PLAN SNAPSHOT REPORT SP-2026-00012
FOR CITY OF ALBUQUERQUE

Plan Type:	Site Plan	**Project:**	PR-2022-007848 (PR-2022-007848)	**App Date:**	01/22/2026
Work Class:	Administrative DFT	**District:**	City of Albuquerque	**Exp Date:**	01/21/2029
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	
Description:	Addition of units to existing storage site				

Parcel:	101606002436120301 Main	**Address:**	4100 Yale Blvd Ne 4100 Yale Blvd Ne Main Albuquerque, NM 87107	**Zone:**

Applicant	Owner
Ron Hensley	Mohamed Jasser
300 BRANDING IRON RD SE	2501 Baylor SE
ALBUQUERQUE, NM 87124	Albuquerque, NM 87106
Business: (505) 410-1622	Business: (505) 385-9911

Plan Custom Fields

Existing Project Number	PR-2022-007848	Existing Zoning	NR-GM - Non-Residential - General Manufacturing	Number of Existing Lots	1
Total Area of Site in Acres	2.84	Site Location Between Streets	Carmony and I-25	Case History	PS-2022-00242
Number of Signs	1	Building Size (Sq. Ft.)	196000	Total Number of Dwelling Units	0
Lot and/or Tract Number	A1	Total Gross Square Footage5	196000	Block Number	0000
Subdivision Name and/or Unit Number	KLINES INDUSTRIAL PARK	Legal Description	TRACT A-1 KLINE'S INDUSTRIAL PARK (BEIN A REPLAT OF TRS A & B KLINE'S INDUSTRIAL PARK AND AN UNPLATTED TR OF LAND CONT 2.8365 AC M/L OR 123,558 SQ FT M/L	Existing Zone District	NR-GM
Zone Atlas Page(s)	G-15, G-16	Acreage	2.8365	Calculated Acreage	2.84121
Council District	2	Community Planning Area(s)	Near North Valley	Development Area(s)	Change
Current Land Use(s)	04 | Commercial Services	Balloon Landing Preferred Area	Within Balloon Landing Area	Center Type	Employment
Pre-IDO Zoning District	M-2	Pre-IDO Zoning Description		Major Street Functional Classification	6 - urban interstate frontage, 6 - urban interstate frontage, 9 - urban interstate off-ramp
Public Property Entity	NEW MEXICO	FEMA Flood Zone	X	Are you asking for a deviation?	No
Total Gross Square Footage3	0	Total Gross Square Footage4	0	Credit Multiplier6	2
Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4	Spaces Credited Towards Minimum Required	0
Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0	Credit Multiplier2	4
Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1	Spaces Credited Towards Minimum Required2	0

PLAN SNAPSHOT REPORT (SP-2026-00012)

Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0	Total Gross Square Footage	0
Total Gross Square Footage2	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ron_Hensley_1/22/2026.jpg	01/22/2026 11:55	Hensley, Ron		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00078626	Published Notice Fee	$75.00	$75.00
	Technology Fee	$36.40	$36.40
	Facilitated Meeting Fee for Public Hearing Cases	$50.00	$50.00
	Site Plan Administrative Application Fee	$385.00	$385.00
	Posted Sign Fee	$10.00	$10.00
	Total for Invoice INV-00078626	**$556.40**	**$556.40**
	Grand Total for Plan	**$556.40**	**$556.40**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Site Plan DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			
~~Application Intake v.1~~		02/06/2026 11:36	02/20/2026 11:35
~~Check for Threshold and Assign Case v.1~~	Generic Action		02/20/2026 11:35
Associate Project Number v.1	Generic Action		02/06/2026 11:36
Screen for Completeness v.1	Generic Action		02/20/2026 11:35
~~Sign Posting v.1~~	Generic Action		02/20/2026 11:35
~~Verify Payment v.1~~	Generic Action		02/20/2026 11:35
Application Review v.1		02/20/2026 11:36	
DFT Meeting v.1	Hold Meeting	02/20/2026 11:36	02/20/2026 11:37
Site Plan Administrative Application DFT v.1	Receive Submittal		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Add in Conditions of Approval v.1	Generic Action		
Linked Applications v.1			

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 12/2025)

Legal Description & Location:
TRACT A-1 KLINE'S INDUSTRIAL PARK (A REPLAT OF TRS A & B KLINE'S INDUSTRIAL PARK)
4100 YALE BLVD. N.E.

Request Description: Site Plan

☒ ***I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II)***

- Sensitive Lands Analysis (5-2(C)) ____ Approved ____ NA
- Grading and Drainage Plan ____ Approved ____ NA
- AMAFCA ____ Approved ____ NA
- Bernalillo County ____ Approved ____ NA
- NMDOT ____ Approved ____ NA
- MRGCD ____ Approved ____ NA

_____ _____
Hydrology Department Date

☒ ***II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)***

☒ ***III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)***

- Traffic Circulations Layout (TCL) ____ Approved ____ NA
- Traffic Impact Study (TIS) ____ Approved ____ NA
- Neighborhood Impact Analysis (NIA) ____ Approved ____ NA
- Bernalillo County ____ Approved ____ NA
- MRCOG ____ Approved ____ NA
- NMDOT ____ Approved ____ NA
- MRGCD ____ Approved ____ NA

_____ _____
Transportation Department Date

☒ ***IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)***

☒ ***V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

☒ Availability Statement

☐ Service Connection Agreement

☐ Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

☐ Request for Availability submitted: Availability Statement/Serviceability Letter # 251114

☐ Request for Availability is not applicable

_____ _____
ABCWUA Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

☐ ***VI -*** Infrastructure Improvements Agreement (IIA*) ____ Approved X NA

☐ ***VII -*** Solid Waste Department Signature on the Plan X Approved ____ NA

☐ ***VIII -*** Fire Marshall Signature on the Plan X Approved ____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

The HENSLEY ENGINEERING GROUP

January 22, 2026

Development Facilitation Team
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 4100 Yale Blvd. NE. – Administrative Site Plan

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-5(G)**, we are applying for a Site Plan within zone atlas page G-16 to be reviewed and approved by the Development Facilitation Team.

Overview and Summary of Request

- Self-Storage Site Plan
- The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations.
- The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development

As agent for the owners, we are requesting comment on the City requirements to approve the proposed Site Plan. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc

Letter of Authorization

To: Development Hearing Officer

Date: 1/08/2026

I, Mohamed Jasser hereby authorize The Hensley Engineering Group-Ron Hensley to act on my behalf in all matters relating to the application filed for my property located at 4100 Yale Blvd. NE.

Property Owner(s)* (Applicant) Printed Name MOHAMED JASSER

Property Owner(s)* (Applicant) Signature

Mailing Address 11900 Giacomo Ave SE, Albuquereque NM 87123

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

January 14, 2026

Ron Hensley
THE Group
300 Branding Iron SE
Rio Rancho, NM 87124

RE: Water and Sanitary Sewer Availability Statement #251114
Project Name: Yale 96,000 Sq. Ft. multi-story self-storage facility
Project Address: 4100 Yale Blvd. NE
Legal Description: TRACT A-1 KLINE'S INDUSTRIAL PARK (BEING A REPLAT OF TRS A & B KLINE'SINDUSTRIAL PARK AND AN UNPLATTED TR OF LAND)
UPC: 101606002436120301
Zone Atlas Map: G-16

Dear Mr. Hensley:

Project Description: The subject site is located just north of the intersection of Yale Blvd. NE and Interstate 25, within the City of Albuquerque. The proposed development consists of approximately 2.8 acres and the property is currently zoned NR-GM for Non-Residential -General Manufacturing Zone District. The property lies within the Pressure Zone 1E in the Montgomery Trunk.

The Request for Availability indicates plans to add a new commercial building to the existing self-storage.. This availability statement is specific to the infrastructure required to support the proposed development and provide a commitment of service.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Ten-inch PVC distribution line (project #26-2170-85) along Yale Blvd. NE.

Sanitary sewer infrastructure in the area consists of the following:

- Ten-inch Concrete Pipe sanitary sewer collector line (project #07-027-59) located on-site.
- 15-inch PVC sanitary sewer interceptor line (project #26-3960-03) along Yale Blvd. NE.

Water Service: This site currently has an existing 3/4-inch water meter service on Yale Blvd. NE. If a new metered water service is needed for the property, it can be provided via routine connection to the existing ten-inch distribution main along Yale Blvd. NE. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: This site currently has an existing sanitary sewer service on the existing ten-inch collector within the site. If a new sanitary sewer service can be provided via routine connection to the existing ten-inch collector line located on-site. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

The existing ten-inch public sanitary sewer located onsite shall not be encroached. Any proposed development shall not impede operation and maintenance activities for this public sanitary sewer line. All manholes shall be accessible for Water Authority Vac-Trucks.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1625 gallons per minute. Two fire hydrants are required. There is one existing private hydrant available and one new private hydrant is proposed with this project. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at a potential fire line connection point on Yale Blvd. NE.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

The developer is required to notify the Water Authority if a private fire pump is proposed for the development. It is the Water Authority's preference not to have private fire pumps taking suction directly from the public water system as there should be an intermediate private storage tank. If a private storage tank is not proposed between the public water system and the private fire pump, a surge analysis shall be required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer and confirm that surge mitigation equipment is not warranted. If surge mitigation equipment is warranted, it shall be installed at the developer's expense. Please coordinate with the Water Authority if a private tank is not proposed to determine the necessary information needed and additional steps that may be required for the surge analysis.

Cross Connection Prevention: Approved dual check valves shall be inserted on all water services within pressure zones 0W, 1W and 1E.

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a

location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority connection permit process Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, a UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This Availability Statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

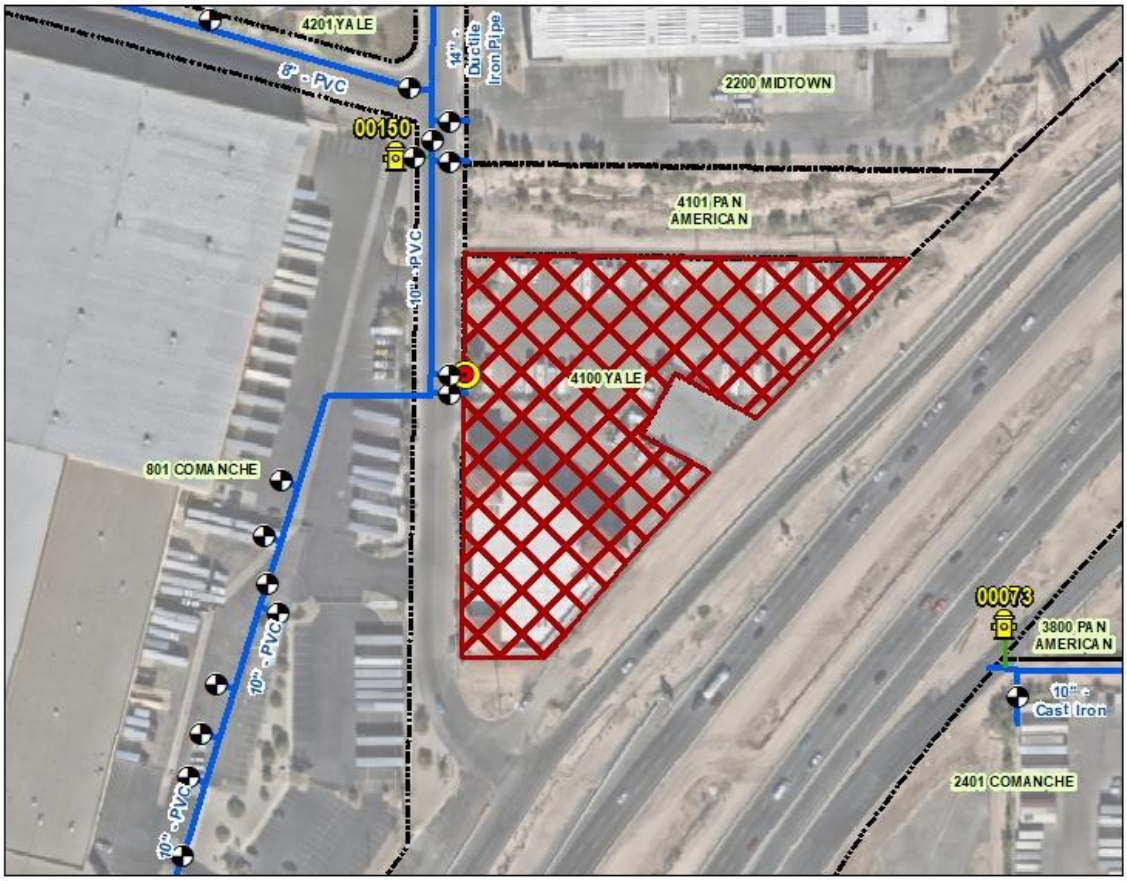
Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #251114**

251114 - Water



0 300 600 Feet

N W E S

Legend

Water Valves

- Valve
- Hydrant

Water Pipe

Subtype

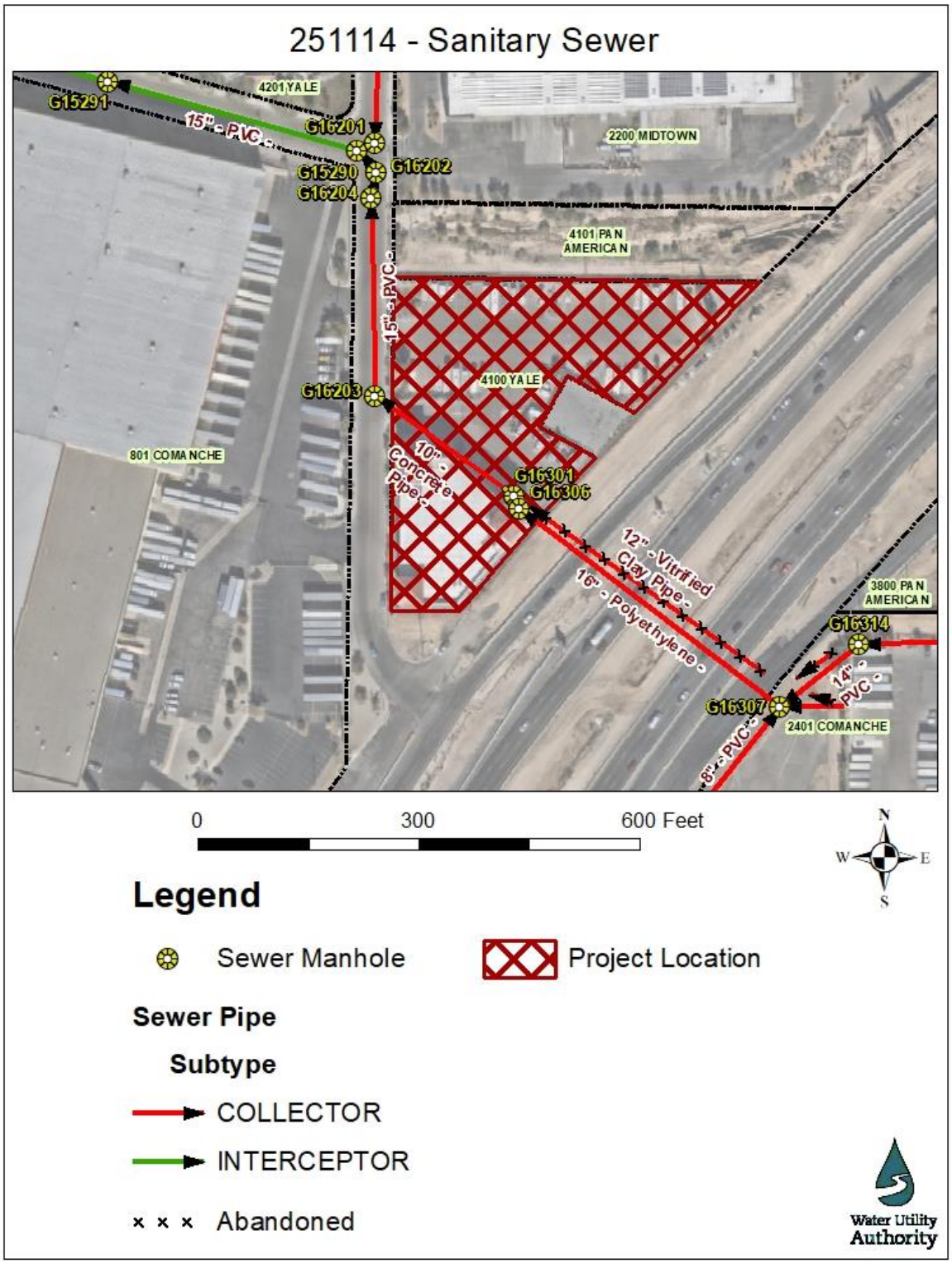
- Distribution Line
- Hydrant Leg

- Project Location

Fire Flow Analysis Points

- Analysis Point (1)

Water Utility Authority


251114 - Sanitary Sewer
G15291
4201 YALE
15" - PVC -
G16201
G15290
G16202
G16204
2200 MIDTOWN
4101 PAN AMERICAN
15" - PVC -
4100 YALE
G16203
801 COMANCHE
10" - Concrete Pipe -
G16301
G16306
12" - Vitrified Clay Pipe -
16" - Polyethylene -
3800 PAN AMERICAN
G16314
14" - PVC -
G16307
2401 COMANCHE
8" - PVC -
0
300
600 Feet
N
W
E
S
Legend
Sewer Manhole
Project Location
Sewer Pipe
Subtype
COLLECTOR
INTERCEPTOR
Abandoned
Water Utility Authority

Yale Storage

4100 Yale Blvd. NE,
Albuquerque, NM 87107

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE NEW MEXICO CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER. A.I.A.
NEW MEXICO IDENTIFICATION # 6666
DESIGNHAUS ARCHITECTURE

PROJECT TEAM

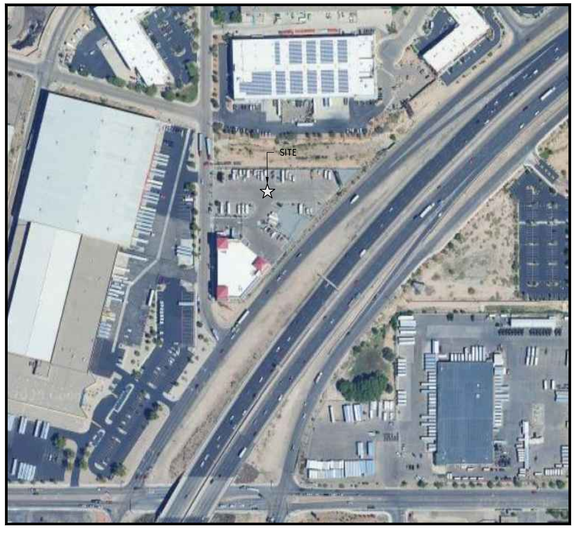
OWNER
YALE SELF-STORAGE
4100 YALE BLVD. NE
ALBUQUERQUE, NM 87107
(505) 385-9911
CONTACT: MOHAMED JASSER

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: SAL LORENZANO
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

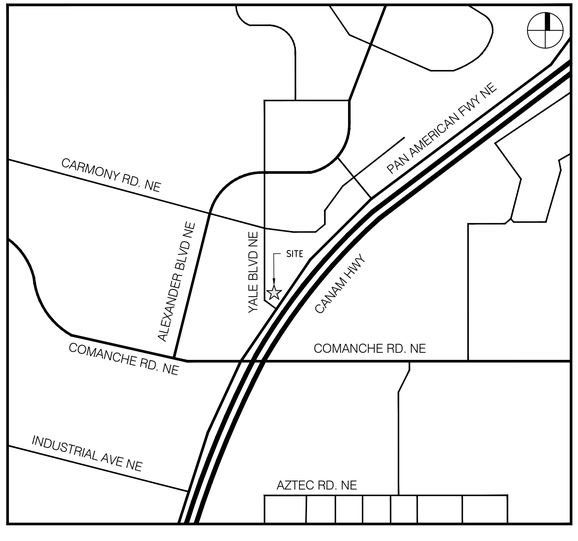
INDEX OF DRAWINGS

SHEET NO:	DRAWING NAME	25.09.29: 30% Set
GENERAL		
G1.1	Title Sheet & Index	☐
G2.1	Code Data	☐
G2.2	Life Safety	☐
G2.3	Life Safety	☐
G3.1	Reference Data	☐
G4.1	Accessibility Standards	☐
SITE & LANDSCAPE		
AS1.1	Architectural Site Plan	☐
L1.1	Landscape Plan	☐
L1.2	Irrigation Plan	☐
ARCHITECTURAL		
A1.1	First Floor Plan	☐
A1.2	Second Floor Plan	☐
A1.3	Third Floor Plan	☐
A1.4	Fourth Floor Plan	☐
A1.5	Roof Plan	☐
A9.2	RESTROOM PLANS & ELEVATIONS	☐
A3.1	Building Elevations	☐
A4.1	Building Sections	☐
A5.1	Wall Sections	☐
A7.1	Typical Storage Detail	☐
A8.1	Door Schedule	☐
A8.2	Door Details	☐
A10.1	Stair 1 Plans & Sections	☐
A10.2	Stair 2 Plans & Sections	☐
A10.5	Elevator 1 Plans & Section	☐

LOCATION MAP



VICINITY MAP



DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

ISSUANCE	DATE
SPA Submittal	26.01.16
30% Set	25.09.29

NOT FOR CONSTRUCTION

Yale Storage
4100 Yale Blvd. NE,
Albuquerque, NM 87107

Title Sheet & Index

25104

G1.1

Yale Storage

Proposed Climate Controlled Self-Storage Building Addition

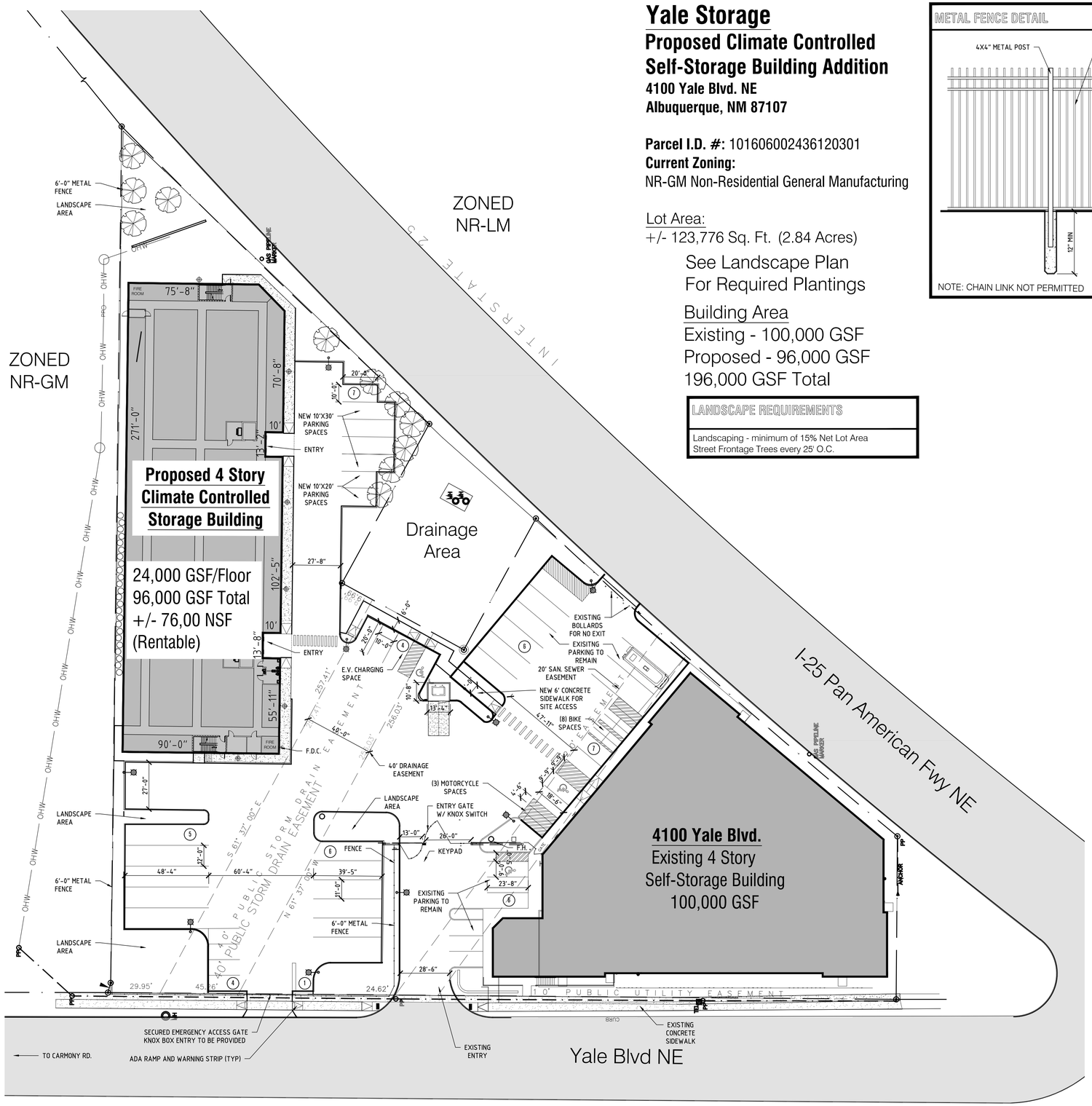
4100 Yale Blvd. NE
Albuquerque, NM 87107

Parcel I.D. #: 101606002436120301
Current Zoning:
NR-GM Non-Residential General Manufacturing

Lot Area:
+/- 123,776 Sq. Ft. (2.84 Acres)

See Landscape Plan
For Required Plantings

Building Area
Existing - 100,000 GSF
Proposed - 96,000 GSF
196,000 GSF Total



1 Site Plan

SCALE: 1" = 30'

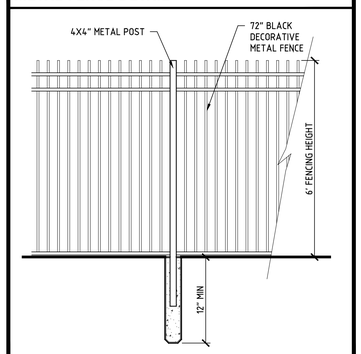
NORTH

0' 15' 30' 60'

LANDSCAPE REQUIREMENTS

Landscaping - minimum of 15% Net Lot Area
Street Frontage Trees every 25' O.C.

METAL FENCE DETAIL



NOTE: CHAIN LINK NOT PERMITTED

SIGN DETAIL

SITE PLAN LEGEND

	EXISTING ROAD
	BUILDING
	ADA PARKING

ZONING MAP

GENERAL NOTE

A. ALL LIGHTING IS TO COMPLY WITH THE CITY OF CEDAR HILL LIGHTING AND GLARE STANDARDS, PER SECTION 5.6 OF THE ZONING ORDINANCE
B. ALL GROUND AND WALL-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER SECTION 5.3.7. OF THE ZONING ORDINANCE

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided
Setbacks	Front: 5' Sides: 0' Rear: 0'	Front: 5' Sides: 0' Rear: 0'
Building Height	65'	-
Building Coverage	Max. n/a	Max. n/a
Lot Width	Min. n/a	Min. n/a

PARKING SUMMARY

Regulation	Required	Provided
Site Requirement	1 Space per 5,000 GFA Existing Building: 100,000 / 3,000 = 33 Required Proposed Building: 96,000 / 3,000 = 32 Required 65 Total Spaces Required	50 Spaces Provided On-Site + 18 Spaces Provided Off-Site 68 Total Spaces Provided Including: (3) ADA Spaces (8) Bike Spaces (3) Motorcycle Spaces
ADA Requirement	3 Spaces 1 of which is van accessible	3 Spaces Provided Including 1 Van Accessible
Bike Parking	3 Spaces or 10% of required off street parking, whichever is greater	8 Bike Spaces Provided + 3 Motorcycle Spaces

PROJECT NUMBER: _____

Application Number: _____

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

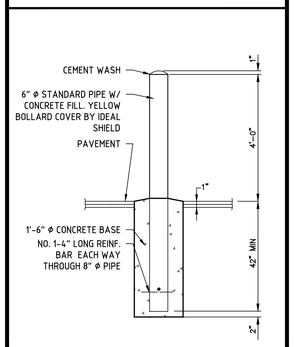
DFT SITE DEVELOPMENT PLAN APPROVAL:

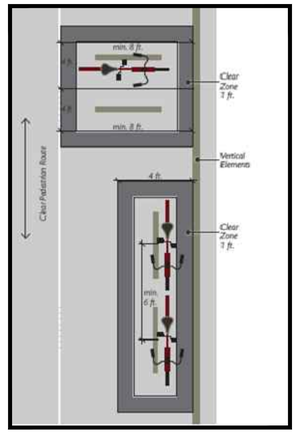
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, if necessary

12/16/22

BOLLARD DETAIL





BIKE SPACE DETAIL

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

SPA Submittal	26.01.16
30% Set	25.09.29
ISSUANCE	DATE

NOT FOR CONSTRUCTION

Yale Storage
4100 Yale Blvd. NE,
Albuquerque, NM 87107

Architectural Site Plan

25104

AS1.1

AS1.1 Architectural Site Plan.dwg

1/14/2026

Designhaus

Parcel Area: 124,230 SF (2.85 Acres)

Existing Building: 25,188 SF
Existing Impervious: 73,486 SF
Existing Coverage: 98,674 SF

Existing Openspace: 25,556 SF (20.57%)

Proposed Building: 24,275 SF
Total Building Area: 49,463 SF
Proposed Impervious: 101,390 SF

Proposed Openspace: 22,840 SF (18.39%)
Minimum Openspace Required: 15%

Gross Lot Area: 124,230 SF
Gross Building Area: 49,463 SF
Net Lot Area (- Building SF): 74,767 SF

Minimum Landscape Required (15%): 11,215 SF
Landscape Area Provided: 22,840 SF

F- Frontage Trees @ 25' O.C Required
+/- 606 L.F. Frontage
606 L.F. / 25 = 25 Trees Required
25 Frontage Trees Provided

F- Frontage Trees @ 25' O.C Required
+/- 454 L.F. Frontage
454 L.F. / 25 = 19 Trees Required
19 Frontage Trees Provided

1 Landscape Plan

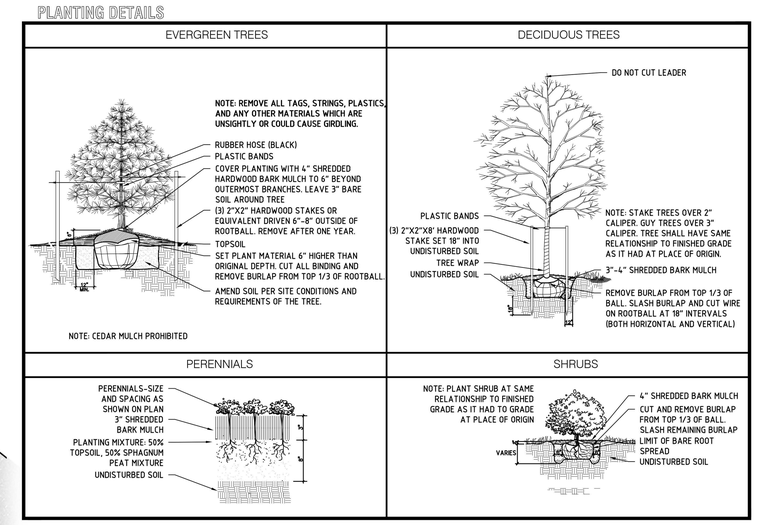
SCALE: 1" = 30'
0' 15' 30' 60'

NORTH

PLANT SCHEDULE

	TAG	QTY.	BOTANICAL NAME	COMMON NAME	MATURE SIZE	CONT	INST. HT.	NATIVE	DROUGHT TOL	NOTES
DECIDUOUS TREES										
	CP	3	PISTACIA CINENSIS	CHINESE PISTACHE	40' X 40'	45 GAL	10'-12'	NO	YES	
	LB	8	ULMUS parvifolia	LACEBARK ELM	40' X 40'	45 GAL	10-12'	YES	YES	
	GO	6	QUERCUS gambeli	GAMBEL OAK	25'-60' X 60'	45 GAL	10-12'	YES	YES	
	VM	4	PPROSOPIS velutina	VELVET MESQUITE	15-30' X 25'	35 GAL	8-10'	YES	YES	
	NH	4	CELTIS reticulata	NEATLEAF HACKBERRY	12'-28' X 15'	35 GAL	8-10'	YES	YES	
ORNAMENTAL TREES										
	DW	19	CHILOPSIS linearis	DESERT WILLOW	8-20' x 15'	25 GAL	8-10'	YES	YES	
	RB	11	CERCIS r	OAKLAHOMA REDBUD	15' X 12'	15 GAL	8'	YES	YES	
SHRUBS										
	BM	68	CARYOPTERIS clandonensis	BLUE MIST SPIREA	2' X 3'	3 GAL	24"	YES	YES	
	FB	17	CHAMAEBATIARIA millefolium	FERNBUSH	4-6' X 5'	5 GAL	30"	YES	YES	
	TL	24	RHUS triloba	THREE-LEAF SUMAC	3-6' X 3-6'	3 GAL	24"	YES	YES	
	AS	29	SALVIA greggii	AUTUMN SAGE	24 X 36	2 GAL	18"	YES	YES	
	GL	57	COTONEASTER buxifolius	GRAYLEAF COTONEASTER	2' X 4-6'	2 GAL	18"	YES	YES	
GRASSES										
	LB	84	SCHIZACHYRIUM scoprium	LITTLE BLUESTEM	2' x 2'	2 GAL	18"	YES	YES	
		23K SF	LANDSCAPE GRAVEL							

PLANTING DETAILS



NOTES

* Locate and Verify in field all utility lines above and below ground and confirm no conflicts exist.
* Native, drought-tolerant ground covers suitable for the New Mexico environment must be used in landscape buffers, and in and around parking fields to the maximum extent possible, instead of sod.
* Pervious open space, pursuant to City Code, must be provided on all site plans as landscaped green space, exclusive of water bodies. Pervious surface materials can be used in unique situations on small sites, less than two acres in size, for up to 25 percent of the pervious open space requirement, subject to city planner approval.
* All landscaping will be supported by a fully-operational automatic irrigation system.
* Any dying or dead landscaping will be replaced by the owner with the same or similar specie within 60 days of problem identification.
* Existing trees to be preserved if possible.
* Automatic underground irrigation system to be provided for zoned control and demand separation. See Sheet L1.2 for details

DESIGNHAUS EST 1998 ARCHITECTURE
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INFO@DESIGNHAUS.COM

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SPA Submittal	**26.01.16**
30% Set	**25.09.29**
ISSUANCE	DATE

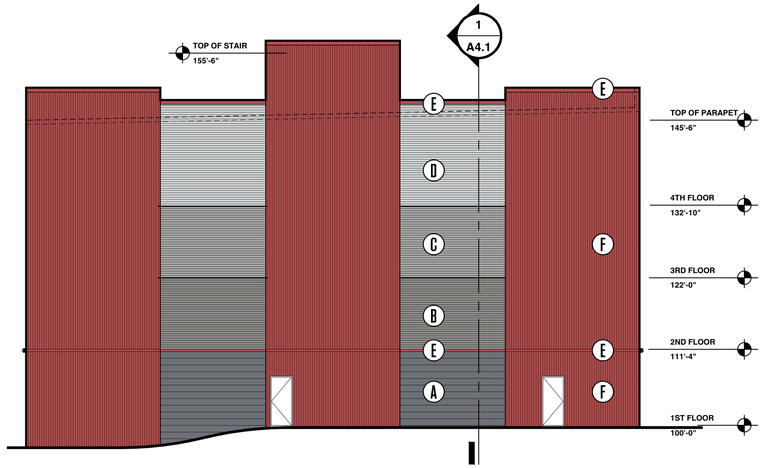
NOT FOR CONSTRUCTION

Yale Storage
4100 Yale Blvd. NE,
Albuquerque, NM 87107

Landscape Plan

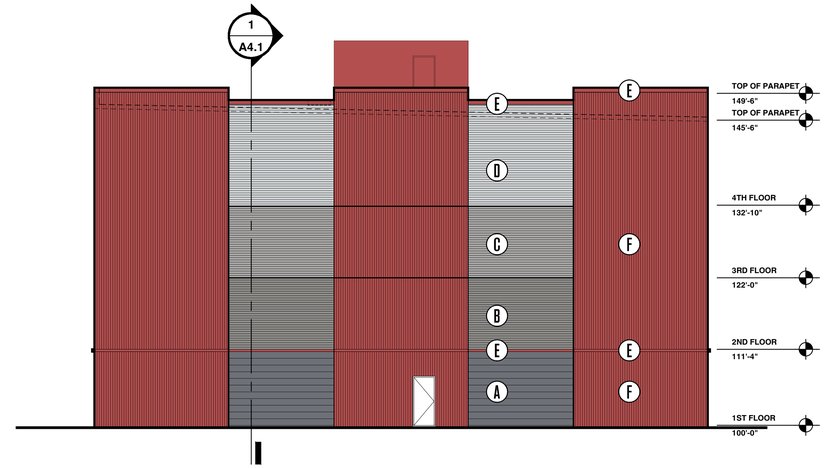
25104

L1.1



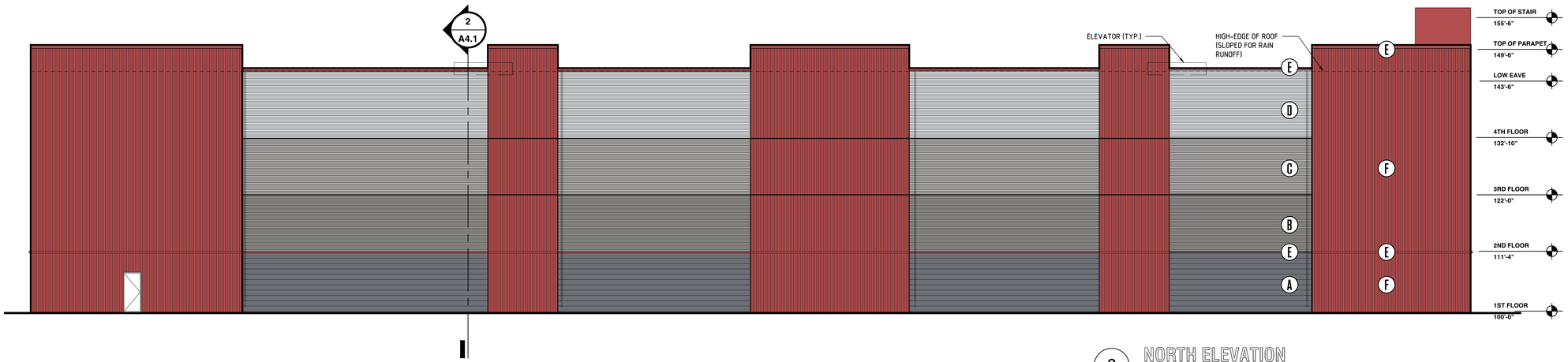
4 WEST ELEVATION

SCALE: 3/32" = 1'



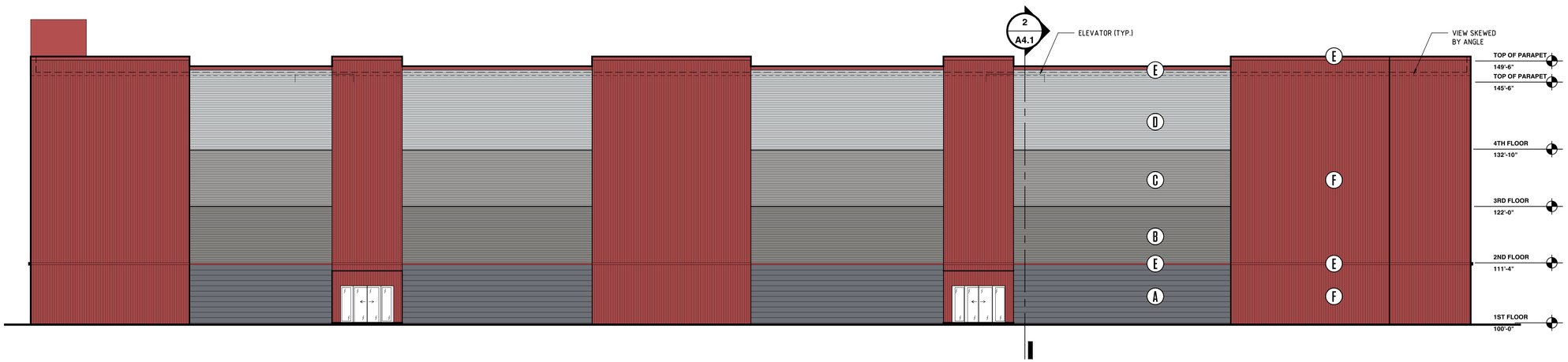
3 EAST ELEVATION

SCALE: 3/32" = 1'



2 NORTH ELEVATION

SCALE: 3/32" = 1'



1 SOUTH ELEVATION

SCALE: 3/32" = 1'

MATERIAL LEGEND

MARK	DESCRIPTION
A	FW-120 PANEL HORIZONTAL - DEEP GRAY 26 GA.(ALT. 24 GA.)
B	DESIGNER SERIES PANEL HORIZONTAL - SLATE GRAY STANDARD GA.
C	DESIGNER SERIES PANEL HORIZONTAL - TUNDRA STANDARD GA.
D	DESIGNER SERIES PANEL HORIZONTAL - SNOW WHITE STANDARD GA.
E	DESIGNER SERIES PANEL HORIZONTAL - SCARLET RED STANDARD GA.
F	DESIGNER SERIES PANEL VERTICAL - SCARLET RED STANDARD GA.

DESIGNHAUS ARCHITECTURE EST 1998

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Yale Storage

4100 Yale Blvd. NE,
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Building Elevations

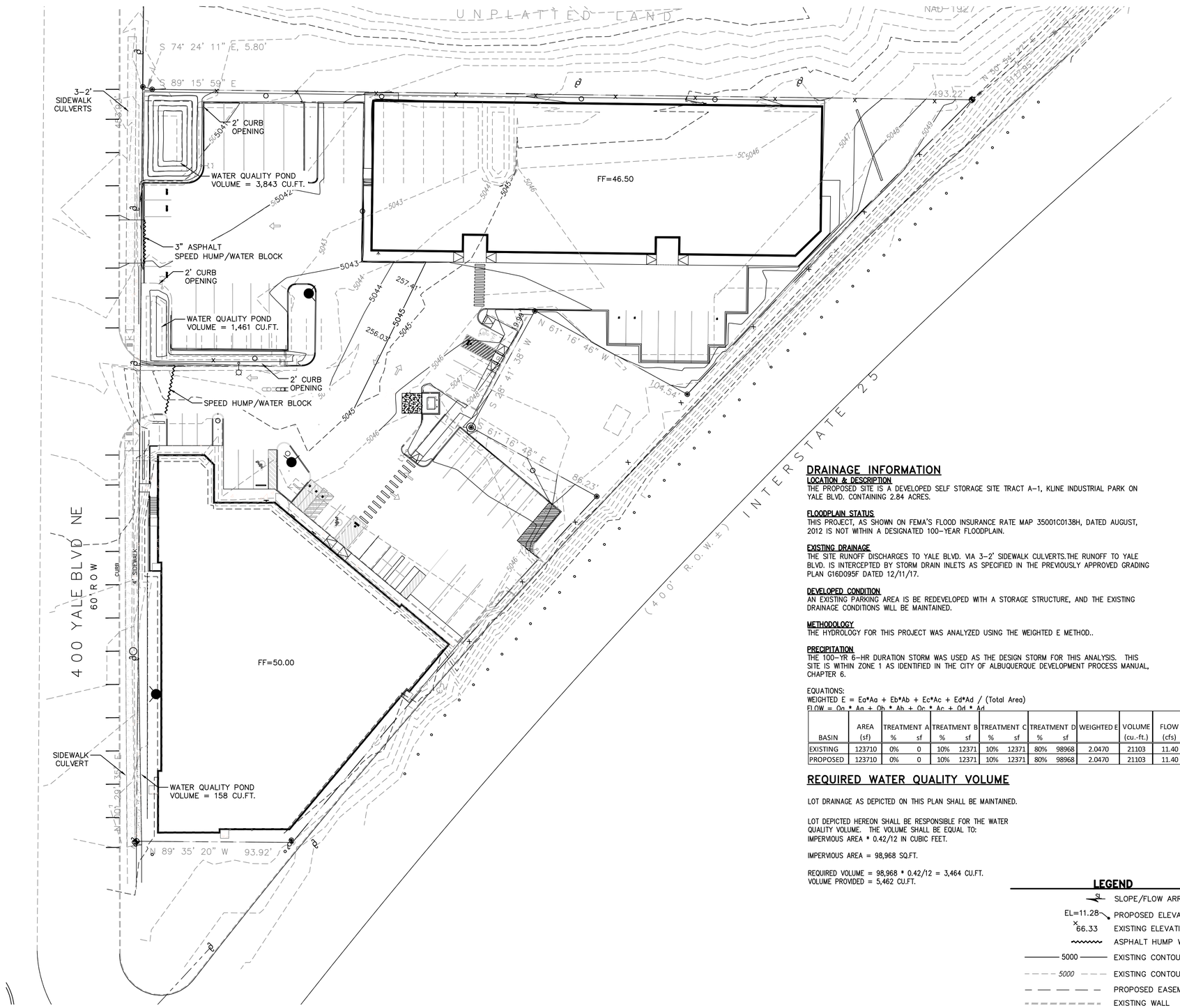
25104

A3.1

A3.1 Building Elevations.dwg

1/14/2026

Designhaus



DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS A DEVELOPED SELF STORAGE SITE TRACT A-1, KLINE INDUSTRIAL PARK ON YALE BLVD. CONTAINING 2.84 ACRES.

FLOODPLAIN STATUS
THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0138H, DATED AUGUST, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE
THE SITE RUNOFF DISCHARGES TO YALE BLVD. VIA 3-2' SIDEWALK CULVERTS.THE RUNOFF TO YALE BLVD. IS INTERCEPTED BY STORM DRAIN INLETS AS SPECIFIED IN THE PREVIOUSLY APPROVED GRADING PLAN G16D095F DATED 12/11/17.

DEVELOPED CONDITION
AN EXISTING PARKING AREA IS BE REDEVELOPED WITH A STORAGE STRUCTURE, AND THE EXISTING DRAINAGE CONDITIONS WILL BE MAINTAINED.

METHODOLOGY
THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD..

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

EQUATIONS:
WEIGHTED E = Eo*Ao + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
FLOW = Qo * Ao + Qb * Ab + Qc * Ac + Qd * Ad

BASIN	AREA (sf)	TREATMENT A %	TREATMENT A sf	TREATMENT B %	TREATMENT B sf	TREATMENT C %	TREATMENT C sf	TREATMENT D %	TREATMENT D sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	123710	0%	0	10%	12371	10%	12371	80%	98968	2.0470	21103	11.40	4.01
PROPOSED	123710	0%	0	10%	12371	10%	12371	80%	98968	2.0470	21103	11.40	4.01

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR THE WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

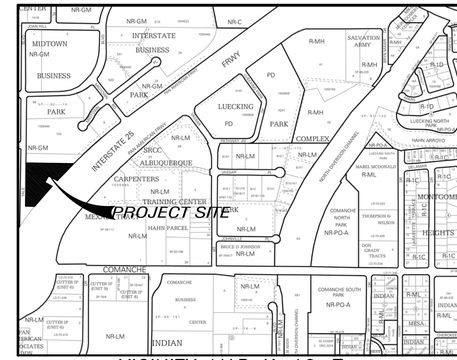
IMPERVIOUS AREA = 98,968 SQ.FT.

REQUIRED VOLUME = 98,968 * 0.42/12 = 3,464 CU.FT.
VOLUME PROVIDED = 5,462 CU.FT.

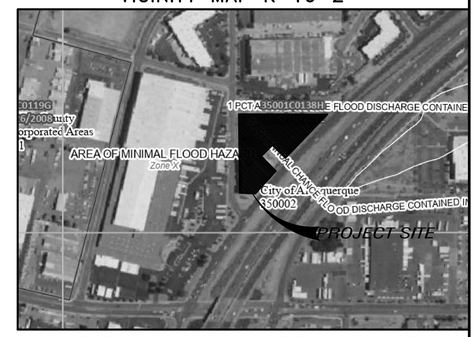
LEGEND

- SLOPE/FLOW ARROW
- EL=11.28 — PROPOSED ELEVATION
- 66.33 — EXISTING ELEVATION
- ASPHALT HUMP WATER BLOCK
- 5000 — EXISTING CONTOUR
- 5000 — EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL

30' 15' 0 30' 60'
SCALE: 1" = 30'



VICINITY MAP K-10-Z



FIRM MAP NO. 35002C0138H

GENERAL NOTES

A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

B. ANY EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.

C. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBLITY OF THE PROPERTY OWNER.

D. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED

E. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

F. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

CONSTRUCTION NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/15/2025
BY:
HydroTrans # G16D095F
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

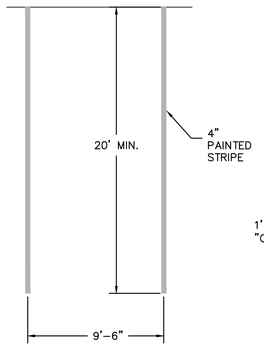
RON E. HENSLEY
NEW MEXICO
21850
PROFESSIONAL ENGINEER
11/24/25

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. THE CONTRACTOR IS RESPONSIBLITY OF EACH DISCIPLINE TO REVIEW THE PROJECT TO REVIEW THESE DRAWINGS AS A COMPLETE SET. SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DO NOT SCALE DRAWINGS. INCONSISTENCIES IN DRWG PLAN REPRODUCTION, SCALING ETC. DIMENSIONS IS NOT RECOMMENDED.

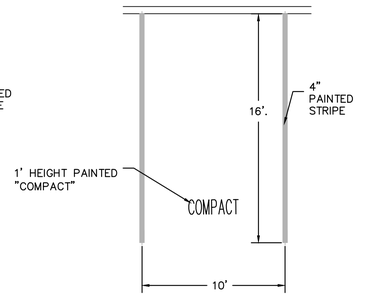
-PROJECT ADDRESS-
4100 YALE BLVD. NE
ALBUQUERQUE, NM
-CLIENTS NAME-

THE group
THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

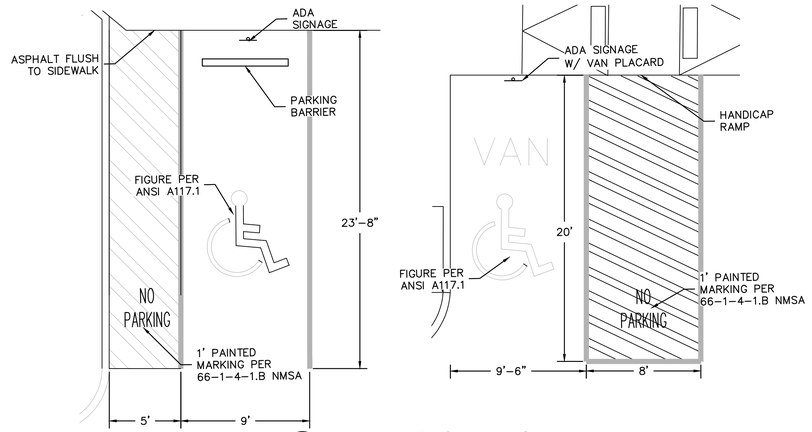
-DRAWING NAME-
GRADING PLAN
-PROJECT NAME-
YALE STORAGE
-PROJECT NUMBER-
-PROJECT PROGRESS-
PERMIT
-DRAWN BY-
REH
-CHECKED BY- REH / -APPROVED BY- REH
-DATE-
NOV. 24, 2025
-SCALE-
AS NOTED
-SHEET-
G 1



1 TYPICAL SPACE DETAIL
Scale: 1"=5'



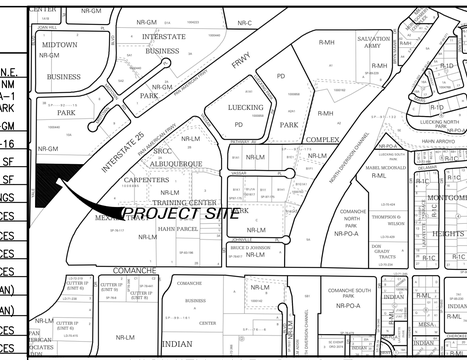
2 COMPACT SPACE DETAIL
Scale: 1"=5'



3 ADA PARKING DETAILS
Scale: 1"=5'

SITE DATA

LOCATION	4100 YALE BLVD. N.E.
LEGAL DESCRIPTION	ALBUQUERQUE, NM LOT A-1 MIDTOWN BUSINESS PARK
CURRENT ZONING	NR-GM
ZONE ATLAS PAGE	G-16
BUILDING AREA	EXISTING 100,000 SF
	PROPOSED 96,000 SF
NUMBER OF UNITS	2 BUILDINGS
REQUIRED PARKING	SELF STORAGE 1/3000 SQ.FT.=65 SPACES
PARKING PROVIDED	ON-STREET 18 SPACES
	ON-SITE 41 SPACES
	EV CHARGING 3 SPACES
REQUIRED ADA PARKING	3 SPACES (1 VAN)
PROVIDED ADA PARKING	3 SPACES (1 VAN)
REQUIRED MC PARKING	3 SPACES
PROVIDED MC PARKING	3 SPACES
REQUIRED BICYCLE PARKING	7 SPACES
PROVIDED BICYCLE PARKING	8 SPACES



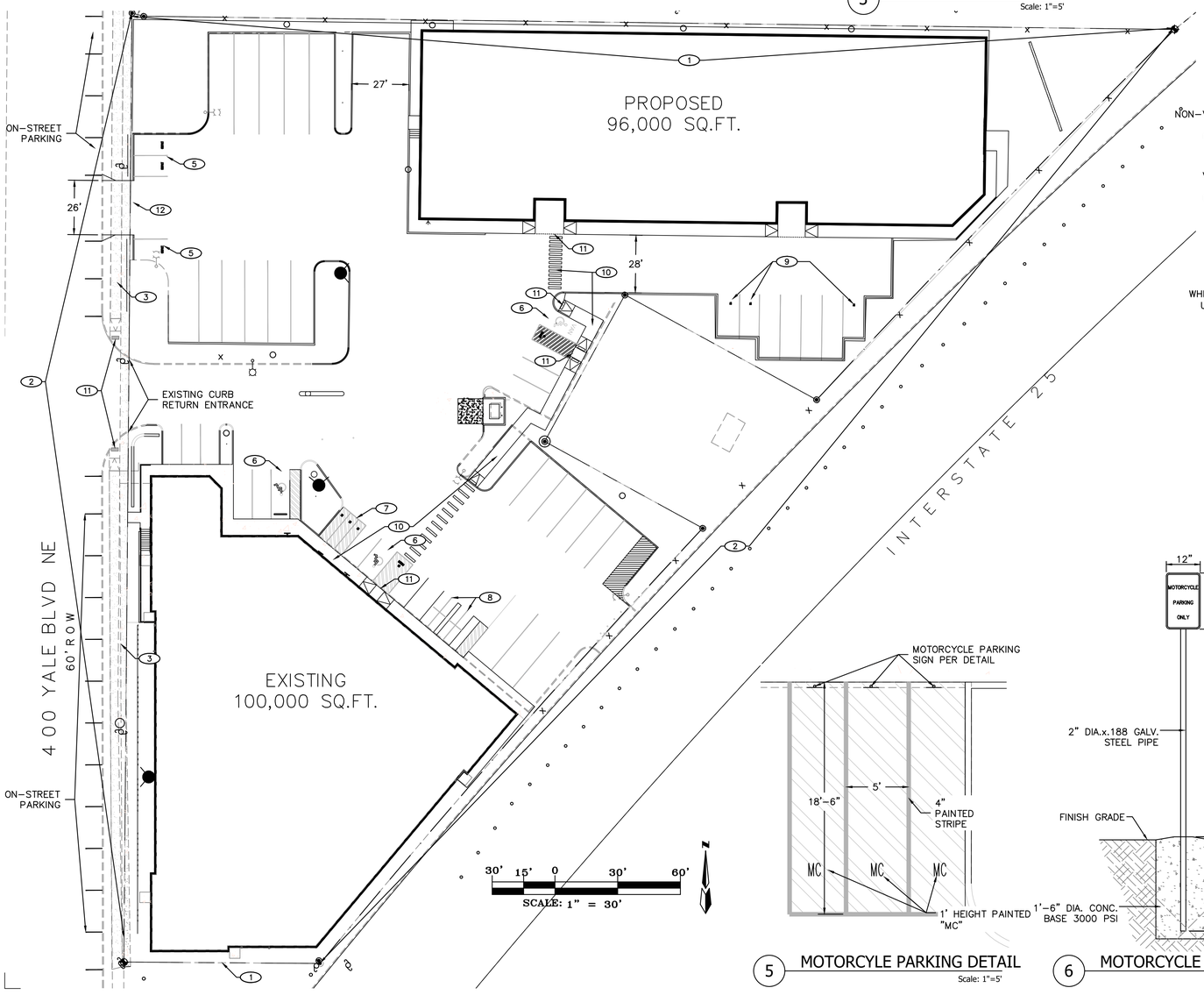
VICINITY MAP G-16-Z

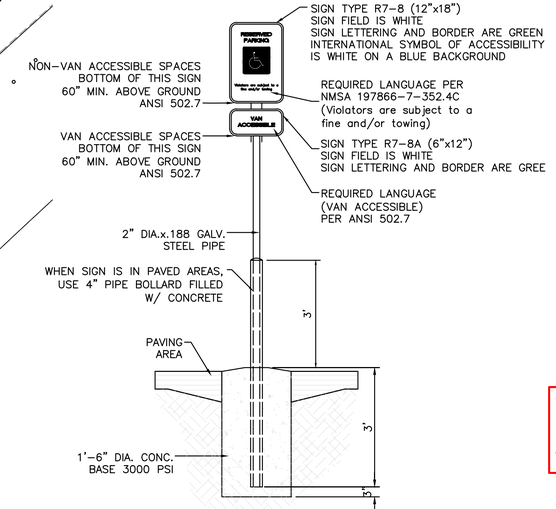
GENERAL NOTES

A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS
B. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
C. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
D. SITE LIGHTING – LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
E. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
F. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG 2415

KEYED NOTES

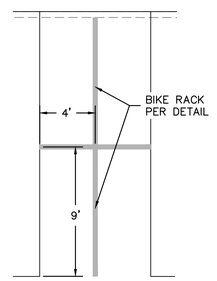
1. ROPERTY LINE
2. RIGHT OF WAY
3. 5' SIDEWALK
4. TYPICAL PARKING SPACE PER DETAIL
5. COMPACT PARKING SPACE PER DETAIL
6. ADA PARKING PER DETAILS
7. MOTORCYCLE PARKING PER DETAIL
8. BICYCLE PARKING PER DETAIL
9. EV CHARGING STATION
10. 6' ADA ROUTE WITH 1.5% (2% MAX) CROSS SLOPE
11. HANDICAP RAMP W/TRUNCATED DOME SURFACE
12. GATED EMERGENCY ENTRANCE WITH KNOX BOX





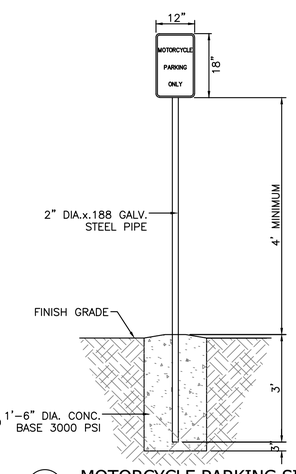
4 ADA SIGNAGE DETAIL
Scale: NTS

TRAFFIC CIRCULATION LAYOUT APPROVED
Sertil A. Kanbar 12/3/2025
Signed Date

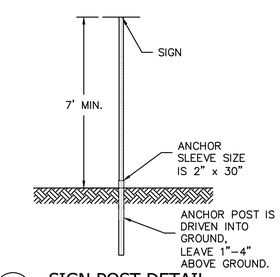


8 BICYCLE PARKING DETAIL
Scale: 1"=5'

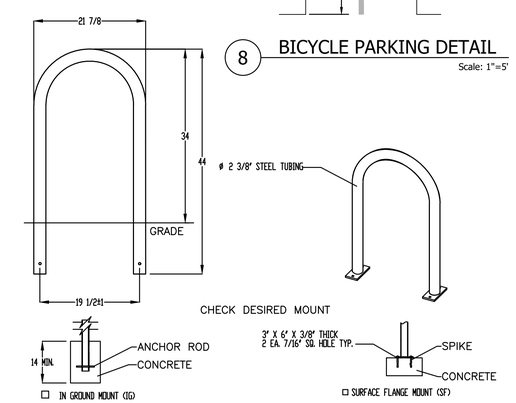
5 MOTORCYLE PARKING DETAIL
Scale: 1"=5'



6 MOTORCYLE PARKING SIGN
Scale: NTS



7 SIGN POST DETAIL
Scale: NTS



PRODUCT: U230-16SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

9 BIKE RACK DETAIL
Scale: NTS

RON E. HENSLEY
NEW MEXICO
21850
PROFESSIONAL ENGINEER
12/03/25

1. THIS SET OF DRAWINGS EXISTS AS PART OF A SET. THE RESPONSIBILITY OF EACH PROFESSIONAL ENGINEER ON THE PROJECT TO REVIEW THESE DRAWINGS AS A COMPLETE SET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DO NOT SCALE DRAWINGS. INCONSISTENCIES TO BRING PLAN INTERPRETATION TO CONSULTANT'S ATTENTION. DIMENSIONS IS NOT RECOMMENDED.

-PROJECT ADDRESS-
4100 YALE BLVD. NE
ALBUQUERQUE, NM
-CLIENTS NAME-

THE group
THE HENSLEY ENGINEERING GROUP
4100 YALE BLVD. NE, SUITE 101
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

-DRAWING NAME-
TRAFFIC CIRCULATION AND LAYOUT
-PROJECT NAME-
YALE SELF STORAGE
-PROJECT NUMBER-
-PROJECT PROGRESS-
PERMIT
-DRAWN BY-
REH
-CHECKED BY- REH / -APPROVED BY- REH
-DATE-
Nov. 20, 2025
-SCALE-
AS NOTED
-SHEET-
TCL

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

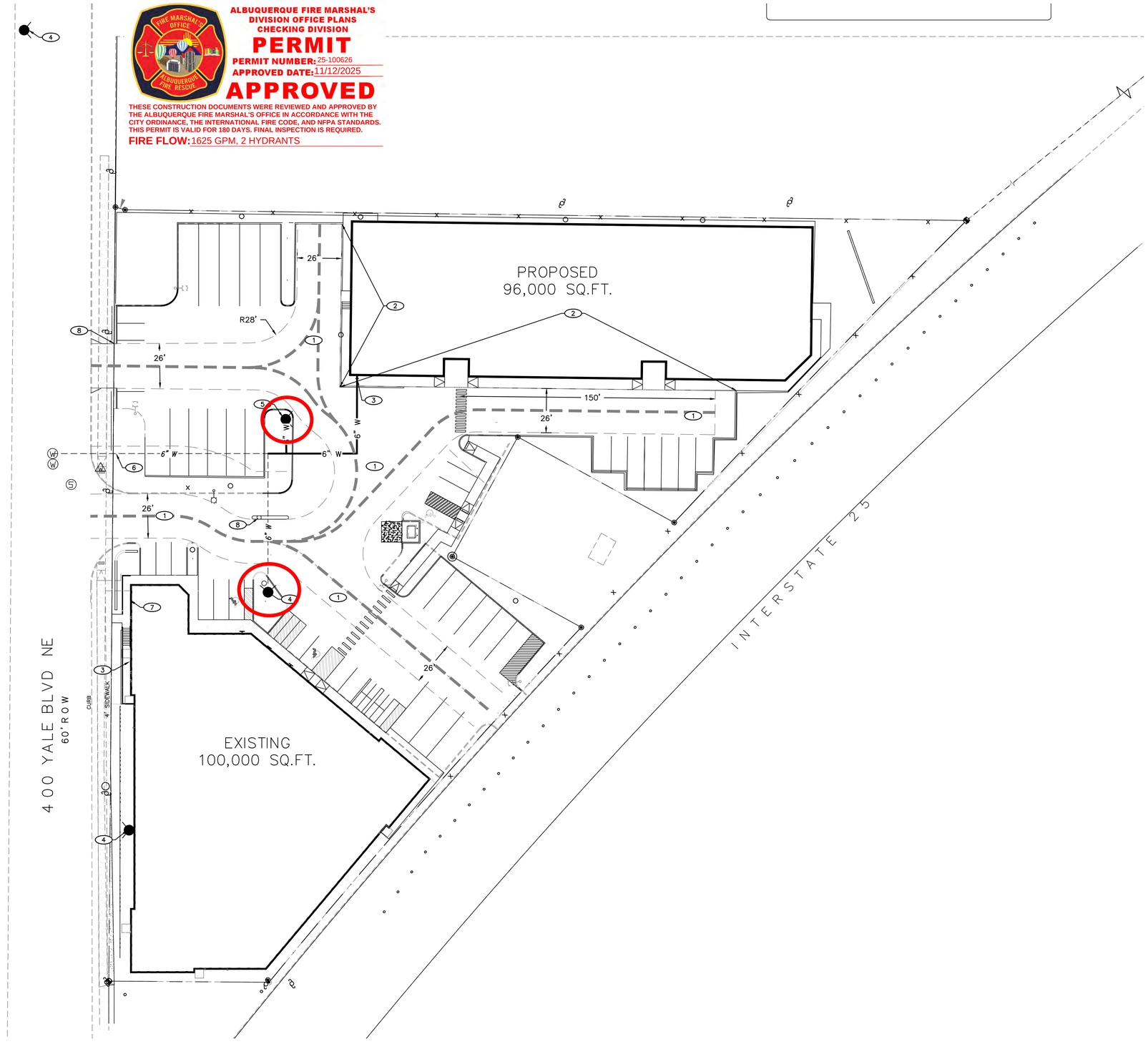
PERMIT NUMBER: 25-100626

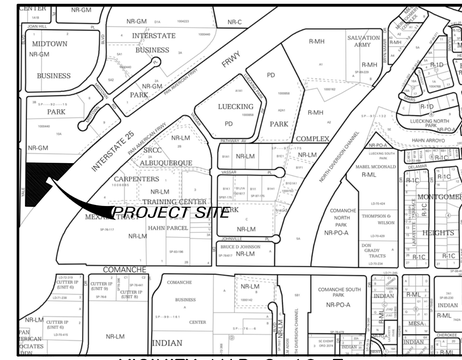
APPROVED DATE: 11/12/2025

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1625 GPM, 2 HYDRANTS





VICINITY MAP G-16-Z

GENERAL NOTES

1. FIRE FLOW REQUIREMENTS:
   - 1.A. OCCUPANCY GROUP: S1
   - 1.B. CONSTRUCTION TYPE: 2B
   - 1.C. FIRE AREA SQUARE FOOTAGE: EXISTING 100,000 SQ.FT. PROPOSED 96,000 SQ.FT.
   - 1.D. FIRE FLOW PER TABLE B.105.1: 6,500 gpm @ 4HR DURATION
   - 1.E. MIN. FIRE FLOW PER TABLE B.105.2 1,625 gpm @ 4HR DURATION
   - 1.F. NUMBER OF HYDRANTS REQUIRED: 2
   - 1.H. BUILDING HEIGHT: EXISTING 43' PROPOSED 55'-6"
   - 1.I. FIRE LANE TURN AROUND PROVIDED
2. ALL FIRE APPARATUS ACCESS ROUTE SURFACES SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS
3. FULLY SPRINKLED BUILDING
4. FIRE SPRINKLER SYSTEM SHALL CONFORM TO NFPA 13
5. FDC CONNECTION SHALL BE LOCATED WITHIN 100' OF FIRE HYDRANT
6. FIRE ACCESS ROUTES SHALL NOT EXCEED 10 PERCENT IN GRADE.
7. REFERENCE 2021 INTERNATIONAL FIRE CODE APPENDIX B, C AND D FOR CODE CRITERIA

KEYED NOTES

1. ASPHALT PAVING WITH 75,000 LB CAPACITY
2. CONCRETE CURB, PAINT RED, WHITE PAINT STENCIL 'NO PARKING' 'FIRE LANE' AT 20' O.C.
3. FIRE DEPT. CONNECTION
4. EXISTING FIRE HYDRANT
5. NEW FIRE HYDRANT
6. POST INDICATOR VALVE
7. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
8. KNOX BOX

LEGEND

- FIRE HYDRANT
- FIRE ROUTE
- FIRE LANE
  20' MINIMUM WIDTH
  28' MINIMUM TURN RADIUS

30' 15' 0 30' 60'

SCALE: 1" = 30'

RON E. HENSLEY
NEW MEXICO
21850
PROFESSIONAL ENGINEER
11/12/25

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. THE ENGINEER'S RESPONSIBILITY OF EACH DISCIPLINE IS LIMITED TO THE PROJECT TO REVIEW THESE DRAWINGS AS A SUBMITTAL SHEET MAY CONTAIN WORK PERTINENT TO THE RESPECTIVE DISCIPLINE.
2. DO NOT SCALE DRAWINGS. INCONSISTENCIES TO BRING PLAN REPRODUCTION SCALING ERRORS TO THE ATTENTION OF THE ENGINEER. DIMENSIONS IS NOT RECOMMENDED.

-PROJECT ADDRESS-
4100 YALE BLVD. NE
ALBUQUERQUE, NM

-CLIENTS NAME:

THE group
THE HENSLEY ENGINEERING GROUP
3500 BRIDGES BLVD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

-DRAWING NAME-
FIRE 1 - SITE PLAN

-PROJECT NAME-
YALE SELF STORAGE

-PROJECT NUMBER-

-PROJECT PROGRESS-
PERMIT

-DRAWN BY-
REH

-CHECKED BY- REH / -APPROVED BY- REH

-DATE-
Oct. 30, 2025

-SCALE-
AS NOTED

-SHEET-
FIRE 1

ron@thegroup.cc

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Tuesday, January 6, 2026 3:10 PM
To: ron@thegroup.cc
Subject: 4100 Yale Blvd. NE _ Public Notice Inquiry Sheet Submission
Attachments: ZAP G-16.pdf

Dear Applicant:

As of January 6, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

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

Thank you,

Vx } lh

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, January 6, 2026 2:00 PM
To: Office of Neighborhood Coordination <ron@thegroup.cc>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Administrative Decision
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
RON HENSLEY

Telephone Number

5054101622

Email Address

ron@thegroup.cc

Company Name

THE Group

Company Address

300 Branding Iron Rd. SE

City

Albuquerque

State

NM

ZIP

87124

Subject Site Information

Legal description of the subject site for this project:

TRACT A-1 KLINE'S INDUSTRIAL PARK

Physical address of subject site:

4100 Yale Blvd. NE

Subject site cross streets:

Carmony and Yale

Other subject site identifiers:

This site is located on the following zone atlas page:

G-16

Link for map

Captcha

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1 All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted for at least 5 calendar days and for the required appeal period after any final decision. Evidence of the sign posting must also be provided within 3 days of application acceptance. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location which must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION
A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
B. The face of the sign shall be parallel to the street.
C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER
A. One sign shall be posted on each street frontage.
B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

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 nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that:
I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (5) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.
I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:

Ron E Hensley January 22, 2026

PROJECT NUMBER & ADDRESS:

PR-2022-007848, 4100 Yale Blvd. NE

SITE PLAN *CHECKLIST*

Project #: PR-2022-007848 **Application #:** SP-2026-00012

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.

Ron E Hensley 2/19/26

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

X 1. Date of drawing and/or last revision

X 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'

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

_X_ A. Parking layout with spaces numbered per aisle and totaled.
- _X_ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- _X_ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- _X_ 3. On street parking spaces

_X_ B. Bicycle parking & facilities
- _X_ 1. Bicycle racks – location and detail
- _X_ 2. Other bicycle facilities, if applicable

_X_ C. Vehicular Circulation (Refer to DPM and IDO)
- _X_ 1. Ingress and egress locations, including width and curve radii dimensions
- _X_ 2. Drive aisle locations, including width and curve radii dimensions
- _X_ 3. End aisle locations, including width and curve radii dimensions
- _X_ 4. Location & orientation of refuse enclosure, with dimensions
- _X_ 5. Loading, service area, and refuse service locations and dimensions

_X_ D. Pedestrian Circulation
- _X_ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location and description of amenities, including patios, benches, tables, etc.

X E. Off-Street Loading
X 1. Location and dimensions of all off-street loading areas

X F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
X 1. Location and dimensions of vehicle stacking spaces and queuing lanes
X 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
X 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

X A. Locate and identify adjacent public and private streets and alleys.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
X 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
X 3. Location of traffic signs and signals related to the functioning of the proposal
X 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed
X 6. Location of street lights
X 7. Show and dimension clear sight triangle at each site access point
X 8. Show location of all existing driveways fronting and near the subject site.

X B . Identify Alternate transportation facilities within site or adjacent to site
X 1. Bikeways and bike-related facilities
X 2. Pedestrian trails and linkages
X 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

X 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

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

_X_ 7. Identify type, location and size of plantings (common and/or botanical names).
   _X_ A. Existing, indicating whether it is to preserved or removed.
   _X_ B. Proposed, to be established for general landscaping.
   _X_ C. Proposed, to be established for screening/buffering.

_X_ 8. Describe irrigation system – Phase I & II . . .

_X_ 9. Planting Beds, indicating square footage of each bed

_X_ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

_X_ 11. Responsibility for Maintenance (statement)

_X_ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)

_X_ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)

_X_ 14. Planting or tree well detail

_X_ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)

_X_ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

_X_ 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

_X_ 1. Scale - must be same as Sheet #1 - Site Plan

_X_ 2. Bar Scale

_X_ 3. North Arrow

_X_ 4. Property Lines

_X_ 5. Existing and proposed easements

_X_ 6. Building footprints

_X_ 7. Location of Retaining walls

B. Grading Information

_X_ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

_X_ 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.

_X_ 3. Identify ponding areas, erosion and sediment control facilities.

_X_ 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

_X_ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
_X_ B. Distribution lines
_X_ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
_X_ D. Existing water, sewer, storm drainage facilities (public and/or private).
_X_ E. Proposed water, sewer, storm drainage facilities (public and/or private)
_X_ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

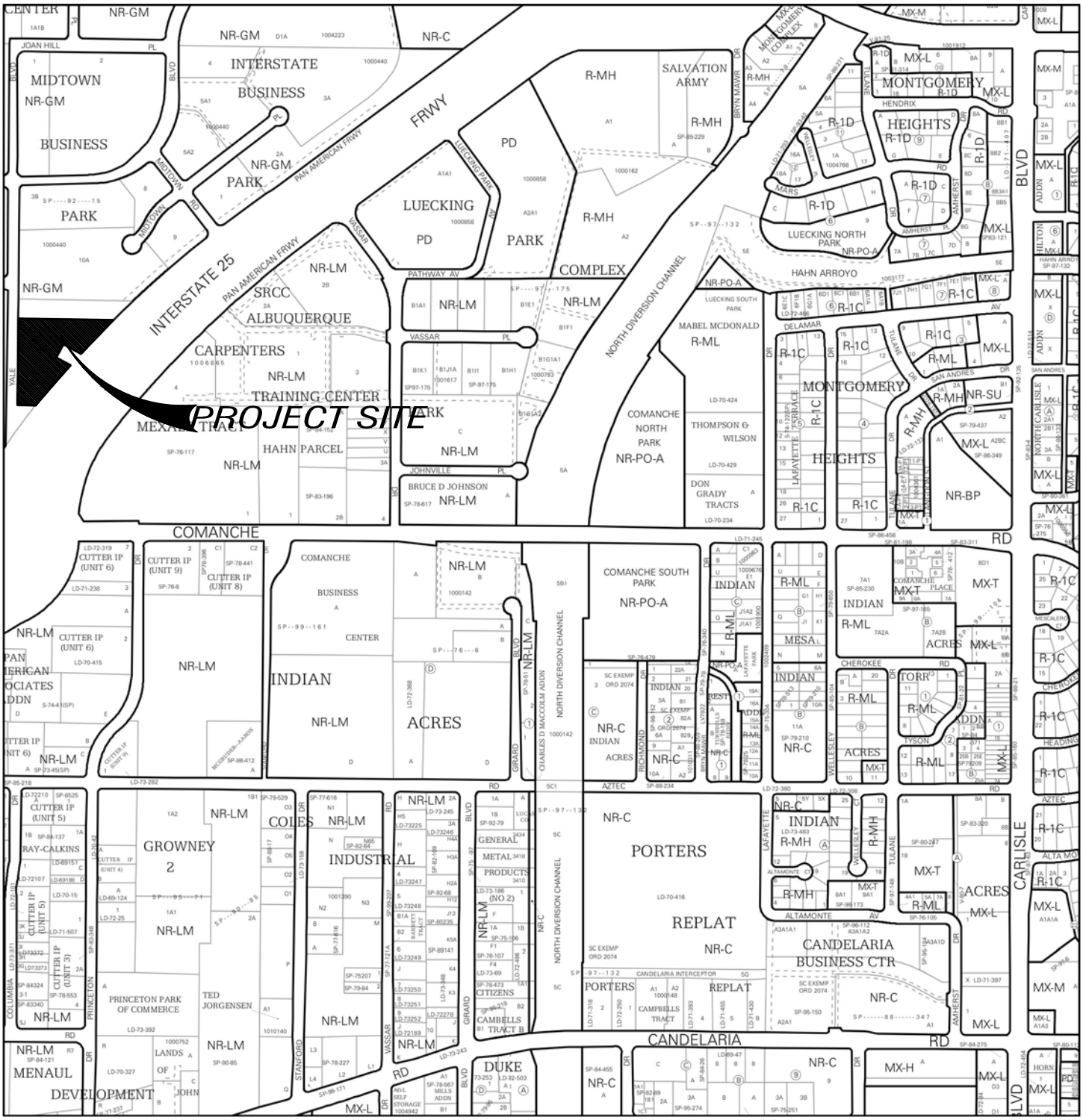
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Building Mounted Signage

NA 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



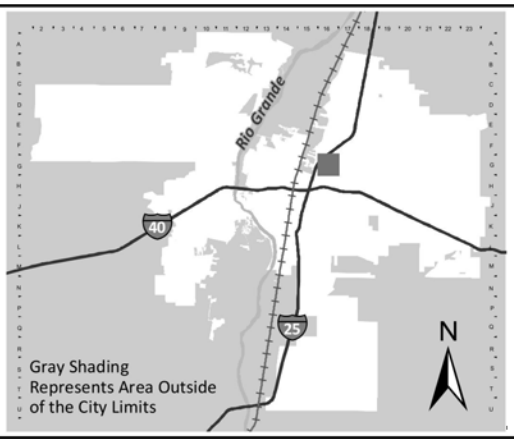
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

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:
G-16-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

Feet: 0 250 500 1,000