


Site Plan Documentation

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (<i>Form S3</i>)	
<input type="checkbox"/> Site Plan Administrative DFT (<i>Forms SP & P2</i>)		PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (<i>Form P2</i>)		<input type="checkbox"/> Sketch Plat Review and Comment (<i>Form S3</i>)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (<i>Form S3</i>)		<input type="checkbox"/> Sketch Plan Review and Comment (<i>Form S3</i>)	
<input type="checkbox"/> Temporary Deferral of S/W (<i>Form S3</i>)		APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (<i>Form S3</i>)		<input type="checkbox"/> Decision of Site Plan Administrative DFT (<i>Form A</i>)	
BRIEF DESCRIPTION OF REQUEST			
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
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:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) 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 Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

____ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

____ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

____ 17) Sign Posting Agreement

____ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ 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)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

____ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

October 14, 2024

Chair
Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair
Louie Sanchez
City of Albuquerque
Councilor, District 1

Barbara Baca
County of Bernalillo
Commissioner, District 1

Joaquin Baca
City of Albuquerque
Councilor, District 2

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Klarissa Peña
City of Albuquerque
Councilor, District 3

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

Andrea Rand

ISG

7900 International Dr. Suite 550
Bloomington, MN 55425

RE: Water and Sanitary Sewer Availability Statement #240623

Project Name: U-Haul

Project Address: 8200 Jefferson St NE

Legal Description: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W

UPC: 101706431405940110

Zone Atlas Map: C-17

Dear Ms. Rand:

Project Description: The subject site is located southeast of the intersection of Jefferson Street and Domingo Baca Road within the City of Albuquerque. The proposed development consists of approximately 9.16 acres and the property is currently zoned nonresidential – light manufacturing. The property lies within the Pressure Zone 2E in the Alameda Trunk.

The Request for Availability indicates plans to construct a new U-Haul storage facility.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Ten-inch cast iron distribution line (project #20-37-76) along Jefferson Street.
- 20-inch concrete cylinder distribution line (project #10-203-82) along Jefferson Street.
- Eight-inch ductile iron distribution line (project #09-006-66) along Paseo del Norte Frontage Road.

Non-potable infrastructure in the area consists of the following:

- 12-inch to 16-inch PVC distribution line (project #26-5998.91-01) along Jefferson Street.

Sanitary sewer infrastructure in the area consists of the following:

- 12-inch vitrified clay pipe sanitary sewer collector (project #01-018-71) along Jefferson Street.
- 18-inch PVC (15-inch slip-line) sanitary sewer interceptor (original project #07-049-69, rehabilitation project #26-7435.2002-14) along Paseo Del Norte Frontage Road.

Water Service: New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along Paseo Del Norte Frontage Road or to the existing ten-inch distribution main along Jefferson Street. 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: If irrigation service is desired, new metered non-potable water service to the property shall be provided via routine connection to the existing 12-inch distribution main(s) along Jefferson Street. The Water Authority's Expansion Ordinance requires a newly developed property within 200 feet of a non-potable water line to connect. The 12-inch section of the non-potable water line along Jefferson is located north of the BNSF Railway and south of valve NP904. Per the System Expansion Ordinance, connection to the 16-inch section of the same distribution main is prohibited. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public non-potable line to serve the proposed development. No property shall share a non-potable service with any other property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing 12-inch collector along Jefferson Street. 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.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,000 GPM gallons per minute. Two fire hydrants are required. There are two existing hydrants available and two new hydrants are 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 the existing fire hydrant #383 located along the Paseo Del Norte Frontage Road.

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.

Cross Connection Prevention: 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 exceeds 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, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. 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 UEC's.

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,

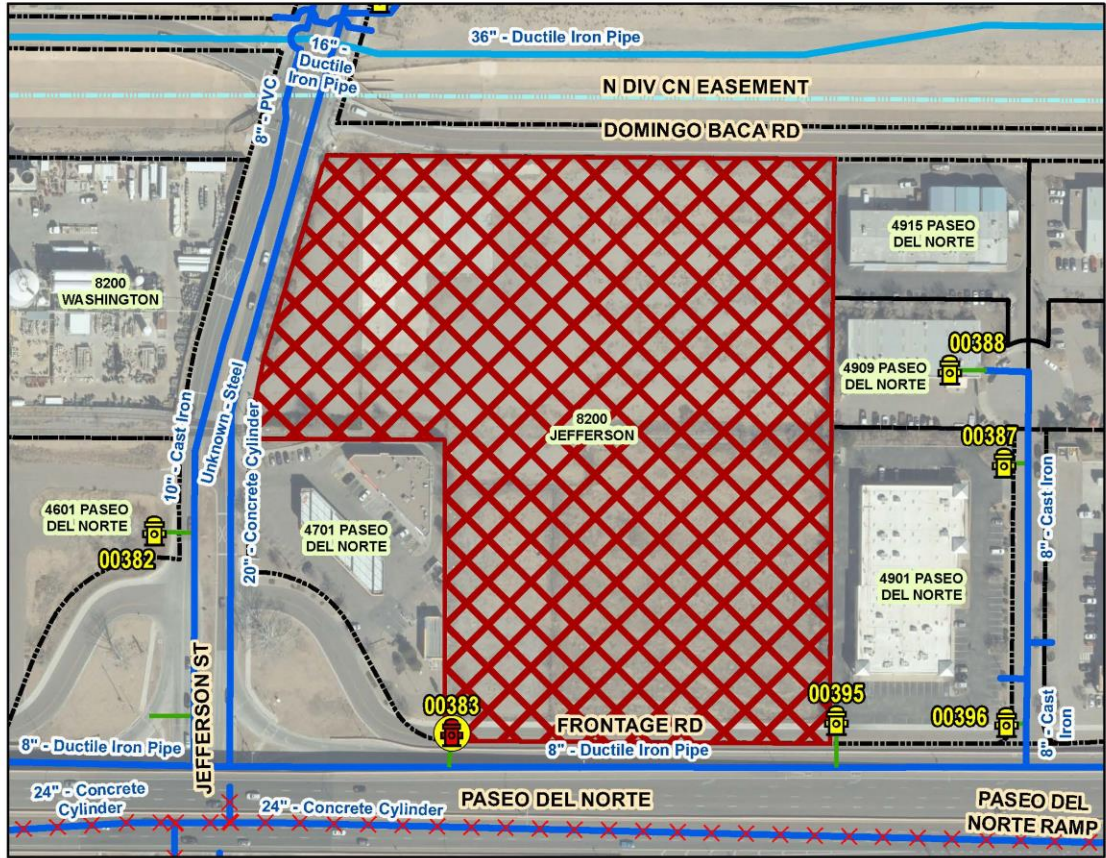


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #240623**

240623 - Water



0 350 700 Feet



Legend



Hydrant



Project Location

Water Pipe

Subtype

— Distribution Line

— Hydrant Leg

— In Zone Transmission

× × Abandoned

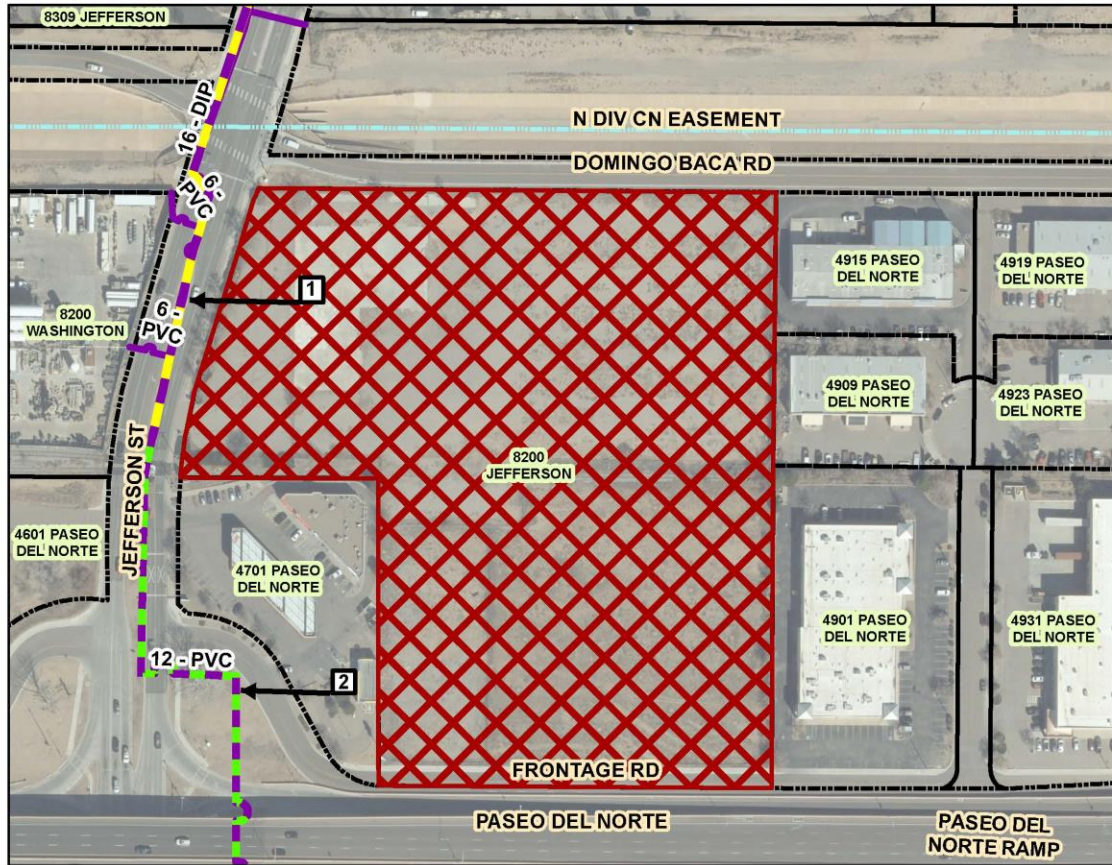
Fire Flow Analysis Points



Analysis Point - Existing Hydrant (1)



240623 - Non-Potable



Legend

Non-Potable Pipes

Subtype

— Distribution Main



Project Location



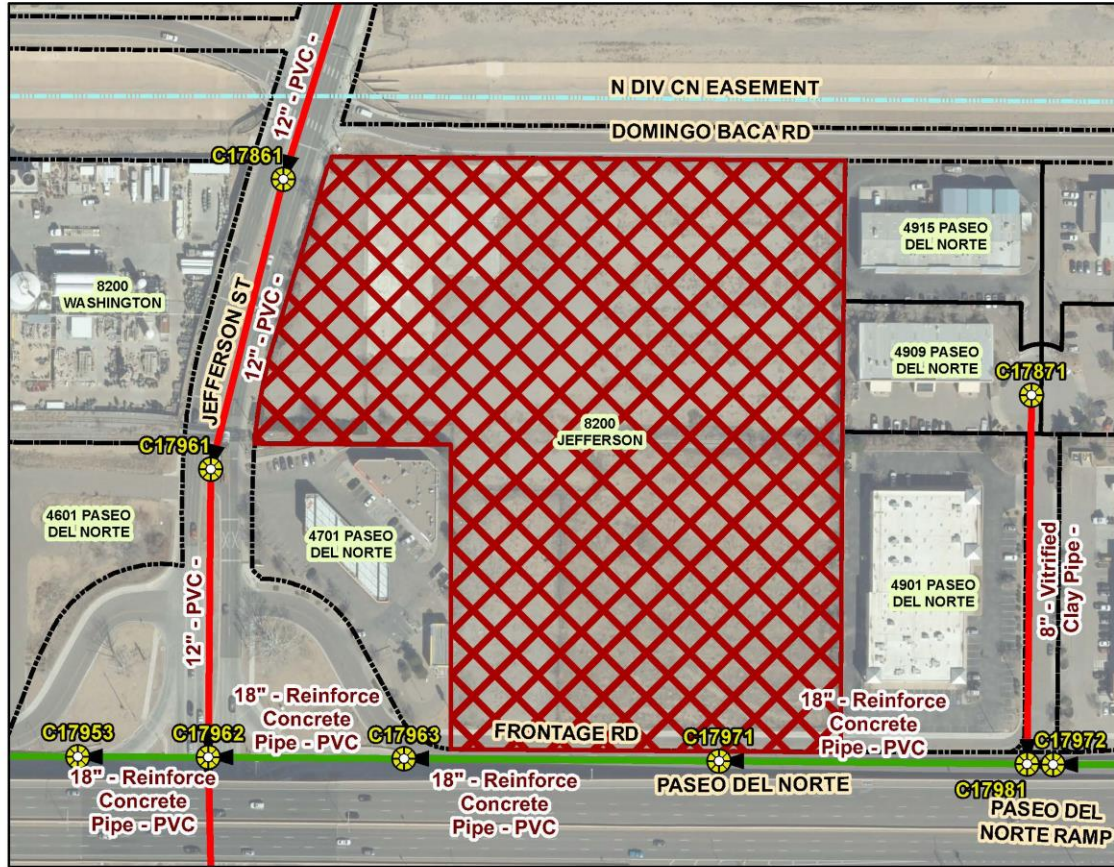
--- General Map Keyed Notes

1 - Existing 16-inch Non-Potable Distribution Line

2 - Existing 12-inch Non-Potable Distribution Line



240623 - Sanitary Sewer



Legend

Sewer Manhole

Project Location

Sewer Pipe

Subtype

COLLECTOR

INTERCEPTOR

CASING



FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: 8200 Jefferson Street NE (Parcel: 101706431405940000)TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W**Request Description:** New U-Haul Site Development☐ **Hydrology:**

- | | | |
|-------------------------------------|------------------------|------------------|
| • Sensitive Lands Analysis (5-2(C)) | <u> </u> Approved | <u> </u> NA |
| • Grading and Drainage Plan | <u> X </u> Approved | <u> </u> NA |
| • AMAFCA | <u> </u> Approved | <u> X </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> X </u> NA |
| • NMDOT | <u> </u> Approved | <u> X </u> NA |
| • MRGCD | <u> </u> Approved | <u> X </u> NA |

Renée C. Brissette

Hydrology Department

08/08/24

Date

☐ **Transportation:**

- | | | |
|--------------------------------------|------------------------|------------------|
| • Traffic Circulations Layout (TCL) | <u> X </u> Approved | <u> </u> NA |
| • Traffic Impact Study (TIS) | <u> </u> Approved | <u> X </u> NA |
| • Neighborhood Impact Analysis (NIA) | <u> </u> Approved | <u> X </u> NA |
| • Bernalillo County | <u> </u> Approved | <u> X </u> NA |
| • MRCOG | <u> </u> Approved | <u> X </u> NA |
| • NMDOT | <u> </u> Approved | <u> X </u> NA |
| • MRGCD | <u> </u> Approved | <u> X </u> NA |

Ernest Arroyo

Transportation Department

8/8/2024

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Request for Availability submitted? X Yes No NA
- Availability Statement/Serviceability Letter Number # 240623
- Note: Commitment for service is required prior to application approval.

Dan G. [Signature]

ABCWUA

12/4/2024

Date

- | | | |
|---|------------------------|------------------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | <u> </u> Approved | <u> </u> NA |
| <input type="checkbox"/> Solid Waste Department Signature on the Plan | <u> </u> Approved | <u> </u> NA |
| <input type="checkbox"/> Fire Marshall Signature on the Plan | <u> </u> Approved | <u> </u> NA |

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



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: U-Haul Building Permit #: _____ Hydrology File #: SI-2024-00080

Zone Atlas Page: C-17-Z DRB#: 2023-008271 EPC#: _____ Work Order#: _____

Legal Description: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W

City Address: 8200 Jefferson St NE

Applicant: ISG Contact: Andrea Rand

Address: 7900 International Dr Ste 550, Minneapolis, MN 55425

Phone#: 952-426-0699 Fax#: n/a E-mail: Andrea.Rand@ISGInc.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-LM

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: New U-Haul Self-Storage site

Days and Hours of Operation (if known): M-TH and Saturday 7am to 7pm, Friday 7am to 8pm, Sunday 9 to 5pm

Facility

Building Size (sq. ft.): 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

Number of Residential Units: n/a

Number of Commercial Units: See Building Size description above

ITE Land Use #151
Mini-Warehouse
137,892 Sq Ft
AM peak 12 trips
PM peak 20 trips

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 12-14 employees

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 per day is average

Trip Generations during PM/AM Peak Hour (if known):* N/A

Driveway(s) Located on: Street Name Jefferson St NE, Domingo Baca Rd, and Frontage Rd NE

Adjacent Roadway(s) Posted Speed: Street Name Jefferson St NE Posted Speed 40 mph

Street Name Domingo Baca Rd Posted Speed 30 mph

Street Name Frontage Rd NE Posted Speed 30 mph

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Jefferson St NE - Principal Arterial
(arterial, collector, local, main street) Domingo Baca Rd - Proposed Minor Collector
Paseo del Norte Frontage Rd - Proposed Minor Collector

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center) Jefferson St NE - NMDOT(?) / City
Domingo Baca Rd - City

Jurisdiction of roadway (NMDOT, City, County): Paseo del Norte Frontage Rd - City

Adjacent Roadway(s) Traffic Volume: N: 13,912 N ; S: 11,410 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): N/A

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: BIKE LANES PROPOSED ON ALL STREET FRONTAGES
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: SIDEWALKS PROPOSED ON ALL STREET FRONTAGES

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

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:

 P.E.

1/22/2024

TRAFFIC ENGINEER

DATE

Submittal

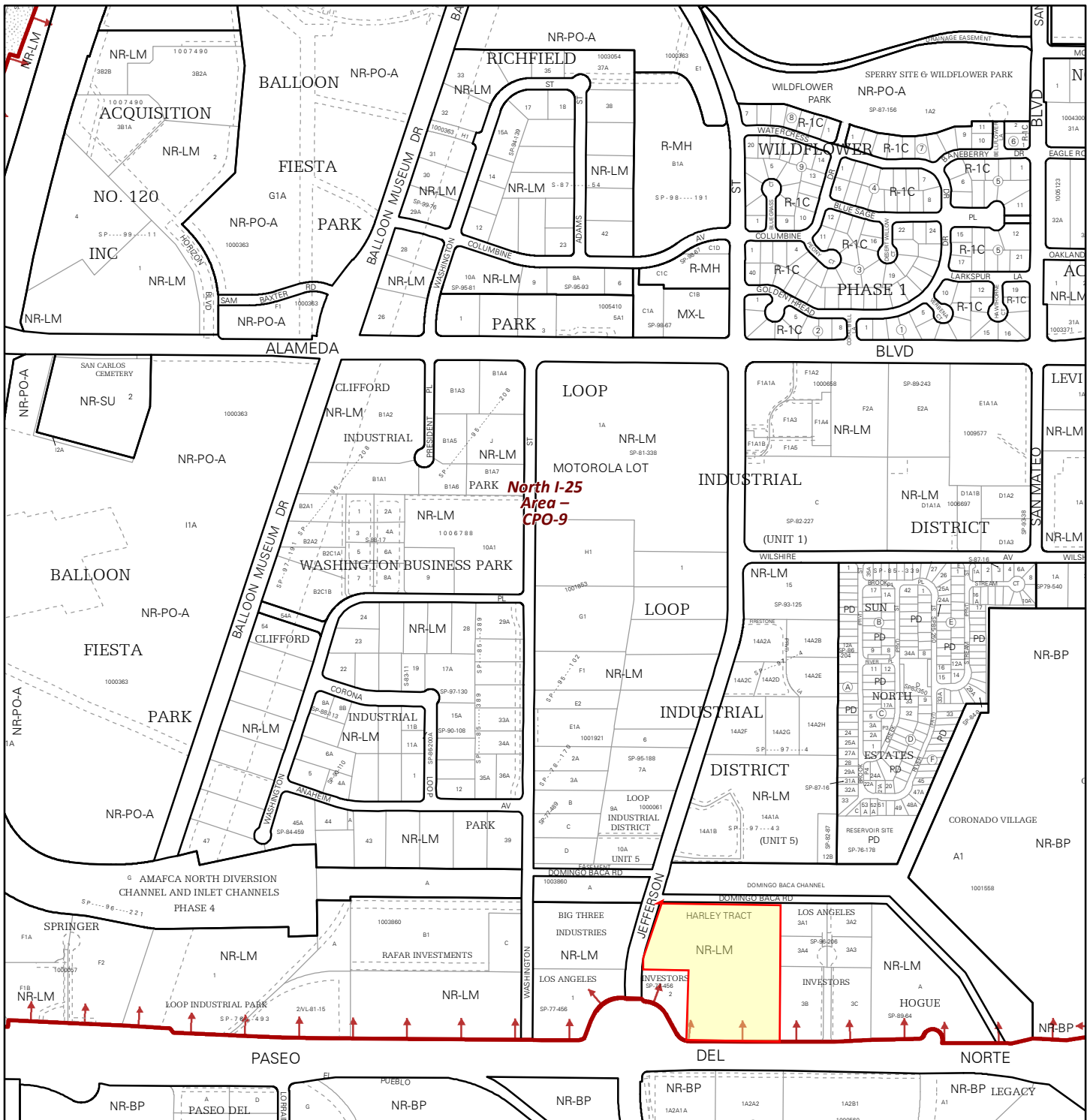
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

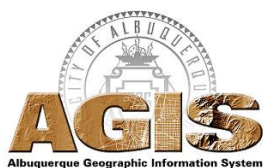
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
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). Note if site is within 660 feet of premium transit.
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.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

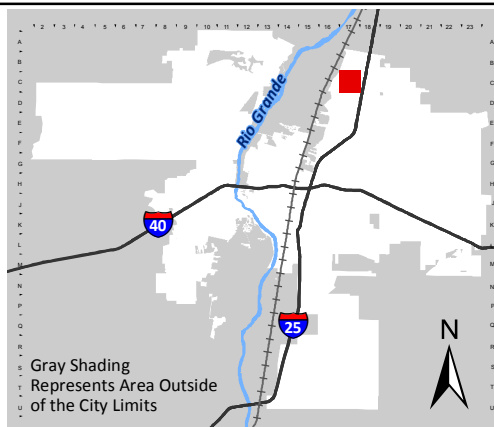


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

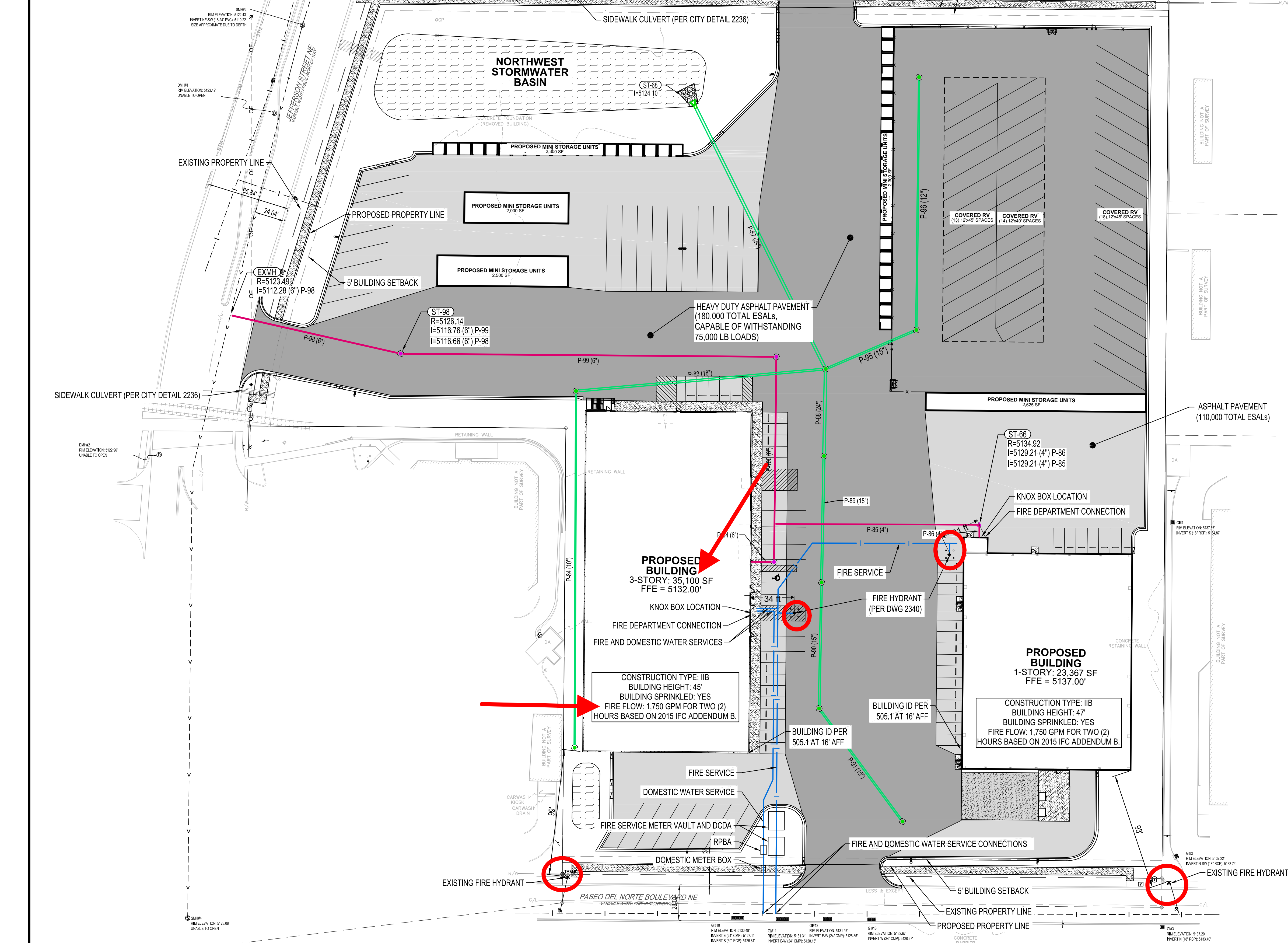
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



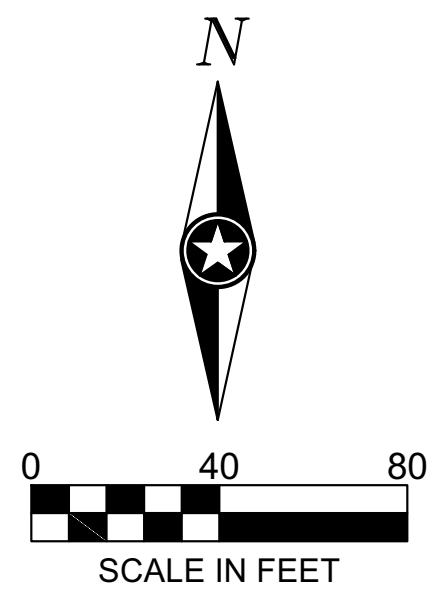
ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER:FP-23-016721
APPROVED DATE:06/19/24
APPROVED

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: 2000 GPM, 2 HYDRANTS, II-B



NOTE: THERE ARE NO PROPOSED GRADES ON THIS PROPOSED DEVELOPMENT THAT SHALL EXCEED 10% GRADE. THE MAJORITY OF GRADES ON THE PROPOSED SITE RANGE FROM 1-4%.

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT (4.5" ACC OVER 6" AGGREGATE BASE) (110,000 TOTAL ESALs)
	HEAVY DUTY ASPHALT PAVEMENT (5" ACC OVER 6" AGGREGATE BASE) (180,000 TOTAL ESALs, CAPABLE OF WITHSTANDING 75,000 LB LOADS)
	HEAVY DUTY CONCRETE PAVEMENT



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
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PROFESSIONAL SEAL:

04/05/2024

ISG

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PROJECT
U-HAUL

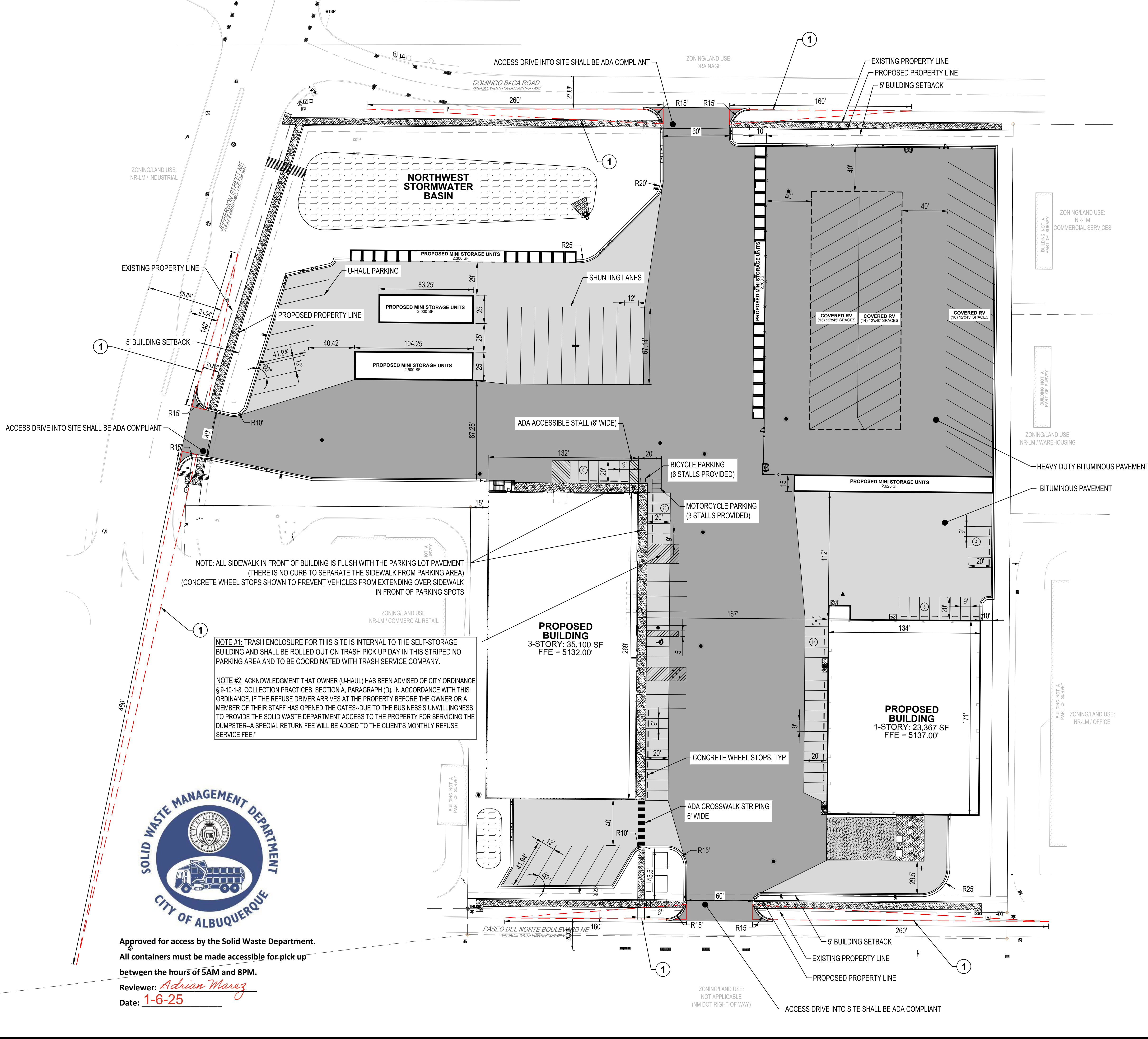
ALBUQUERQUE NEW MEXICO
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
FIRE 1

824071

DRAWN:	GBV	
CHECKED:	ARA	---
DATE:	---	---

28816 WATER SEWER AVAILABILITY



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT (4.5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY BITUMINOUS PAVEMENT (5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY CONCRETE PAVEMENT

SITE SUMMARY	
ZONING:	NR-LM
HEAVY VEHICLE AND EQUIPMENT RENTAL AREA:	4,603 SF
SELF-STORAGE BUILDING SELF-STORAGE AREA:	117,826 SF
U-BOX BUILDING SELF-STORAGE AREA:	23,367 SF
MINI-STORAGE BUILDING SELF-STORAGE AREA:	9,425 SF

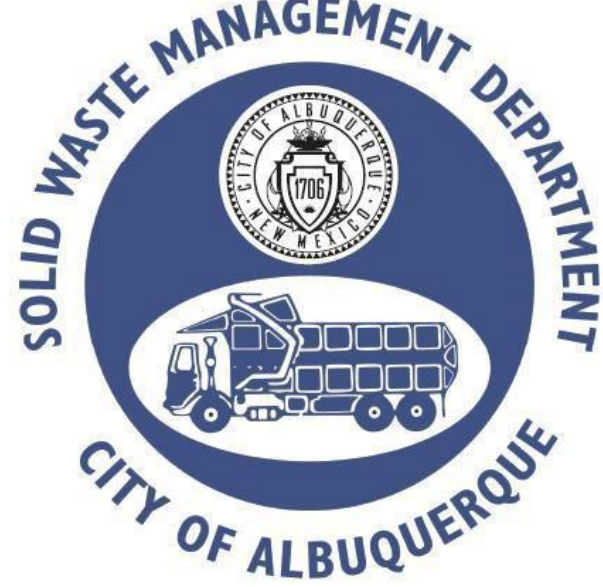
PARKING REQUIREMENTS (PER ALBUQUERQUE IDO)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
HEAVY VEHICLE AND EQUIPMENT RENTAL:	1 / 1,000 SF GFA	5 SPACES (4,603 / 1000 = 4.6)	5
SELF-STORAGE AREA:	1 / 3,000 SF GFA	50 SPACES (150,618 / 3,000 = 50.2)	50
TOTAL:		55	55

SETBACKS	
	BUILDING
FRONT YARD	15'-0"
SIDE YARD	5'-0"
REAR YARD	15'-0"

1

KEY NOTES

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: *Adrian Marez*
Date: 1-6-25

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITAL #1

PROFESSIONAL SEAL:

RYAN J. ANDERSON

NEW MEXICO

28792

PROFESSIONAL ENGINEER

10/30/2024

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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

SITE PLAN

824071

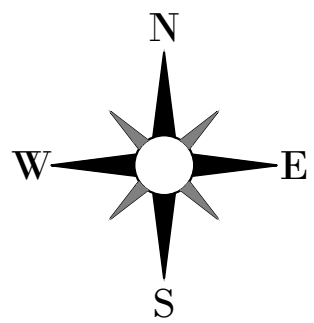
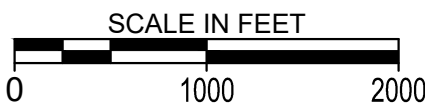
DRAWN:	GBV	
CHECKED:	ARA	C3-10
DATE:		

SITE



CITY OF ALBUQUERQUE

LOCATION MAP



CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CJ	CONTROL JOINT
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT
AGG	AGGREGATE	CONC	CONCRETE
APPROX	APPROXIMATE	CONC	CONSTRUCTION
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD
BIT	BITUMINOUS	C&G	CURB AND GUTTER
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION
CB	CATCH BASIN	DIA	DIAMETER
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION
CF	CUBIC FOOT	DS	DOWNSPOUT
CI	CAST IRON	EA	EACH
CIP	CAST IRON PIPE	ELEC	ELECTRICAL
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION

EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE
EQ	EQUAL	GPM	GALLONS PER MINUTE
EX	EXISTING	GV	GATE VALVE
FDC	FIRE DEPARTMENT CONNECTION	HOPE	HIGH DENSITY POLYETHYLENE
FDN	FOUNDATION	HD	HEAVY DUTY
FES	FLARED END SECTION	HH	HANDHOLE
FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL
FPM	FEET PER MINUTE	HR	HOUR
FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL
FT	FOOT, FEET	HWY	HIGHWAY
FTG	FOOTING	HYD	HYDRANT
GA	GAUGE	I	INVERT
GAL	GALLON	ID	INSIDE DIAMETER
GALV	GALVANIZED	IN	INCH
GC	GENERAL CONTRACTOR	INV	INVERT
GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE

IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL
J-BOX	JUNCTION BOX	OC	ON CENTER
JT	JOINT	OCEW	ON CENTER EACH WAY
LF	LINEAR FEET	OH	OVERHEAD
LIN	LINEAR	OHD	OVERHEAD DOOR
LPS	LOW PRESSURE STEAM	OZ	OUNCE
LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN
LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED
MAX	MAXIMUM	PL	POLYPROPYLENE
MB	MAIL BOX	PP	POLYPROPYLENE
MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH
MH	MANHOLE	PVC	POLYVINYL CHLORIDE
MIN	MINIMUM	PVMT	PAVEMENT
MISC	MISCELLANEOUS	QTY	QUANTITY
NO	NUMBER	R	RIM
NTS	NOT TO SCALE	RAD	RADIUS

RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
RD	ROOF DRAIN	TNFB	TRANSFORMER
REBAR	REINFORCING BAR	TRANS	TRANS
REM	REMOVE	TV	TELEVISION
ROW	RIGHT OF WAY	T/W	TOP OF WALL
R/W	RIGHT OF WAY	TYP	TYPICAL
SAN	SANITARY	UT	UTILITY, UNDERGROUND
SCH	SCHEDULE	UT	UTILITY, UNDERGROUND
SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
SPEC	SPECIFICATION	W/O	WITHOUT
SQ	SQUARE	W/	WITH
STA	STATION	YD	YARD
SY	TOP OF CURB	YR	YEAR
T/C	TOP OF CURB		
TEL	TELEPHONE		
TEMP	TEMPORARY		

NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
OC	ON CENTER	RD	ROOF DRAIN	TNFB	TRANSFORMER
OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANS
OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
PERF	PERFORATED	SCH	SCHEDULE	UT	UTILITY, UNDERGROUND
PL	POLYPROPYLENE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
PVMT	PAVEMENT	SY	TOP OF CURB	YR	YEAR
QTY	QUANTITY	T/C	TOP OF CURB		
R	RIM	TEL	TELEPHONE		
RAD	RADIUS	TEMP	TEMPORARY		

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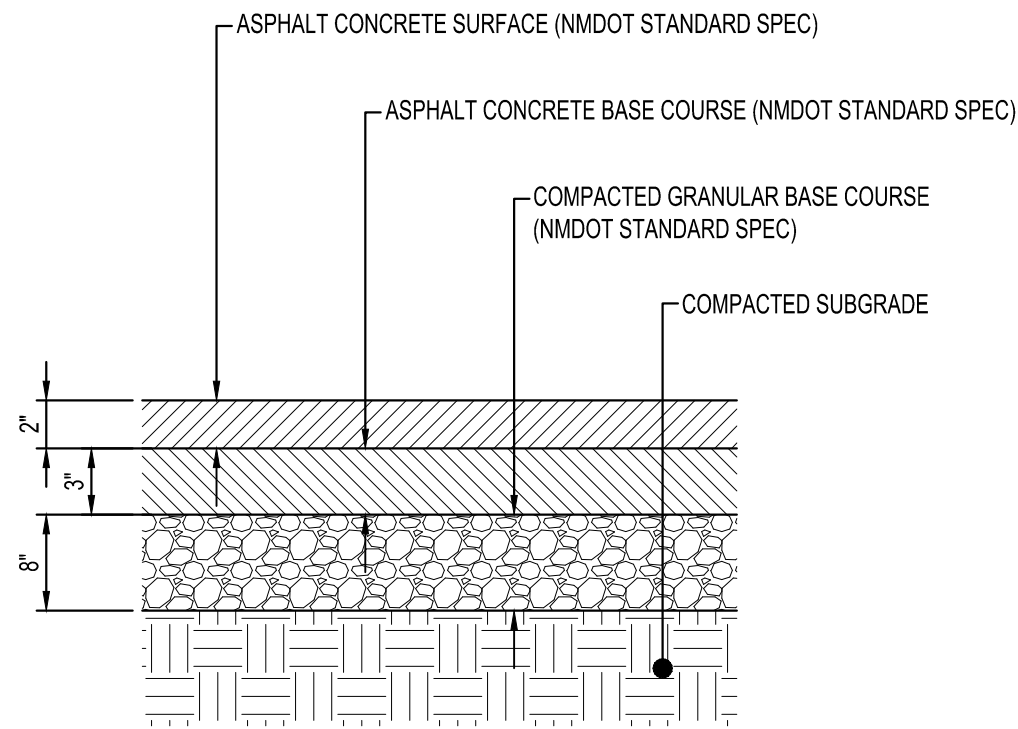
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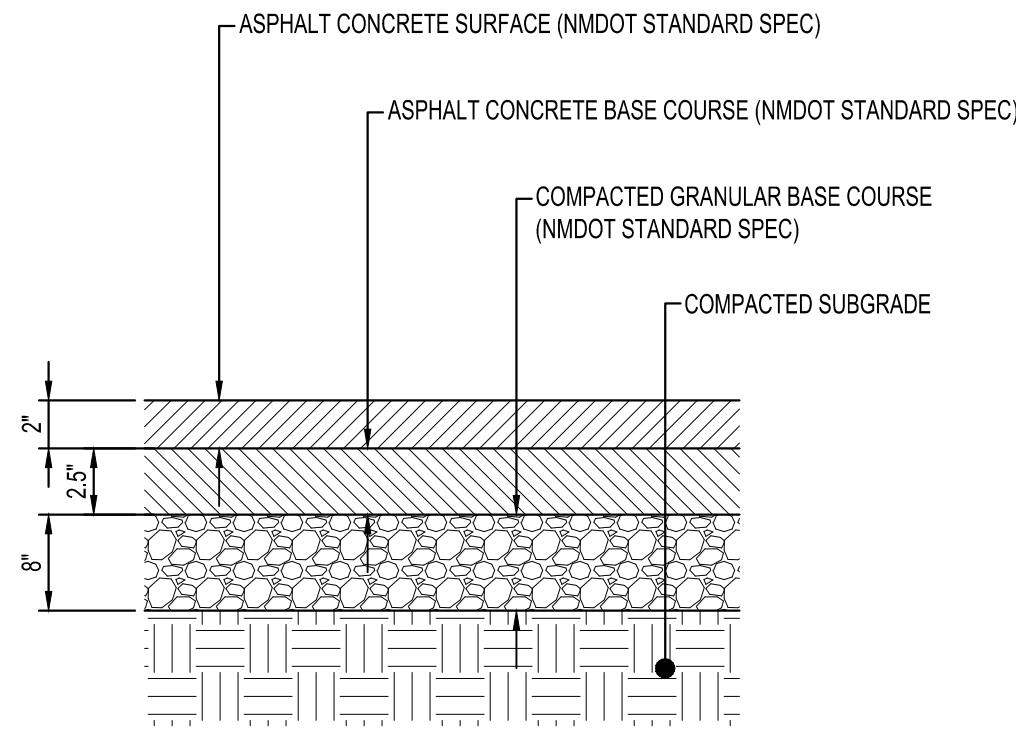
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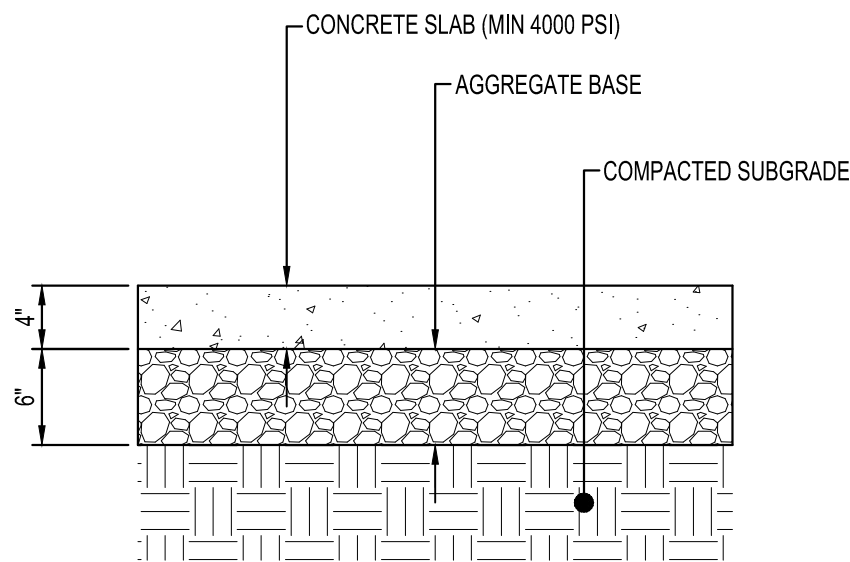
RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
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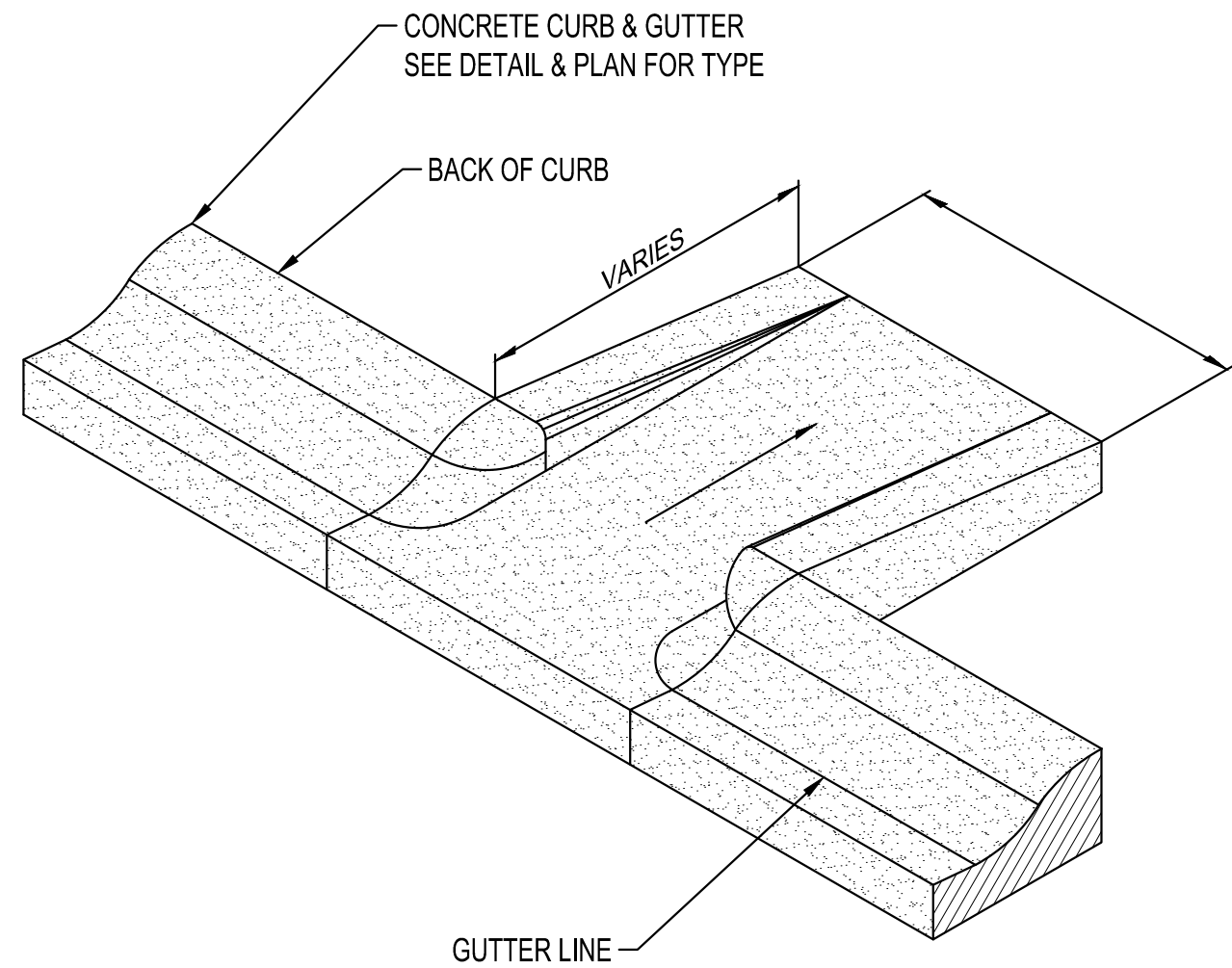
HEAVY DUTY
ASPHALT PAVEMENT
NTS



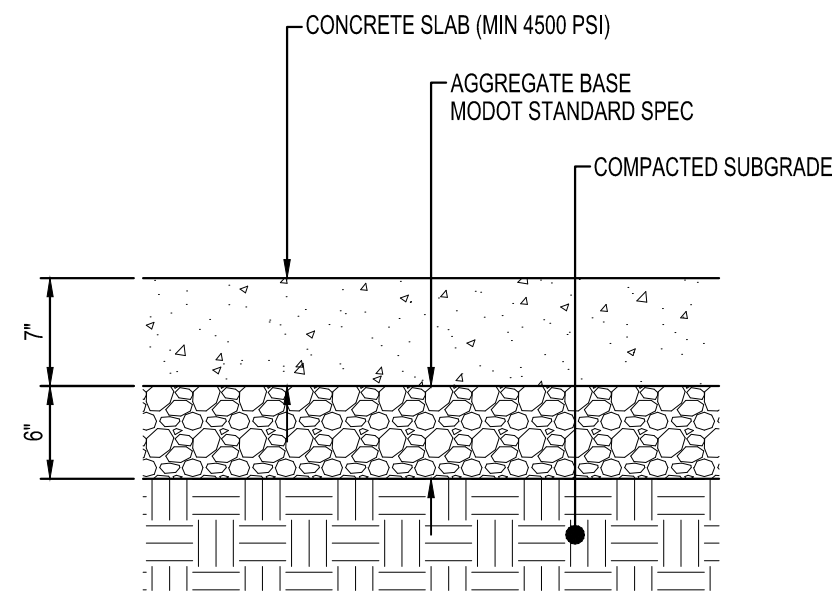
STANDARD
ASPHALT PAVEMENT
NTS



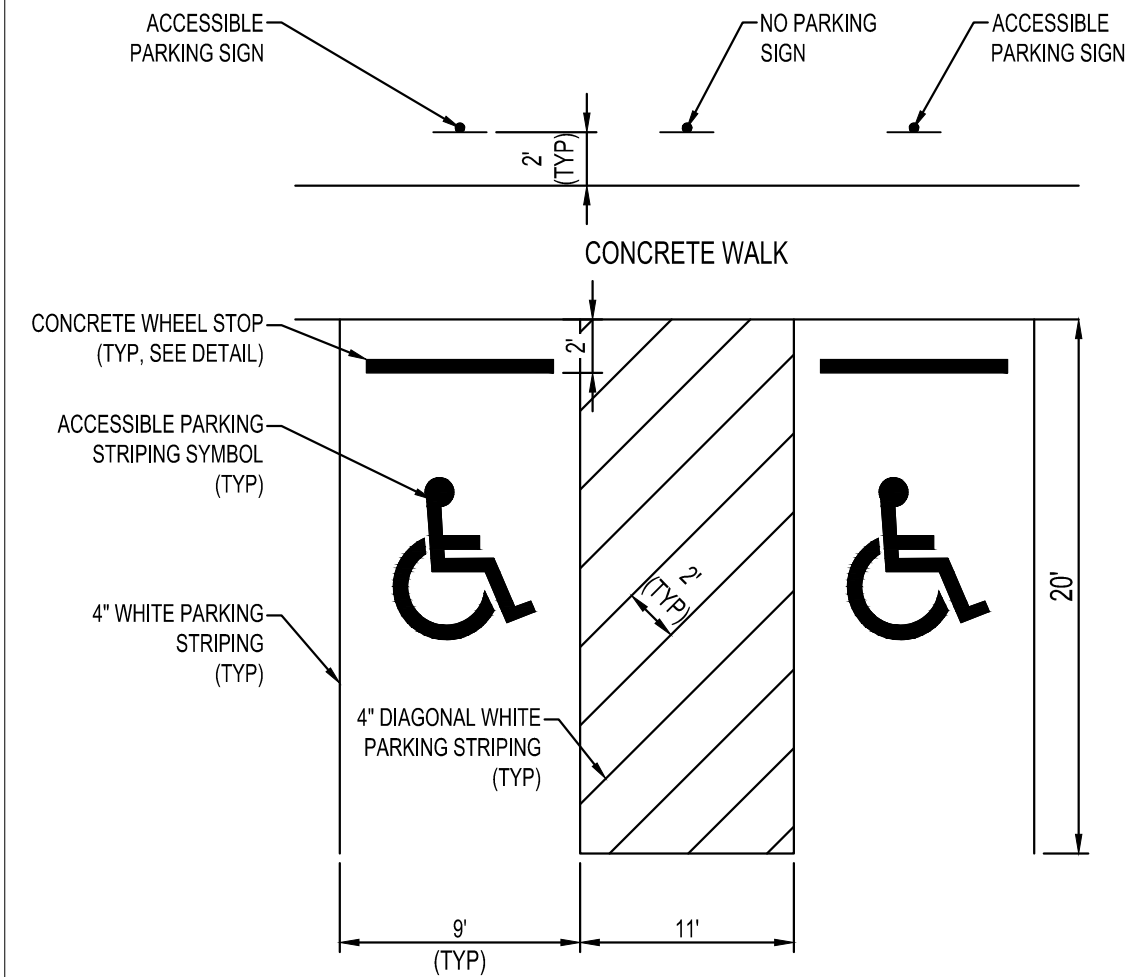
CONCRETE SIDEWALK
NTS



FLUME CURB CUT
NTS



STANDARD
CONCRETE PAVEMENT
NTS



ACCESSIBLE PARKING AREA
NTS

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
2			
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PROFESSIONAL SEAL:



10/30/2024



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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

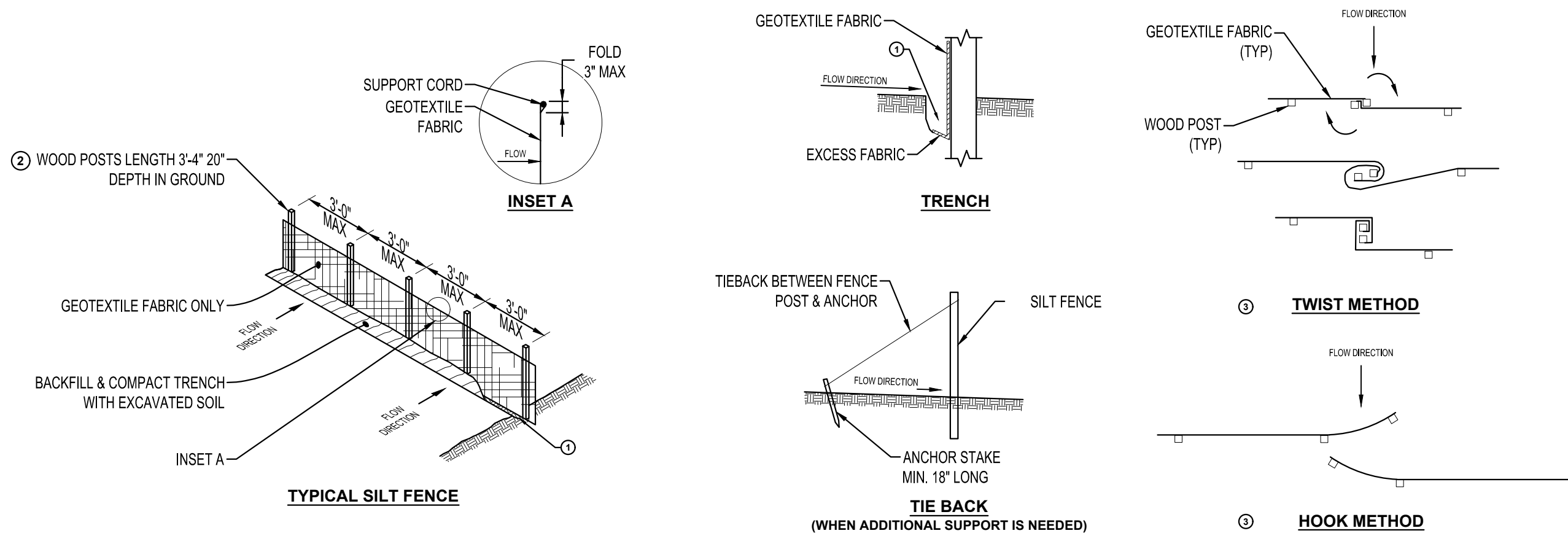
SHEET CONTENTS:

DETAILS

824071

DRAWN:	GBV	C0-20
CHECKED:	ARA	
DATE:	10/30/24	

C0-DETAILS

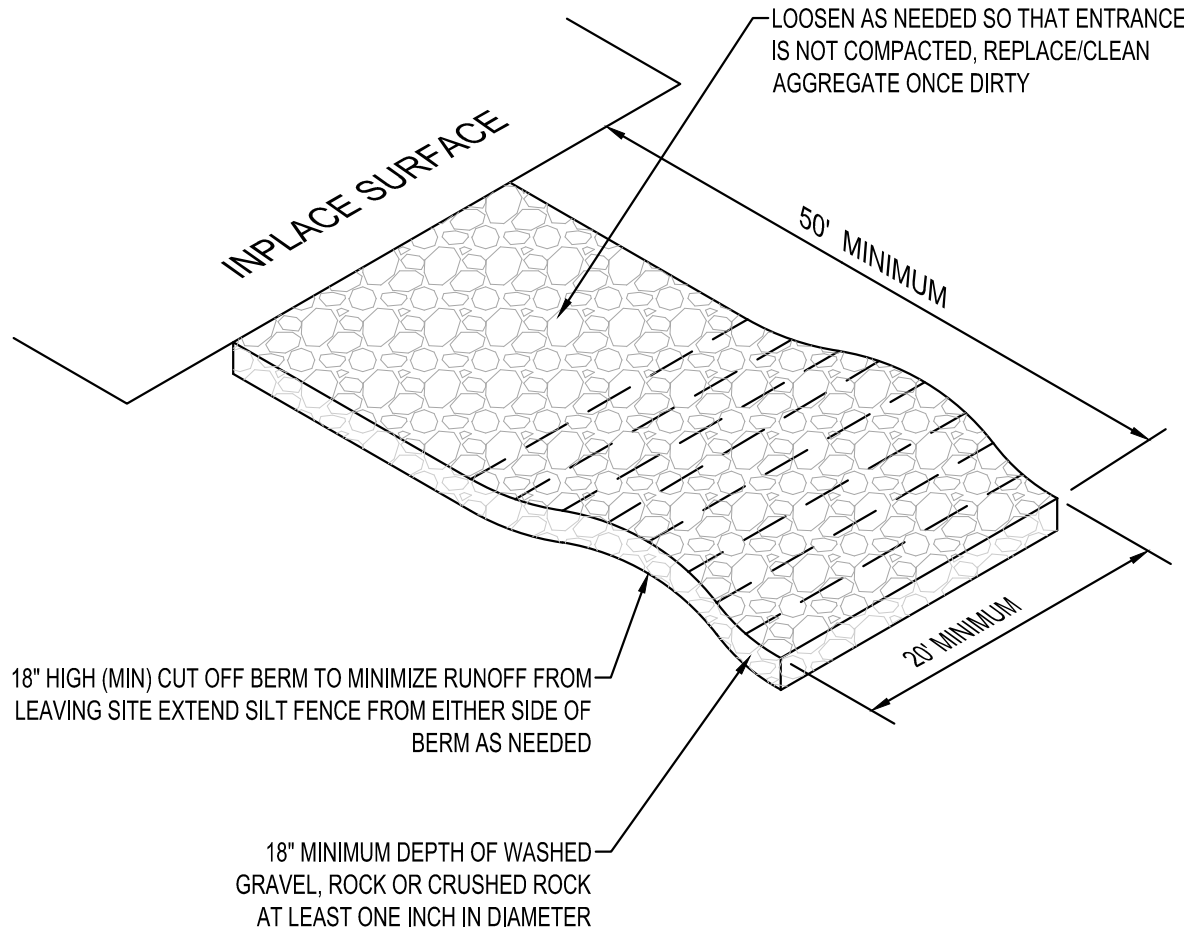


NOTES:

- ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY & ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - TWIST METHOD - OVERLAP THE END POSTS & TWIST, OR ROTATE AT LEAST 180°.
 - HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

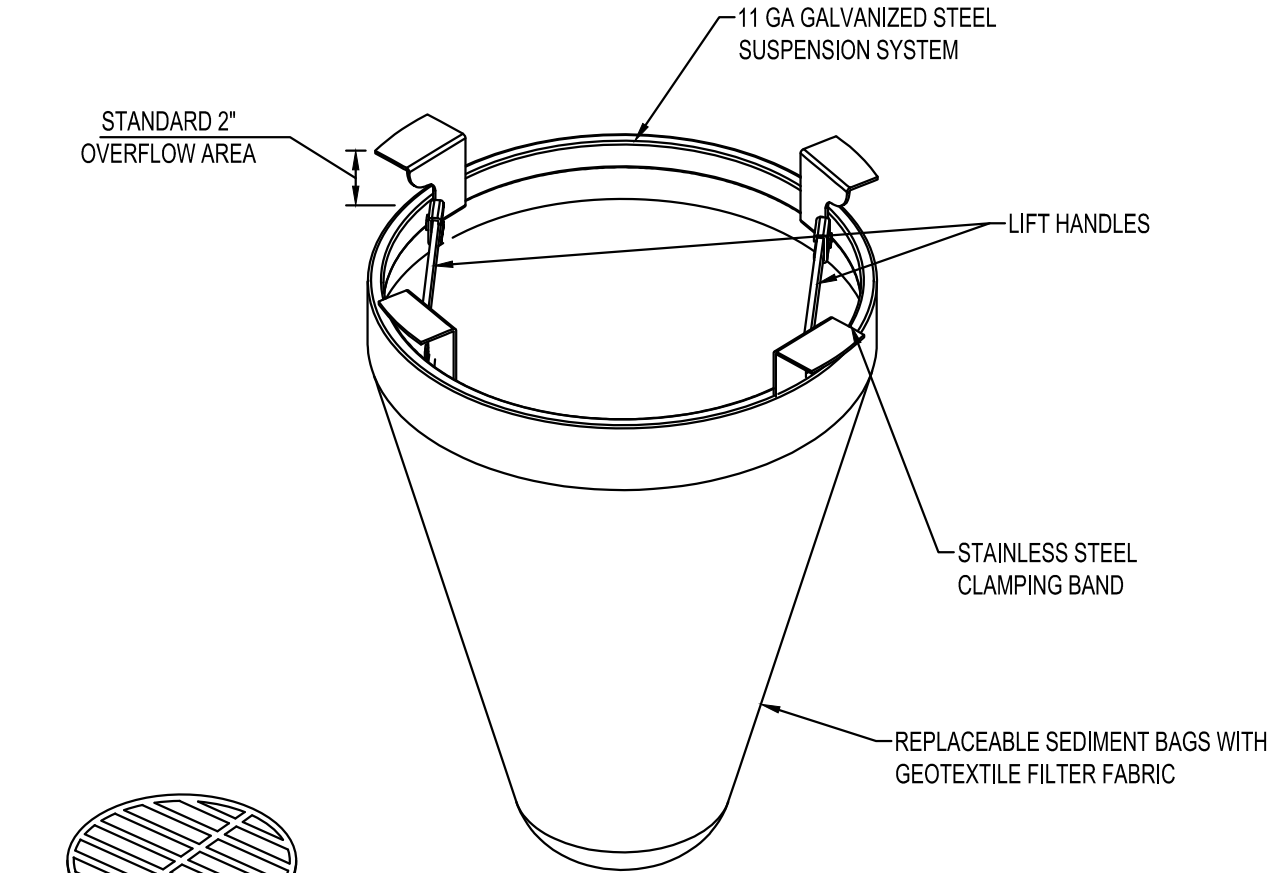
SILT FENCE

NTS



ROCK TRACKING PAD

NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

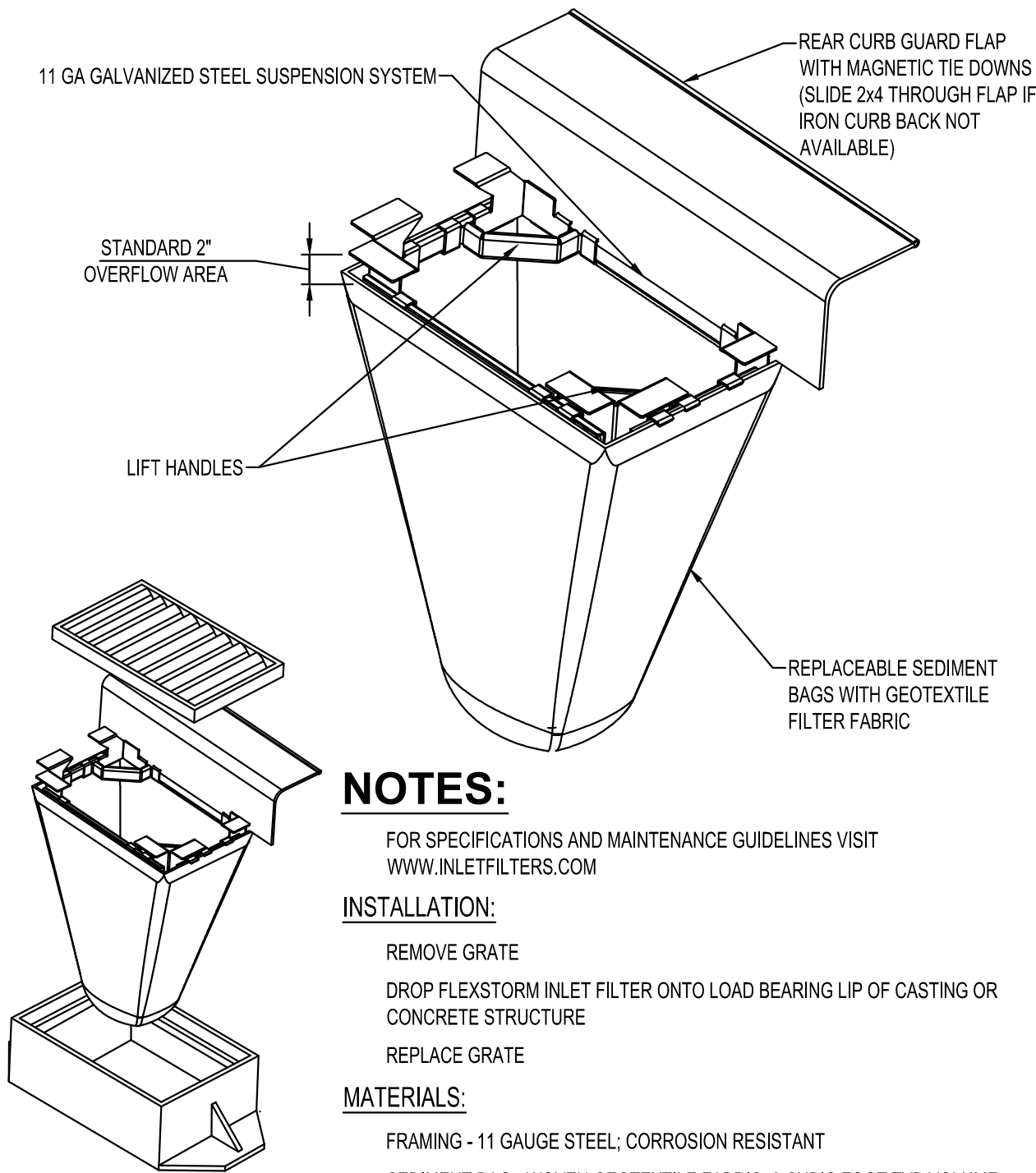
- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER INLET PROTECTION

NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

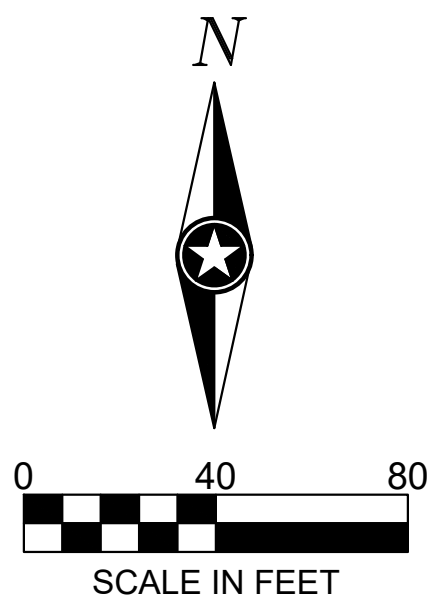
- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER INLET PROTECTION

NTS



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROFESSIONAL SEAL:



10/30/2024



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PROJECT

U-HAUL

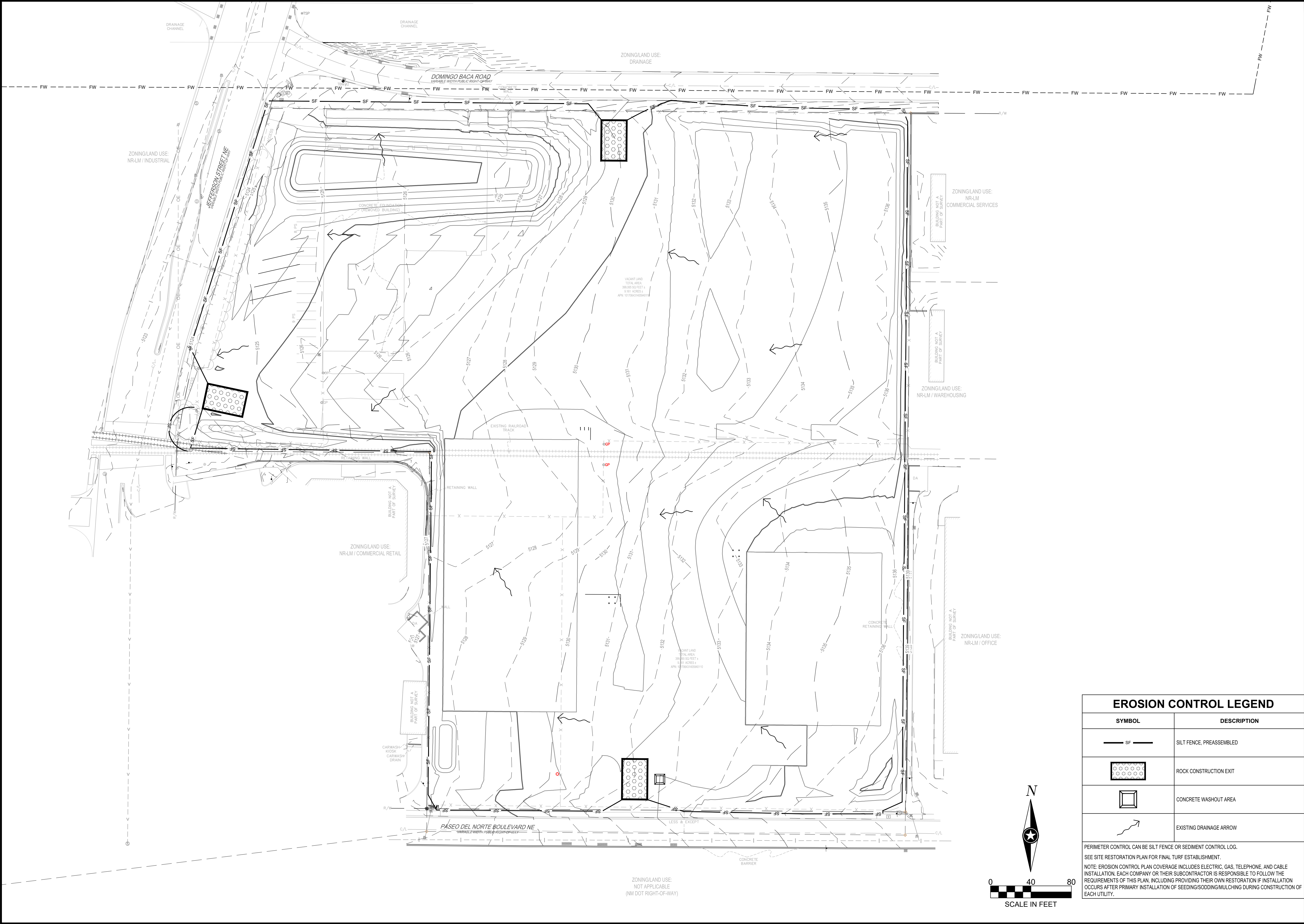
ALBUQUERQUE NEW MEXICO
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

SWPPP DETAILS

824071

DRAWN:	GBV	C1-20
CHECKED:	ARA	
DATE:	10/30/24	
C1-SWPPP		



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— SF —	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

04080

SCALE IN FEET

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024		CITY SUBMITTAL #1
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PROJECT

U-HAUL

ALBUQUERQUENEW MEXICO

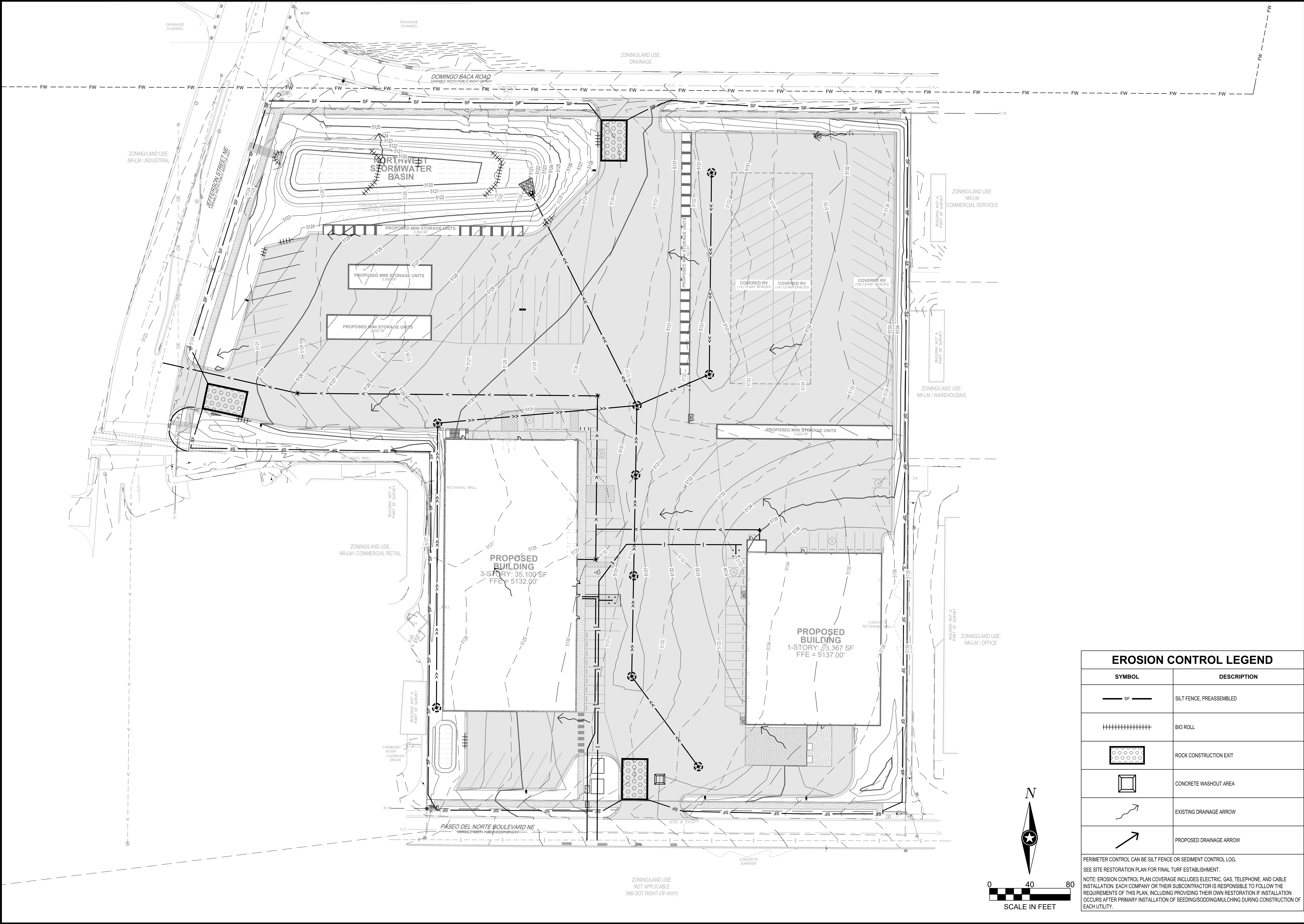
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
PRE-CONSTRUCTION SWPPP

824071

DRAWN:	GBV	
CHECKED:	ARA	C1-30
DATE:		

C1-SWPPP



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— SF —	SILT FENCE, PREASSEMBLED
	BIO ROLL
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

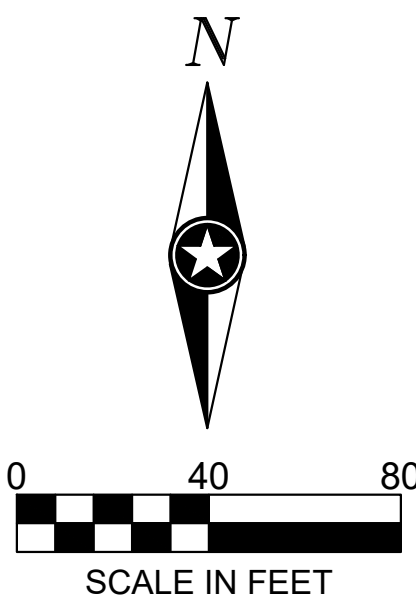
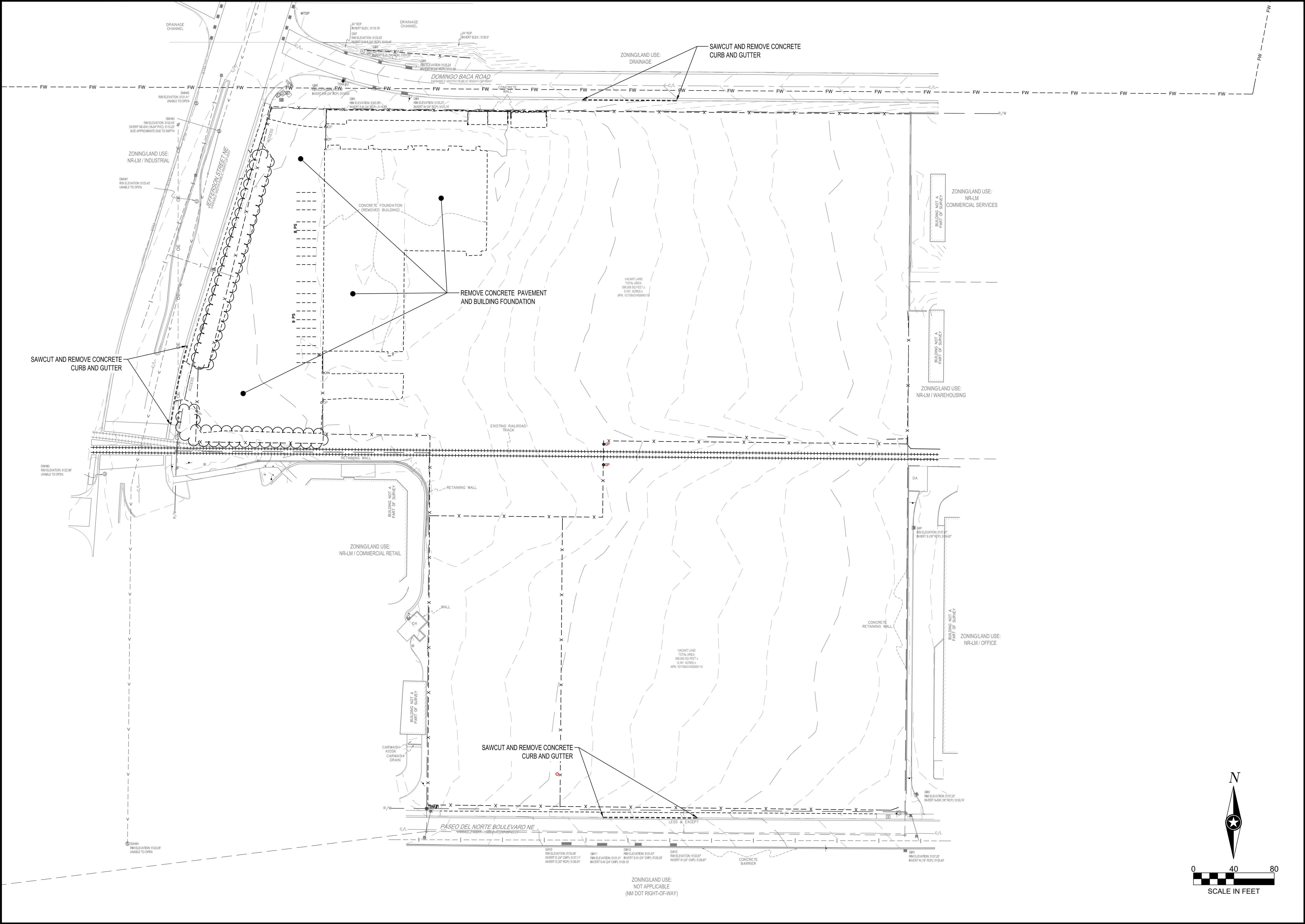
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
PROPOSED SWPPP

824071

DRAWN:	GBV
CHECKED:	ARA
DATE:	

C1-SWPPP



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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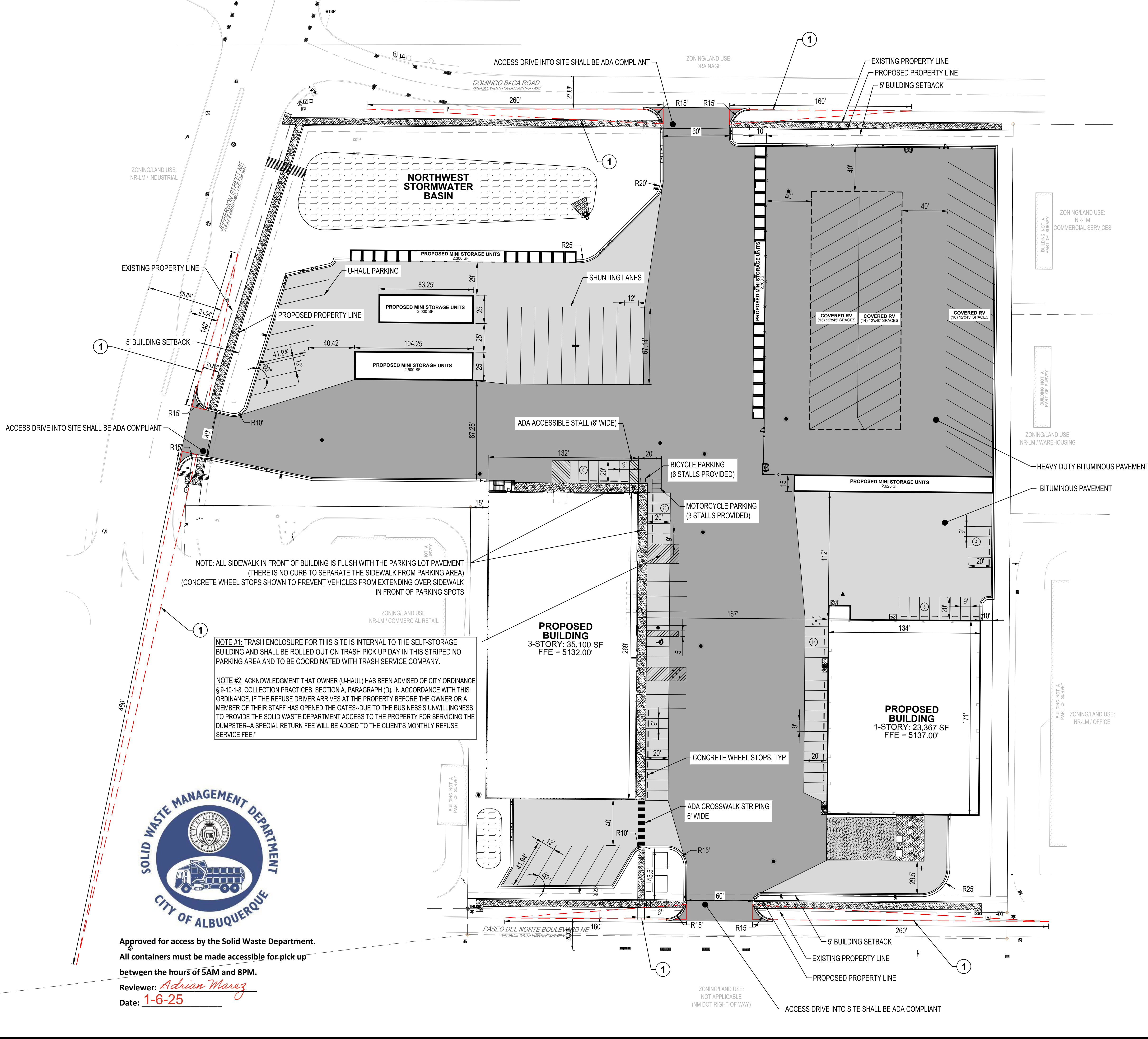
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
EXISTING SITE AND REMOVAL PLAN

824071

DRAWN:	GBV	
CHECKED:	ARA	C2-10
DATE:	10/30/24	

C2-EXISTING



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT (4.5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY BITUMINOUS PAVEMENT (5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY CONCRETE PAVEMENT

SITE SUMMARY	
ZONING:	NR-LM
HEAVY VEHICLE AND EQUIPMENT RENTAL AREA:	4,603 SF
SELF-STORAGE BUILDING SELF-STORAGE AREA:	117,826 SF
U-BOX BUILDING SELF-STORAGE AREA:	23,367 SF
MINI-STORAGE BUILDING SELF-STORAGE AREA:	9,425 SF

PARKING REQUIREMENTS (PER ALBUQUERQUE IDO)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
HEAVY VEHICLE AND EQUIPMENT RENTAL:	1 / 1,000 SF GFA	5 SPACES (4,603 / 1000 = 4.6)	5
SELF-STORAGE AREA:	1 / 3,000 SF GFA	50 SPACES (150,618 / 3,000 = 50.2)	50
TOTAL:		55	55

SETBACKS	
	BUILDING
FRONT YARD	15'-0"
SIDE YARD	5'-0"
REAR YARD	15'-0"

1

KEY NOTES

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: *Adrian Marez*
Date: **1-6-25**

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITAL #1

PROFESSIONAL SEAL:

10/30/2024

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PROJECT
U-HAUL

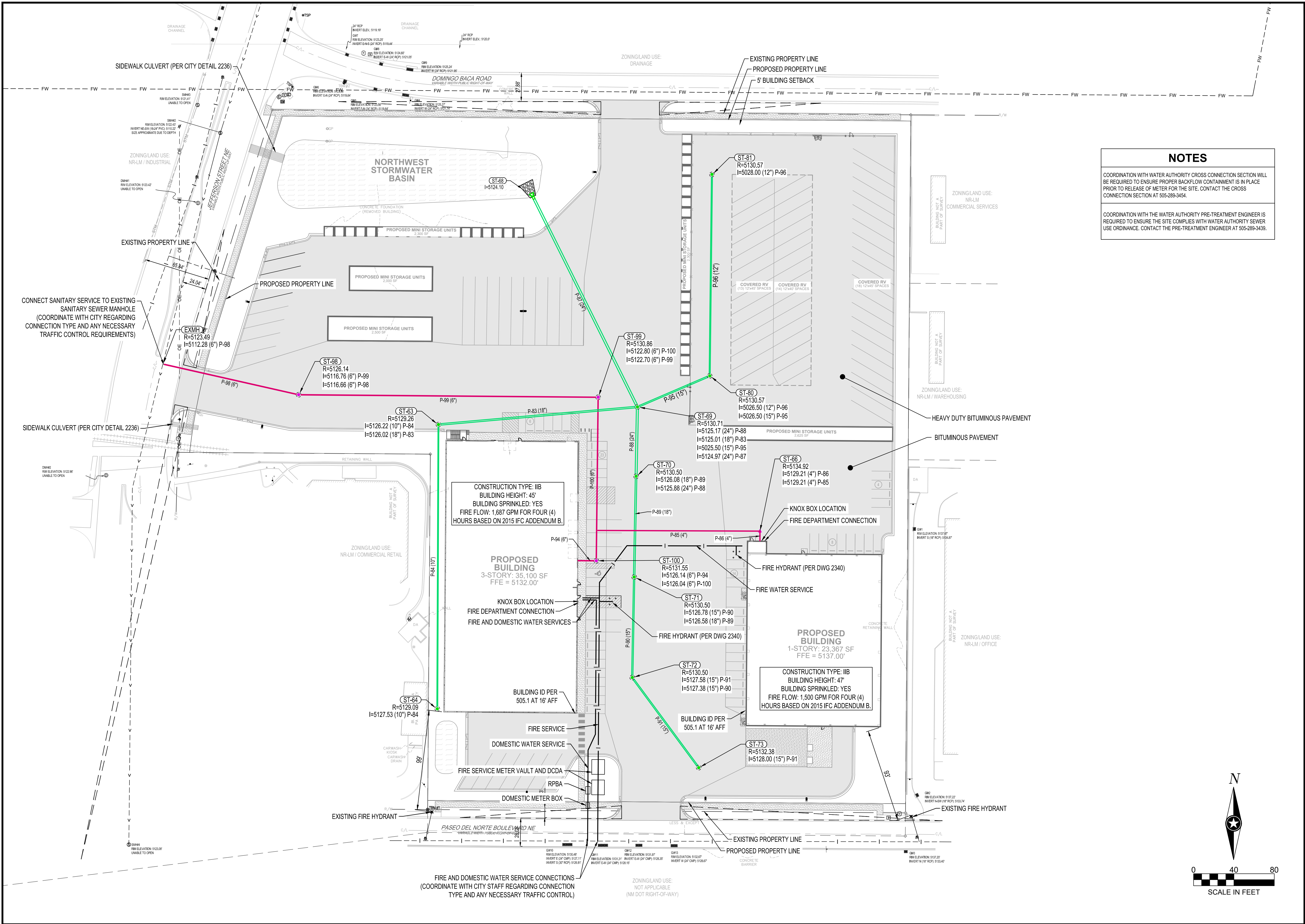
ALBUQUERQUE NEW MEXICO
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
SITE PLAN

824071

DRAWN:	GBV	
CHECKED:	ARA	C3-10
DATE:		

SITE



NOTES

COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROFESSIONAL SEAL:

RYAN J. ANDERSON

NEW MEXICO

28792

Professional Engineer

10/30/2024

ISG

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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:

U-Haul Moving & Storage

8200 JEFFERSON ST

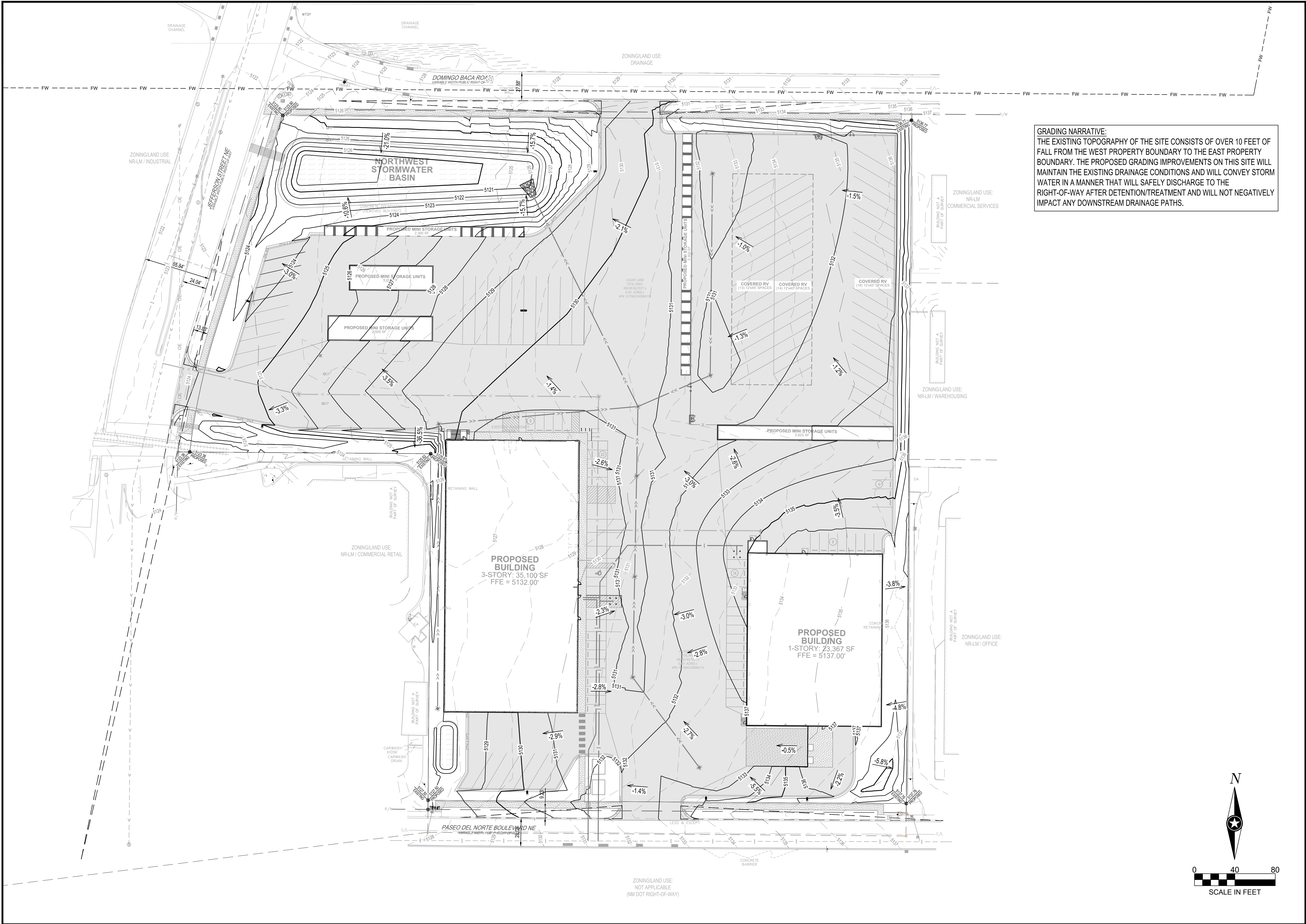
SHEET CONTENTS:

UTILITY PLAN

824071

DRAWN:	GBV	
CHECKED:	ARA	C3-20
DATE:		

UTILITY



GRADING NARRATIVE:
THE EXISTING TOPOGRAPHY OF THE SITE CONSISTS OF OVER 10 FEET OF FALL FROM THE WEST PROPERTY BOUNDARY TO THE EAST PROPERTY BOUNDARY. THE PROPOSED GRADING IMPROVEMENTS ON THIS SITE WILL MAINTAIN THE EXISTING DRAINAGE CONDITIONS AND WILL CONVEY STORM WATER IN A MANNER THAT WILL SAFELY DISCHARGE TO THE RIGHT-OF-WAY AFTER DETENTION/TREATMENT AND WILL NOT NEGATIVELY IMPACT ANY DOWNSTREAM DRAINAGE PATHS.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROFESSIONAL SEAL:

RYAN J. ANDERSON
NEW MEXICO
28792
Professional Engineer

10/30/2024

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PROJECT
U-HAUL

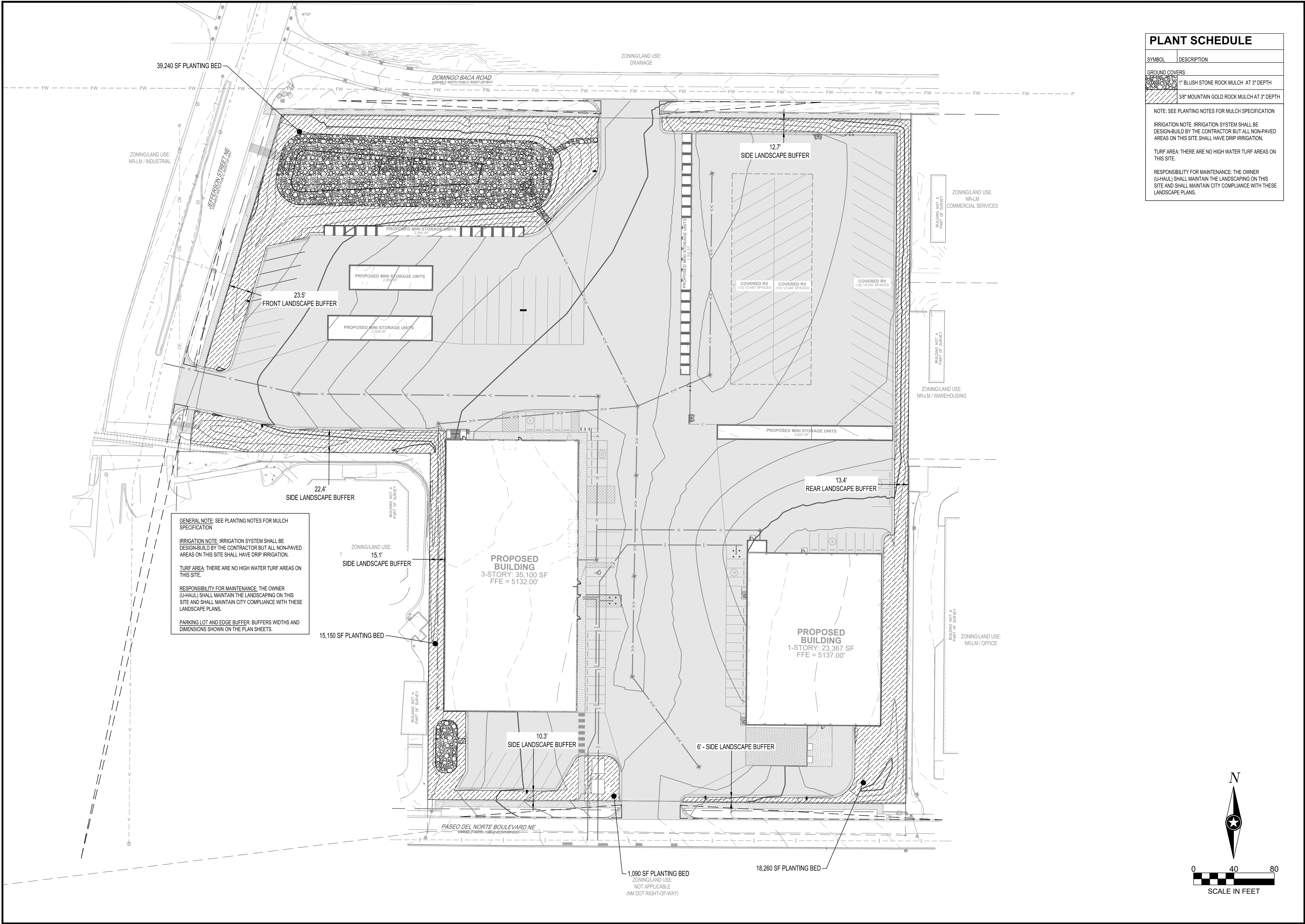
ALBUQUERQUE NEW MEXICO
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:
GRADING PLAN

824071

DRAWN:	GBV	C4-10
CHECKED:	ARA	
DATE:	10/30/24	

GRADING



PLANT SCHEDULE

SYMBOL	DESCRIPTION
GROUND COVERS	
	1" BLUSH STONE ROCK MULCH AT 3" DEPTH
	3/8" MOUNTAIN GOLD ROCK MULCH AT 3" DEPTH

NOTE: SEE PLANTING NOTES FOR MULCH SPECIFICATION

IRRIGATION NOTE: IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE CONTRACTOR BUT ALL NON-PAVED AREAS ON THIS SITE SHALL HAVE DRIP IRRIGATION.

TURF AREA: THERE ARE NO HIGH WATER TURF AREAS ON THIS SITE.

RESPONSIBILITY FOR MAINTENANCE: THE OWNER (U-HAUL) SHALL MAINTAIN THE LANDSCAPING ON THIS SITE AND SHALL MAINTAIN CITY COMPLIANCE WITH THESE LANDSCAPE PLANS.

SHEET NOTES:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROFESSIONAL SEAL:

RYAN J. ANDERSON

NEW MEXICO

28792

PROFESSIONAL ENGINEER

10/30/2024

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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

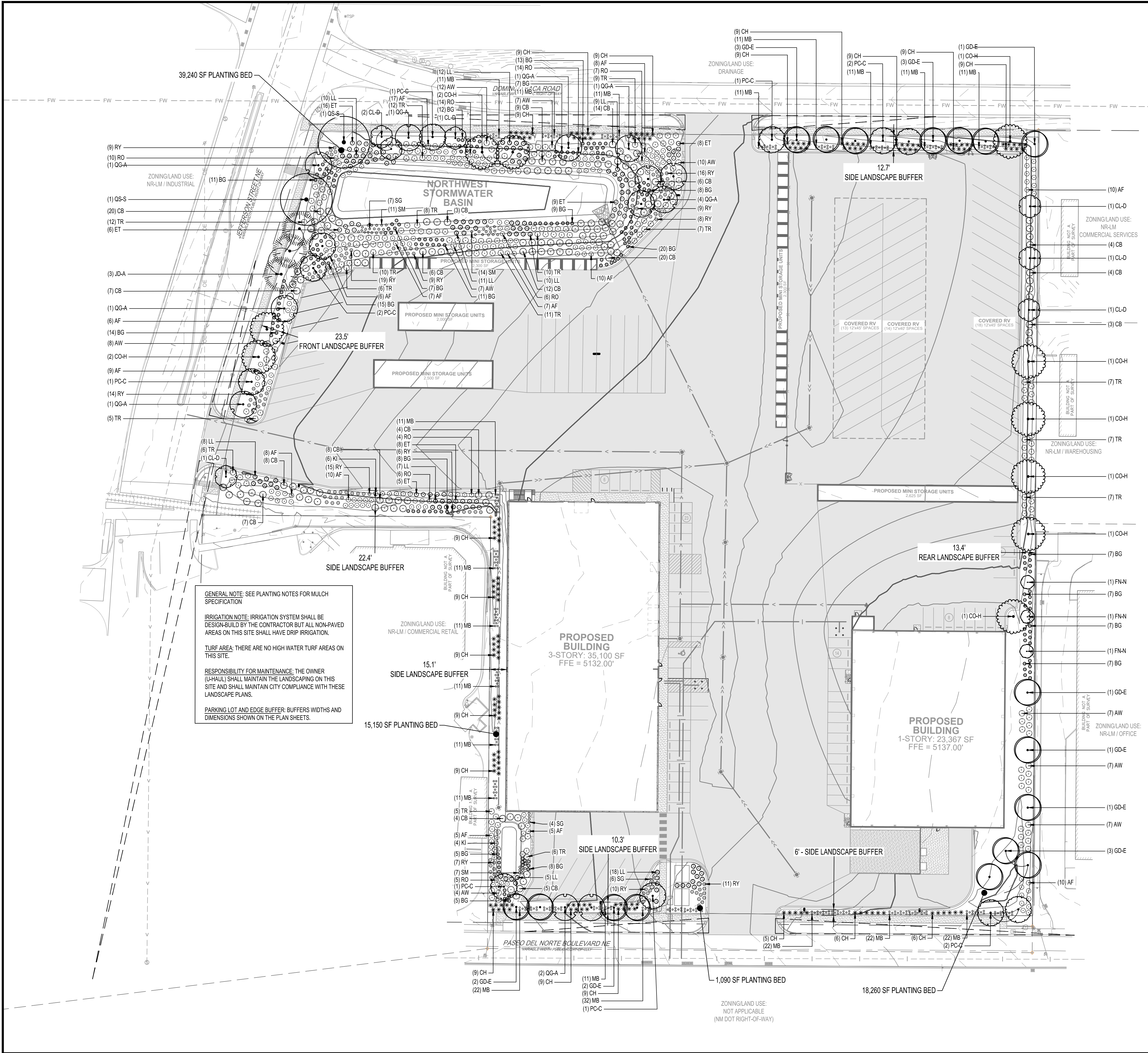
SHEET CONTENTS:

RESTORATION PLAN

824071

DRAWN:	AE	C5-10
CHECKED:	PN	
DATE:	10/30/24	

28816 C5 - LAND



GENERAL NOTE: SEE PLANTING NOTES FOR MULCH SPECIFICATION

IRRIGATION NOTE: IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE CONTRACTOR BUT ALL NON-PAVED AREAS ON THIS SITE SHALL HAVE DRIP IRRIGATION.

TURF AREA: THERE ARE NO HIGH WATER TURF AREAS ON THIS SITE.

RESPONSIBILITY FOR MAINTENANCE: THE OWNER (U-HAUL) SHALL MAINTAIN THE LANDSCAPING ON THIS SITE AND SHALL MAINTAIN CITY COMPLIANCE WITH THESE LANDSCAPE PLANS.

PARKING LOT AND EDGE BUFFER: BUFFERS WIDTHS AND DIMENSIONS SHOWN ON THE PLAN SHEETS.

CITY LANDSCAPE REQUIREMENTS (NR-LM)

MINIMUM LANDSCAPE AREA:
A MINIMUM OF (15%) OF THE NET LOT AREA OF EACH DEVELOPMENT SHALL CONTAIN LANDSCAPING.

- 399,064 SF OF LOT AREA X 0.15 = 59,859 SF OF LANDSCAPING REQUIRED
- 59,859 SF (15%) LANDSCAPING REQUIRED / 73,740 SF (18.5%) LANDSCAPING PROVIDED

THE MATURE REALISTIC SPREAD OF TREES & SHRUBS SHALL BE USED TO CALCULATE REQUIRED VEGETATIVE COVERS AS FOLLOWS:

- TREE CANOPIES & GROUND LEVEL PLANTS SHALL COVER A MINIMUM OF (75%) OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF MATURE SIZE OF THE ACTUAL VEGETATION.
- A MINIMUM OF (25%) SHALL BE PROVIDED AS GROUND LEVEL PLANTS SUCH AS SHRUBS AND GRASSES.

STREET FRONTAGE LANDSCAPING:
TREES ARE REQUIRED ALONG STREET FRONTAGES EVERY (25') ON CENTER.

- 1,400 LF OF LOT FRONTAGE / 25 = 56 TREES REQUIRED / 56 TREES PROPOSED

PLANTING SHALL MEET THE MINIMUM SIZE REQUIREMENTS LISTED IN TABLE 5-6-3.

PARKING LOT INTERIOR REQUIREMENTS:
AT LEAST (10%) OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEW SPACES, AND AT LEAST (15%) OF THE PARKING LOT AREAS OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED.

(1) TREE IS REQUIRED PER (10) PARKING SPACES

- 49 PARKING STALLS / 10 = 5 TREES REQUIRED / 0 TREES PROPOSED

AT LEAST (75%) OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE SHADE TREES, CAPABLE OF ACHIEVING A MATURE CANOPY DIAMETER OF AT LEAST (25')

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	JD-A	3	JUNIPERUS DEPPEANA / ALLIGATOR JUNIPER	6' HT MIN	B & B
ORNAMENTAL TREES					
	CL-D	7	CHILOPSIS LINEARIS / DESERT WILLOW	1.5" CAL	B & B
	FN-N	3	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	1.5" CAL	B & B
SHADE TREES					
	CO-H	10	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL	B & B
	GD-E	17	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	2" CAL	B & B
	PC-C	11	PISTACIA CHINENSIS / CHINESE PISTACHE	2" CAL	B & B
	QG-A	12	QUERCUS GRISEA / ARIZONA GREY OAK	2" CAL	B & B
	QS-S	2	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL	B & B
SHRUBS					
	AW	69	AGAVE WEBERI / WEBER AGAVE	5 GAL	CONT
	AF	118	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	CONT
	ET	52	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	CONT
	RY	133	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	CONT
	KI	10	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL	CONT
	CB	144	LARREA TRIDENTATA / CREOSOTE BUSH	5 GAL	CONT
	TR	128	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	CONT
	LL	90	LEUCOPHYLLUM LANGMANIAE / LANGMAN'S SAGE	5 GAL	CONT
	BG	181	NOLINA MICROCARPA / BEARGRASS	5 GAL	CONT
	RO	66	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	CONT
	SM	32	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	5 GAL	CONT
	SG	17	SALVIA GREGGII / AUTUMN SAGE	5 GAL	CONT
PERENNIALS					
	CH	161	COTONEASTER HORIZONTALIS / ROCKSPRAY COTONEASTER	1 GAL	CONT
	MB	285	MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY	1 GAL	CONT

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

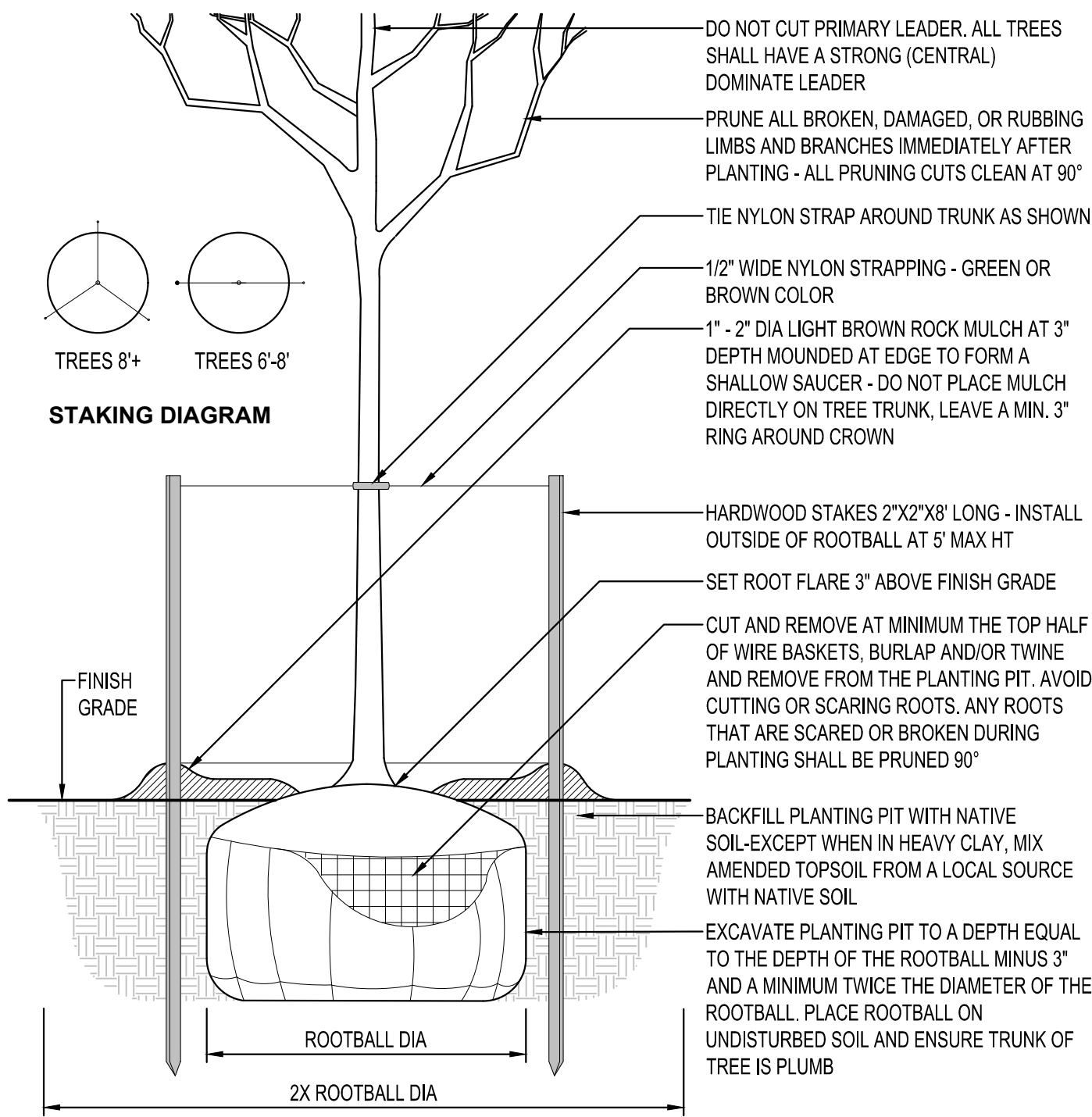
SHEET CONTENTS:

PLANTING PLAN

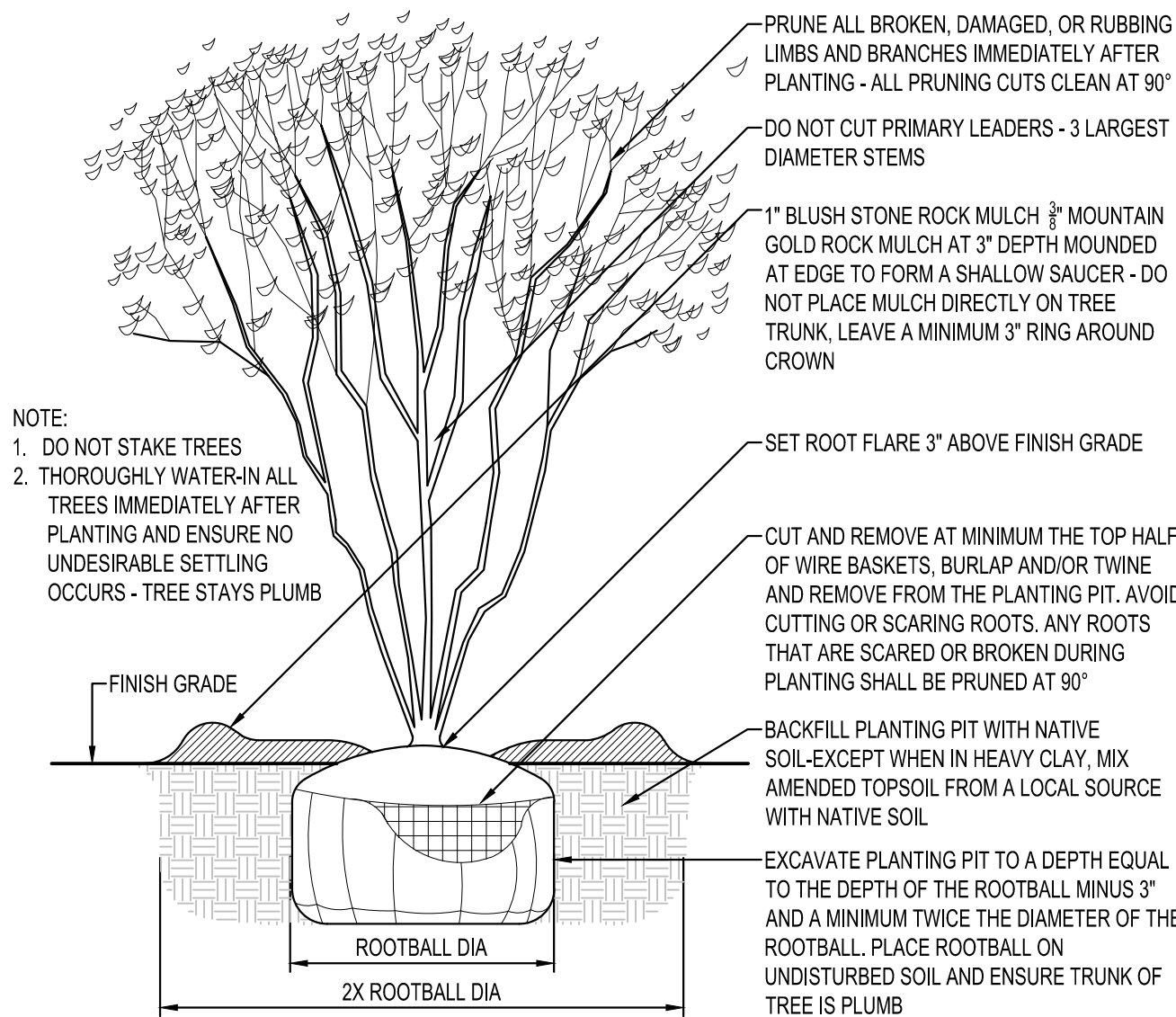
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DATE:	10/30/24

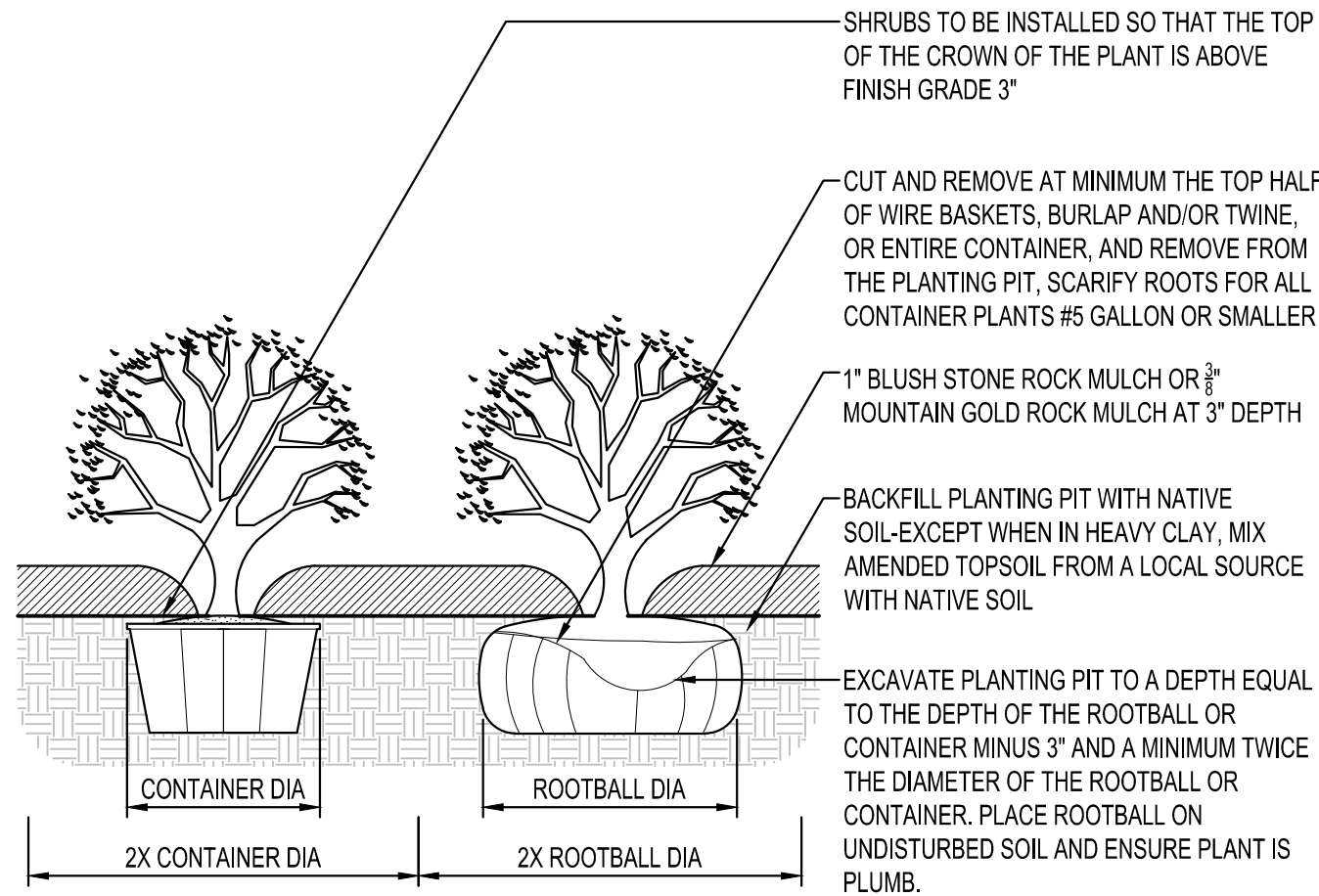
28816 C5 - LAND



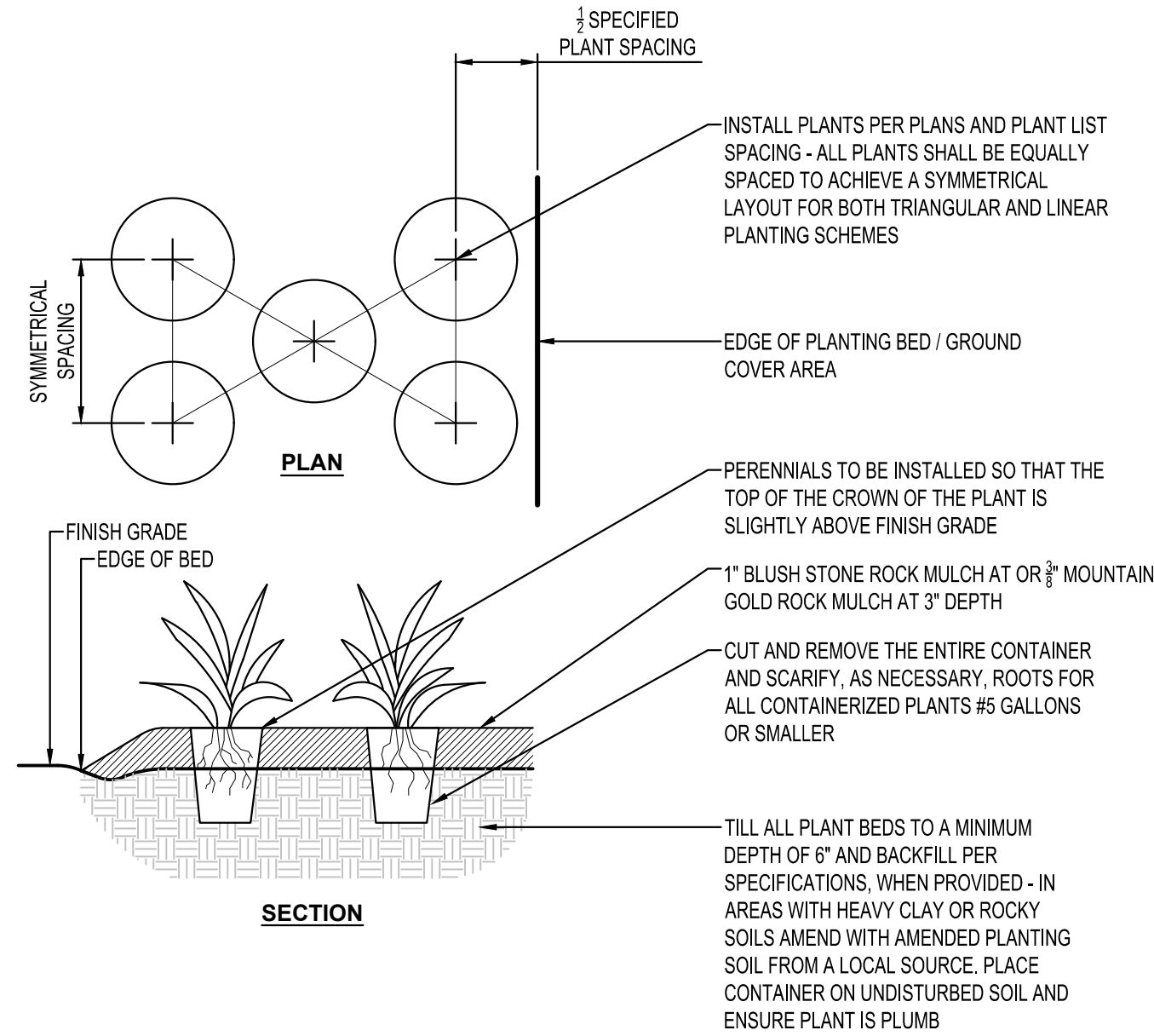
DECIDUOUS TREE PLANTING
NTS



MULTI-STEM TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE ROCK MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE 1" BLUSH STONE ROCK MULCH OR 3/8" MOUNTAIN GOLD ROCK MULCH AT 3" DEPTH, WITH NO INDIVIDUAL PIECES LARGER THAN 3". FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITTAL #1
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



10/30/2024



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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

PLANTING NOTES
AND DETAILS

824071

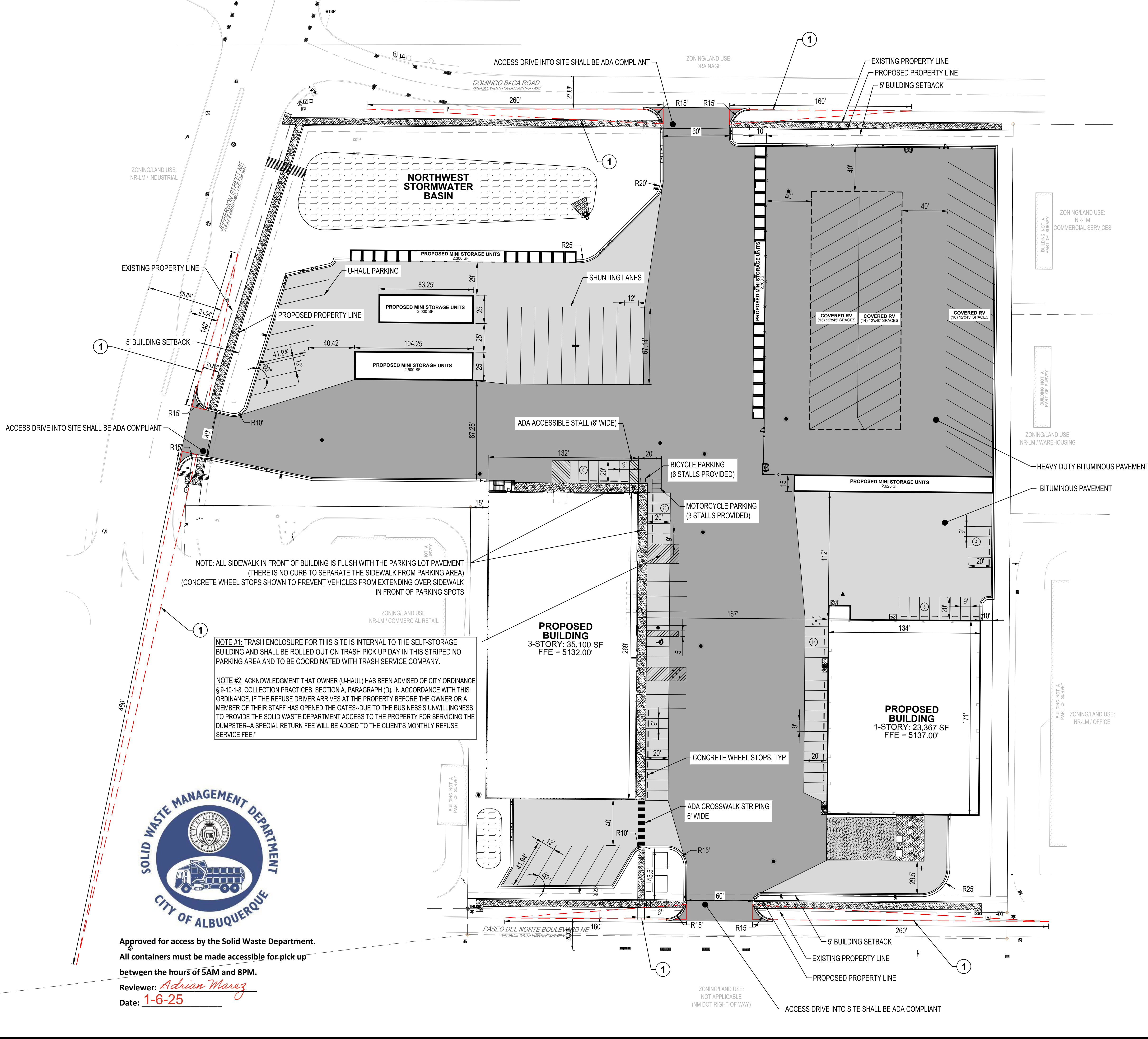
DRAWN: GBV

CHECKED: ARA **C5-30**

DATE: 10/30/24

28816 C5 - LAND





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT (4.5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY BITUMINOUS PAVEMENT (5" ACC OVER 6" AGGREGATE BASE)
	HEAVY DUTY CONCRETE PAVEMENT

SITE SUMMARY	
ZONING:	NR-LM
HEAVY VEHICLE AND EQUIPMENT RENTAL AREA:	4,603 SF
SELF-STORAGE BUILDING SELF-STORAGE AREA:	117,826 SF
U-BOX BUILDING SELF-STORAGE AREA:	23,367 SF
MINI-STORAGE BUILDING SELF-STORAGE AREA:	9,425 SF

PARKING REQUIREMENTS (PER ALBUQUERQUE IDO)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
HEAVY VEHICLE AND EQUIPMENT RENTAL:	1 / 1,000 SF GFA	5 SPACES (4,603 / 1000 = 4.6)	5
SELF-STORAGE AREA:	1 / 3,000 SF GFA	50 SPACES (150,618 / 3,000 = 50.2)	50
TOTAL:		55	55

SETBACKS	
	BUILDING
FRONT YARD	15'-0"
SIDE YARD	5'-0"
REAR YARD	15'-0"

1

KEY NOTES

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: *Adrian Marez*
Date: **1-6-25**

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/30/2024	ARA	CITY SUBMITAL #1

PROFESSIONAL SEAL:

RYAN J. ANDERSON

NEW MEXICO

28792

PROFESSIONAL ENGINEER

10/30/2024

ISG

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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO

SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

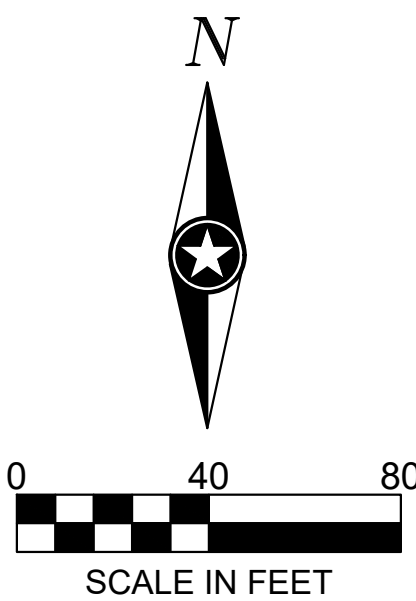
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SITE PLAN

824071

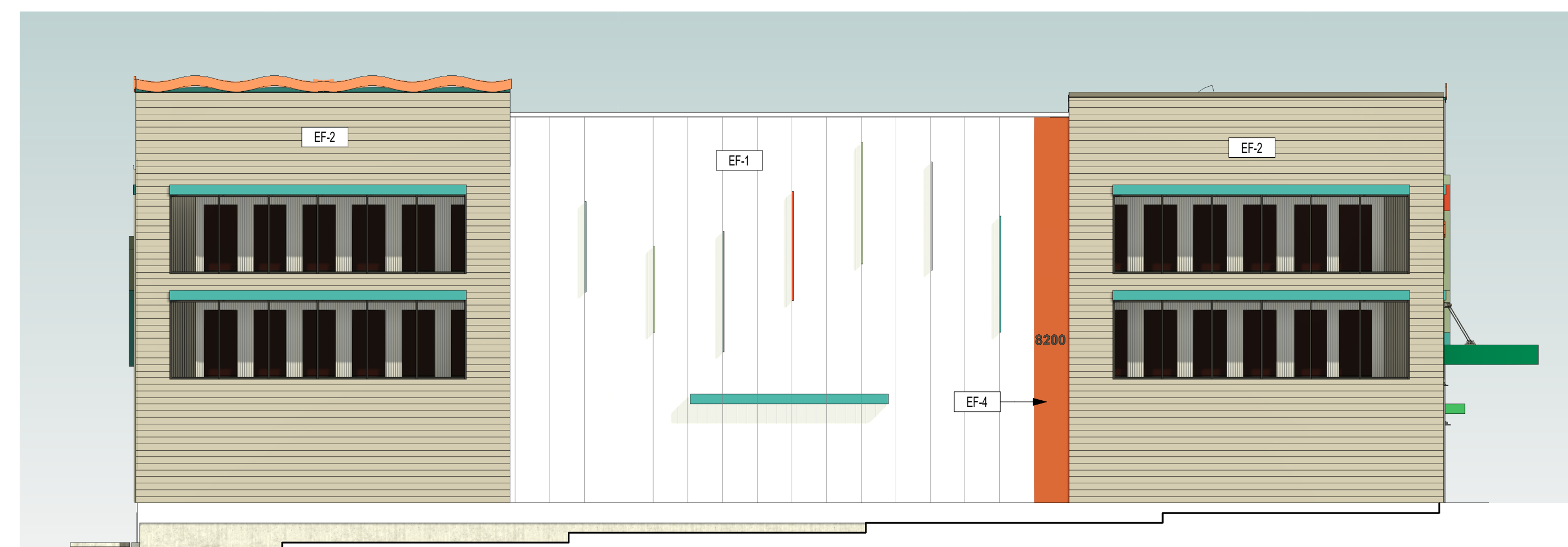
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CHECKED:	ARA	C3-10
DATE:		

SITE

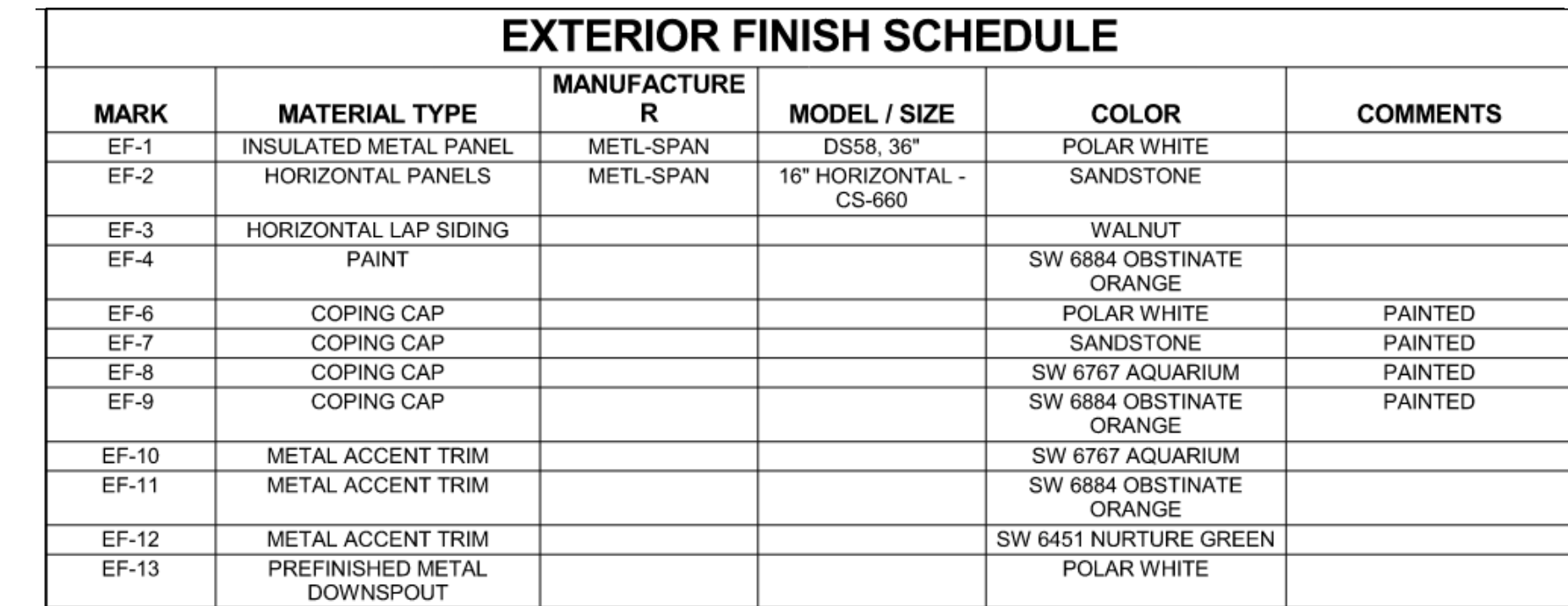




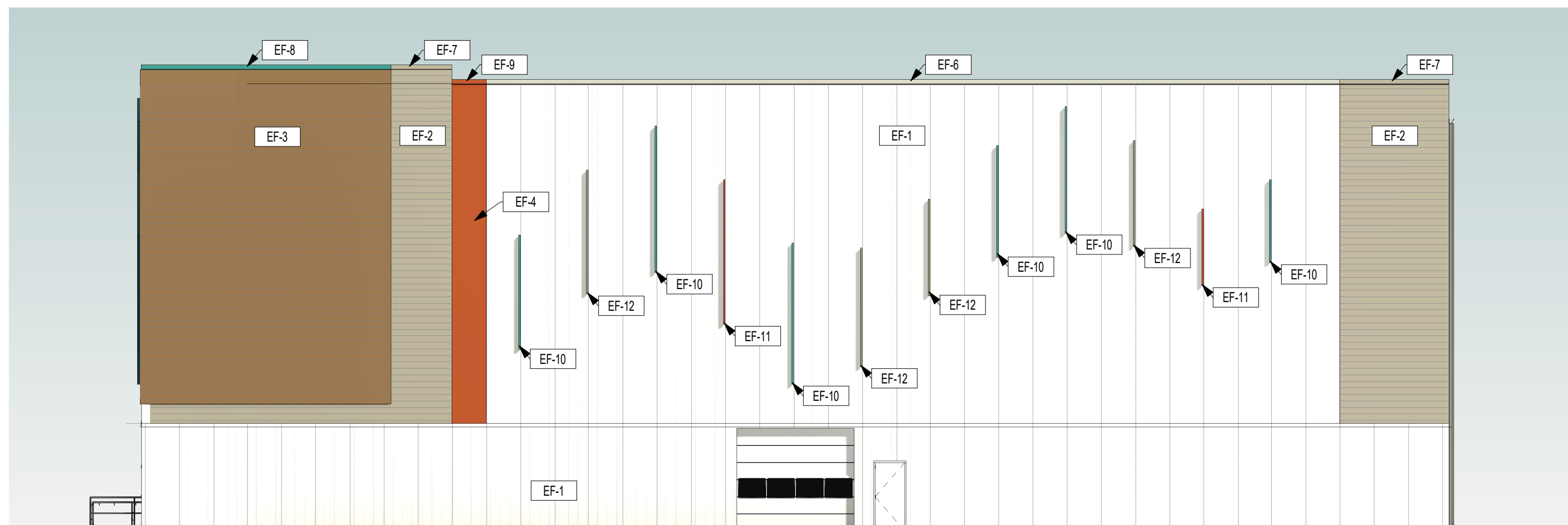
2 EAST ELEVATION



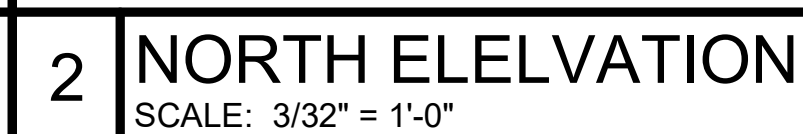
4 SOUTH ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION

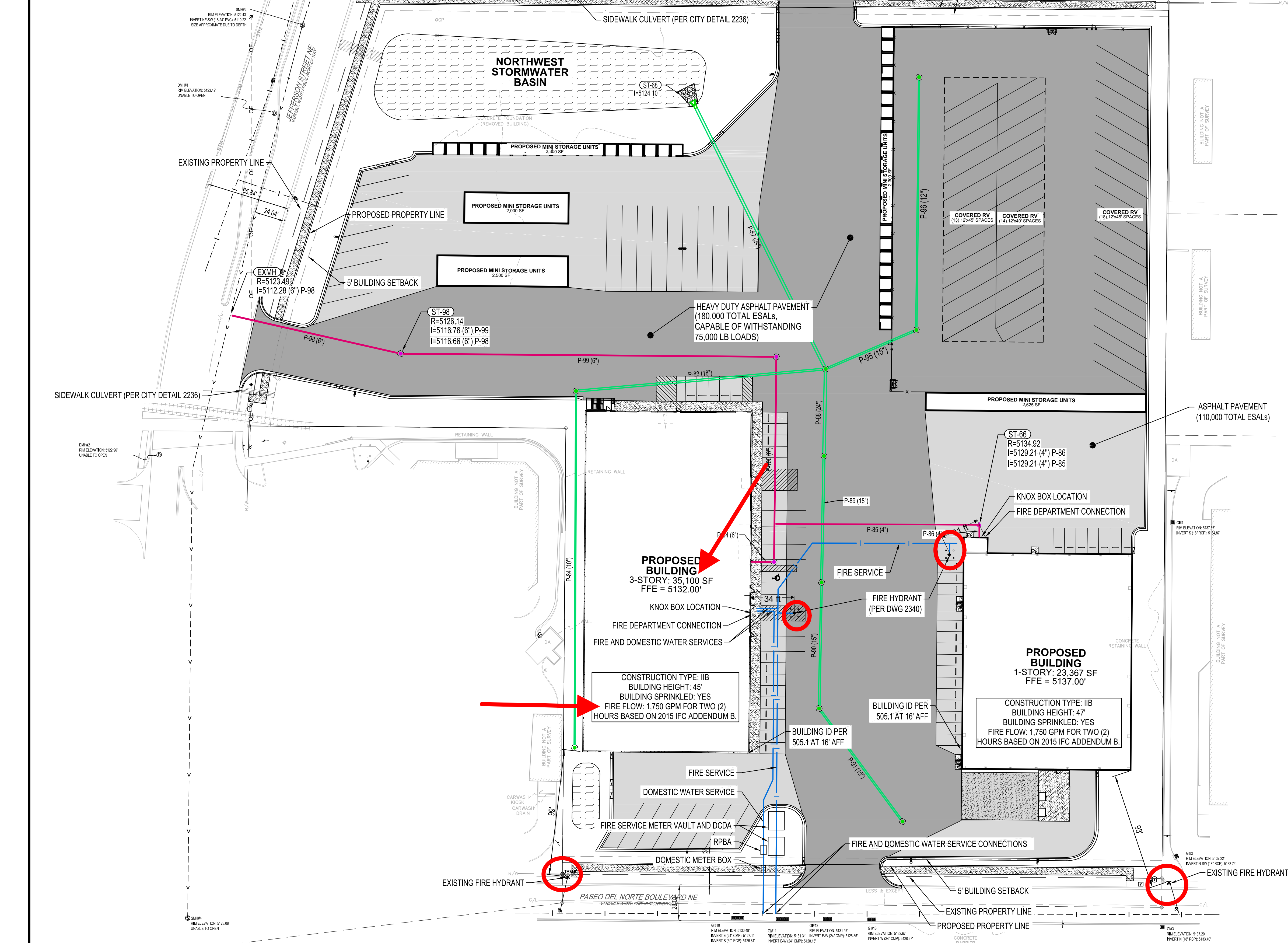
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PRELIMINARY NOT FOR CONSTRUCTION



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER:FP-23-016721
APPROVED DATE:06/19/24
APPROVED

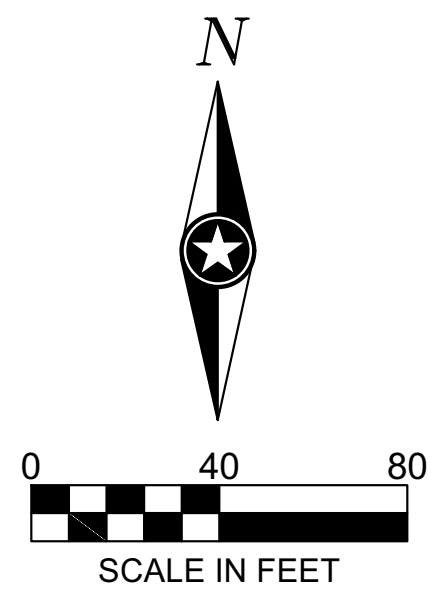
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 2000 GPM, 2 HYDRANTS, II-B



NOTE: THERE ARE NO PROPOSED GRADES ON THIS PROPOSED DEVELOPMENT THAT SHALL EXCEED 10% GRADE. THE MAJORITY OF GRADES ON THE PROPOSED SITE RANGE FROM 1-4%.

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	ASPHALT PAVEMENT (4.5" ACC OVER 6" AGGREGATE BASE) (110,000 TOTAL ESALs)
	HEAVY DUTY ASPHALT PAVEMENT (5" ACC OVER 6" AGGREGATE BASE) (180,000 TOTAL ESALs, CAPABLE OF WITHSTANDING 75,000 LB LOADS)
	HEAVY DUTY CONCRETE PAVEMENT



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
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PROFESSIONAL SEAL:



04/05/2024



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PROJECT

U-HAUL

ALBUQUERQUE NEW MEXICO
SITE ADDRESS:
U-Haul Moving & Storage
8200 JEFFERSON ST

SHEET CONTENTS:

FIRE 1

824071

DRAWN: CBV
CHECKED: ARA
DATE: --/--

28816 WATER SEWER AVAILABILITY

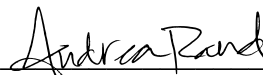
Supportive Documentation

SITE PLAN CHECKLIST

Project #: PS-2023-00099 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.



11/4/2024

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'

SITE PLAN CHECKLIST

- 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)
- n/a 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)
- n/a I. Indicate structures within 20 feet of site
- n/a 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
 - n/a 3. On street parking spaces
- X B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - n/a 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)

SITE PLAN CHECKLIST

- X 2. Location and dimension of drive aisle crossings, including paving treatment
- n/a 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
- n/a F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - n/a 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - n/a 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - n/a 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.
- n/a 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

- n/a 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

SITE PLAN CHECKLIST

- X 7. Identify type, location and size of plantings (common and/or botanical names).
 - X A. Existing, indicating whether it is to be 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
- n/a 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
- n/a 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.
- n/a 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)
- ☒ 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

- ☒ 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

Will be provided at a later date
by the owner/sign vendor

- ☐ 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

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824

October 15, 2024

City of Albuquerque
600 2nd Street NW, Ste 300
Las Cruces, NM 87102

RE: Owner Authorization
U-Haul - Applications & Permits
8200 Jefferson St NE, Albuquerque, NM

To Whom it May Concern:

Amerco Real Estate Company, as owner of the above-referenced property, authorizes ISG to submit applications and permits on our behalf as it relates to the site development for U-Haul at 8200 Jefferson St NE, Albuquerque, New Mexico.

Please accept this Signatory Delegation Letter authorizing ISG to submit applications and permits on our behalf.

Respectfully,

Matthew F. Braccia
Amerco Real Estate Company, President

Date Signed: October 15th, 2024

Signature of Owner: 

Name of Owner: Matthew F. Braccia, President of Amerco Real Estate Company

JANUARY 9, 2025



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

**RE: SITE PLAN NARRATIVE & RESPONSES TO PRE-APP MEETING COMMENTS
8200 JEFFERSON ST NE - U-HAUL**

Jay,

Enclosed is a Site 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. Below is a more detailed description of the proposed project along with responses to comments from the pre-application meeting that requested written responses. For clarify, I have copied the comments and provided a written response to each comment below.

IDO 6-5(G) SITE PLAN - ADMINISTRATIVE NARRATIVE

The proposed development is for a new U-Haul site development consisting of a U-Box storage building, a Self-storage mini storage units and covered RV parking spaces. Please see the attached concept plan for site details. We are also submitting an Alternative Landscape Plan application so this site can be designated as a balloon landing site for the Albuquerque Balloon Festival. Below is Section 6-5(G) of the IDO and how this application addresses each requirement:

6-5(G) SITE PLAN - ADMINISTRATIVE

6-5(G)(1) Applicability

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-5(G).

6-5(G)(1)(a) A Site Plan - Administrative may only be approved for development on legally platted or nonconforming lots and may not be approved for unsubdivided property.

ISG Response: The property consists of legally platted lots. We will be submitting a Lot Line Adjustment Plat to combine the legal parcels into one newly platted lot.

6-5(G)(1)(b) A Site Plan - Administrative may be approved for property with a prior-approved Site Plan, regardless of whether the prior approved Site Plan is still valid pursuant to Subsection 14-16-6-4(W), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment shall be required as described in Subsection 14-16-6-5(G)(2)(b) below.

ISG Response: This site does not overlap with a prior-approved Site Plan that will remain in place.

6-5(G)(1)(c) A Site Plan - Administrative may only be approved for development that avoids sensitive lands identified in a sensitive lands analysis as required pursuant to Subsection

ISG Response: This is an in-fill redevelopment project and there are no sensitive lands.

14-16-5-2(C). Otherwise, a Site Plan – EPC is required pursuant to Subsection 14- 16-6-6(J).

6-5(G)(1)(d) In the Railroad and Spur Small Area, a Site Plan – Administrative may only be approved for development that does not require a cumulative impact analysis pursuant to Subsections 14-16-5-2(E) and 14-16-6-4(H), which requires a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).

ISG Response: This project is not in the Railroad and Spur Small Area

6-5(G)(1)(e) Where adjacent to Major Public Open Space, a Site Plan – Administrative may only be approved for a project site of no more than 5 acres. Development on a project site over 5 acres and adjacent to Major Public Open Space requires a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).

ISG Response: This site is not adjacent to Major Public Open space and therefore qualifies for a Site Plan Review – Administrative.

6-5(G)(1)(f) This Subsection 14-16-6-5(G) applies to any of the following developments on a lot or continuous lots in any zone district other than NR-SU or PD, which require a Site Plan – EPC pursuant to Subsection 14-16-6-6(J):

1. All new low-density residential development.
2. All new multi-family residential development.
3. All conversions of existing non-residential development to a residential use.
4. All new non-residential development.
5. All new mixed-use development.
6. All increases in the number of residential dwelling units originally approved on the subject property or increases to the gross floor area originally approved beyond the threshold for Minor Amendment pursuant to Subsection 14-16-6-4(Y) or 14- 16-6-4(Z).
7. All development in the MX-FB zone district that is already mapped.
8. More than 5 mobile food trucks on 1 lot, pursuant to Subsection 14-16-4-3(F)(11)(d) (Mobile Food Truck), where mobile food trucks are accessory to a primary use, and any number of mobile food trucks on a premises with no other primary use, pursuant to Subsection 14-16-4-3(F)(11) (Mobile Food Truck).
9. A Permit – Temporary Use when a Site Plan is required pursuant to a Use-specific Standard in Section 14-16-4-3.
10. All electric utilities.
11. All other major utility facilities with administrative approval according to an approved Facility Plan.
12. All new, redeveloped, or renovated City-owned or managed parks less than 10 acres, regardless of the zone district they are in, where all of the following criteria apply. Park development over this threshold requires a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).

a. The project proposes only allowable uses as specified in Table 4-2-1, except for any collocated City facility.

b. The project does not include lighting over 45 feet, illuminated signs, amplified outdoor sound, or over 150 parking spaces.

13. Any City-owned or managed Major Public Open Space facility that is not designated as an Extraordinary Facility pursuant to the Rank 2 Major Public Open Space Facility Plan or that is a renovation of a facility previously approved as an Extraordinary Facility, either of which requires a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).

14. Any property in the NR-PO-C zone district of any size that is not part of a proposed development that would meet the applicability standards to be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(J).

15. All City BioPark facilities, which are regulated by the BioPark Master Plan and managed by City Cultural Services

ISG Response: This project requires a Site Plan review due to Item #4 listed above – “All New non-residential development”.

6-5(G)(3) Review and Decision Criteria *An application for Site Plan – Administrative shall be approved if it meets all of the following criteria.*

6-5(G)(3)(a) *The Site Plan complies with all applicable standards in 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.*

ISG Response: The Site Plan complies with all applicable standards. No variance or waiver are being requested with the Site Plan. We are submitting an Alternative Landscape Plan to be reviewed concurrent with this Site Plan application to have the site be designed to accommodate the Albuquerque Balloon Festival and be designed as a landing site.

6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

6-5(G)(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 IDO standards applicable in the zone district the subject property is in.*

ISG Response: n/a - The Site is not withing an approved Master Development Plan.

6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development*

ISG Response: n/a - The Site is not withing an approved Framework Plan.

RESPONSES TO PRE-APPLICATION MEETING COMMENTS

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.

ISG Response: This has been submitted and approved.

2. There is currently infrastructure available along Paseo Del Norte that may be able to be utilized for service. The Availability Statement will provide information regarding the site and if the existing infrastructure is adequate for service or if upgrades or new infrastructure is necessary to serve the site.

ISG Response: Noted.

3. See the following for information only: *Noted*.
4. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services.

ISG Response: This has been provided in the site plans.

- b. Show existing public water and public sewer mains and any associated easements on the utility plan.

ISG Response: This has been provided in the site plans.

- c. Dimension the public water and public sewer easements on the utility plan.

ISG Response: No proposed easements are shown.

- d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

ISG Response: This has been shown. No proposed easements are proposed currently.

- e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

ISG Response: Noted. None are proposed currently.

- f. Please add the following notes to the Master Utility Plan

ISG Response:

- i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.

ISG Response: Note added to site plans.

- ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.

ISG Response: Note added to site plans.

5. Infrastructure List:

- a. The improvements, if any, required in the Availability Statement shall be incorporated into the infrastructure list.

ISG Response: Noted. None are required at this time.

- b. The nomenclature is not clear for the water and sanitary sewer items on the infrastructure list c. Any existing fire hydrant that does not meet ADA shall be relocated accordingly and included on an infrastructure list. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority mini work order.

ISG Response: Noted. No changes are proposed at this time.

6. Easements:

- a. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure. ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service 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.

ISG Response: Note. This will be added.

- b. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

ISG Response: Note. This will be added.

- c. 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' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

ISG Response: Noted.

- d. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.

ISG Response: Noted.

- e. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

ISG Response: Noted.

- f. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

ISG Response: Noted.

- g. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

ISG Response: Noted.

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,



Andrea Rand, AICP
Project Coordinator

OCTOBER 31, 2024



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

RE: ALTERNATIVE LANDSCAPE PLAN NARRATIVE
8200 JEFFERSON ST NE - U-HAUL

Jay,

Enclosed is an Alternative Landscape 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. 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, a Self-storage mini storage units and covered RV parking spaces. Please see the attached concept plan for site details.

At the City Sketch Plan review meeting on June 7, 2023 and November 15, 2024, it was strongly encouraged our team meet with the Albuquerque Balloon Festival committee to explore this site to be a designated balloon landing site. Our team, along with city staff, met with the Albuquerque Balloon Festival committee Executive Director Sam Parks on December 1, 2023. Sam reviewed the needs and criteria for the site to be designated as a balloon landing site, and Jolene Wolfly with the city explained that the city could support an administrative Alternative Landscape Submittal so U-Haul could design the site to meet the balloon landing needs.

After consideration, U-Haul has asked ISG to design the landscape plan to conform with the code but comply with the balloon landing needs to support the Albuquerque Balloon Festival. Enclosed is a landscape plan that should meet both entities requirements through an Alternative Landscape Plan.

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



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE:

SUBJECT:

Case Number(s):

Agent:

Applicant:

Legal Description:

Zoning:

Acreage:

Zone Atlas Page(s):

CERTIFICATE OF NO EFFECT: **Yes** **No**

CERTIFICATE OF APPROVAL: **Yes** **No**

SUPPORTING DOCUMENTATION:

SITE VISIT:

RECOMMENDATIONS:

SUBMITTED BY:

SUBMITTED TO:

Date



City of Albuquerque - Planning Department
600 2nd St. NW, Suite 300
Albuquerque, New Mexico 87102
www.cabq.gov/planning
planningdepartment@cabq.gov

Updated 11/2/2020

SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
 - a. Location of features on a scaled map overlaid on an aerial photo;
 - b. Photographs to capture all angles of the feature(s);
 - c. Pertinent dimensional descriptions (see detail in table); and
 - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

Natural and Cultural Features:

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
 - i. Indigenous vegetation and other materials appropriate to landscapes;
 - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
 - iii. Soils and erosion potential;
 - iv. Colors and textures of the natural environment; and
 - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

Public Notice Documentation

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 within 3 days of application acceptance and remain for at least 15 days. Evidence of the sign posting must also be provided within 3 days. 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 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 (15) 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:



10/31/2024

PROJECT NUMBER & ADDRESS:

PS-2023-00099

8200 Jefferson Street NE

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: **Site Plan**

Decision-making Body: **Administrative / DFT**

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: **8200 Jefferson St NE**

Name of property owner: **Amerco Real Estate Company**

Name of applicant: **ISG (Andrea Rand), on behalf of the property owner**

Date, time, and place of public meeting or hearing, if applicable: **n/a**

Address, phone number, or website for additional information: **Andrea.Rand@ISGInc.com**

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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.

Andrea Rand (Applicant signature) 7/2/2024 (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.

Andrea Rand

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Thursday, January 9, 2025 11:03 AM
To: Andrea Rand
Subject: RE: 8200 Jefferson St NE_Public Notice Inquiry Sheet Submission

Good morning,

As of January 9, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

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

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: Andrea Rand <Andrea.Rand@ISGInc.com>
Sent: Thursday, January 9, 2025 9:10 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: RE: 8200 Jefferson St NE_Public Notice Inquiry Sheet Submission

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

Hello – Can I please get an updated list of neighborhood associations for 8200 Jefferson St NE?

Thank you,

Andrea



Andrea Rand, AICP
Development Services Coordinator
Employee Owner

P 952.426.0699
E Andrea.Rand@ISGInc.com
W ISGInc.com



From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, December 7, 2023 9:20 AM
To: Andrea Rand <Andrea.Rand@ISGInc.com>
Subject: 8200 Jefferson St NE_Public Notice Inquiry Sheet Submission

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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	Alternative Email
Alameda North Valley Association	Mary	Arrowsmith	mmarrowsmith@msn.com	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	sec.dist4@gmail.com

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.

Please note the following:

- 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 your permit application.
<https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here:
https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here:
<https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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>

Thank you.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, December 6, 2023 3:46 PM
To: Office of Neighborhood Coordination <Andrea.Rand@ISGInc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Administrative Decision

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

Contact Name

Andrea Rand

Telephone Number

952-426-0699

Email Address

Andrea.Rand@ISGInc.com

Company Name

ISG

Company Address

7900 International Dr Ste 550

City

Minneapolis

State

MN

ZIP

55425

Legal description of the subject site for this project:

Legal Description: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACTWITHIN LOOP INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W

PIN: 101706431405940000

Physical address of subject site:

8200 Jefferson St NE

Subject site cross streets:

Paseo del Norte Blvd, Jefferson St NE & Dominga Baca Rd &

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17-Z

Captcha

x



Proposed Development Notification

From Andrea Rand <Andrea.Rand@ISGInc.com>

Date Mon 1/29/2024 9:22 AM

To anvanews@aol.com <anvanews@aol.com>; mmarrowsmith@msn.com <mmarrowsmith@msn.com>

 7 attachments (12 MB)

Zone Atlas Page C-17-Z.pdf; Landscape Plan.pdf; Site Plan.pdf; Neighborhood Meeting Request - ANVA.pdf; Notice - ANVA.pdf; Elevations - U-Box.pdf; Elevations - Self-Storage.pdf;

Hello –

I work for a design firm representing U-Haul. We are working on a new U-Haul site development at 8200 Jefferson Street NE in Albuquerque. We have completed several pre-application meetings with the city to review and revise a concept plan and elevations to address the city code and comments. The required application for this project is an administrative site plan review. Per the city code, we are required to send notice to nearby neighborhood associations about this development, but a neighborhood meeting is not required unless requested within 15 days of this notice.

Attached are the two City forms we are required to send, along with the Zone Atlas Page, proposed site plan, landscape plan and building elevations. The plans we are sharing with you comply with the zoning and all applicable overlay regulations for height, setbacks, open space, etc. We have met with the Balloon Festival Director, as our site has been requested to be designed so that it can be designated as a balloon landing location. We have designed the site to provide a safe landing area option and will then be required to submit an alternative landscape plan to the city. The alternative landscape plan still requires the same amount of trees and open space but allows flexibility in the locations on the site to ensure there will be a cleared balloon landing area. We will be requesting some flexibility in the building design (through a design waiver/deviation) for the areas of the building facades that are not as visible to the public due to the nearby proximity of an adjacent existing building or an interior façade location.

If you have any questions please feel free to reach out to me.

Regards,
Andrea



Proposed Development Notification

From Andrea Rand <Andrea.Rand@ISGInc.com>

Date Mon 1/29/2024 9:20 AM

To mgriffee@noreste.org <mgriffee@noreste.org>; edueweke@juno.com <edueweke@juno.com>;
sec.dist4@gmail.com <sec.dist4@gmail.com>

 7 attachments (12 MB)

Zone Atlas Page C-17-Z.pdf; Site Plan.pdf; Landscape Plan.pdf; Notice - Dist 4.pdf; Neighborhood Meeting Request - Dist 4.pdf; Elevations - U-Box.pdf; Elevations - Self-Storage.pdf;

Hello –

I work for a design firm representing U-Haul. We are working on a new U-Haul site development at 8200 Jefferson Street NE in Albuquerque. We have completed several pre-application meetings with the city to review and revise a concept plan and elevations to address the city code and comments. The required application for this project is an administrative site plan review. Per the city code, we are required to send notice to nearby neighborhood associations about this development, but a neighborhood meeting is not required unless requested within 15 days of this notice (by completing the attached Meeting Request Form and emailing back to me).

Attached are the two City forms we are required to send, along with the Zone Atlas Page, proposed site plan, landscape plan and building elevations. The plans we are sharing with you comply with the zoning and all applicable overlay regulations for height, setbacks, open space, etc. We have met with the Balloon Festival Director, as our site has been requested to be designed so that it can be designated as a balloon landing location. We have designed the site to provide a safe landing area option and will then be required to submit an alternative landscape plan to the city. The alternative landscape plan still requires the same amount of trees and open space but allows flexibility in the locations on the site to ensure there will be a cleared balloon landing area. We will be requesting some flexibility in the building design (through a design waiver/deviation) for the areas of the building facades that are not as visible to the public due to the nearby proximity of an adjacent existing building or an interior façade location.

If you have any questions please feel free to reach out to me.

Regards,
Andrea

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

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

Date of Request*: 1/29/2024

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)*: Alameda North Valley Association

Name of NA Representative*: Mary Arrowsmith & Steve Wentworth

Email Address* or Mailing Address* of NA Representative¹: mmarrowsmith@msn.com & anvanews@aol.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.²

Email address to respond yes or no: Andrea.Rand@ISGInc.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:

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

1. Subject Property Address* 8200 Jefferson St NE
Location Description NE Corner of Paseo del Norte and Jefferson St NE behind Arbys
2. Property Owner* Amerco Real Estate Company
3. Agent/Applicant* [if applicable] ISG- Andrea Rand
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☒ Site Plan

¹ 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.

² 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.]

☐ Other: _____

Summary of project/request^{3*}:

New U-Haul Site Development for a Self-Storage, U-Box, Mini Storage, RV Parking
and moving truck rentals

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found^{4*}:

Andrea.Rand@ISGInc.com

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

1. Zone Atlas Page(s)⁵ C-17-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^{*}:

☒ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

Design requirement deviations/waiver to the portions of the building that are not as visible
because of nearby adjacent buildings or the facades are interior to the site

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): ☒ Yes ☐ No

³ 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.

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

⁵ 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 Map⁶:

- a. Area of Property [typically in acres] 9.16 acres
- b. IDO Zone District NR-LM (Non-Residential Light Manufacturing)
- c. Overlay Zone(s) [if applicable] North I-25 Overlay Area
- d. Center or Corridor Area [if applicable] CPO-10, Sub Area 3, IDO-3-4(K)

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>

Cc: Alameda North Valley Association [Other Neighborhood Associations, if any]

District 4 Coalition of Neighborhood Associations

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

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

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

Date of Request*: 1/29/2024

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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke & Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: edueweke@juno.com; mgriffiee@noreste.org; sec.dist4@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.²

Email address to respond yes or no: Andrea.Rand@ISGInc.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:

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

1. Subject Property Address* 8200 Jefferson St NE
Location Description NE Corner of Paseo del Norte and Jefferson St NE behind Arbys
2. Property Owner* Amerco Real Estate Company
3. Agent/Applicant* *[if applicable]* ISG- Andrea Rand
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☒ Site Plan

¹ 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.

² 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.]

☐ Other: _____

Summary of project/request^{3*}:

New U-Haul Site Development for a Self-Storage, U-Box, Mini Storage, RV Parking
and moving truck rentals

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found^{4*}:

Andrea.Rand@ISGInc.com

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

1. Zone Atlas Page(s)⁵ C-17-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^{*}:

☒ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

Design requirement deviations/waiver to the portions of the building that are not as visible
because of nearby adjacent buildings or the facades are interior to the site

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): ☒ Yes ☐ No

³ 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.

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

⁵ 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 Map⁶:
- a. Area of Property [typically in acres] 9.16 acres
 - b. IDO Zone District NR-LM (Non-Residential Light Manufacturing)
 - c. Overlay Zone(s) [if applicable] North I-25 Overlay Area
 - d. Center or Corridor Area [if applicable] CPO-10, Sub Area 3, IDO-3-4(K)
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>

Cc: Alameda North Valley Association [Other Neighborhood Associations, if any]

District 4 Coalition of Neighborhood Associations

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

[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/Emailed to a Neighborhood Association**

Date of Notice*: 1/29/2024

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)*: Alameda North Valley Association

Name of NA Representative*: Mary Arrowsmith & Steve Wentworth

Email Address* or Mailing Address* of NA Representative¹: mmarrowsmith@msn.com & anvanews@aol.com

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

1. Subject Property Address* 8200 Jefferson St NE
Location Description NE Corner of Paseo del Norte and Jefferson St NE behind Arbys
2. Property Owner* Amerco Real Estate Company
3. Agent/Applicant* *[if applicable]* ISG - Andrea Rand
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☒ Site Plan
 - ☐ Other: _____

Summary of project/request²*:

New U-Haul Site Development for a Self-Storage, U-Box, Mini Storage, RV Parking
and moving truck rentals

¹ 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.

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

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

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*⁴:
Email: Andrea.Rand@ISGInc.com
-

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

1. Zone Atlas Page(s)*⁵ C-17-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*:

Design requirement deviations/waiver to the portions of the building that are not as visible because of nearby adjacent buildings or the facades are interior to the site.

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:

n/a

³ Physical address or Zoom link

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

⁵ 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 9.16 acres
 2. IDO Zone District NR-LM (Non-Residential Light Manufacturing)
 3. Overlay Zone(s) [if applicable] North I-25 Overlay Area
 4. Center or Corridor Area [if applicable] CPO-10, Sub Area 3, IDO-3-4(K)
- Current Land Use(s) [vacant, if none] Vacant
-

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: Alameda North Valley Association [Other Neighborhood Associations, if any]
District 4 Coalition of Neighborhood Associations

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

[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/Emailed to a Neighborhood Association**

Date of Notice*: 1/29/2024

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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke & Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: edueweke@juno.com; mgriffiee@noreste.org
sec.dist4@gmail.com

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

1. Subject Property Address* 8200 Jefferson St NE
Location Description NE Corner of Paseo del Norte and Jefferson St NE behind Arbys
2. Property Owner* Amerco Real Estate Company
3. Agent/Applicant* *[if applicable]* ISG - Andrea Rand
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☒ Site Plan
 - ☐ Other: _____

Summary of project/request²*: New U-Haul Site Development for a Self-Storage, U-Box, Mini Storage, RV Parking
and moving truck rentals

¹ 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.

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

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

5. This application will be decided administratively by the Development Facilitation Team (DFT)

Application materials: <https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft>

To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*⁴:
Email: Andrea.Rand@ISGInc.com
-

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

1. Zone Atlas Page(s)*⁵ C-17-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*:

Design requirement deviations/waiver to the portions of the building that are not as visible because of nearby adjacent buildings or the facades are interior to the site

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:

n/a

³ Physical address or Zoom link

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

⁵ 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.*
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 - ☐ 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 Map⁶:

1. Area of Property [typically in acres] 9.16 acres
 2. IDO Zone District NR-LM (Non-Residential Light Manufacturing)
 3. Overlay Zone(s) [if applicable] North I-25 Overlay Area, CPO-10
 4. Center or Corridor Area [if applicable] CPO-10, Sub Area 3, IDO-3-4(K)
- Current Land Use(s) [vacant, if none] Vacant
-

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: Alameda North Valley Association [Other Neighborhood Associations, if any]
District 4 Coalition of Neighborhood Associations

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

From: Andrea Rand

Sent: Monday, January 29, 2024 9:21 AM

To: mgriffie@norestste.org; edueweke@juno.com; sec.dist4@gmail.com

Subject: Proposed Development Notification

Hello –

I work for a design firm representing U-Haul. We are working on a new U-Haul site development at 8200 Jefferson Street NE in Albuquerque. We have completed several pre-application meetings with the city to review and revise a concept plan and elevations to address the city code and comments. The required application for this project is an administrative site plan review. Per the city code, we are required to send notice to nearby neighborhood associations about this development, but a neighborhood meeting is not required unless requested within 15 days of this notice (by completing the attached Meeting Request Form and emailing back to me).

Attached are the two City forms we are required to send, along with the Zone Atlas Page, proposed site plan, landscape plan and building elevations. The plans we are sharing with you comply with the zoning and all applicable overlay regulations for height, setbacks, open space, etc. We have met with the Balloon Festival Director, as our site has been requested to be designed so that it can be designated as a balloon landing location. We have designed the site to provide a safe landing area option and will then be required to submit an alternative landscape plan to the city. The alternative landscape plan still requires the same amount of trees and open space but allows flexibility in the locations on the site to ensure there will be a cleared balloon landing area. We will be requesting some flexibility in the building design (through a design waiver/deviation) for the areas of the building facades that are not as visible to the public due to the nearby proximity of an adjacent existing building or an interior façade location.

If you have any questions please feel free to reach out to me.

Regards,
Andrea

Andrea Rand

From: Mildred Griffiee <mgriffiee@noreste.org>
Sent: Friday, February 2, 2024 9:18 AM
To: Andrea Rand
Subject: Re: Proposed Development Notification

Good morning Andrea - I did receive this notice in my "mgriffiee@noreste.org" e-mail, but I did not receive it on the "sec.dist4@gmail.com" account. I think you're right about the attachments - it must be a g-mail thing. I'm not sure why ONC has my Nor Este e-mail as part of your required notices - this development is not within the boundaries of the Nor Este Neighborhood Association - but at least it did allow me to get the notice! The District 4 Coalition will not request a neighborhood meeting on this. Thank you for following up on the bounced e-mails - I'll check with Ellen to see if she received it. Good luck with the project!

Sincerely,

Mildred Griffiee
Treasurer and Acting
Secretary, District 4 Coalition

On 1/29/2024 9:00 AM, Andrea Rand wrote:

Hello Ellen and Mildred - I sent the email below this morning but the emails (edueweke@juno.com; & sec.dist4@gmail.com) were sent back to me as undeliverable (for possible attachment size?). I want to make sure you receive the notice so I am emailing again but this time the files I want to share are available for you to download via the Sharefile link: <https://isginc.sharefile.com/d-s22dee3513b1b4d93a1d0ff6084f0cd65>

You will need to enter you name and email address to access the files. If you have any question, please let me know.

Regards,
Andrea



Andrea Rand, AICP
Development Services Coordinator
Employee Owner

P 952.426.0699
E Andrea.Rand@ISGInc.com
W ISGInc.com

