA WEST, LLC

December 08, 2021

Ms. Jolene Wolfley  
Development Review Board  
600 Second NW  
Albuquerque, NM 87102

**RE: REQUEST FOR SITE PLAN DRB APPROVAL  
SAFESTOR SELF-STORAGE  
LOT 1, BLOCK 3 LANDS OF ATRISCO LAND GRANT  
ZONE ATLAS PAGE L-08-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of SAFESTore, requests approval of a Site Plan - DRB for development of a self-storage facility on an approximate 4.2 acre site located in Southwest Albuquerque in the southwest corner of Central Avenue and 106<sup>th</sup> Street. The property is legally described as Lot 1, Block 3, Lands of Atrisco Land Grant. Because the site has major infrastructure tied to its development it meets the thresholds for review by DRB.

The property is currently vacant. It is bordered on the north by Central Ave SW, which is an existing four lane divided roadway. Access to the site will be taken off 106<sup>th</sup> Street, which is currently a dirt road that borders the site to the east. The south property line runs along undeveloped Sunset Gardens Rd SW. The Sunrise Ranch neighborhood (zoned R-1A) is located to the south and east of the subject site. The property to the immediate south (zoned PD) is currently vacant. The properties to the east (zoned NR-LM) and west (zoned NRBP) of the site are currently developed with a Contech storage/culvert manufacturing facility and a gravel sales facility, respectively. The property north of the site, across Central Ave. lies in the unincorporated areas of Bernalillo County.

This industrial development of self-storage units will fill an existing need for safe and secure storage units for Albuquerque and Bernalillo County residents in the southwest quadrant of the Metro area. It will offer long or short term storage for business, students and domestic use. The proposed 104,440 square foot, three-story building will house fully enclosed storage units.

The request is for approval of a Site Plan -DRB for development of the approximate 104,440 square foot Self-Storage building and associated drive aisles, parking, drainage facility and landscaping.

5571 Midway Park Pl. NE  
(505) 858-3100  
Albuquerque, NM 87109  
fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

Figure 1. Site Vicinity (site in green)



Figure 2. Zoning





**Context /Request**

*The justification presented below addresses the Site Plan for DRB request requirements pursuant to IDO Section 6-6(l)(3).*

**6-6(l)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

Response: The proposed use is permissive in the existing NR-BP zone district. There are no Overlay zones, Small Area regulations or proximity to Major Public Open Space that place additional restrictions or procedural requirements on the property or to the Development Standards of the IDO. A sensitive lands analysis is included with this submittal confirming that the proposed development meets the requirements of the IDO in these respects.

**6-6(l)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its streets, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.**

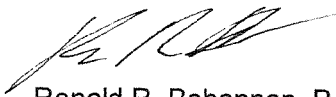
Response: There is existing infrastructure to serve the proposed development. This includes the existing Central Ave roadway, water and sanitary sewer facilities and dry utility facilities. Additional approvals will be obtained from the City for grading and drainage improvements as well as applicable improvements to the adjacent 106<sup>th</sup> Street and Desert Gardens roadways.

**6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.**

Response: The site is not located within a Master Development Plan area.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Jim Burt, WAE

JN: 2021064  
RRB/vc/ye

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email to )

Address: 10302 Central Ave. SW

### **AGENCY REPRESENTATIVES**

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (jmaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov )

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov )

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

*PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!*

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

*Additional research may be necessary to determine the exact type of application and/or process needed.*

*Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

**REQUEST:** Three-story storage unit building.

### **SITE INFORMATION:**

Zone: NR-BP

Size: Approx. 4 acres

Use: Non-Residential Business Park

Overlay zone: N/A

Comp Plan Area of: Consistency

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: N/A

Parking: 14-16 5-5

MR Area: Southwest Mesa

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

\*Neighborhood Organization/s: Route 66 West NA

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

### **PROCESS:**

Type of Action: 6-5(G) SITE PLAN

Review and Approval Body: Administrative (DRB is major public infrastructure is needed) Is this a PRT requirement? Administrative-No DRB-Yes (Table 6-1-1)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email)

Address: 10302 Central Ave. SW

### **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

### **Download Forms & Applications**

<https://www.cabq.gov/planning/online-forms>

### **New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email)

Address: 10302 Central Ave. SW

## Zoning Comments

### PRT 21-155

#### PROPERTY INFORMATION

- Address: 10302 CENTRAL AV SW
- Lot: 1 Block: 3
- Subdivision: ATRISCO GRANT
- Type: Consistency
- Calculated GIS Acres: 4.1715
- IDO Zoning: **NR-BP**
- Old Zoning Designation: SU-2
- Old Zoning Description: IP
- Old Zoning Category: INDUSTRIAL / WHOLESALE / MANUFACTURING

#### CASE HISTORY

- 1001620

#### ALLOWABLE USE(S)

- Self-storage - Permissive use

#### USE SPECIFIC STANDARDS

- 4-3(D)(29) Self-storage

#### DEFINITIONS

- **Self-storage** - A use consisting of 3 or more individual, small, self-contained, fully enclosed units in building that are leased or owned for the storage of business and household goods or contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage. See also Other Use Accessory to a Residential Primary Use.

#### DEVELOPMENT STANDARDS

- 2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT
  - Tables 2-5-3 & 2-5-4
- 5-1 DIMENSIONAL STANDARDS
  - Table 5-1-3
- 5-3 ACCESS AND CONNECTIVITY
- 5-5 PARKING AND LOADING
- 5-6 LANDSCAPING, BUFFERING, AND SCREENING
- 5-7 WALLS AND FENCES
- 5-8 OUTDOOR AND SITE LIGHTING
- 5-11 BUILDING DESIGN
  - 5-11(E)

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email)

Address: 10302 Central Ave. SW

- 5-12 SIGNS

### APPLICANT'S QUESTIONS

- Jurisdiction: ALBUQUERQUE – CITY limits
- Reach out to Geraldine Delgado to find out if there's an Approved Site Development Plan for this site. She can be reached at 505-924-3662 or [gdelgado@cabq.gov](mailto:gdelgado@cabq.gov)
- For transportation questions; feel free to contact Jeanne @ 505-924-3991

### PROCESS

- 6-5(G) SITE PLAN – ADMINISTRATIVE unless Major public infrastructure is needed then; it would be 6-6(I) SITE PLAN – DRB

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### Transportation Development Comments

## **PRT 21-155 (10302 Central SW, 1001620)**

### **Information for Site Development – Transportation Development**

For additional information contact Jeanne Wolfenbarger (924-3991)

### **General Comments below:**

#### **City of Albuquerque Parcel**

#### **Curb Cuts**

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

#### **Clear Sight Triangle at Access Points and Intersections**

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email)

Address: 10302 Central Ave. SW

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies

- **See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.**

### Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-155 Date: 08/17/21 Time: N/A (sent via email)

Address: 10302 Central Ave. SW

- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*

**Kristl Walker**

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, November 2, 2021 11:17 AM  
**To:** Kristl Walker  
**Subject:** 10302 Central Av SW Neighborhood Meeting Inquiry  
**Attachments:** IDOZoneAtlasPage\_L-08-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of	Roberto	Roibal	troibal@comcast.net	2233 Don	Albuquerque	NM	87105		5054809651

Neighborhood Associations				Felipe Road SW					
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	

**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



Thanks,

*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Tuesday, November 02, 2021 8:55 AM  
**To:** Office of Neighborhood Coordination <[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Development Review Board

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

Contact Name            Kristl Walker  
Telephone Number        15058583100



Email Address

[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

1 3 town of atrisco grant

Physical address of subject site:

10302 Central Av SW

Subject site cross streets:

Central and Sunset Gardens

Other subject site identifiers:

This site is located on the following zone atlas page:

L-08-Z

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: South West Alliance of Neighborhoods

Name of NA Representative\*: Luis Hernandez Jr.

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: luis@wccd.org

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* [if applicable] Tierra West, 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)

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<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

5. This type of application will be decided by\*:  City Staff  
OR at a public meeting or hearing by:  
 Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)  
 Landmarks Commission (LC)  Environmental Planning Commission (EPC)  
 City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
Attached to Email

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> L-8-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*: N/A  
 Deviation(s)  Variance(s)  Waiver(s)  
Explanation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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- 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.\*
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  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4 acres
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] N/A
  - d. Center or Corridor Area [if applicable] N/A
2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Jerry Gallegos - SWAN Coalition  
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]  
Elizabeth Haley - Westside Coalition of NA  
Rene Horveth - Westside Coalition of NA  
Roberto Roibal- South Valley Coalition of NA  
Patricio Dominguez- South Valley Coalition of NA  
Paul Fava- Route 66 West NA  
Cherise Quezada- Route 66 West NA

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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: South West Alliance of Neighborhoods

Name of NA Representative\*: Jerry Gallegos

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: jgallegoswccd@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* [if applicable] Tierra West, 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
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<sup>1</sup> 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.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.



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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

5. This type of application will be decided by\*:  City Staff  
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
Attached to Email

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> L-8-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*: N/A
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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.\*
  - 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:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4 acres
  - b. IDO Zone District NR-BP
  - c. Overlay Zone(s) [if applicable] N/A
  - d. Center or Corridor Area [if applicable] N/A
2. Current Land Use(s) [vacant, if none] Vacant
- 

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Jerry Gallegos - SWAN Coalition  
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]  
Elizabeth Haley - Westside Coalition of NA  
Rene Horveth - Westside Coalition of NA  
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Cherise Quezada- Route 66 West NA

---

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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
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- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

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6. Where more information about the project can be found<sup>4\*</sup>:  
Attached to Email

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> L-8-Z
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- Deviation(s)       Variance(s)       Waiver(s)

Explanation:

---



---



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4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

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    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 4 acres
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  - c. Overlay Zone(s) [if applicable] N/A
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- 

**Useful Links**

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Jerry Gallegos - SWAN Coalition  
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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
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Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

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6. Where more information about the project can be found\*<sup>4</sup>:  
Attached to Email

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Explanation:

---

---

---

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- a. Area of Property [typically in acres] 4 acres
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  - c. Overlay Zone(s) [if applicable] N/A
  - d. Center or Corridor Area [if applicable] N/A
2. Current Land Use(s) [vacant, if none] Vacant
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**Useful Links**

**Integrated Development Ordinance (IDO):**

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Jerry Gallegos - SWAN Coalition  
Cc: Luis Hernandez Jr. - SWAN Coalition [Other Neighborhood Associations, if any]  
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Paul Fava- Route 66 West NA  
Cherise Quezada- Route 66 West NA

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: South Valley Coalition of Neighborhood Associations

Name of NA Representative\*: Roberto Roibal

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: rroibal@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* [if applicable] Tierra West, 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)

<sup>1</sup> 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.

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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

5. This type of application will be decided by\*:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>4\*</sup>:  
Attached to Email

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> L-8-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*: N/A  
 Deviation(s)       Variance(s)       Waiver(s)  
Explanation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*:  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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[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.\*
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  - 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.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: South Valley Coalition of Neighborhood Associations

Name of NA Representative\*: Patricio Dominguez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dpatriciod@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* [if applicable] Tierra West, 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)

<sup>1</sup> 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.

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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
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- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

5. This type of application will be decided by\*:  City Staff  
OR at a public meeting or hearing by:  
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6. Where more information about the project can be found<sup>4\*</sup>:  
Attached to Email

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)<sup>5</sup> L-8-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project\*: N/A  
 Deviation(s)  Variance(s)  Waiver(s)  
Explanation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1\*:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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.\*
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    - Total gross floor area of proposed project.
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**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: Route 66 West NA

Name of NA Representative\*: Paul Fava

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: paulfava@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

1. Subject Property Address\* 10302 Central Ave SW  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* *[if applicable]* Tierra West, LLC
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  - Conditional Use Approval
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- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
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Summary of project/request<sup>3\*</sup>:

Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

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6. Where more information about the project can be found<sup>4\*</sup>:  
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Explanation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
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## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: November 2, 2021

This request for a Neighborhood Meeting 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)\*: Route 66 West NA

Name of NA Representative\*: Cherise Quezada

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: cherquezada@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: vcarrica@tierrawestllc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD

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

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Proposed development of a three story ( total building area =104,440 sf) self storage facility on a currently undeveloped property located in te southwest corner of Central Ave. and 106th Street.

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Explanation:

---

---

---

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**Additional Information:**

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**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
• Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**SITE DATA**

PROPOSED USAGE: SELF-STORAGE FACILITIES  
 ZONE: NR-BP  
 LOT AREA: 182,801 SF (4.1965 ACRES)

ADDRESS: TBD  
 BUILDING AREA: 104,440 S.F.  
 PARKING REQUIRED: 35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE

PARKING PROVIDED: 43 SPACES

HC PARKING REQUIRED: 2 SPACES  
 HC PARKING PROVIDED: 2 SPACES (1 VAN ACCESSIBLE)

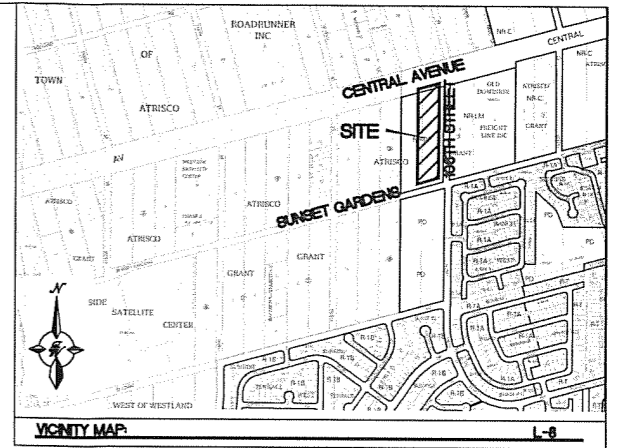
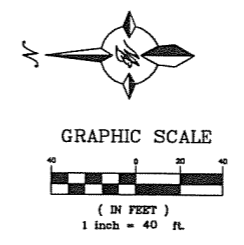
MC PARKING REQUIRED: 2 SPACES  
 MC PARKING PROVIDED: 2 SPACES

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

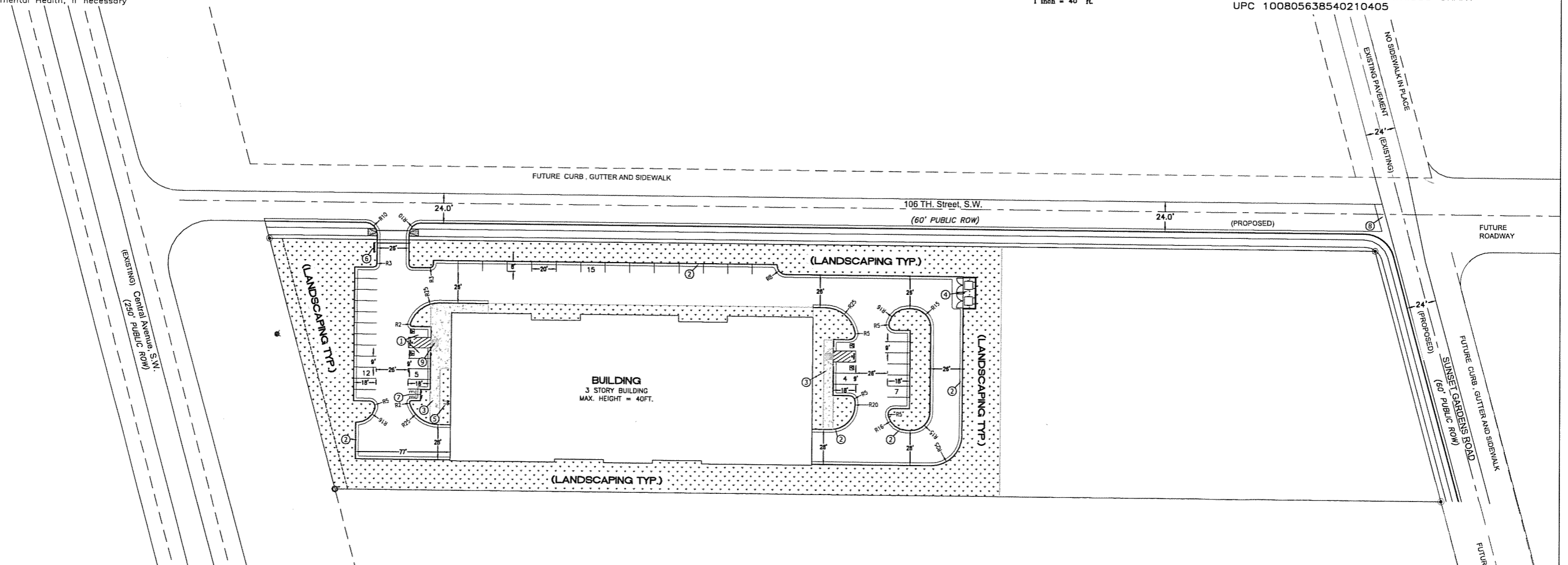
LANDSCAPE AREA REQUIRED: 11,755 SF  
 LANDSCAPE AREA PROVIDED: TBD

- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - SCREEN WALL
  - RETAINING WALL
  - ☼ STREET LIGHTS
  - LANE
  - STRIPING
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING SIDEWALK
  - EXISTING LANE
  - EXISTING STRIPING

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
  - C2. GRADING AND DRAINAGE PLAN
  - C3. MASTER UTILITY PLAN
  - C4. DETAIL SHEET
  - C5. DETAIL SHEET
  - L1. LANDSCAPING PLAN
  - B1. BUILDING ELEVATIONS
  - B2. BUILDING ELEVATIONS
  - B3. BUILDING ELEVATIONS
  - B4. BUILDING ELEVATIONS



**LEGAL DESCRIPTION:**  
 LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT  
 UPC 100805638540210405



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- GENERAL NOTES**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
  2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
  3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
  4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
  5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
  6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
  7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
  8. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
  9. XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
  10. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
  11. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
  12. LANDSCAPE PLANTERS ARE TO BE 3'-0" WIDE AND 6'-0" IN LENGTH WITH A HEIGHT BETWEEN 12-18" ABOVE FINISHED GRADE. USE CMU BLOCK WITH THE FINISH MATCHING THE DUMPSTER ENCLOSURE WALL, SEE DETAIL SHEET C10 FOR DUMPSTER ENCLOSURE DETAIL. APPLY DRYLOCK SHIELD OR SIMILAR APPLICATION TO THE INSIDE OF THE CMU PLANTERS.

- KEYED NOTES**
- ① ACCESSIBLE PARKING
  - ② 6" CURB AND GUTTER PER COA STD DWG 2415A
  - ③ 6" CONCRETE SIDEWALK PER COA STD DWG 2430
  - ④ DUMPSTER W/RECYCLE SEE DETAIL SHEET C6
  - ⑤ BICYCLE PARKING SEE DETAIL SHEET C5
  - ⑥ MONUMENT SIGN
  - ⑦ MOTORCYCLE PARKING
  - ⑧ 6" VALLEY GUTTER PER COA STD DWG 2420
  - ⑨ UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET 5

**CAUTION**

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

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>SAFstor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>SITE PLAN</b>	DATE 08/24/2021
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrewestllc.com		2021064_SITE PLAN
		SHEET # <b>1</b>
		JOB # 2021064

\\TIERRA\Z\_Drive\2021\2021064\_Site\_Site\_Site\Drawings\Construction\2021064\_Site\_Plan.dwg Nov 02, 2021 1:56pm

**Kristl Walker**

---

**From:** Mail Delivery System <MAILER-DAEMON@exrnf-va-1-3.serverdata.net>  
**To:** aboard111@gmail.com; dpatriciod@gmail.com; jgallegoswccdg@gmail.com; paulfava@gmail.com; cherquezada@yahoo.com; ekhaley@comcast.net; rroibal@comcast.net  
**Sent:** Tuesday, November 2, 2021 4:17 PM  
**Subject:** Relayed: 2021064 Safe Store Neighborhood Association 15 Day Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aboard111@gmail.com](mailto:aboard111@gmail.com)

[dpatriciod@gmail.com](mailto:dpatriciod@gmail.com)

[jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com)

[paulfava@gmail.com](mailto:paulfava@gmail.com)

[cherquezada@yahoo.com](mailto:cherquezada@yahoo.com)

[ekhaley@comcast.net](mailto:ekhaley@comcast.net)

[rroibal@comcast.net](mailto:rroibal@comcast.net)

**Subject:** 2021064 Safe Store Neighborhood Association 15 Day Notice

**Kristl Walker**

---

**From:** Microsoft Outlook  
**To:** [luis@wcccdg.org](mailto:luis@wcccdg.org)  
**Sent:** Tuesday, November 2, 2021 4:17 PM  
**Subject:** Relayed: 2021064 Safe Store Neighborhood Association 15 Day Notice

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[luis@wcccdg.org](mailto:luis@wcccdg.org) ([luis@wcccdg.org](mailto:luis@wcccdg.org))

**Subject:** 2021064 Safe Store Neighborhood Association 15 Day Notice

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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


4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

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

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

  
\_\_\_\_\_  
(Applicant or Agent) \_\_\_\_\_ (Date)

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

PROJECT NUMBER: \_\_\_\_\_






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



<b>PART I - PROCESS</b>		
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: DRB Site Plan		
Decision-making Body: Development Review Board		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>		
Address of property listed in application: 10302 Central Ave SW Albuquerque, NM 87121		
Name of property owner: Dennis M Romero		
Name of applicant: Safe Store Storage		
Date, time, and place of public meeting or hearing, if applicable:		
January 5, 2022 9am, Zoom Meeting		
Address, phone number, or website for additional information:		
Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109/ 505-858-3100		
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>		

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.

 (Applicant signature) 12/09/2021 (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.

## Yvanna Escajeda

---

**From:** Yvanna Escajeda  
**Sent:** Friday, December 10, 2021 10:56 AM  
**To:** 'jgallegoswccd@gmail.com'; 'luis@wccd.org'; 'ekhaley@comcaset.net'; 'dpatriciod@gmail.com'; 'aboard111@gmail.com'; 'rroibal@comcast.net'; 'cherquezada@yahoo.com'; 'paulfava@gmail.com'  
**Cc:** Vince Carrica; Jaimie Garcia  
**Subject:** [#2021064] SafeStor Self Storage DRB-Site Plan Submittal  
**Attachments:** 2021064 12.10.21 SafeStor Self Storage DRB Submittal.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	'jgallegoswccd@gmail.com'	
	'luis@wccd.org'	
	'ekhaley@comcaset.net'	
	'dpatriciod@gmail.com'	
	'aboard111@gmail.com'	
	'rroibal@comcast.net'	
	'cherquezada@yahoo.com'	
	'paulfava@gmail.com'	
	Vince Carrica	Read: 12/10/2021 11:10 AM
	Jaimie Garcia	Read: 12/10/2021 11:00 AM

Good Morning All-

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4 (k) Public Notice, we are notifying you as a Neighborhood Association/s that we will be submitting an application to the Development Review Board for DRB- Site Plan to be reviewed by City of Albuquerque staff.

Before submitting our application, it is required per IDO Table 6-1-1 to send electronic mail to make you aware of the application being reviewed and decided by the City of Albuquerque staff.

Attached for your review is the Site Plan on the proposed project and contact information for any questions.

Respectfully,

**Yvanna Escajeda**  
Planning Coordinator  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
505-858-3100 Office

## Yvanna Escajeda

---

**From:** Mail Delivery System <MAILER-DAEMON@exrmf-va-1-3.serverdata.net>  
**To:** rroibal@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com;  
jgallegoswccdg@gmail.com; paulfava@gmail.com; cherquezada@yahoo.com  
**Sent:** Friday, December 10, 2021 10:57 AM  
**Subject:** Relayed: [#2021064] SafeStor Self Storage DRB-Site Plan Submittal

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rroibal@comcast.net](mailto:rroibal@comcast.net)

[aboard111@gmail.com](mailto:aboard111@gmail.com)

[dpatriciod@gmail.com](mailto:dpatriciod@gmail.com)

[jgallegoswccdg@gmail.com](mailto:jgallegoswccdg@gmail.com)

[paulfava@gmail.com](mailto:paulfava@gmail.com)

[cherquezada@yahoo.com](mailto:cherquezada@yahoo.com)

Subject: [#2021064] SafeStor Self Storage DRB-Site Plan Submittal



**Message Headers**

**Yvanna Escajeda**

---

**From:** Microsoft Outlook  
**To:** luis@wccdg.org  
**Sent:** Friday, December 10, 2021 10:57 AM  
**Subject:** Relayed: [#2021064] SafeStor Self Storage DRB-Site Plan Submittal

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[luis@wccdg.org](mailto:luis@wccdg.org) ([luis@wccdg.org](mailto:luis@wccdg.org))

Subject: [#2021064] SafeStor Self Storage DRB-Site Plan Submittal



[#2021064]  
SafeStor Self Sto...



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Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Luis Hernandez Jr.  
 South West Alliance of Neighborhoods  
 (SWAN Coalition)  
 5921 Central Ave NW  
 Albuquerque, NM 87105

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Elizabeth Haley  
 Westside Coalition of  
 Neighborhood Associations  
 6005 Chaparral Circle NW  
 Albuquerque, NM 87114

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instr



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 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Roberto Roibal  
 South Valley Coalition of  
 Neighborhood Associations  
 2233 Don Felipe Road SW  
 Albuquerque, NM 87105

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Patricio Dominguez  
 South Valley Coalition of  
 Neighborhood Associations  
 3094 Rosendo Garcia Road SW  
 Albuquerque, NM 87105

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instr



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Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Paul Fava  
 Route 66 West NA  
 505 Parnelli Dr SW  
 Albuquerque, NM 87121

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 0090 0000 3235 3897

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**OFFICIAL USE**

Certified Mail Fee  
 \$ 3.75

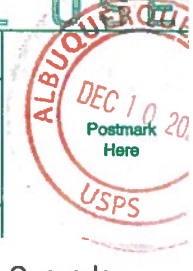
Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ 2.96  
 Total Postage and  
 \$ 9.76

Sent To  
 Cherise Quezada  
 Route 66 West NA  
 10304 Paso Fino Place SW  
 Albuquerque, NM 87121

City, State, ZIP+4®  
 \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instr





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Certified Mail Fee  
\$ 3.15  
Extra Services & Fees (check box, add fee if appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ 2.90  
Total Postage  
\$ 9.10



Sent To  
Street and Apt.  
City, State, Z

Jerry Gallegos  
South West Alliance of Neighborhood  
(SWAN Coalition)  
5921 Central Ave NW  
Albuquerque, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0000 3235 3859

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Certified Mail Fee  
\$ 3.15  
Extra Services & Fees (check box, add fee if appropriate)  
 Return Receipt (hardcopy) \$ 3.05  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ 2.90  
Total Postage and  
\$ 9.10



Sent To  
Street and Apt. No.  
City, State, ZIP+4®

Rene Horvath  
Westside Coalition of  
Neighborhood Associations  
5515 Palomino Dr NW  
Albuquerque, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## Yvanna Escajeda

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, November 16, 2021 4:43 PM  
**To:** Jaimie Garcia  
**Subject:** 10302 Central Av SW Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_L-08-Z.PDF

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org	5921 Central Avenue NW	Albuquerque	NM	87105
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive	Albuquerque	NM	87121



**PLEASE NOTE:** 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](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, November 16, 2021 4:28 PM  
**To:** Office of Neighborhood Coordination <jgarcia@tierrawestllc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

1 3 town of atrisco grant

Physical address of subject site:

10302 Central Av SW

Subject site cross streets:

Central and Sunset Gardens

Other subject site identifiers:

This site is located on the following zone atlas page:

L-08-Z

**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\*: November 17, 2021

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)\*: Route 66 West NA

Name of NA Representative\*: Cherise Quezada

Email Address\* or Mailing Address\* of NA Representative: cherquezada@yahoo.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sup>3</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*<sup>4</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*<sup>4</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
No response from Neighborhood Associations

<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
- 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 Map<sup>6</sup>:

1. Area of Property *[typically in acres]* 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) *[if applicable]* Not Applicable
  4. Center or Corridor Area *[if applicable]* Not Applicable
- Current Land Use(s) *[vacant, if none]* Vacant Land
- 

**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: South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA *[Other Neighborhood Associations, if any]*

South Valley Coalition of Neighborhood Associations, Route 66 West NA

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

**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\*: November 17, 2021

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Elizabeth Haley

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sup>3</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:  
Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
No response from Neighborhood Associations

<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
- 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 Map<sup>6</sup>:

1. Area of Property [typically in acres] 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] Not Applicable
  4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant Land
- 

**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:** South West Alliance Neighborhoods (SWAN Coalition) , Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>



**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\*: November 17, 2021

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)\*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative\*: Jerry Gallegos

Email Address\* or Mailing Address\* of NA Representative: jgallegoswccd@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request\*:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sub>3</sub>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sub>4</sub>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sub>5</sub> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No response from Neighborhood Associations

<sub>3</sub> Physical address or Zoom link

<sub>4</sub> Address (mailing or email), phone number, or website to be provided by the applicant

<sub>5</sub> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
  - ✓ 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 Maps:

1. Area of Property [typically in acres] 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] Not Applicable
  4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant Land
- 

**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:** South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

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

**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\*: November 17, 2021

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)\*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative\*: Luis Hernandez

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: luis@wccdg.org

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sup>3</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No response from Neighborhood Associations

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
- 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 Map<sup>6</sup>:

1. Area of Property [typically in acres] 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] Not Applicable
  4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant Land
- 

**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: South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**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\*: November 17, 2021

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)\*: South Valley Coalition of Neighborhood Associations

Name of NA Representative\*: Patricio Dominguez

Email Address\* or Mailing Address\* of NA Representative: dpatriciod@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)  
 Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sup>3</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*<sup>4</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*<sup>4</sup>:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:

Not Applicable

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4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No response from Neighborhood Associations

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<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



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.\*
- 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 4 acres
- 2. IDO Zone District NR-BP
- 3. Overlay Zone(s) [if applicable] Not Applicable
- 4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant Land

**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: South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**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\*: November 17, 2021

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)\*: Route 66 West NA

Name of NA Representative\*: Paul Fava

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: paulfava@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sub>3</sub>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sub>4</sub>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sub>5</sub> L-08-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)

Variance(s)

Waiver(s)

Explanation\*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No response from Neighborhood Associations

<sub>3</sub> Physical address or Zoom link

<sub>4</sub> Address (mailing or email), phone number, or website to be provided by the applicant

<sub>5</sub> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
- 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 Map<sup>6</sup>:

1. Area of Property *[typically in acres]* 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) *[if applicable]* Not Applicable
  4. Center or Corridor Area *[if applicable]* Not Applicable
- Current Land Use(s) *[vacant, if none]* Vacant Land
- 

**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: South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA *[Other Neighborhood Associations, if any]*

South Valley Coalition of Neighborhood Associations, Route 66 West NA

---

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

**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\*: November 17, 2021

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)\*: Westside Coalition of Neighborhood Association

Name of NA Representative\*: Renee Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: aboard111@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>2</sup>:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sup>3</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
No response from Neighborhood Associations

<sup>3</sup> Physical address or Zoom link  
<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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.\*
- 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 Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 4 acres
- 2. IDO Zone District NR-BP
- 3. Overlay Zone(s) [if applicable] Not Applicable
- 4. Center or Corridor Area [if applicable] Not Applicable
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**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.

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**IDO Interactive Map**  
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**Cc:** South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

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**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\*: November 17, 2021

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)\*: South Valley Coalition of Neighborhood Associations

Name of NA Representative\*: Roberto Roibal

Email Address\* or Mailing Address\* of NA Representative: rroibal@comcast.net

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121

Location Description 1 3 Town of Atrisco Grant

2. Property Owner\* Dennis M Romero

3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request\*:

3 Story 182,801 sf. self-storage facility

<sup>1</sup> 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.

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



5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)       Development Review Board (DRB)
- Landmarks Commission (LC)       Environmental Planning Commission (EPC)

Date/Time\*: January 5, 2022

Location\*<sub>3</sub>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sub>4</sub>:

Please contact Vince Carrica at Tierra West for more information 505-858-3100/ [vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sub>5</sub> L-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Not Applicable

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1 :      Yes       No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

No response from Neighborhood Associations

<sub>3</sub> Physical address or Zoom link

<sub>4</sub> Address (mailing or email), phone number, or website to be provided by the applicant

<sub>5</sub> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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- 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.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] Not Applicable
  4. Center or Corridor Area [if applicable] Not Applicable
- Current Land Use(s) [vacant, if none] Vacant Land
- 

**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: South West Alliance Neighborhoods (SWAN Coalition), Westside Coalition of NA [Other Neighborhood Associations, if any]

South Valley Coalition of Neighborhood Associations, Route 66 West NA

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<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

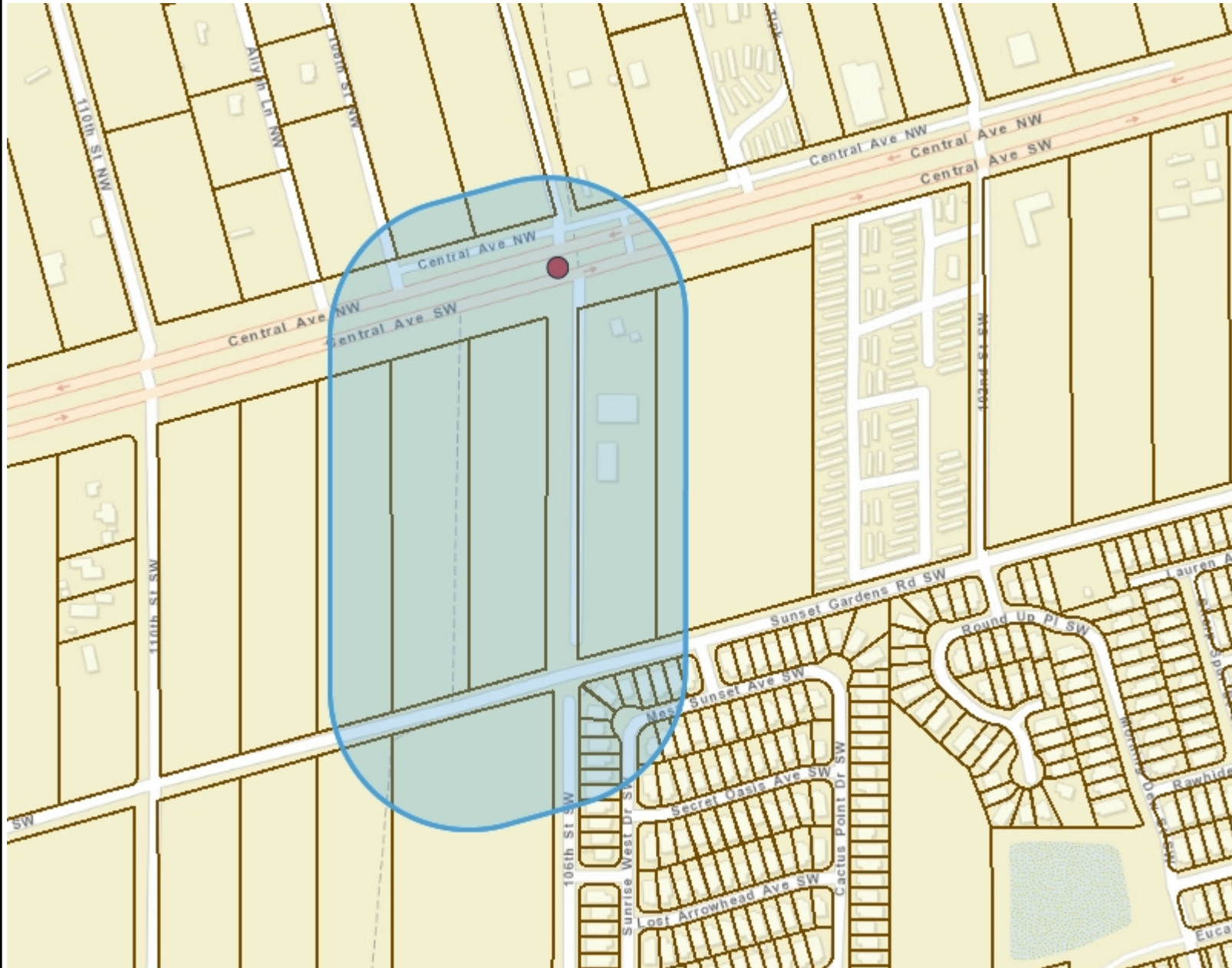


# Central Ave and 106th St



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 360 Ft.  
ROW Central Ave; 260 Ft.

762 0 381 762 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
11/17/2021 © City of Albuquerque

1: 4,570

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TIERRA WEST, LLC

100 ft Buffer



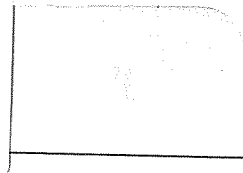
BROWN MELVIN JR & SEDILLO-BROWN  
STEPHANIE  
10519 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

ed project is pro  
**Public Notice** to  
melvin Jr & S

TIERRA WEST, LLC



CANALÈS SHEANA DEANN & EDDIE  
10516 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2130



TIERRA WEST, LLC



CHAVEZ ANA C & VASQUEZ JESUS  
CHAVEZ  
10508 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

TIERRA WEST, LLC

100ft  
Buffer



CIFUENTES ENRIQUE M JR  
15607 S 16TH ST  
PHOENIX AZ 85048-8632

TIERRA WEST, LLC



CORCHADO CLAUDIA P & HOLGUIN  
HERLINDA  
10505 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

TIERRA WEST, LLC



FOLEY COLLEEN T & MEGAN R LEBLEU  
10523 SECRET OASIS AVE SW  
ALBUQUERQUE NM 87121-2135

TIERRA WEST, LLC

100 ft  
Buffer



GUINN THOMAS G  
423 SUNRISE WEST DR SW  
ALBUQUERQUE NM 87121

TIERRA WEST, LLC



ISAIAS RAQUEL  
10512 MESA SUNSET DR SW  
ALBUQUERQUE NM 87121

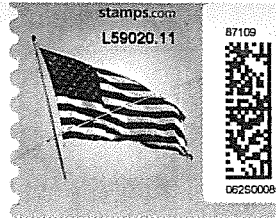
TIERRA WEST, LLC



JAQUEZ JAVIER  
927 SUNWEST DR SW  
ALBUQUERQUE NM 87121

TIERRA WEST, LLC

100 ft  
Buffer



JOHNSON CHRISTOPHER LEE  
10515 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

TIERRA WEST, LLC



KATSAROS GEORGE M & KATSAROS  
LOUIS M & PIKE JASON R & CINDY D  
5903 HANNETT AVE NE  
ALBUQUERQUE NM 87110-5240

TIERRA WEST, LLC



KATSAROS GEORGE M & LOUIS M  
KATSAROS & JASON R & CINDY D PIKE  
5903 HANNETT AVE NE  
ALBUQUERQUE NM 87110-5240

TIERRA WEST, LLC

100ft  
Buffer



LUCERO ROY & TRUJILLO BARBARA M  
6148 KIVA ST NW  
ALBUQUERQUE NM 87120-4506

TIERRA WEST, LLC



MARRUFO PERFECTO & SANCHEZ DE  
MARRUFO MARIA E  
415 SUNRISE WEST DR SW  
ALBUQUERQUE NM 87121

TIERRA WEST, LLC



MEZA HECTOR M & MARY K TRUSTEES  
MEZA RVT  
16301 PHIDIAS LN  
CHINO HILLS CA 91709



TIERRA WEST, LLC

100 ft  
Buffer



OLD DOMINION FREIGHT LINE INC  
ATTN: JOEL B MCCARTY JR  
500 OLD DOMINION WAY  
THOMASVILLE NC 27360-8923

TIERRA WEST, LLC



PR3 LLC  
22 SANDIA LN  
PLACITAS NM 87043-9202

TIERRA WEST, LLC



RAMIREZ RICARDO  
419 SUNRISE WEST DR SW  
ALBUQUERQUE NM 87121-7201

TIERRA WEST, LLC

100ft  
Buffer



RECEDEZ JOAQUIN ROBLES  
10523 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

TIERRA WEST, LLC



RIVERA-ZARRAZOLA ALEJANDRO  
319 56TH ST NW  
ALBUQUERQUE NM 87105-1930

TIERRA WEST, LLC



ROMERO DENNIS M  
3134 BRIDGE BLVD SW  
ALBUQUERQUE NM 87121-3333

TIERRA WEST, LLC

100ft  
Buffer



SANTA FE PROPERTIES SUNRISE  
TERRACE LTD PTNS  
PO BOX 908  
SANTA FE NM 87504-0908

TIERRA WEST, LLC



SOL ASSETS LLC  
5901 WYOMING BLVD NE SUITE J253  
ALBUQUERQUE NM 87109-3838

TIERRA WEST, LLC



STOREHOUSE NEW MEXICO  
3900 OSUNA RD NE  
ALBUQUERQUE NM 87109-4459

100ft  
Buffer

TIERRA WEST, LLC



TENORIO EDWINA R  
10527 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

TIERRA WEST, LLC



TORRES DONNA  
10501 MESA SUNSET AVE SW  
ALBUQUERQUE NM 87121-2129

100ft  
Buffer

5571 Midway Park Place NE  
Albuquerque, NM 87109



TERRA WEST, LLC

ROMERO VICTORIANA PAGE  
1614 BROADWAY BLVD NE  
ALBUQUERQUE NM 87102-1550



[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 to a Property Owner**

Date of Notice\*: December 10, 2021

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:

Brown melvin Jr & Sedillo-Brown Stephanie  
Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: 10519 Mesa Sunset Ave SW Albuquerque NM 87121

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

1. Subject Property Address\* 10302 Central Ave SW Albuquerque, NM 87121  
Location Description 1 3 Town of Atrisco Grant
2. Property Owner\* Dennis M Romero
3. Agent/Applicant\* *[if applicable]* Tierra West, 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/request<sup>1</sup>\*:

Proposed Development of a three story (total building area = 104,440sf) self storage facility on a currently undeveloped property located in the southwest corner of Central Ave. and 106th Street.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

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

Date/Time\*: January 5, 2022

Location\*<sup>2</sup>: City of Albuquerque Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Please contact Vince Carrica at Tierra West for more information 505-858-3100/[vcarrica@tierrawestllc.com](mailto:vcarrica@tierrawestllc.com)

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> L-8-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)             Variance(s)             Waiver(s)

Explanation\*:

Not Applicable

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A neighborhood meeting was NOT requested by the list neighborhood associations  
listed below: Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood  
associations, South Valley Coalition of Neighborhood Associations, and Route 66 West NA.

- 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 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:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 4 acres
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] N/A
  4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Industrial- wholesaling and distribution center
- 

**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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**SITE DATA**

PROPOSED USAGE: SELF-STORAGE FACILITIES  
 ZONE: NR-BP  
 LOT AREA: 182,801 SF (4.1965 ACRES)

ADDRESS: TBD  
 BUILDING AREA: 104,440 S.F.  
 PARKING REQUIRED: 35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE

PARKING PROVIDED: 42 SPACES

HC PARKING REQUIRED: 2 SPACES  
 HC PARKING PROVIDED: 2 SPACES (1 VAN ACCESSIBLE)

MC PARKING REQUIRED: 2 SPACES  
 MC PARKING PROVIDED: 2 SPACES

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

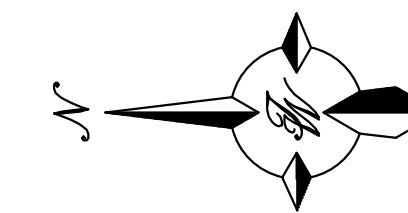
LANDSCAPE AREA REQUIRED: 11,755 SF  
 LANDSCAPE AREA PROVIDED: TBD

**LEGEND**

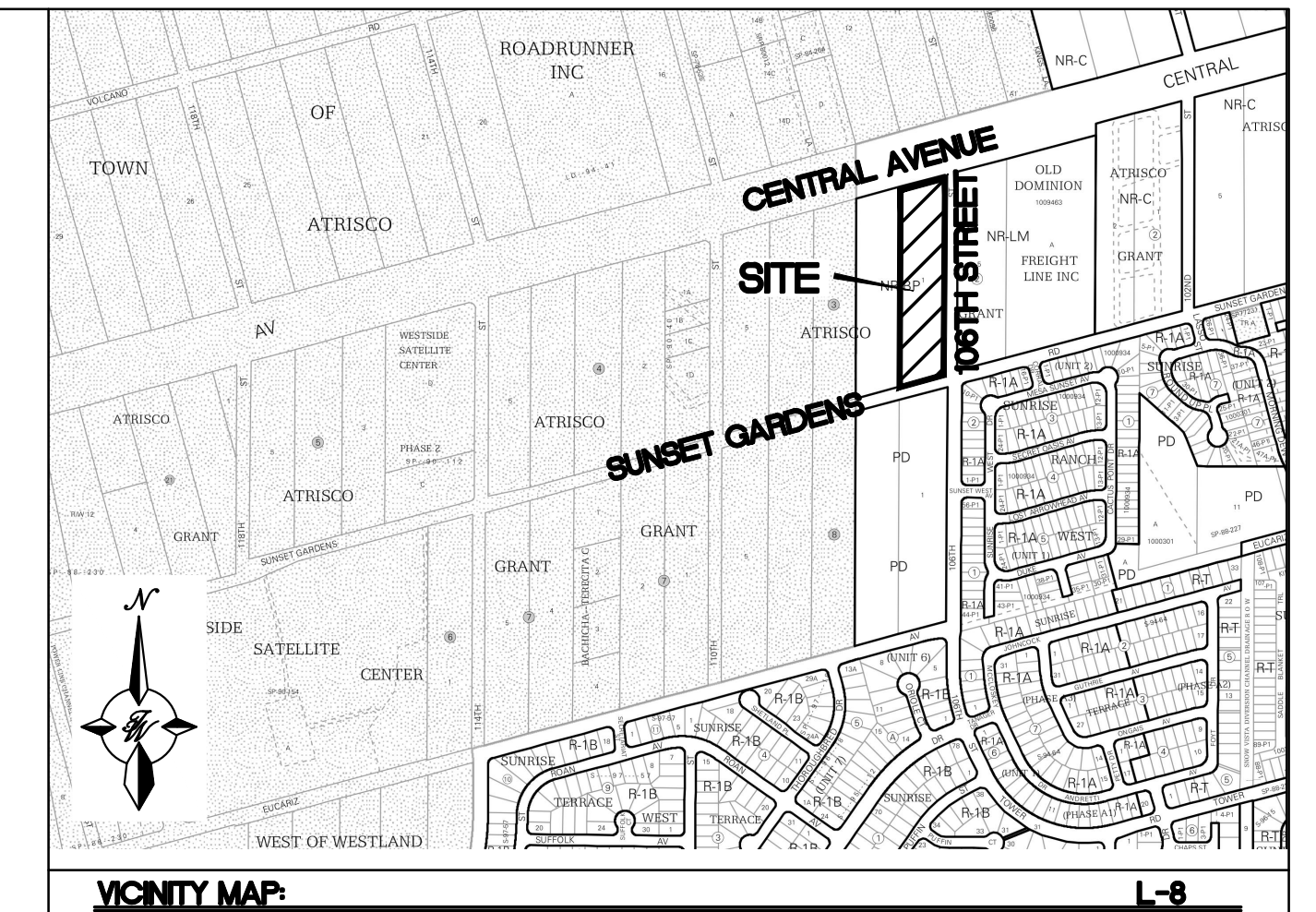
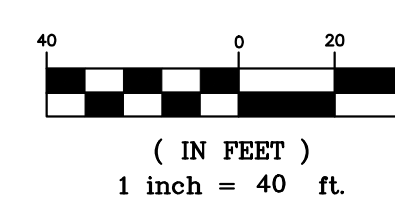
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- ===== BUILDING
- ===== SIDEWALK
- ===== SCREEN WALL
- ===== RETAINING WALL
- ☼ STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ===== EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

**INDEX TO DRAWINGS**

- SP1. SITE PLAN FOR BUILDING PERMIT
- GR1. GRADING AND DRAINAGE PLAN
- MU1. MASTER UTILITY PLAN
- D1. DETAIL SHEET
- D2. DETAIL SHEET
- L1. LANDSCAPING PLAN
- B1. BUILDING ELEVATIONS
- B2. BUILDING ELEVATIONS
- B3. BUILDING ELEVATIONS
- B4. BUILDING ELEVATIONS



GRAPHIC SCALE

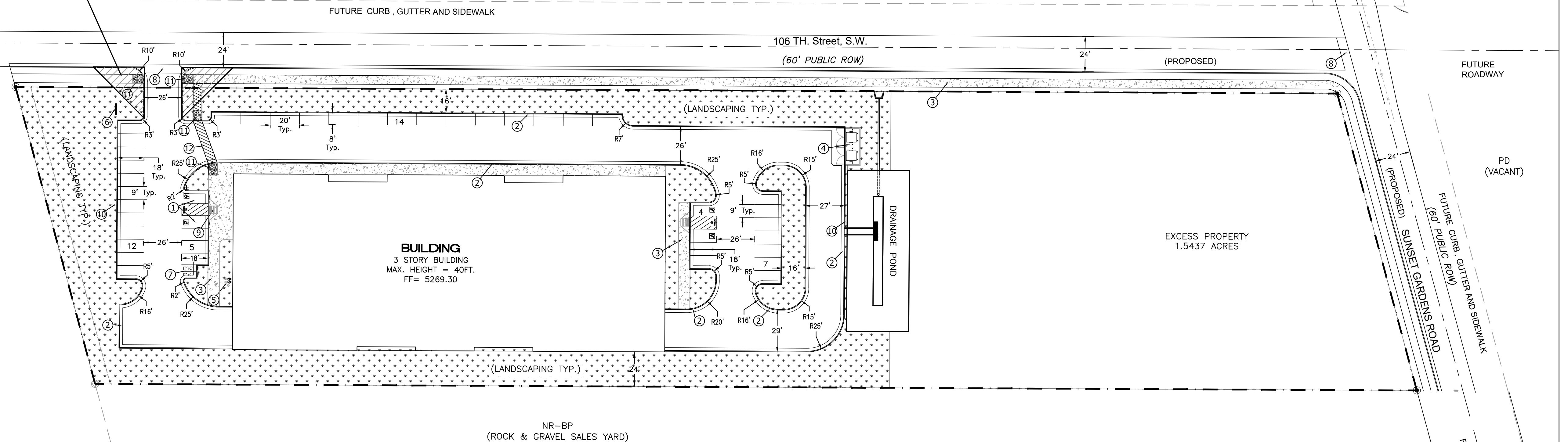


VICINITY MAP

**LEGAL DESCRIPTION:**

LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT  
UPC 100805638540210405

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



**KEYED NOTES**

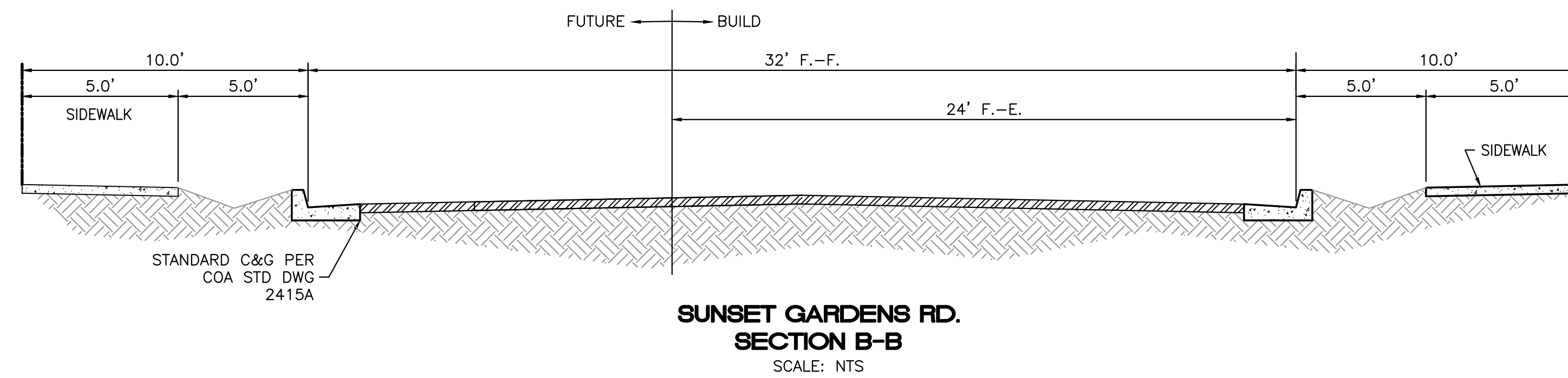
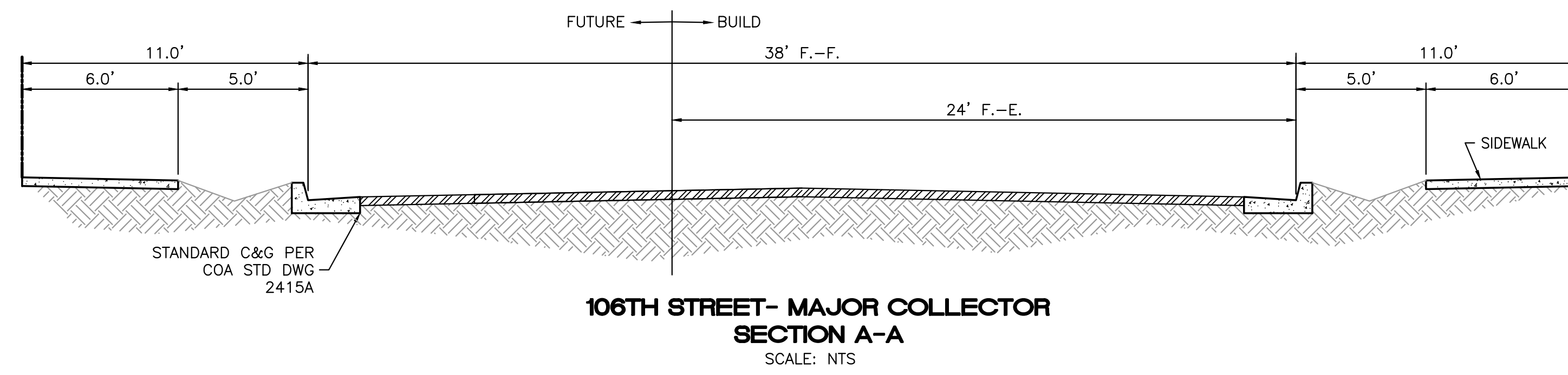
- ① ACCESSIBLE PARKING
- ② 6" CURB AND GUTTER PER COA STD DWG 2415A
- ③ 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- ④ DUMPSTER W/RECYCLE SEE DETAIL SHEET C6
- ⑤ BICYCLE PARKING SEE DETAIL SHEET C5
- ⑥ MONUMENT SIGN
- ⑦ MOTORCYCLE PARKING
- ⑧ 6" VALLEY GUTTER PER COA STD DWG 2420
- ⑨ UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET 5
- ⑩ AREA LIGHT, MAX HEIGHT = 16FT.
- ⑪ UNIDIRECTION RAMP SEE DETAIL SHEET C-5
- ⑫ 6" STRIPED PEDESTRIAN CROSSING

**CAUTION**

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

ENGINEER'S SEAL	<b>SAFStor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
		DATE 11/11/2021
	<b>SITE PLAN</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_SITE PLAN
		SHEET # <b>SP-1</b>
		JOB # 2021064





\\TWNAS\Z\_Drive\2021\2021064\_Safe\_Store\_Storage\dwg\Construction\2021064\_Site\_Plan.dwg Dec 09, 2021 - 9:53am

 12/09/2021 RONALD R. BOHANNAN P.E. #7868	<b>SAFStor STORAGE</b> <b>ALBUQUERQUE, N.M.</b>	DRAWN BY RMG
	<b>ROADWAY</b> <b>CROSS SECTION EXHIBIT</b>	DATE 11/11/2021
 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2021064_SITE PLAN SHEET #
		JOB # 2021064

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

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

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

 12/9/21  
Applicant or Agent Signature / Date

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

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

**The electronic format must be organized in the above manner.**

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

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

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

## SHEET #1 - SITE PLAN

### A. General Information

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

## SITE PLAN CHECKLIST

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

### B. Proposed Development

#### 1. Structural

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

#### 2. Parking, Loading and Internal Circulation

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

## SITE PLAN CHECKLIST

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

### 3. Streets and Circulation

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

### 4. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

## SITE PLAN CHECKLIST

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

### SHEET #3 –GRADING AND DRAINAGE PLAN

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

#### A. General Information

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

#### B. Grading Information

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

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

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

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

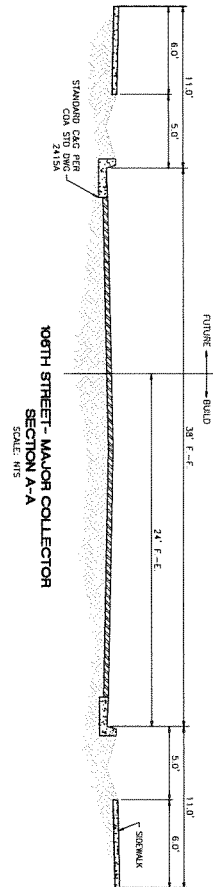
- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements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

### B. Building Mounted Signage

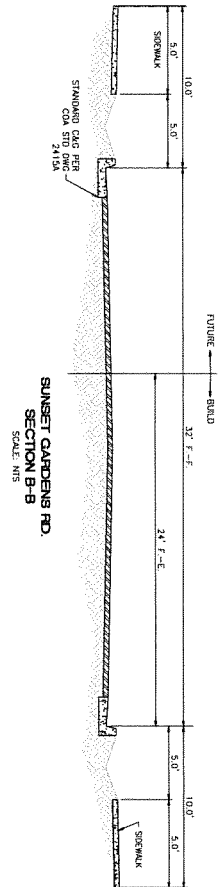
- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO








**NORTH STREET - MAJOR COLLECTOR**  
SECTION A-A  
SCALE: N15



**SUNSET GARDENS RD.**  
SECTION B-B  
SCALE: N15

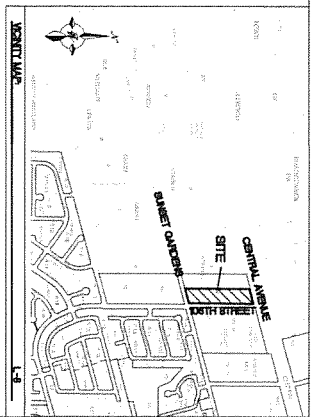
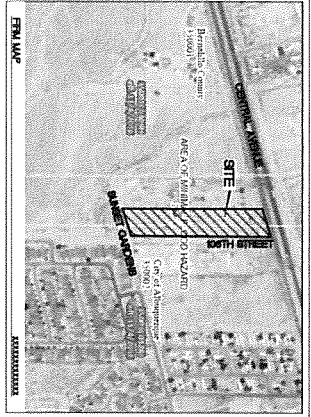
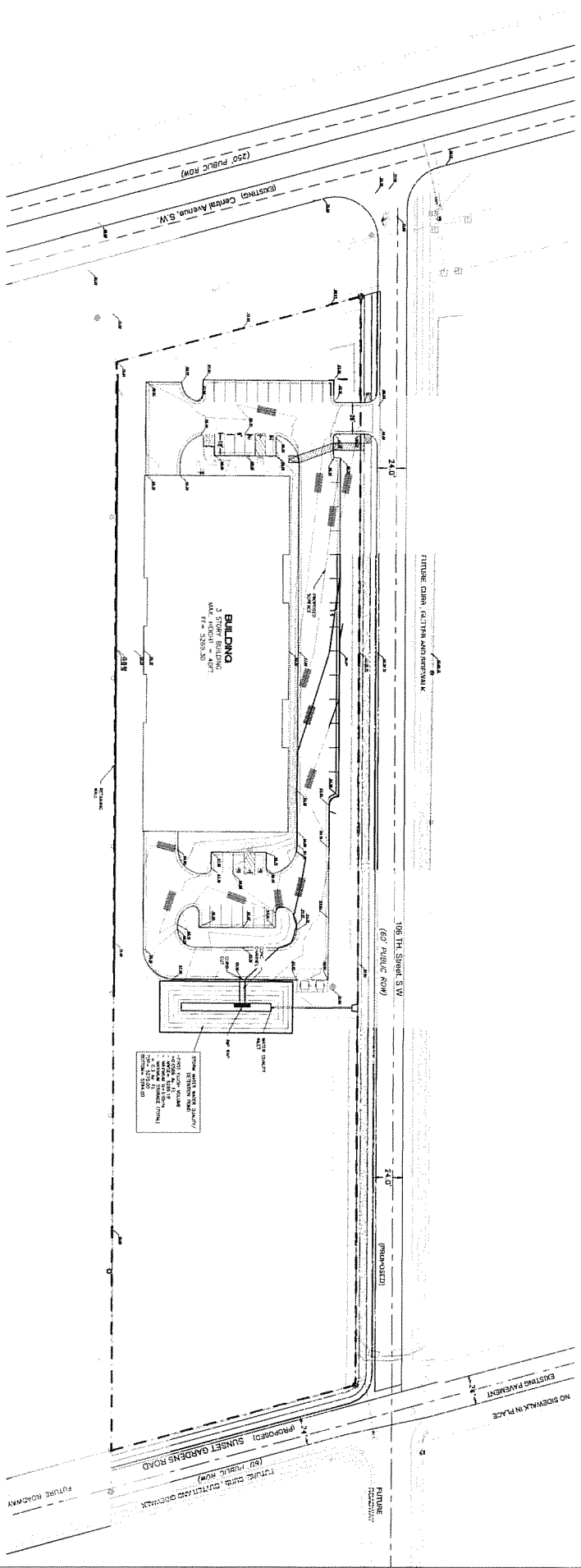
 120302021 RAYMOND A. BOWMAN P.E. / P.R.S.	ENGINEER'S SEAL	SAF-SIOR STORAGE ALBUQUERQUE, NM.	DRAWN BY RAC
	ROADWAY CROSS SECTION EXHIBIT	DATE 1/11/2021	SHEET #
120302021 RAYMOND A. BOWMAN P.E. / P.R.S.		THERMA WEST, LLC 555 ALBUQUERQUE PARKWAY, SUITE 1100 ALBUQUERQUE, NM 87105 (505) 854-3100 www.thermawest.com	JOB # 20171044

**LEGEND**

- CURB & CUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SOFWALK
- CONTROL MAJOR
- CONTROL MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & CUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTROL MAJOR
- EXISTING CONTROL MINOR

- EROSION CONTROL NOTES:**
1. CONSTRUCTION IS RESPONSIBLE FOR OBTAINING A TYPICAL DISTANCE FROM THE PROPERTY LINE TO THE EROSION CONTROL MEASURES.
  2. CONSTRUCTION IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONSTRUCTION IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO THE STORM DRAINAGE SYSTEM.
  4. SEDIMENTATION OF STORM DRAINAGE SYSTEMS AND OTHER FACILITIES IS PROHIBITED.
  5. ALL EROSION CONTROL MEASURES MUST BE PROTECTED FROM IMPACT AND MAINTAINED THROUGHOUT CONSTRUCTION.

- NOTICE TO CONTRACTORS:**
1. ALL EROSION CONTROL MEASURES MUST BE INSTALLED BEFORE BEGINNING CONSTRUCTION.
  2. ALL WORK DONE ON THE SITE MUST BE APPROVED BY THE CITY ENGINEER BEFORE BEGINNING.
  3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  4. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  5. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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  9. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  10. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.



	OWNER'S	DESIGNED BY
	SAFEStor STORAGE ALBUQUERQUE, NM	DATE
	GRADING AND DRAINAGE PLAN	DATE
	YVONNE WEST, LLC 5571 MONDAY PARK PLACE, NE ALBUQUERQUE, NM 87109 www.yvonnwestllc.com	20210814 09:15 AM
PROJECT NO. 202101014	SHEET #	DATE
	GR-1	20210104

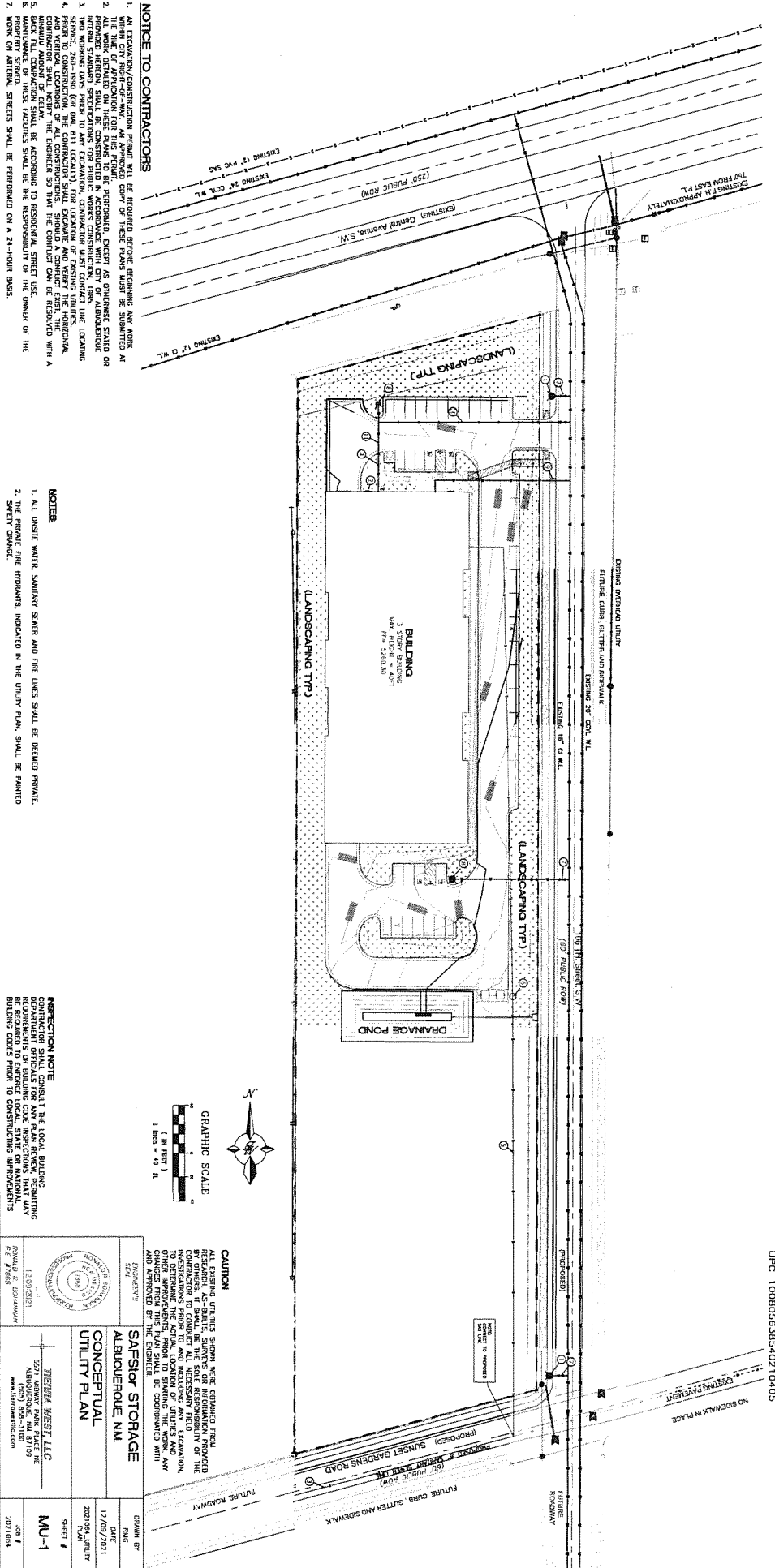
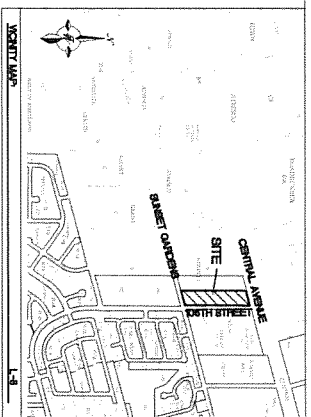
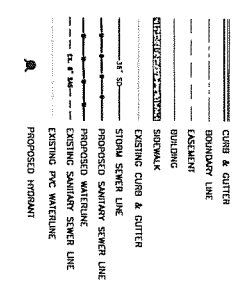
**GENERAL UTILITY NOTES**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LISTED HEREIN.
2. A MINIMUM BURIED REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. APPROXIMATE PLACEMENT FOR WATER LINE DEPTH LOCATIONS, BARRIERS, PRECAUTION LOCATED INSIDE BUILDING.
4. CLEAN OUTS ARE TO BE BUILT PER UNDERGROUND PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MINIMUM 10' FROM EAST P.L.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER U.P.C.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTION PER U.P.C. TO BE PROVIDED IN THE BUILDING.
7. ALL EX. SD METERS AND WPS'S SHALL HAVE CONCEPTUAL DESIGN AND BE PROVIDED IN THE BUILDING.
8. ALL SPOILS, TRENCHING AND SHIELDING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH COA CHAPTER 1826.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PPA HAS NUMEROUS EXISTING FACILITIES AT THE SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT FACILITIES AND RELOCATION CHANGES OR RECONSTRUCTION OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE APPLICANT. EXISTING FACILITIES MAY NOT BE EXHAUSTIVE BUT SHOULD BE USED FOR SAFETY CLEARANCE CONSTRAINTS.
11. PPA WILL REVIEW ALL TECHNICAL METERS, ASSES AND SHALL BE PROVIDED ON THE SITE PLAN UNDER SHEET 10021564-01. ALL EXISTING AND PROPOSED PUBLIC UTILITY FACILITIES SHALL BE INDICATED AND PROVIDED IN THE BUILDING TO ADEQUATE SAFE CLEARANCES.
12. SPOILING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO EXISTING UTILITIES AND TO PROVIDE ADEQUATE CLEARANCE TO EXISTING UTILITIES FOR SAFE OPERATION.

**KEYED NOTES**

- 1 NEW FIRE HYDRANT PER COA STD DMC 2340 (PUBLIC)
- 2 FIC
- 3 8" SWS
- 4 8" SWS
- 5 4" SWS SERVICE
- 6 8" SWS W/ 4" DIA
- 7 8" CAVE VALVE (BUILT)
- 8 8" FIRE HYDRANT & 8" WAVE
- 9 PER COA STD DMC 2340 (PRIVATE)
- 10 2" WATER METERS AND 2" SERVICE LINE
- 11 6" FIRELINE

**LEGEND**



**NOTICE TO CONTRACTORS**

1. ALL EXCAVATION/CONSTRUCTION SHALL BE REQUIRED BEFORE BEGINNING ANY WORK AT THE SITE.
2. THE DATE OF APPLICATION FOR THIS PERMIT SHALL BE THE DATE OF THE PERMIT.
3. APPROVED HEREIN SHALL BE CONSIDERED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS FOR UNDERGROUND UTILITIES.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONSTRUCTION MUST CONTACT THE LOCAL UTILITY LOCATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND ANY OTHER IMPROVEMENTS PRIOR TO STARTING THE WORK. ANY OTHER IMPROVEMENTS PRIOR TO STARTING THE WORK SHALL BE CONSIDERED WITH THE PERMIT.
5. BACK FILL OPERATIONS SHALL BE ACCORDING TO RESURFACING STREET USE.
6. ALL EXCAVATION, TRENCHING AND SHIELDING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH COA CHAPTER 1826.650 SUBPART P.
7. WORK ON AIRTRAIL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**NOTES**

1. ALL ON-SITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEIGNED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PLACED IN A SAFE LOCATION.

**ADDITIONAL NOTE**

FOR ANY PLANS, SPECIFICATIONS, CONTRACTS, PERMITS, OR OTHER DOCUMENTS REQUIRED FOR THE PROJECT, THE APPLICANT SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS, AND OTHER REGULATORY AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE OR NATIONAL AGENCIES PRIOR TO CONSTRUCTING IMPROVEMENTS.



		ENGINEER'S DATE: 12/09/2021 DRAWN BY:
5521 ADRIAN PARK PLAZA, STE 100 ALBUQUERQUE, NM 87105 TEL: (505) 858-1100 WWW.THERESAWEESTLLC.COM		SAFFSJOER STORAGE ALBUQUERQUE, NM CONCEPTUAL UTILITY PLAN SHEET # <b>MU-1</b> JOB # 2021044

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RECORDS. AS SUCH, SINKERS OR INFORMATION PROVIDED BY THE APPLICANT OR OTHER AGENCIES SHALL BE USED TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND ANY OTHER IMPROVEMENTS PRIOR TO STARTING THE WORK. ANY OTHER IMPROVEMENTS PRIOR TO STARTING THE WORK SHALL BE CONSIDERED WITH THE PERMIT.



THIS DOCUMENT IS NOT  
 TO BE USED FOR  
 APPROVAL, PERMITTING,  
 OR CONSTRUCTION.



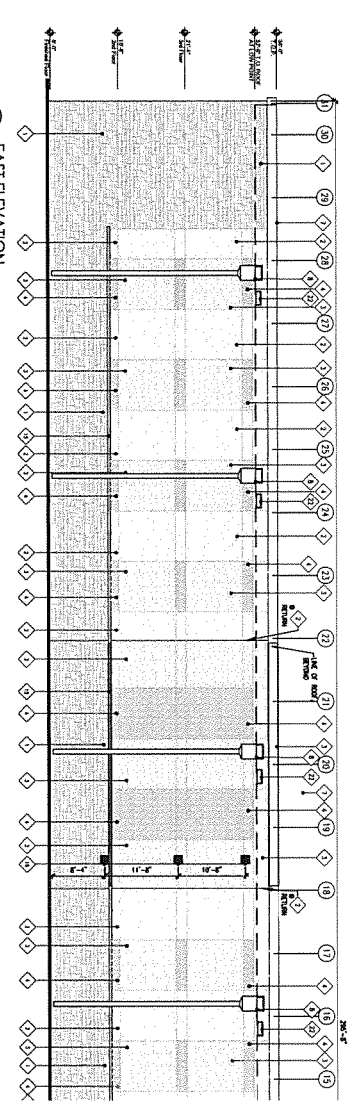
NO DATE ISSUED

**SAFSTOR**  
 CENTRAL AVENUE  
 ALBUQUERQUE, NM

PROJECT NO: 2011100  
 DATE: 10.11.2011

**ELEV-1**  
 INTERIORS

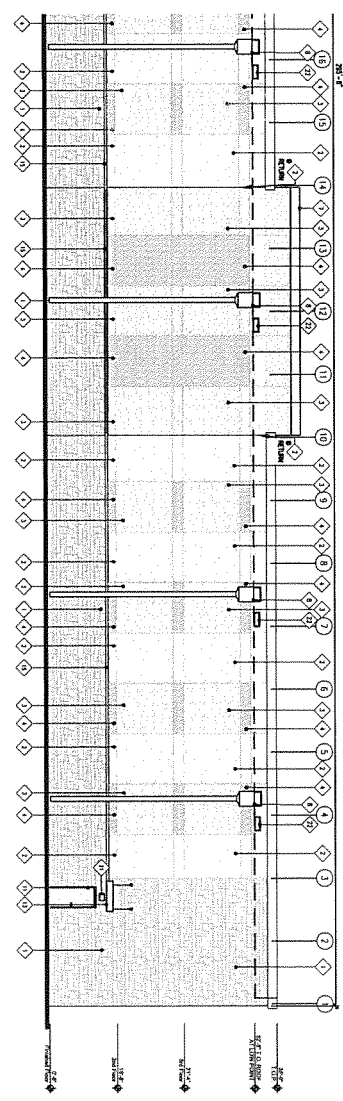
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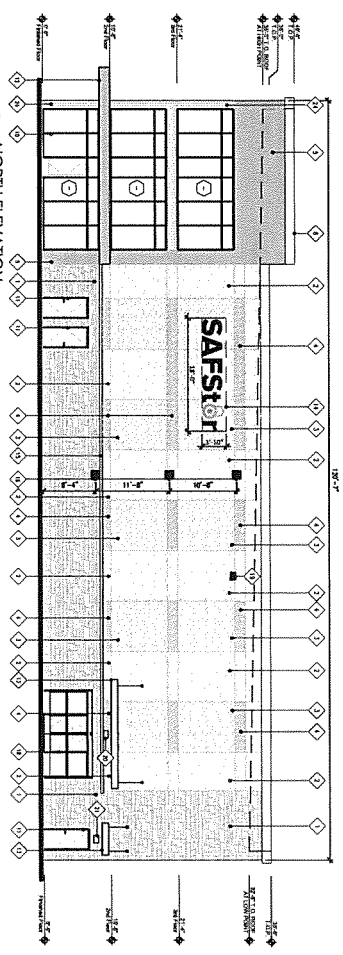
1 EAST ELEVATION  
 1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

NO.	DESCRIPTION
1	EXTERIOR FINISH LEGEND
2	EXTERIOR FINISH LEGEND
3	EXTERIOR FINISH LEGEND
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28	EXTERIOR FINISH LEGEND
29	EXTERIOR FINISH LEGEND
30	EXTERIOR FINISH LEGEND



2 NORTH ELEVATION  
 1/8" = 1'-0"



**GENERAL NOTES:**

1. REFER TO THE GENERAL NOTES TO THE DRAWING FOR THE PROJECT.
2. REFER TO THE GENERAL NOTES TO THE DRAWING FOR THE PROJECT.
3. REFER TO THE GENERAL NOTES TO THE DRAWING FOR THE PROJECT.

**KEYED NOTES:**

SECTION NO. - REFER TO A-120

FROM NO. - REFER TO FROM SHEET

WINDOW NO. - REFER TO A-121

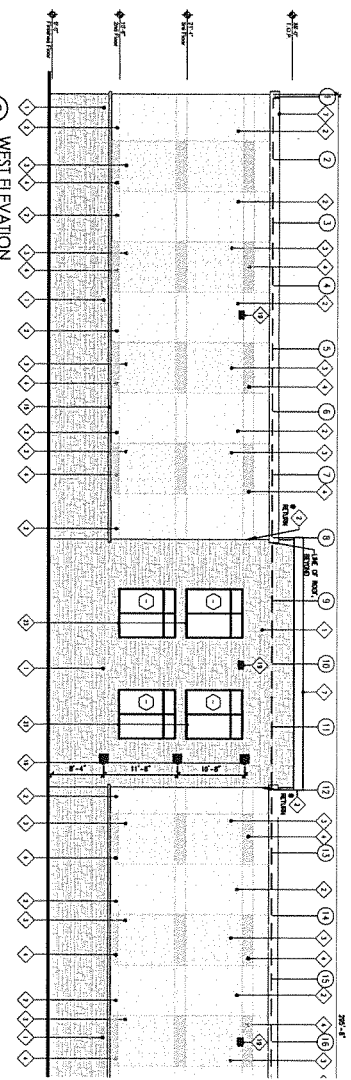
THIS DOCUMENT IS NOT  
 APPROVED FOR PERMITS  
 OR CONSTRUCTION.



**SAFSTOR**  
 CENTRAL AVENUE  
 ALABAMA 36501

**ELEV-2**  
 REVISIONS

DESIGNED BY: DAWSON, INC.

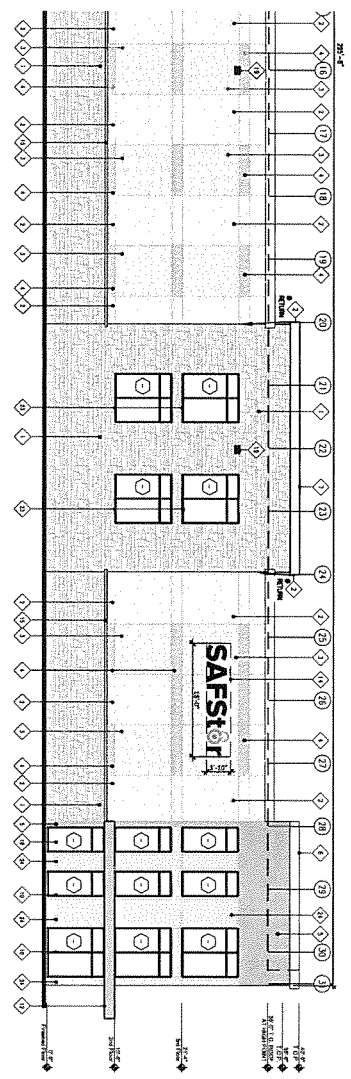


**3 WEST ELEVATION**  
 1/8" = 1'-0"

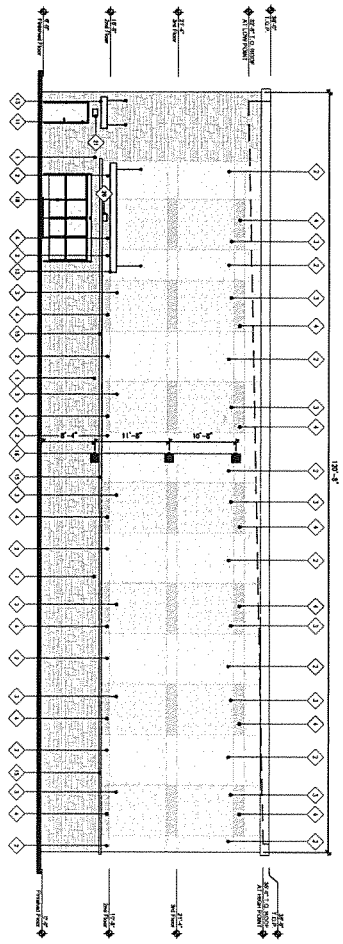
**EXTERIOR FINISH LEGEND**

KEY VALUE	DESCRIPTION
1	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
2	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
3	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
4	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
5	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
6	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
7	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
8	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
9	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
10	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
11	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
12	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
13	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
14	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
15	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
16	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
17	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
18	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
19	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
20	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
21	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
22	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING
23	PAINTED ALUMINUM WINDOW FRAME - VERTICAL FINISH AND METALLIC FINISH COATING
24	PAINTED ALUMINUM WINDOW FRAME - HORIZONTAL FINISH AND METALLIC FINISH COATING

\* REFER TO SHEET A-01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.



**4 SOUTH ELEVATION**  
 1/8" = 1'-0"



**GENERAL NOTES:**

1. REFER TO SHEET A-01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.
2. REFER TO SHEET A-02 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.
3. REFER TO SHEET A-03 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.
4. REFER TO SHEET A-04 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.

**KEYED NOTES:**

SECTION NO. - REFER TO A-01  
 FROM NO. - REFER TO FROM SHEET  
 WORK NO. - REFER TO A-01

- NOTES**
1. FOR SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES AS DIRECTED BY FIRE MARSHAL.
  2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE WIDTH OF AT LEAST 20.00 FEET.
  3. FIRE LANE ROAD SHALL BE LOCATED BETWEEN 4 AND 8 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

<b>SAFSIOR</b>	<b>ALBUQUERQUE, NM</b>
<b>BUSINESS PARK</b>	<b>NR-BP</b>
<b>OCCUPANCY TYPE: STORAGE (GROUP S1)</b>	
<b>LOT AREA:</b>	<b>174,240.0 SF (4.0 ACRES)</b>
<b>BUILDING AREA:</b>	<b>104,440 SF</b>
<b>CONSTRUCTION TYPE:</b>	<b>II-B</b>
<b>BUILDING IS FULLY SPRINKLERED</b>	
<b>MAX BUILDING HEIGHT = 20'-0"</b>	
<b>FIRE FLOW = 3375GPM (5750GPM WITH 50% REDUCTION)</b>	

- KEYED NOTES**
- 1 NEW PUBLIC FIRE IMPACT AND WALK
  - 2 HW
  - 3 BUILDING ADDRESS
  - 4 KNOX BOX
  - 5 FIRE
  - 6 NON PRESSURIZED CONNECTION
  - 7 8" PUBLIC GATE VALVE
  - 8 8" PRIVATE GATE VALVE
  - 9 NEW PRIVATE FI

- LEGEND**
- CURB & GUTTER
  - HOUSING LINE
  - BUILDING
  - EXISTING CURB & GUTTER
  - EXISTING BURNING GROUND FLOW
  - FIRE ACCESS
  - EXISTING FIRE IMPACT
  - PROPOSED IMPACT



**ALBUQUERQUE FIRE DEPARTMENT**

**PERMIT**

CHECKING DIVISION

APPROVED

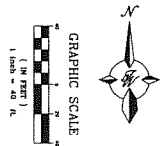
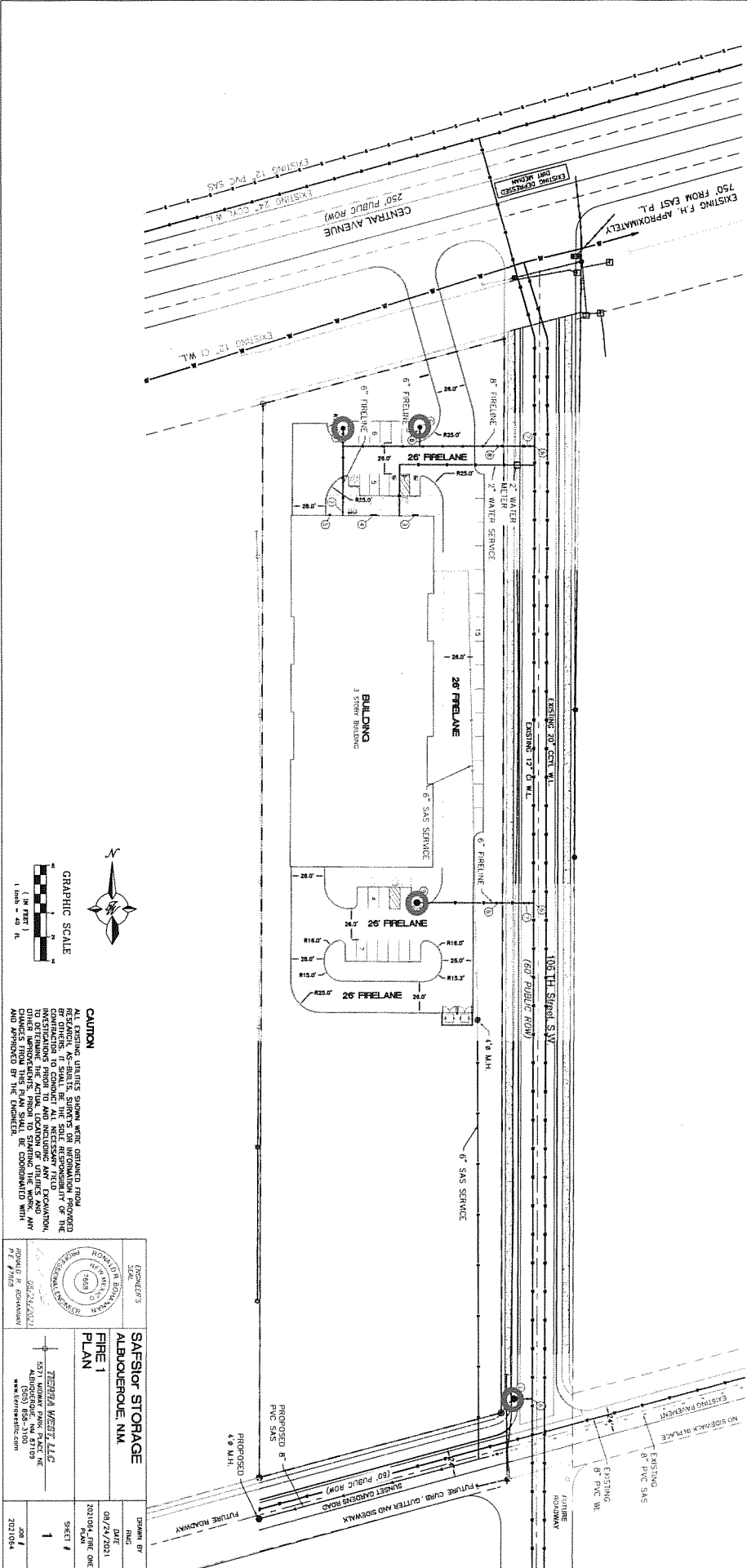
APPROVED DATE: 08/25/2021

PERMIT NUMBER: 21-07702

**LOCAL DESCRIPTION**

LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT

UPC 100805638540210405



**CAUTION**

ALL DIMENSIONS SHOWN WERE OBTAINED FROM RESEARCH. AS-BUILTS, SURVEY OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE INVESTIGATORS PRIOR TO AND INCLUDING ANY EXPANSION, TO THE BOUNDARIES, PROJECTIONS, OR OTHER DATA AND ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

<b>ENGINEER'S</b>	2021004	<b>DRAWN BY</b>	MD
<b>SAFSIOR STORAGE</b>	<b>ALBUQUERQUE, NM</b>	<b>DATE</b>	08/25/2021
<b>FIRE 1</b>	<b>PLAN</b>	<b>SHEET #</b>	1
THERESA WEST, LLC ALBUQUERQUE, NM 87103 (505) 838-3300 www.theresawest.com		<b>JOB #</b>	2021004



# TIERRA WEST, LLC

December 8, 2021

Ms. Jolene Wolfley  
City of Albuquerque – DRB Chair  
600 2nd Street NW  
Albuquerque NM 87102

**RE: SAFESTOR SELF STORAGE  
LOT 1, BLOCK 3 LANDS OF ATRISCO LAND GRANT  
SENSITIVE LANDS ANALYSIS**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the following:

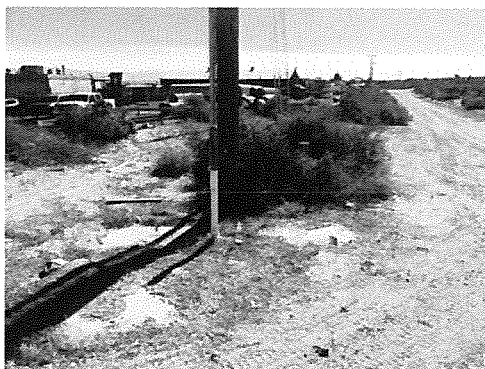
Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing no flood plain present
Steep Slopes	None	See attached conceptual grading and drainage plan with topographic survey. Minor/short 18" rail tie wall exists along north portion of west property line.
Unstable Soils	None	Based on the geotech reports prepared for this site prepared by ATLAS (dated 8-13-2021), existing on site soils should be suitable for engineered fills.
Wetlands (Constant supply of water)	None	See attached Firmette showing no flood plain present. Attached conceptual grading and drainage plan anticipates a drainage pond in the southern portion of the site to attenuate runoff prior to it exiting the site to 106 <sup>th</sup> Street SW.
Arroyo	None	See attached ALTA/NSPS survey. No arroyos present
Irrigation Facilities (acequias)	None	See attached ALTA/NSPS survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Rock outcroppings	None	No rock outcroppings were observed in onsite investigation or noted in geotechnical report prepared for this site by ATLAS (dated 8-13-2021).
Large stands of mature trees	None	No existing mature trees noted on site.
Archeological sites	None	No archaeological issues have been uncovered from onsite investigation or records research of the site.

5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com





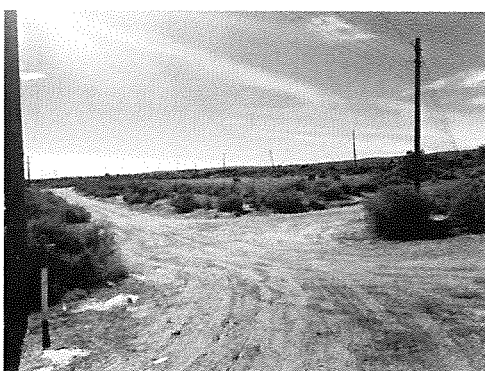
Existing Central Ave roadway looking West along site Frontage



Undeveloped 106<sup>th</sup> St. Right of Way looking South along Frontage



NW corner looking South



NE corner looking SW from Central Ave 106<sup>th</sup> St. Intersection



Existing onsite Animal Pens (to be removed)



Minor rail ties retaining wall along portion of North property line

In conclusion, none of the above features have been determined to be present on this site. Various attached documents along with the above photos of the site support our findings of no onsite sensitive land issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron R. Bohannon", with a long horizontal flourish extending to the right.

Ronald R. Bohannon, P.E

JN: 2021064  
RRB/vc/ye

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cst Engineer
							/	/	/
							/	/	/
							/	/	/

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER \_\_\_\_\_ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS \_\_\_\_\_

**Ronald R. Bohanna**  
NAME (print)

DRB CHAIR - date \_\_\_\_\_

PARKS & RECREATION - date \_\_\_\_\_

**Tierra West, LLC**  
FIRM

TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_

AMAFCA - date \_\_\_\_\_

SIGNATURE - date \_\_\_\_\_

*(Signature)*  
12/10/2021

UTILITY DEVELOPMENT - date \_\_\_\_\_

CODE ENFORCEMENT - date \_\_\_\_\_

CITY ENGINEER - date \_\_\_\_\_

\_\_\_\_\_ - date \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS \_\_\_\_\_

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)  
EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**SAFESTOR SELF STORAGE  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**LOT 1, BLOCK 3 LANDS OF ATRISCO GRANT  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		24' F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (west side)	106th Street SW	Central Avenue	Sunset Gardens Road SW	/	/	/
		24' F-Edge	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Sunset Gardens Road SW	106th Street SW	West Property Line	/	/	/
		8"	SAS Gravity Line	Sunset Gardens Road SW	106th Street SW	West Property Line	/	/	/
			Pond with an Agreement & Covenant	Lot 1, Block 3	South Side Of Lot 1		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/