

October 28, 2025

Robert Webb & Jolene Wolfley  
Development Facilitation Team  
City of Albuquerque  
Albuquerque, NM



**RE: Applications PR-2023-008710 & SI-2025-00082  
U-Haul Site Plan Comments/Responses #3  
8200 Jefferson St NE, Albuquerque, NM**

Development Facilitation Team,

Thank you for your time reviewing the U-Haul Site Plan application for the proposed development at 8200 Jefferson St NE. We received your comments dated September 17, 2025 and have addressed your comments. Below we have copied all your review comments and then provided written responses explain how each item was addressed.

## CODE ENFORCEMENT COMMENTS

1. Dimensional Standards: The site plan shows inaccurate setback requirements. The property is zoned NR-LM, and must meet dimensional standards as per IDO 5-1(E), Table 5-1-3: Front setback = 5 ft minimum, Side and Rear = 0 ft minimum. However, there are more restrictive height limitations in CPO-10 North I-25 overlay, limiting to 52 feet, as per IDO 3-4(K)(3)(b).

*ISG Response: The setbacks are corrected to reflect the NR-LM zone and everything on site is still in compliance with the setbacks. The tallest building on the site will be 46-ft tall so all building are compliant with the allowable height.*

2. Fence height in the NR-LM zone are allowed up to 6 ft in the front or street side yard, and up to 10 ft elsewhere on the lot. Fencing notes on site plan reflect a restrictive requirement of being set back 5 feet from property line, but that does not apply to this zone.

*ISG Response: This note has been revised.*

3. Lighting: Insufficient information provided on light fixtures to show compliance with IDO 5-8(E). Provide light fixture types/detail sheets to show how the light fixtures meet required cut-off angle requirements for building mounted and pole mounted lighting. Please see the excerpt from IDO 5-8(E) at the end of the comments, below, regarding cutoff and shielding.

*ISG Response: See updated plan sheet C6-10.*

4. Lighting: Light pole heights are limited to 20 feet as per IDO 5-8, Table 5-8-1. There is one light pole shown as 25 ft in height, with incorrect justification note on photometric lighting plan referencing it in the Commercial district. However, the Commercial district in Lighting Table 5-8-1 does not include allowable uses in the Offices and Services subcategory of Table 4-2-1, which would include Self-Storage. See the highlighted excerpt of Table 5-8-1 below, showing which category applies to this property, accordingly.

*ISG Response: See updated plan sheet C6-10.*

5. Lighting: The photometric site plan given does not show compliance with light trespass requirements at the property line, as per IDO 5-8(F)(4) Light Trespass and Table 5-8-3.
  1. Property is designated as an LZ-1 light zone, as per Table 5-8-2, section 5-8(F).
  2. The photometric lighting site plan should show the light trespass measurements at the property line at no higher than 0.1 footcandle to confirm compliance with allowable light trespass. Please note the highlighted portion of IDO 5-8(F)(4)(c), below: 5-8(F)(4)(c) If the total illumination from outdoor light sources and interior light escaping from windows exceeds light trespass limits in Table 5-8-3 at any point along the property line, lighting must be re-aimed, removed, turned off, or dimmed until compliance is reached. The photometric site plan shows multiple instances of the lighting exceeding the allowable level at the property line, and the lighting plan must be adjusted to bring it into compliance.

*ISG Response: See updated plan sheets C6-10..*

6. All signage must be submitted for separate approval and sign permit, and must meet all requirements of CPO-10 North I-25 overlay zone, and IDO 5-12 Signs and Table 5-12-3.

*ISG Response: Noted. The Sign Permit will be handled by the owner/sign contractor.*

## PLANNING COMMENTS

1. The project and application numbers must be added to the Site Plan and any associated IL.

*ISG Response: This is shown on the title block on the right side of the page. Also on the IL.*

2. Clarify how the upcoming DHO platting action will be affect the site plan and if the IL will be affected.

*ISG Response: All platting changes have been shown on the site plan to reflect the IL items for the city ROW requested changes.*

3. Confirm if the IL-Infrastructure List is complete per the engineering team or if revisions are still required.

*ISG Response: The IL list is complete and ready to route for final review/signatures.*

4. Confirm that Code Enforcement has approved the lighting plan, per current standards within IDO section 3-4-K and 5-8.

*ISG Response: In progress.*

5. Clarify the details of meeting 5-11-E-3, #2 (a, b, c, d). Clarify if seating area was included in the landscaping plan, matching the site plan sheets.

*ISG Response: a. Each required seating and gathering area shall be at least 400 square feet in size for each 30,000 square feet of gross floor area – 420 SF provided. b. At least 25 percent of the required seating and gathering areas shall be shaded from the sun – 105 SF required, 126 SF provided c. The seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles – 2 picnic tables and 1 trash receptable is provided. d. The required seating and gathering area shall be linked to the primary entrance of the*

*primary building and the public sidewalk or internal drive aisle or located adjacent to or to maximize views to public or private open space – This seating area is directly adjacent to the main entrance of the building. Landscape sheets also show these outdoor seating areas as well.*

6. Confirmation from the ZEO that the Alternative Landscape Plan has been approved is required prior to the approval of the Site Plan Administrative DFT by DFT staff.

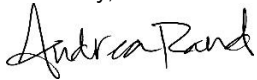
*ISG Response: This plan was approved by the ZEO on 9/22/25.*

7. \*Applicant must ensure that all revised and/or final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.

*ISG Response: Plans are compliant to show required information.*

Thank you again for reviewing the attached materials. Please contact me at 952.426.0699 or via email at [Andrea.Rand@ISGInc.com](mailto: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  
Development Services Coordinator