



**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

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- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

OCTOBER 25, 2023

Jay Rodenbeck  
Planning & Development Manager  
City of Albuquerque  
Albuquerque, NM  
505-924-3994



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RE: U-HAUL SKETCH PLAN/PLAT NARRATIVE  
8200 JEFFERSON ST NE

Jay,

Enclosed is a Sketch Plat/Plan application and the supporting documents for a U-Haul site development. The site is located at 8200 Jefferson St NE. The property is owned by U-Haul (Amerco Real Estate Company) and ISG represents U-Haul as the project engineer/architect and will be the primary contact for the approval process.

We submitted for a sketch plat for review in May but the site layout has changed. Our team would like the full review committee's feedback on the new site layout and the concept elevations.

Below is a more detailed description of the proposed project.

#### SITE + PROJECT DESCRIPTION

The proposed development is for a new U-Haul site development consisting of a U-Box storage building (1-story 23,367 SF footprint), a Self-storage (3-story, 105,300 SF total), mini storage (five 1-story buildings that are 2,000 SF, (2) 2,300 SF, 2,500 SF and 2,625 SF) + 45 covered RV parking spaces. Please see the attached concept plan for site details.

We are seeking clarification on the following items:

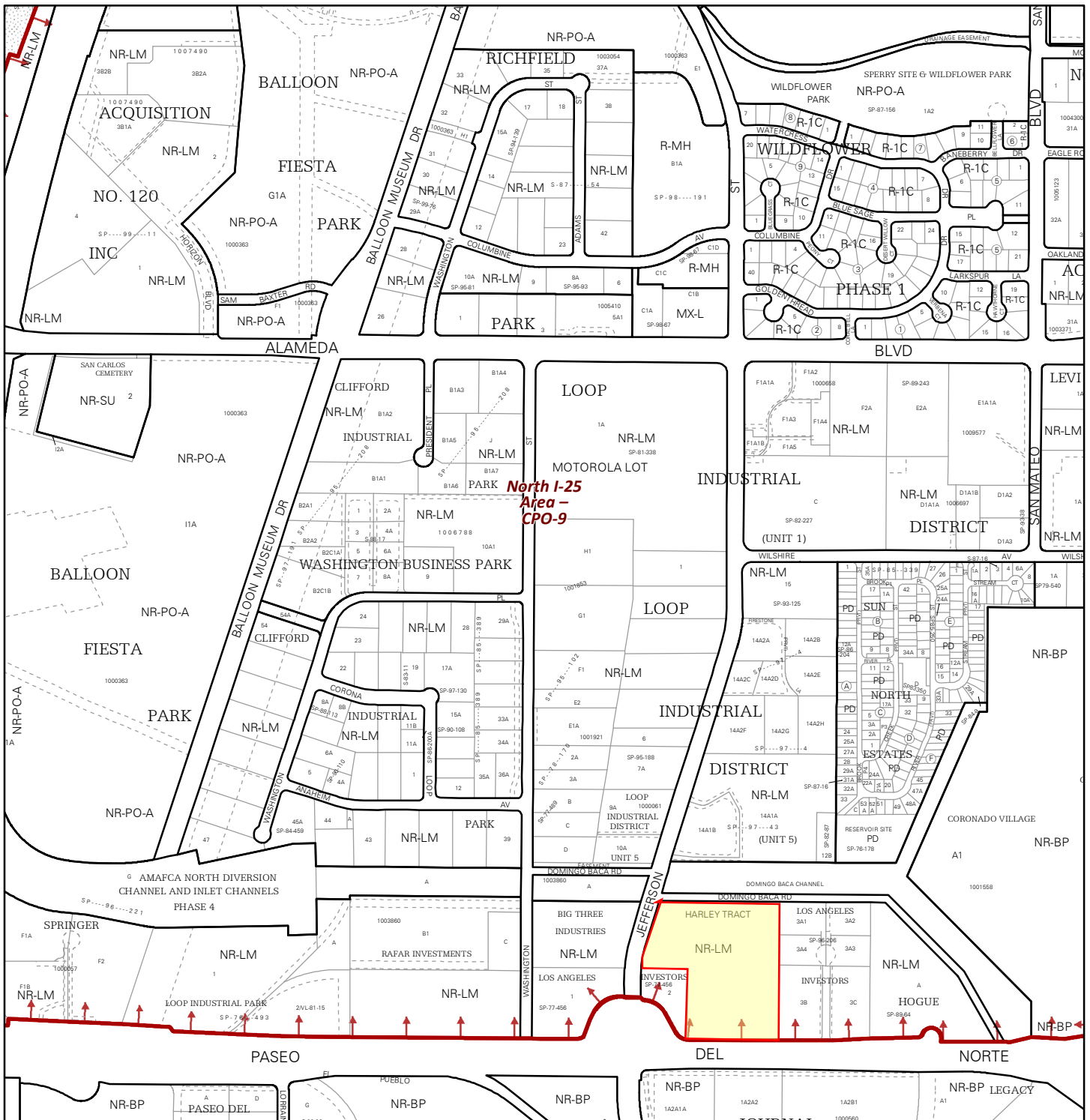
1. Feedback on the concept elevations and if they are generally code compliant
2. For the zoning guidelines, we are applying the 'street-facing' sides of the building to be the south face of each building. Would this be a correct interpretation for applying design guidelines.
3. Does the city provide any leniency on meeting the architectural design requirements?
4. We do not see any requirements in the code for screening of the loading dock, but want to verify we are not missing any requirement.
5. We will have mechanical condenser units on the west side of the self storage building. Will those need screened?
6. General feedback on the new layout for access, screening, circulation, stormwater etc.

Thank you for taking the time to review the enclosed application and supporting documents. We look forward to working with the city on this project. Please contact me at 952.426.0699 or Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,


A handwritten signature in black ink that reads "Andrea Rand".

Andrea Rand, AICP  
Project Coordinator

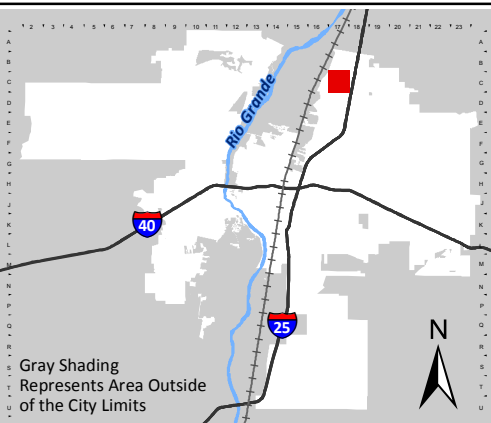


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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).



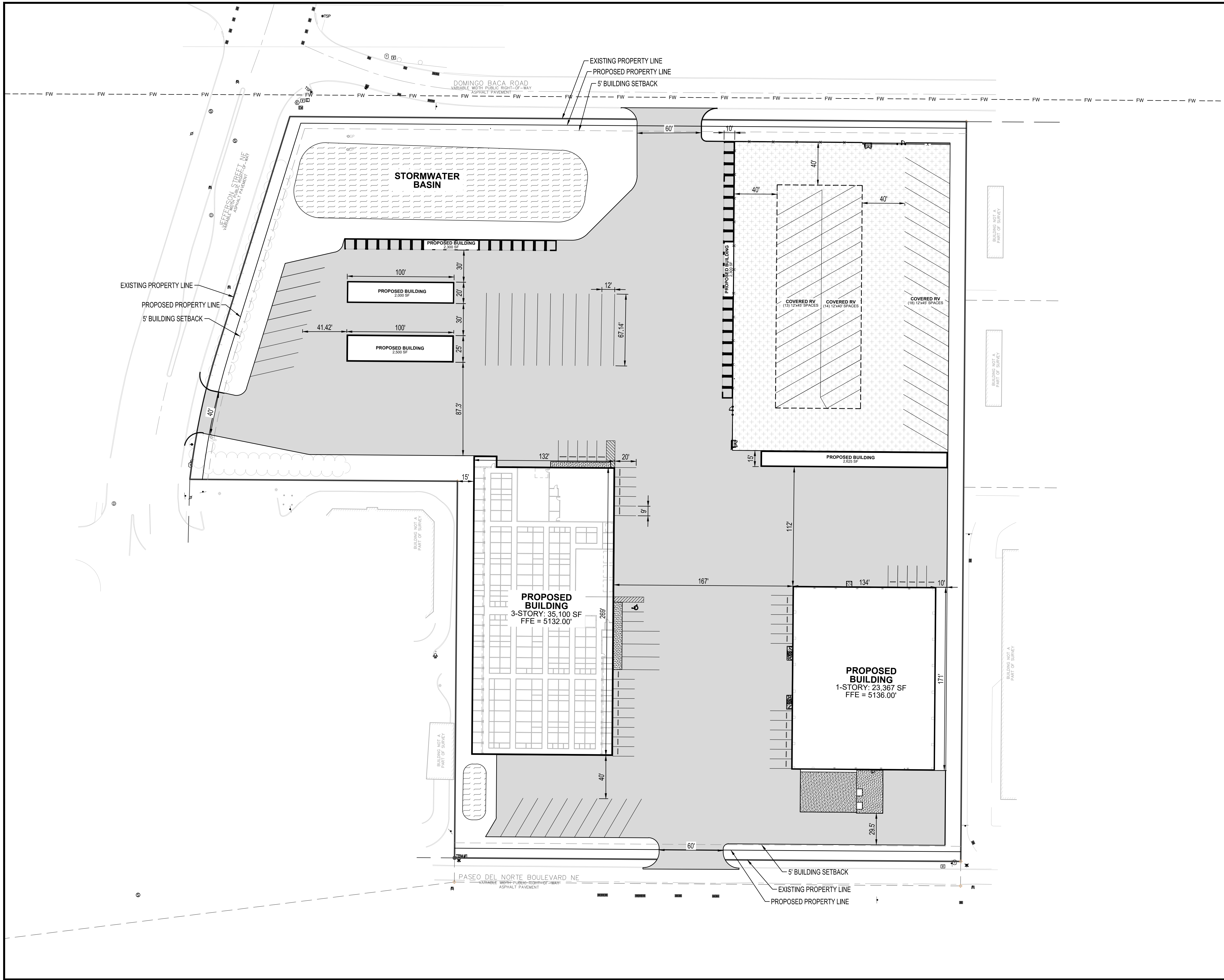
Zone Atlas Page:  
**C-17-Z**

-  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

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000  
Feet





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	AGGREGATE SURFACING

SHEET NOTES:

REVISIONS:	
NO.	DATE
1	
2	
3	
4	
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6	
7	
8	

PROFESSIONAL SEAL:



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

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

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_  
U-Haul Moving & Storage  
ENTER SITE ADDRESS

SHEET CONTENTS:

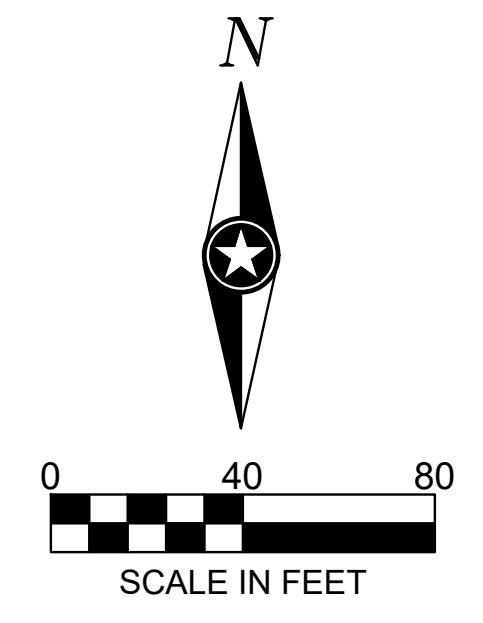
**SITE PLAN**

XX

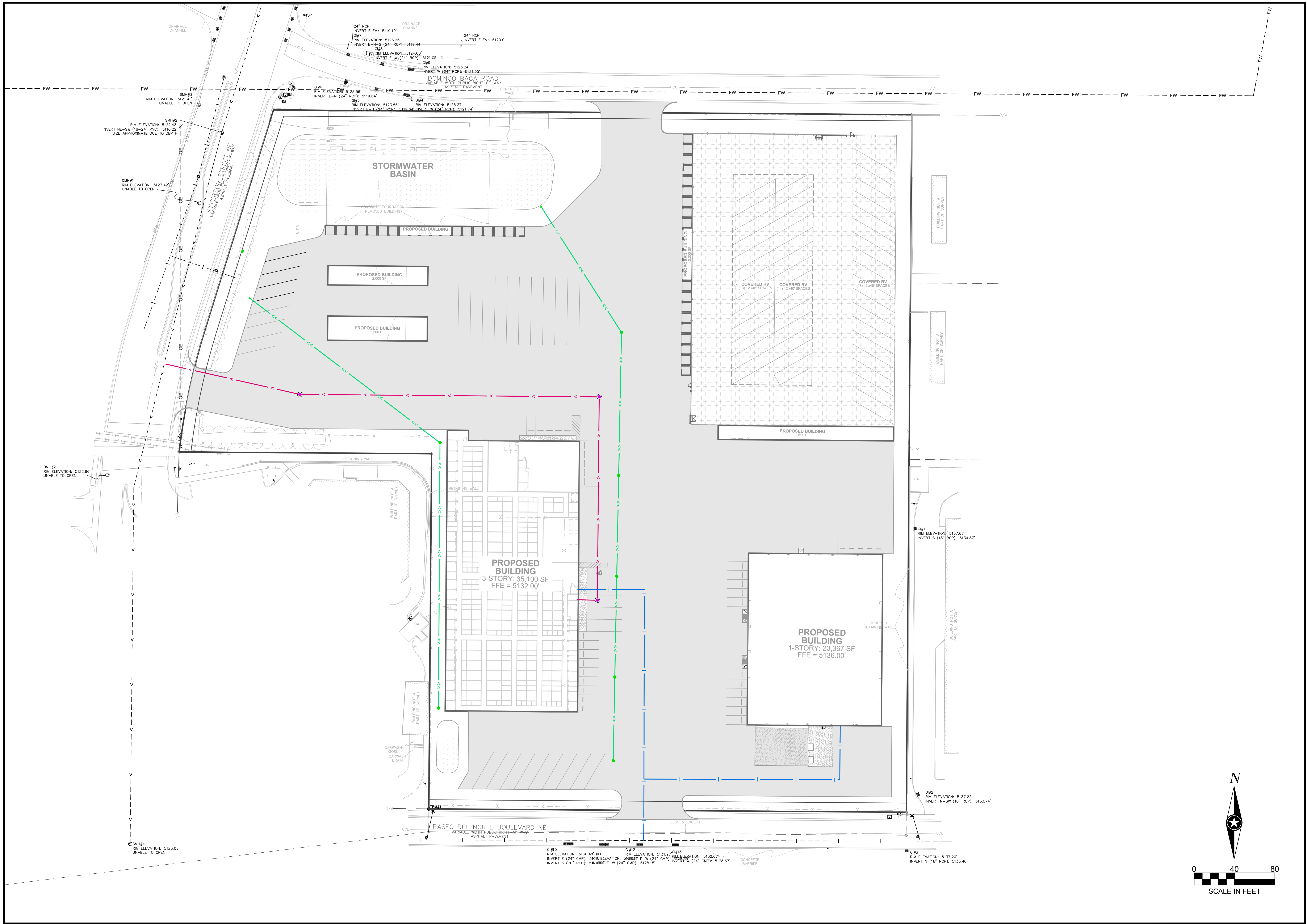
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DATE:	---/---/---

**1**

SITE







SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:

# ISG

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U-Haul Moving & Storage  
ENTER SITE ADDRESS

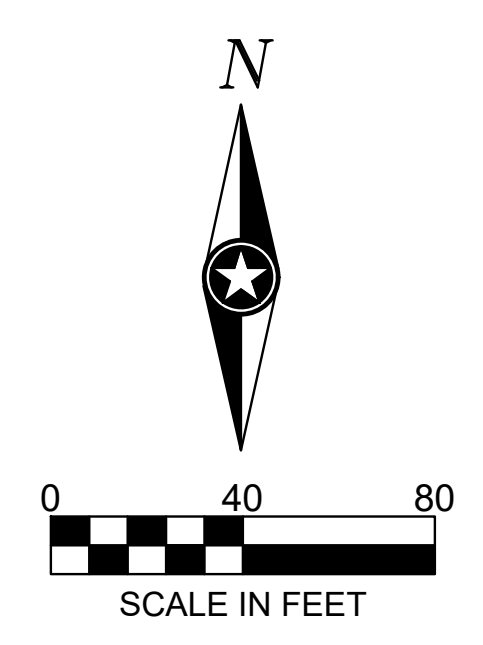
SHEET CONTENTS:  
**UTILITY PLAN**

XX

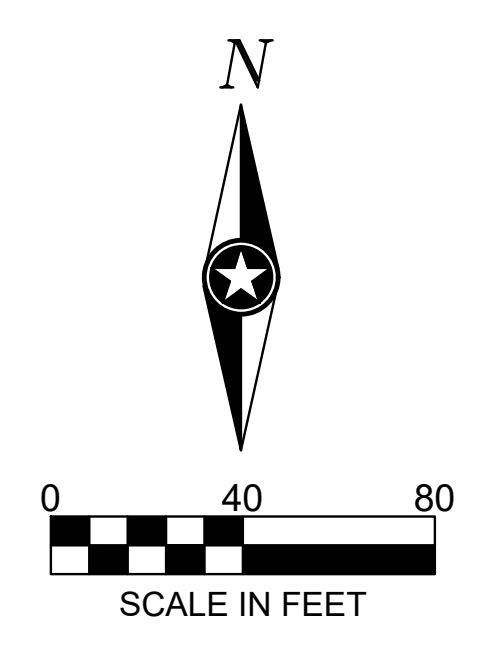
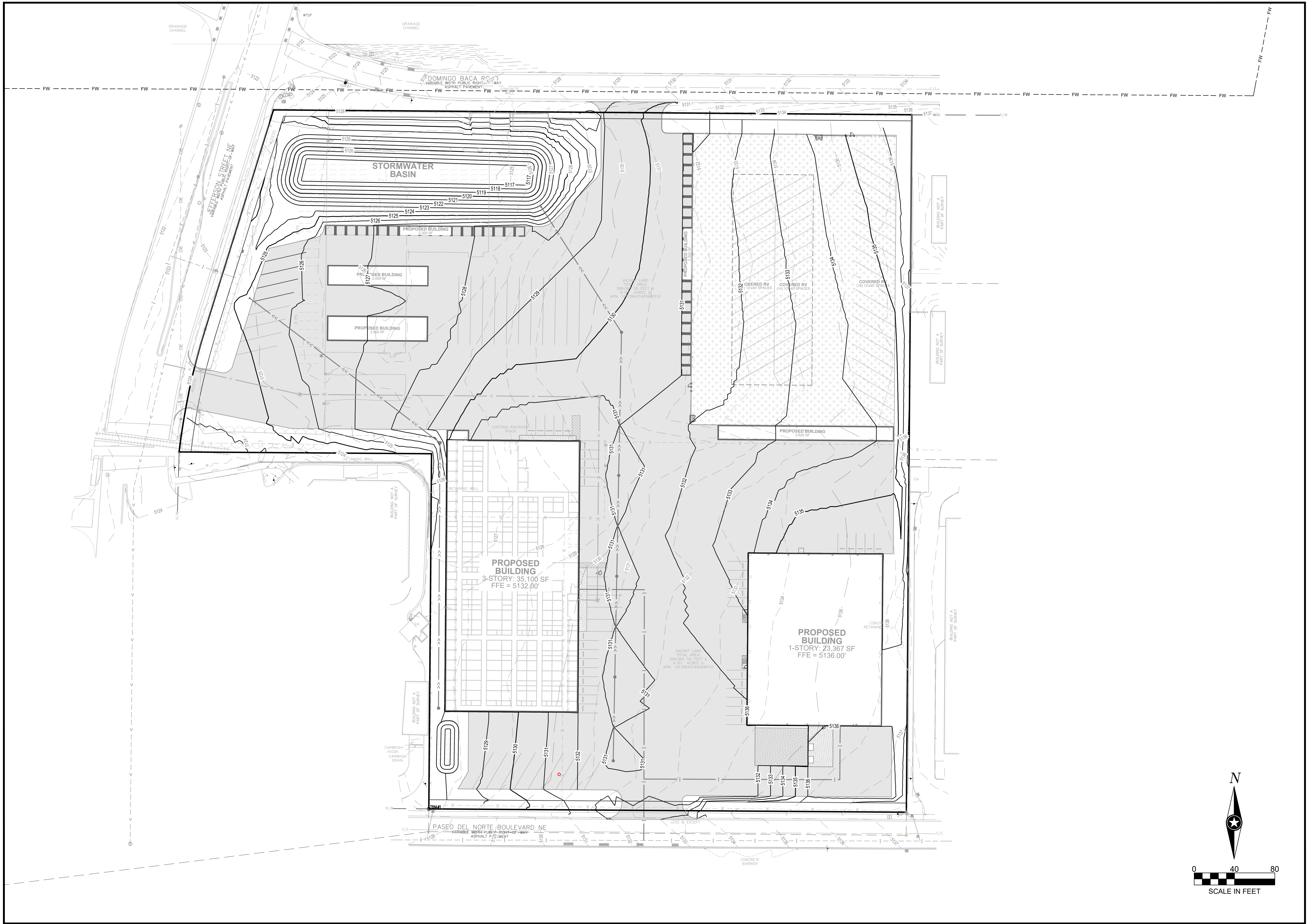
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2

UTILITY







SHEET NOTES:			
REVISIONS:			
NO.	DATE	INITIALS	NOTES
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PROFESSIONAL SEAL:			
			
<small>THIS DOCUMENT IS THE PROPERTY OF I &amp; S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.</small>			
PROJECT			
CITY		STATE	
SITE ADDRESS: U-Haul Moving & Storage ENTER SITE ADDRESS			
SHEET CONTENTS:			
<b>GRADING PLAN</b>			
XX			
DRAWN:	---	<b>3</b>	GRADING
CHECKED:	---		
DATE:	---		





**a&m**  
A&M ASSOCIATES, INC.  
2727 N. CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: 602.263.6841

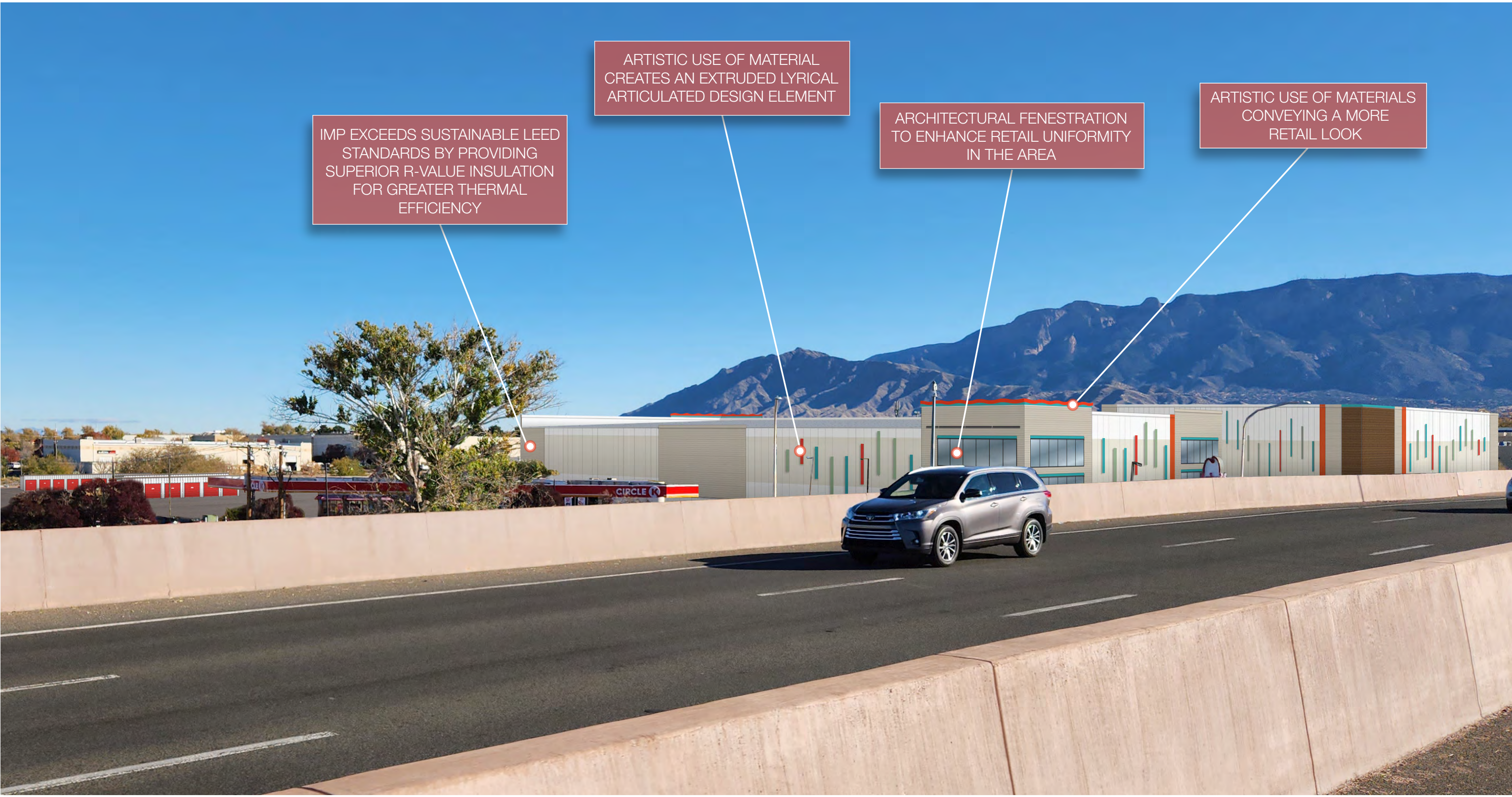
**U-HAUL**  
of Journal Center  
Albuquerque, NM  
(724081)

Preliminary Proposal

**SHEET 01**

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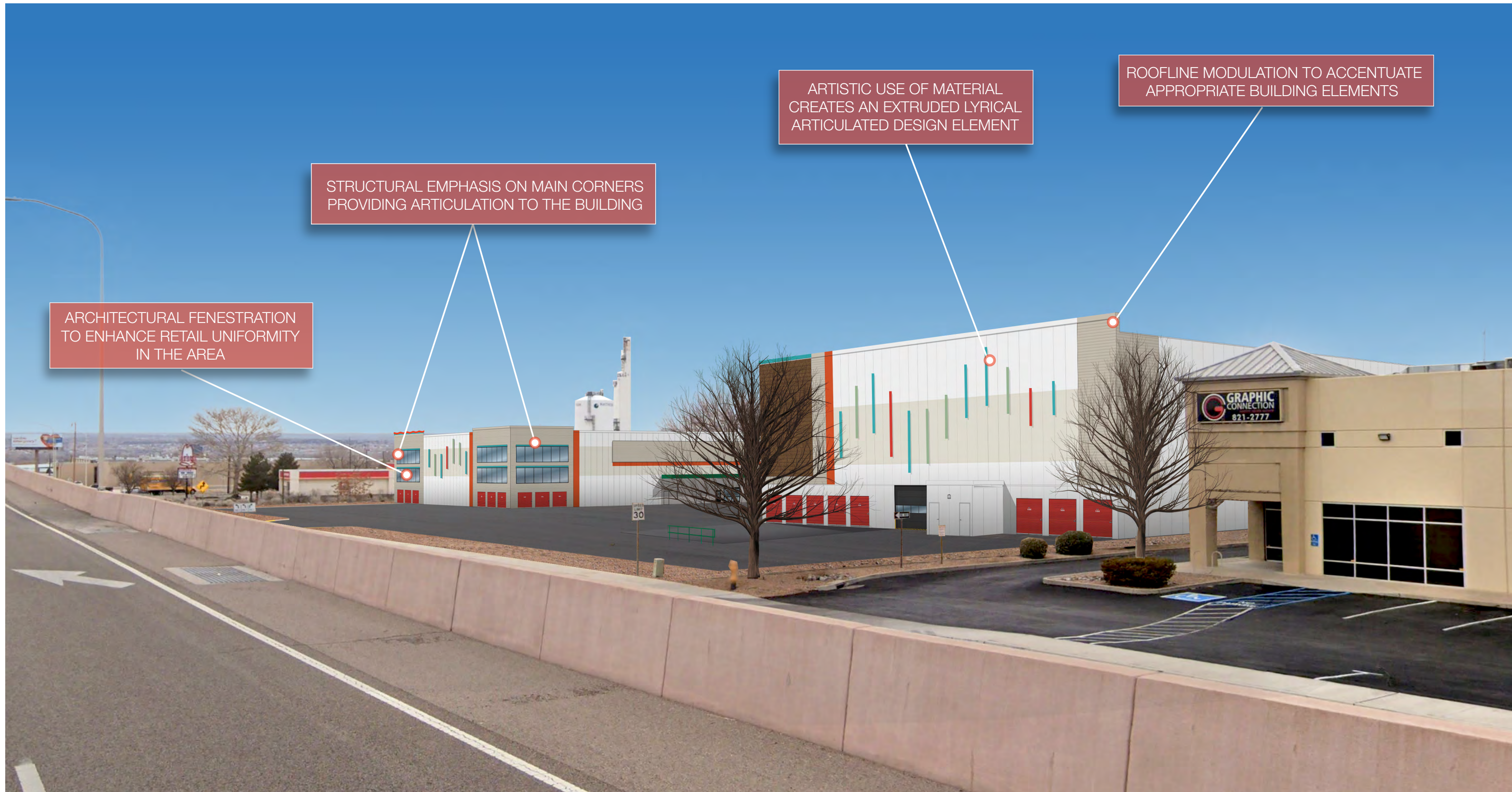
IMP EXCEEDS SUSTAINABLE LEED STANDARDS BY PROVIDING SUPERIOR R-VALUE INSULATION FOR GREATER THERMAL EFFICIENCY

ARTISTIC USE OF MATERIAL CREATES AN EXTRUDED LYRICAL ARTICULATED DESIGN ELEMENT

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA

ARTISTIC USE OF MATERIALS CONVEYING A MORE RETAIL LOOK





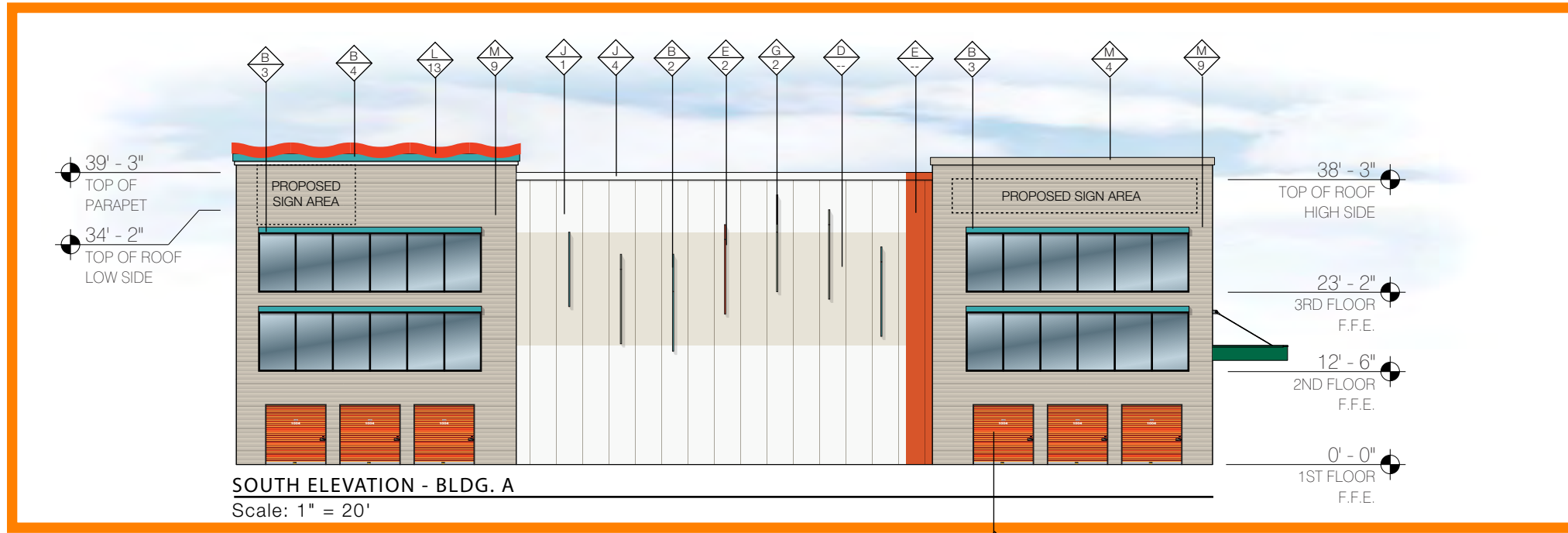
ARCHITECTURAL FENESTRATION  
TO ENHANCE RETAIL UNIFORMITY  
IN THE AREA

STRUCTURAL EMPHASIS ON MAIN CORNERS  
PROVIDING ARTICULATION TO THE BUILDING

ARTISTIC USE OF MATERIAL  
CREATES AN EXTRUDED LYRICAL  
ARTICULATED DESIGN ELEMENT

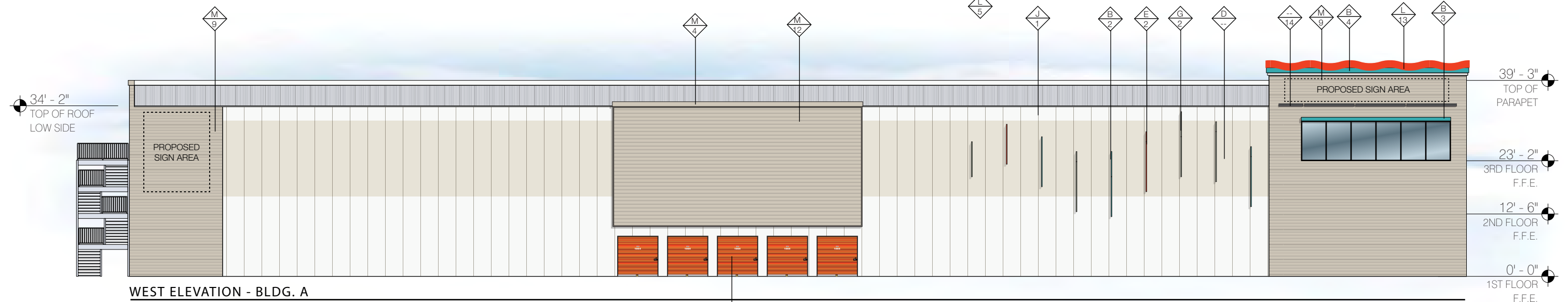
ROOFLINE MODULATION TO ACCENTUATE  
APPROPRIATE BUILDING ELEMENTS





**SOUTH ELEVATION - BLDG. A**

Scale: 1" = 20'



**WEST ELEVATION - BLDG. A**

Scale: 1" = 20'

COLORS	
A	MBCI U-HAUL GREEN
B	SW 6767 AQUARIUM
C	WALNUT
D	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE
F	LIGHT BROOM TILT CONCRETE
G	SW 6451 NURTURE GREEN
H	SW EGGHELL BLACK
I	GALVANIZED TRIM
J	POLAR WHITE
K	U-HAUL PROMO GREEN
L	SIERRA SUNSET
M	SANDSTONE

MATERIALS	
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4	12"H ROOF TRIMS TYP.
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11	1'H x 38'W x 2'D CUSTOMER ENTRANCE AWNING
12	16"W METL-SPAN CS-620 HORIZONTAL PANELS
13	ARTISTIC USE OF MATERIALS CONVEYING A MORE RETAIL LOOK
14	SCUPPERS
15	HORIZONTAL LAP SIDING

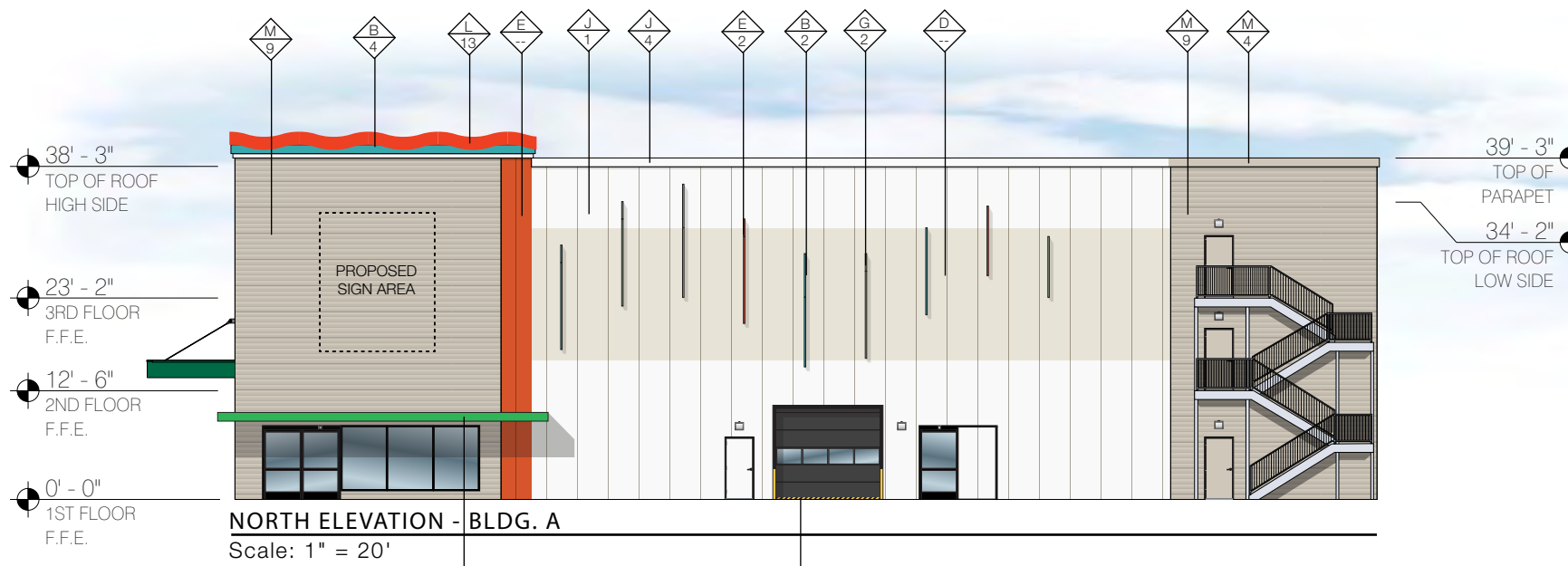
**GENERAL NOTES:**  
 D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. DO NOT CUT PANELS DUE TO PAINT VARIATIONS. CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CUTTING IMP.  
 D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONSULT WITH UHI CONSTRUCTION DEPT. OR A&M ASSOCIATES BEFORE CHANGING THE PLACEMENT AND WIDTH OF THIS PANEL.

**a&m**  
**A&M ASSOCIATES, INC.**  
 2727 N. CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: 602.263.6841

**U-HAUL**  
 of Journal Center  
 Albuquerque, NM  
 (724081)

Colors & Materials

**SHEET 04**



**NORTH ELEVATION - BLDG. A**  
Scale: 1" = 20'



**EAST ELEVATION - BLDG. A**  
Scale: 1" = 20'

COLORS	
A	MBCI U-HAUL GREEN
B	SW 6767 AQUARIUM
C	WALNUT
D	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE
F	LIGHT BROOM TILT CONCRETE
G	SW 6451 NURTURE GREEN
H	SW EGGHELL BLACK
I	GALVANIZED TRIM
J	POLAR WHITE
K	U-HAUL PROMO GREEN
L	SIERRA SUNSET
M	SANDSTONE

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14	SCUPPERS
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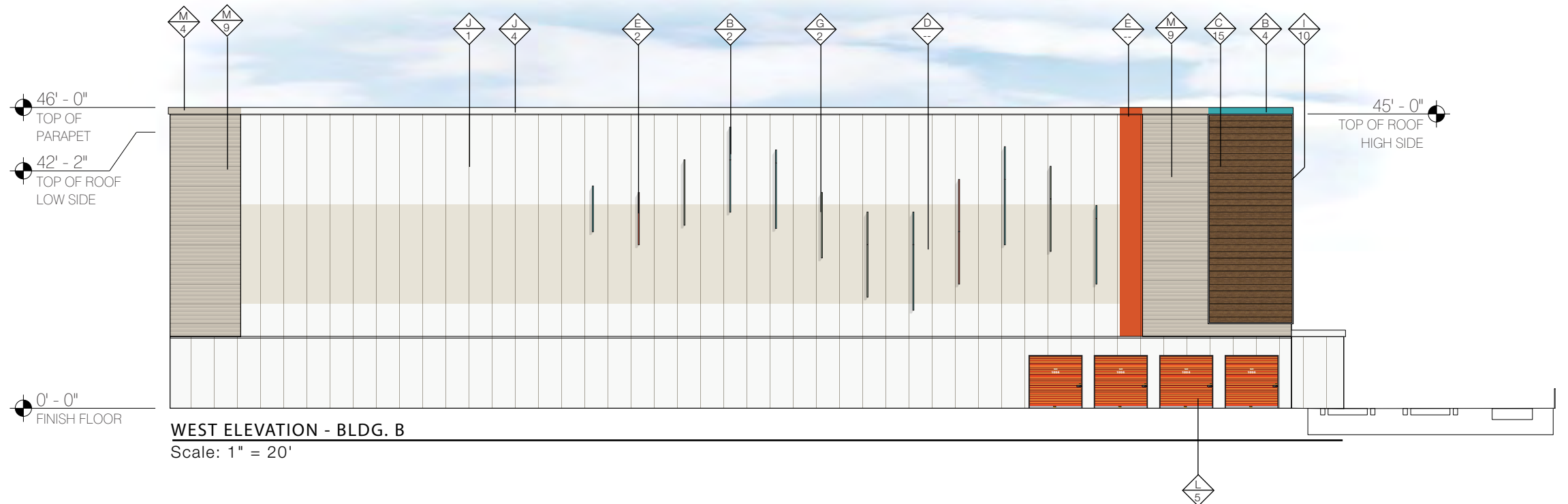
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**a&m**  
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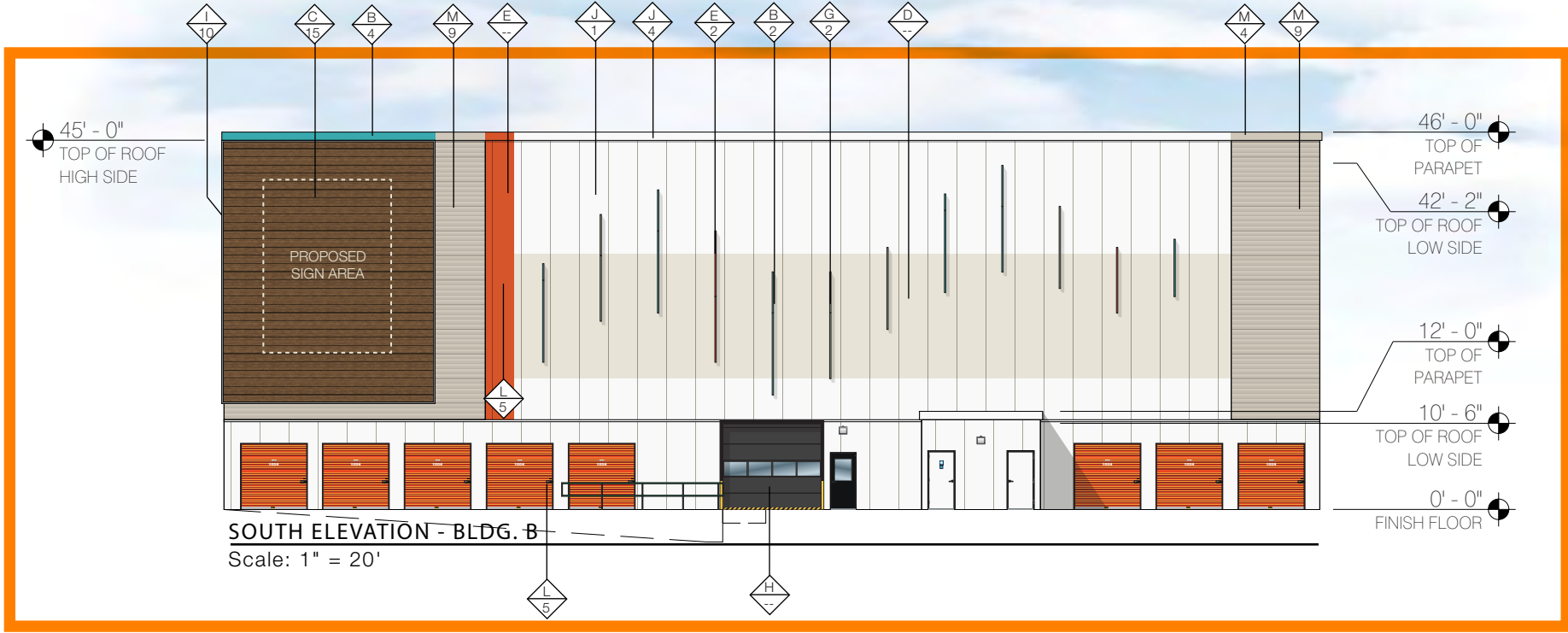
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 of Journal Center  
 Albuquerque, NM  
 (724081)

Colors & Materials

**SHEET 05**



**WEST ELEVATION - BLDG. B**  
Scale: 1" = 20'



**SOUTH ELEVATION - BLDG. B**  
Scale: 1" = 20'

**GENERAL NOTES:**  
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COLORS	
A	MBCI U-HAUL GREEN
B	SW 6767 AQUARIUM
C	WALNUT
D	SW 7011 NATURAL CHOICE
E	SW 6884 OBSTINATE ORANGE
F	LIGHT BROOM TILT CONCRETE
G	SW 6451 NURTURE GREEN
H	SW EGGHELL BLACK
I	GALVANIZED TRIM
J	POLAR WHITE
K	U-HAUL PROMO GREEN
L	SIERRA SUNSET
M	SANDSTONE

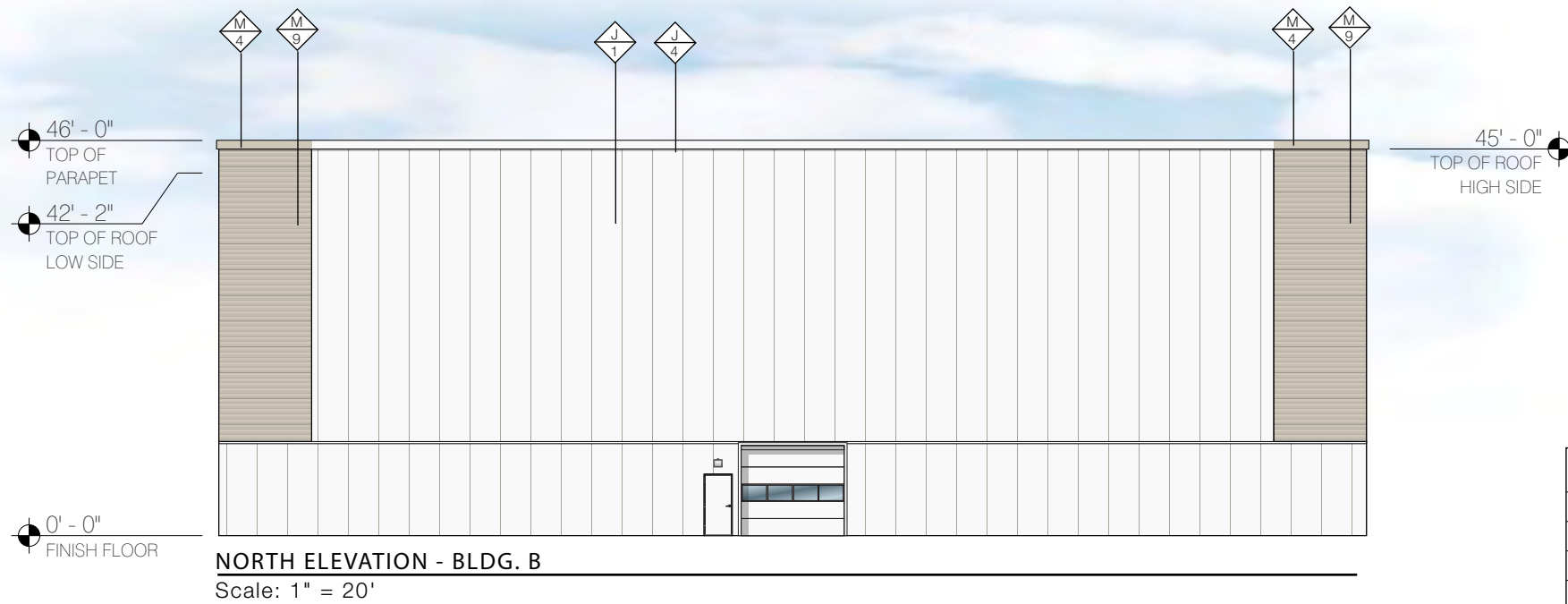
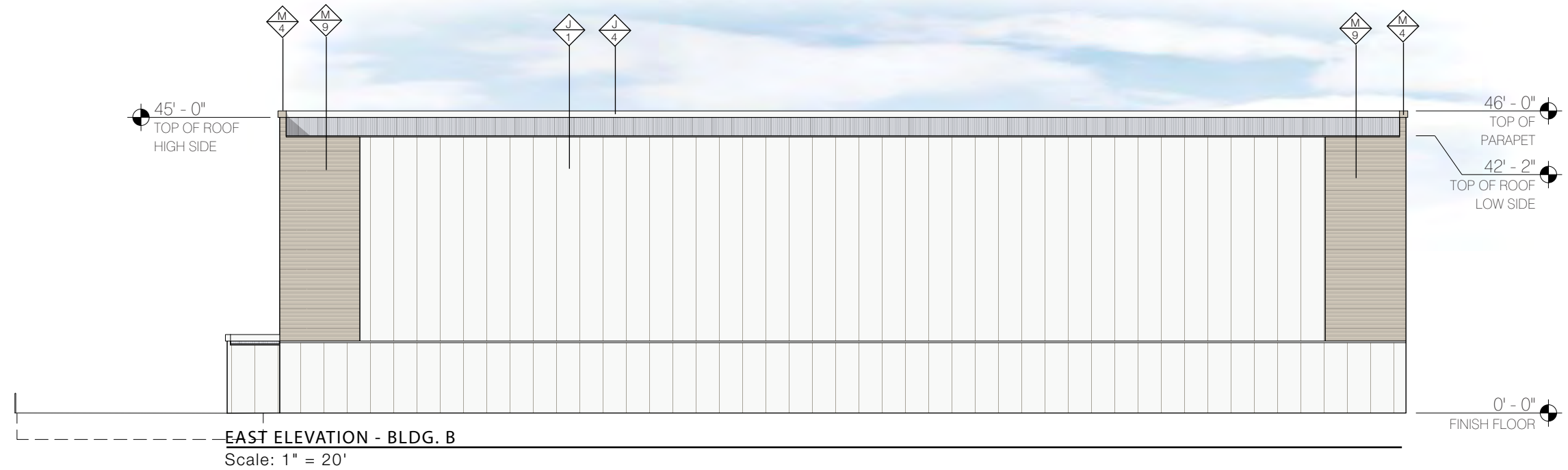
MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	9"D LYRICAL ARTICULATED DESIGN ELEMENT
3	9"H x 3"D ARCHITECTURAL DETAILS
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14	SCUPPERS
15	HORIZONTAL LAP SIDING

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**Colors & Materials**  
**SHEET 06**





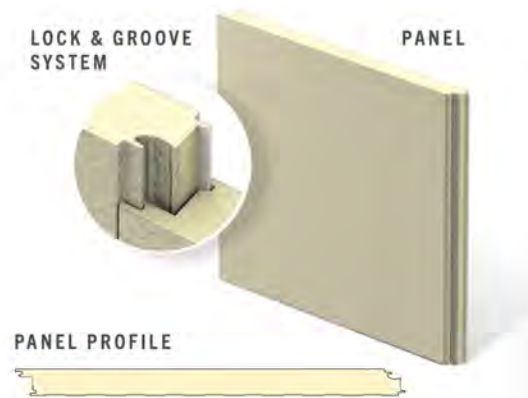
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# Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmth of an old-world finish, providing a visually pleasing building.



## PRODUCT SPECIFICATIONS

**WIDTH** • 24", 30", 36", 42"

**THICKNESS** • 2", 2½", 2¾", 3", 4"

**LENGTH** • 8'-0" to 32'-0" Horizontal  
8'-0" to 40'-0" Vertical

**EXTERIOR PROFILE** • Flat profile with heavy embossing resembling desert southwestern appearance

**EXTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

**INTERIOR PROFILE** • Light Mesa, nominal ⅛" deep, embossed or unembossed

**INTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

**CORE** • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

**JOINT** • Offset double tongue-and-groove with extended metal shelf for positive face fastening

**REVEAL** • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

### U-FACTORS AND R-VALUES\*\*

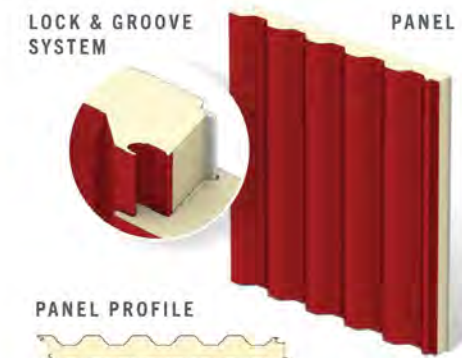
U-FACTOR (BTU/h-ft <sup>2</sup> ·F)		R-VALUE (h-ft <sup>2</sup> ·F/BTU)	
PANEL WIDTH: 42"		PANEL WIDTH: 42"	
2"	0.059	2"	17.5
2.5"	0.046	2.5"	21.9
3"	0.038	3"	26.2
4"	0.028	4"	35.0

\*Available only from Nevada plant.  
\*\*Based on ASTM C518, ASTM C1363 and thermal modeling



# Metl-Span CF 7.2 (or Equivalent IMP)

The CF 7.2 Insul-Rib insulated metal panel combines a traditional 7.2 rib panel with an insulated core. With a bold, ribbed pattern, this panel creates a unique building profile that stands out, ideal for any commercial or industrial application. The 7.2 Insul-Rib panel can be installed both vertically and horizontally, allowing architects flexibility with design.



## PRODUCT SPECIFICATIONS

**WIDTH** • Nominal 36"

**THICKNESS** • 3", 4" Rib height included in thickness

**LENGTH** • NON-DIRECTIONAL EMBOSSED  
8'-0" to 32'-0" Horizontal  
8'-0" to 40'-0" Vertical  
UNEMBOSSED  
8'-0" to 32'-0" Horizontal  
8'-0" to 40'-0" Vertical

**EXTERIOR PROFILE** • 7.2" on center rib pattern, 1½" tall, embossed or unembossed

**EXTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and \*\*22 Ga.

**INTERIOR PROFILE** • Mesa, nominal ⅛" deep, embossed or unembossed

**INTERIOR FACE** • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

**CORE** • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

**JOINT** • Offset double tongue-and-groove with extended metal shelf for positive face fastening<sup>Δ</sup>

### U-FACTORS AND R-VALUES\*

U-FACTOR (BTU/h-ft <sup>2</sup> ·F)		R-VALUE (h-ft <sup>2</sup> ·F/BTU)	
PANEL WIDTH: 36"		PANEL WIDTH: 36"	
	35°		35°
3"	0.066	3"	15.2
4"	0.043	4"	23.3

\*Based on ASTM C1363 and thermal modeling.  
\*\*not available in unembossed  
Δ Through fastening required at panels ends



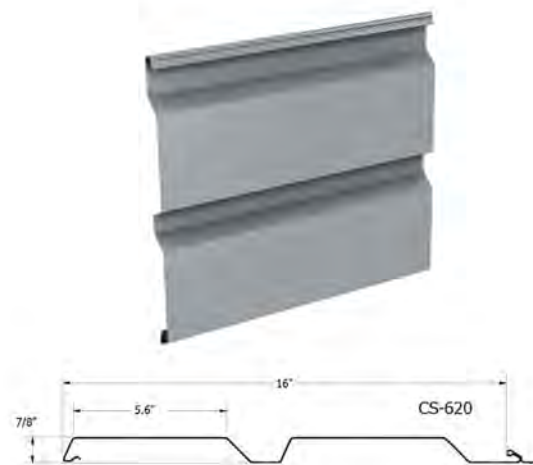


## CS-620 Panel (or Equivalent Panel)

Concept Series single-skin wall panels feature concealed fasteners and a common-lock joint that allows the panels to be integrated with each other. CS-620 interchangeable single-skin metal panels have 16" wide coverage along with 7/8" deep profiled panels featuring two asymmetrical ribs.

Concealed fastener metal siding systems may vary from an uninsulated screen wall to a lock joint metal wall system utilizing BW Systems, an insulated composite backup panel system. This wall panel system has two attachment clip options.

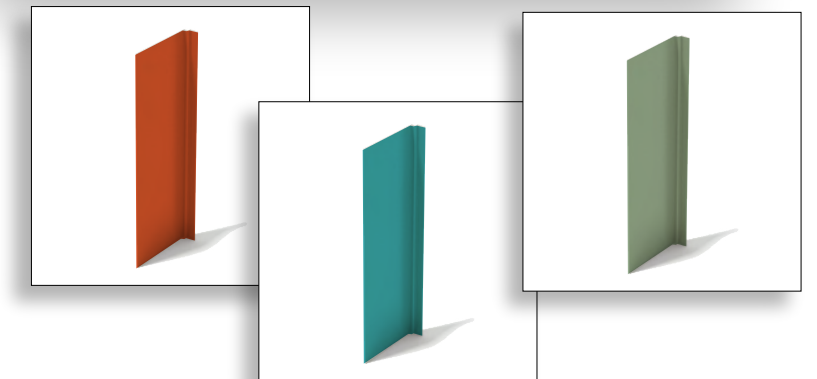
All Concept Series wall panels can be installed in a variety of horizontal or vertical rainscreen applications to form a complete wall system.



16" w panel - CS-620



## 9"D Lyrical Articulated Design Element



Horizontal Lap Siding  
Embossed Walnut  
EXAMPLE



Light Broom Finished  
TILT-UP CONCRETE WALL  
EXAMPLE



Stucco  
Embossed IMP  
EXAMPLE



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Materials

SHEET 09