

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

## Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice\*: 03-29-2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to the Neighborhood Association Representatives on the attached list from the City of Albuquerque’s Office of Neighborhood Coordination.

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

1. Subject Property Address\* 531 Silver Creek NW , Albuquerque , NM 87121  
Location Description \_\_\_\_\_
2. Property Owner\* Unser Storage LLC
3. Agent/Contractor [if other than the property owner] Afra Construction - Adil Rizvi
4. Application Type(s)\* see IDO [Table 6-1-1](#)

- Historic Certificate of Appropriateness – Minor
- Sign Permit
- Alternative Signage Plan
- Wall/Fence Permit
- Site Plan – Administrative

Summary of project/request\*:

Requesting Site Plan Administrative Approval for Self Storage  
Development

5. This application is an Administrative Decision. To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.
6. Where more information about the project can be found\*:

Preferred project contact information:

Name: Afra Construction - Adil Rizvi  
Email: adil1424@yahoo.com  
Phone: 505-315-6484

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

Website or project page: \_\_\_\_\_

- Attachments:
- Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination\*
- Other: \_\_\_\_\_

**Project Information Required for Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>1</sup> K-10-Z

2. Project Illustrations, as relevant\*<sup>2</sup>

- Architectural drawings
- Elevations of the proposed building(s)
- Other relevant illustrations

*See attachments or the website/project page noted above for the items marked above.*

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

- Deviation(s)
- Variance(s)<sup>3</sup>
- Waiver(s)<sup>4</sup>

Explanation\*:

NONE

4. **For Site Plan – Administrative Applications only\***,

Attach the proposed 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.

<sup>1</sup> Available online here: <http://data.cabq.gov/business/zoneatlas>

<sup>2</sup> While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

<sup>3</sup> Separate notice is required for Variance Applications.

<sup>4</sup> Separate notice is required for Waiver Applications.

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

Pre-submittal Neighborhood Meeting date, if it occurred: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [acres] 2.2 Acres
  2. IDO Zone District(s) NR-BP Select
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_ Select    Select    Select    Select
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
  5. Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**NOTE:** Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-PLAN <https://www.cabq.gov/planning/abq-plan>

**Useful Links**

**Integrated Development Ordinance (IDO):**

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

**IDO Interactive Map:**

<https://tinyurl.com/idozoningmap>

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

531 Silver Creek NW \_Public Notice Inquiry Sheet Submission

From: Flores, Suzanna A. (suzannaflores@cabq.gov)

To: adli1424@yahoo.com

Date: Friday, March 27, 2026 at 04:19 PM MDT

**PLEASE NOTE:**

The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

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	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA		Ted	Trujillo	tedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	5058364419
South West Alliance of Neighborhoods (SWAN Coalition)		Ben	Sandoval	benjsandoval@q.com	6516 Honeylocust Avenue NW	Albuquerque	NM	87121		5053851251
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbtchrome@gmail.com	1413 Hilda Ct NW	Albuquerque	NM	87105	5053855809	5053855809
Westside Coalition of Neighborhood Associations	wesconad@gmail.com	Jerry	Gallegos	jgallegoswcccdg@gmail.com	417 65th ST SW	Albuquerque	NM	87121	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wesconad@gmail.com	Rene	Horvath	aboardt11@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5054006516
Westside Coalition of Neighborhood Associations	wesconad@gmail.com	Jane	Baechele	jane.baechele@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		

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, 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: [develhelp@cabq.gov](mailto:develhelp@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 you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- 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 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://do.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Friday, March 27, 2026 2:51 PM  
**To:** Office of Neighborhood Coordination <adil1424@yahoo.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

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

Applicant Information

Contact Name

Adil Rizvi

Telephone Number

505-315-6484

Email Address

[adil1424@yahoo.com](mailto:adil1424@yahoo.com)

Company Name

AFRA Construction

Company Address

2501 Yale Blvd SE, Suite 102

City

Albuquerque

State

NM

ZIP

87105

Subject Site Information

Legal description of the subject site for this project:

LT 21-A-1 PLAT FOR TACT L-1-B-1-A-1 ATRISCO BUSINESS PARKAND LOT 21-A-1 MERIDIAN BUSINESS PARK

Physical address of subject site:

531 Silver Creek NW

Subject site cross streets:

Silver Creek and Meridian

Other subject site identifiers:

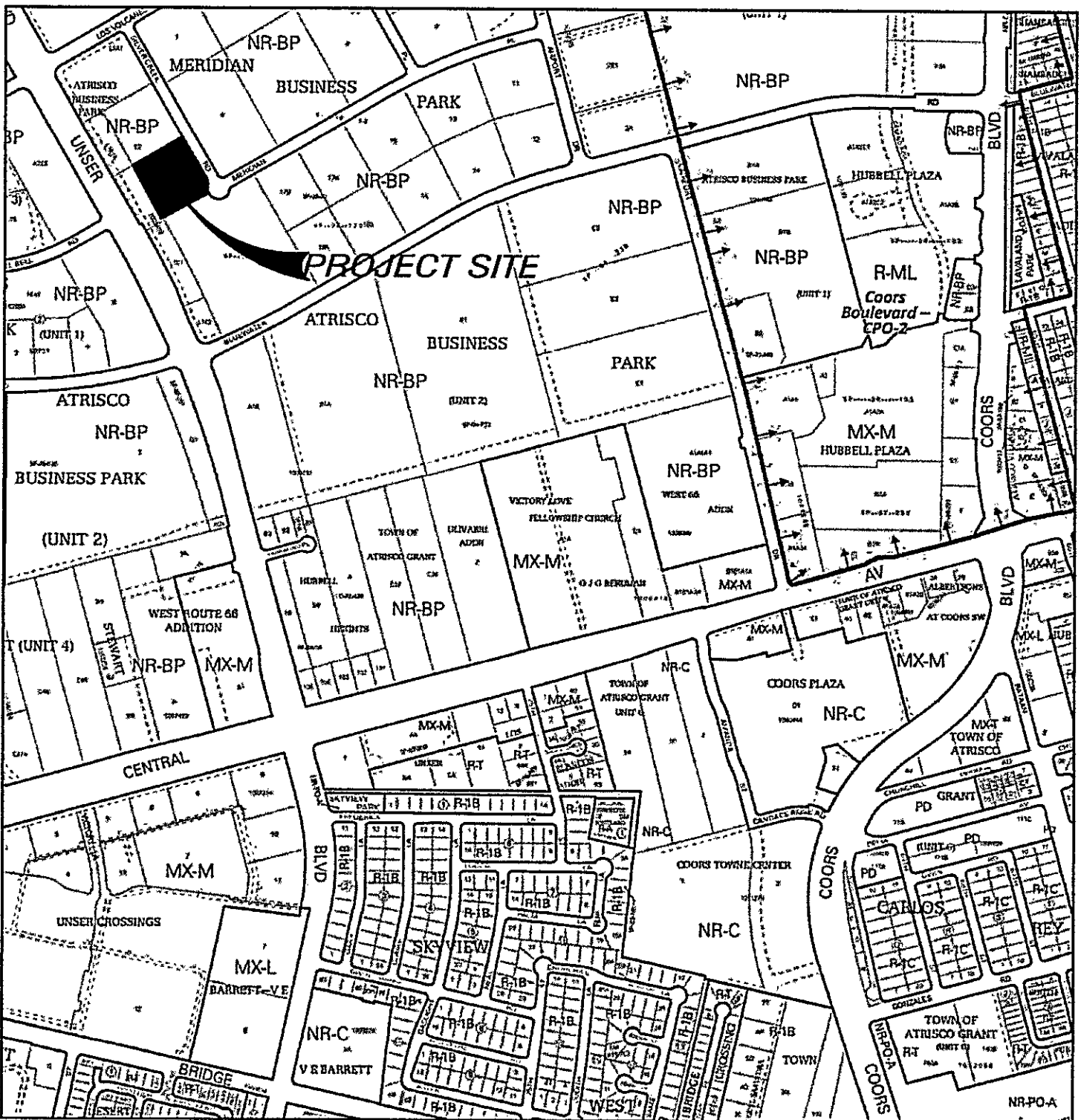
This site is located on the following zone atlas page:

K-10

Link for map

Captcha

 ZAP K-10.pdf  
904.1 KB

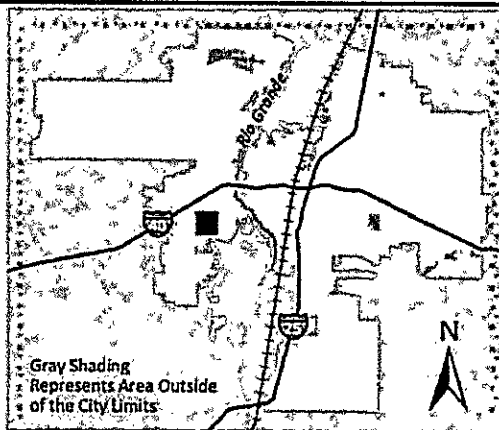


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



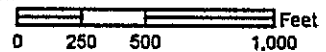
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



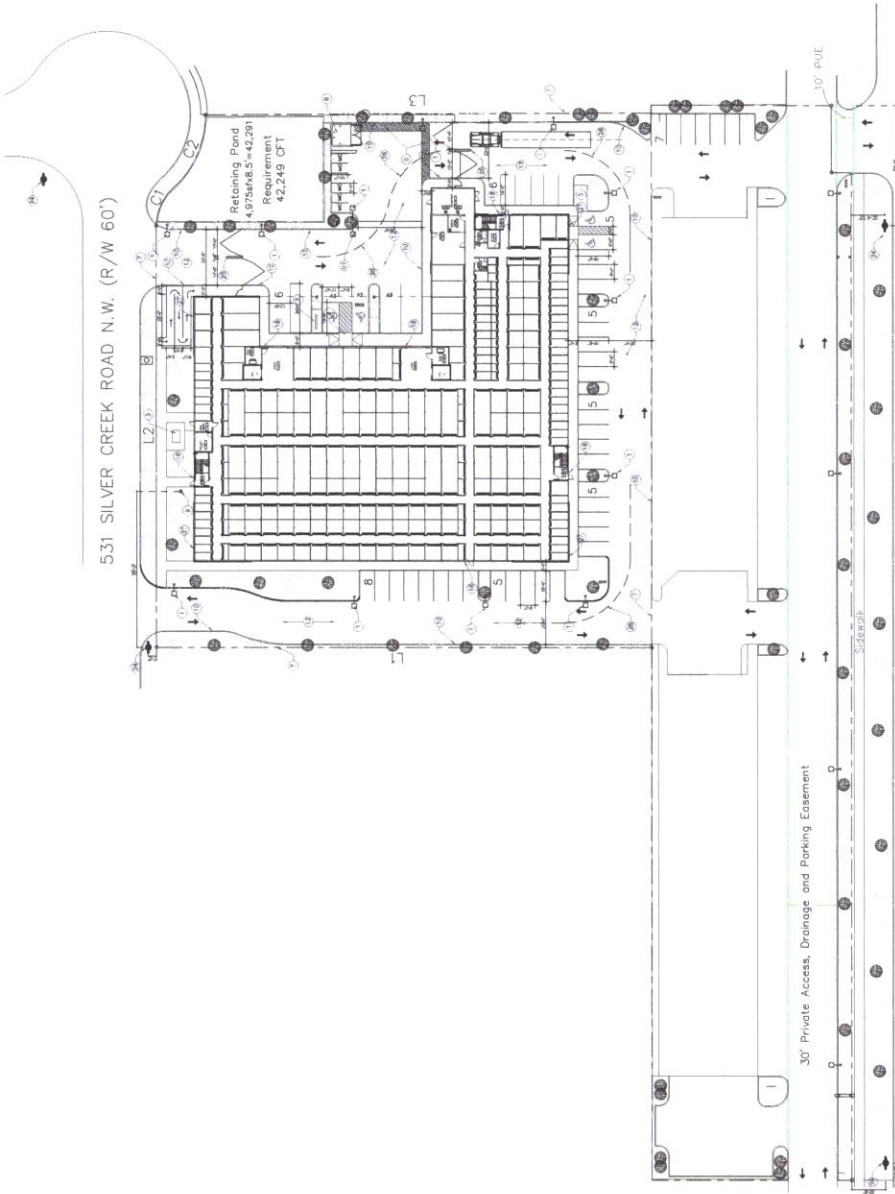
Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-10-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







**KEYED NOTES**

1. PARKING LOT LIGHTING WITH LED FIXTURES REFER TO DRAWING 502. REFER TO DETAIL 502.
2. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
3. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
4. CURB FLUSH WITH PAVEMENT. SEE SPIN-2.
5. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
6. DAMPER LOCATION REFER TO DETAIL 502.
7. PROPERTY LINE. REFER TO DETAIL 502.
8. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
9. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
10. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
11. FIVE (5) MOTORCYCLE PARKING SPACES. SEE SPIN-2.
12. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
13. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
14. CONCRETE SIDEWALK CURB. SEE SPIN-2.
15. CLEAR SPOT FRAME: LANDSCAPING & LIGHTING. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
16. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
17. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
18. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
19. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
20. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
21. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
22. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
23. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
24. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
25. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
26. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.
27. REFER TO DRAWING 502 FOR LIGHTING LAYOUT.

**LEGEND**



EXISTING FIRE HYDRANT

*Handwritten signature and date: 3/17/2026*

**SITE PLAN**

Afra Construction & Design  
 Albuquerque, New Mexico 87104  
 P.O. Box 241155

Excess Space Storage  
 531 Silver Creek Rd NW  
 Albuquerque New Mexico 87121

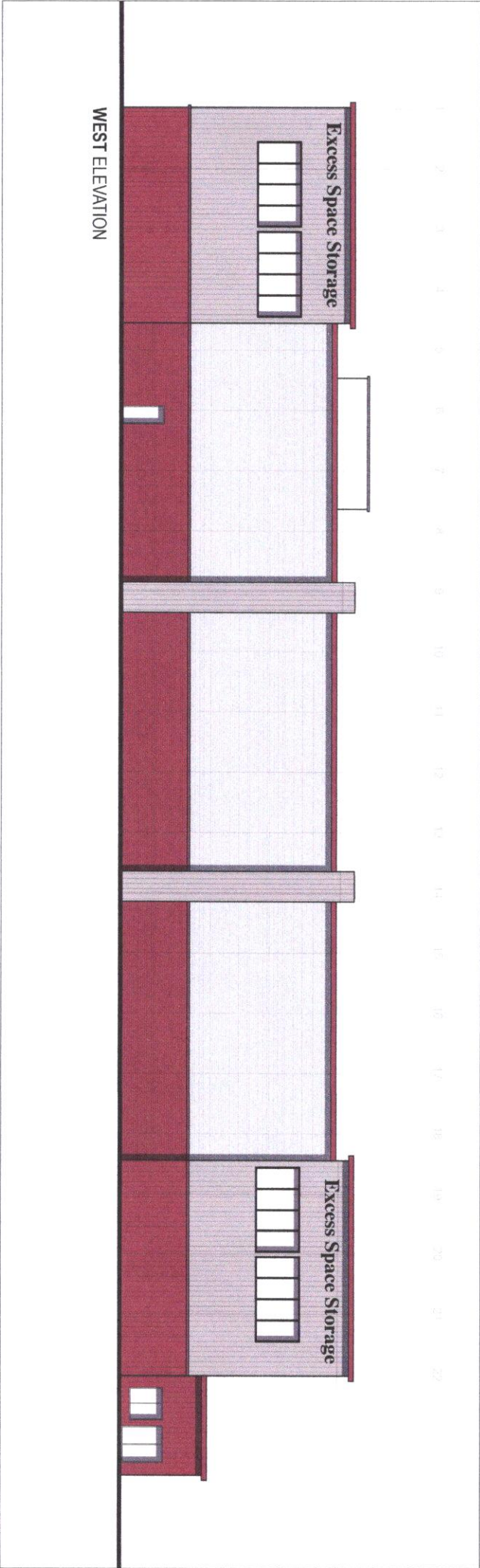
REV.	DATE	DESCRIPTION	APP'D.

SP-1  
 3/17/2026

TRUE NORTH REFERENCE NORTH

SITE PLAN  
 SCALE: 1:30

Unser Boulevard



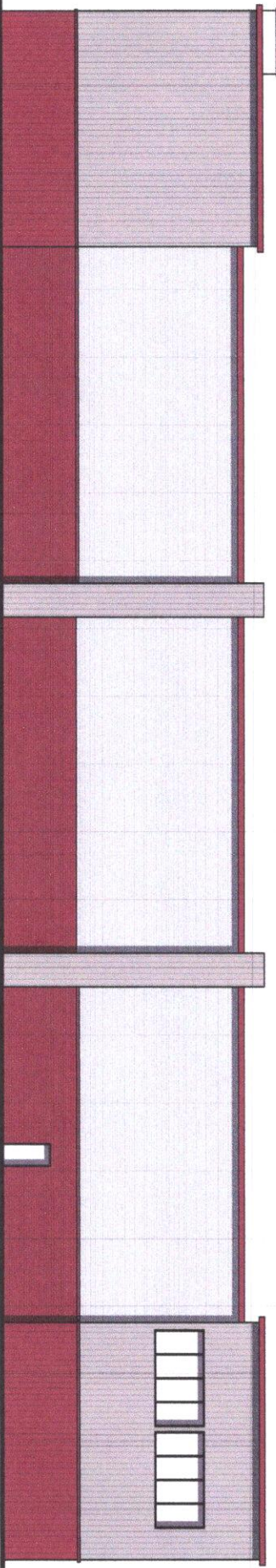
WEST ELEVATION

Excess Space Storage

Excess Space Storage

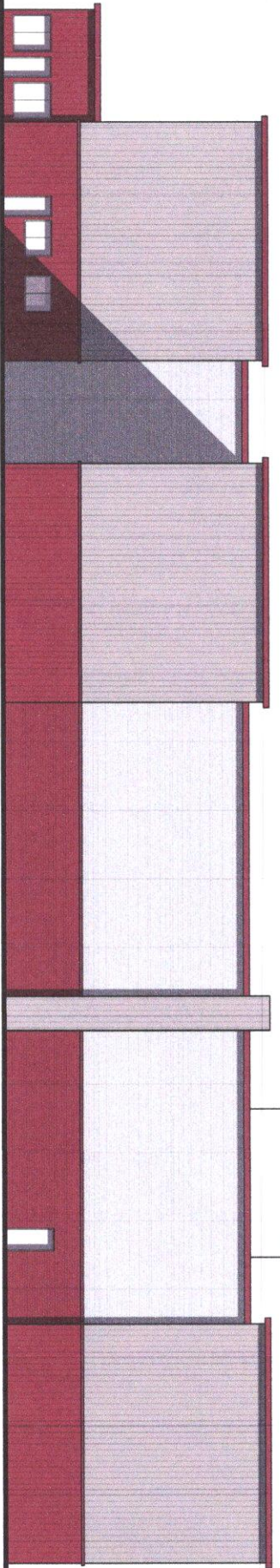
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

A B C D E F G H I J K L M N O P Q R S T U V W X



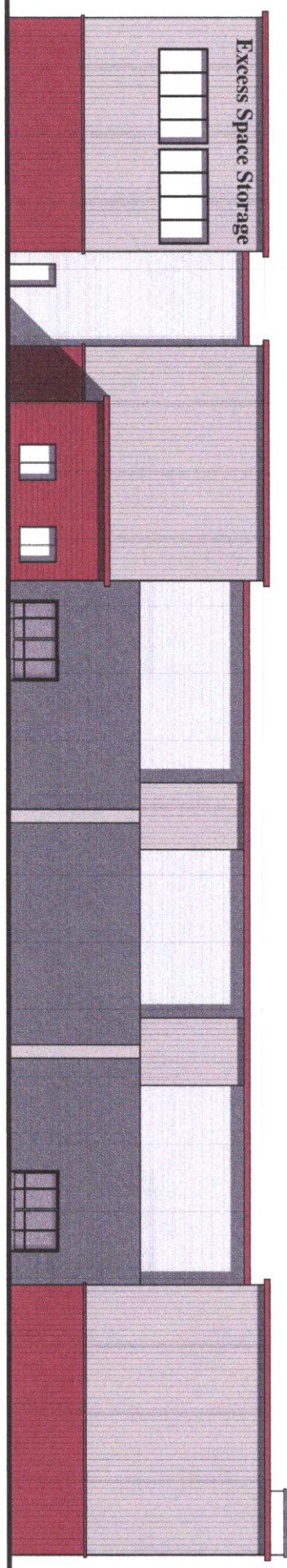
NORTH ELEVATION

EAST ELEVATION



22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

X W V U T S R Q P O N M L K J I H G F E D C B A



SOUTH ELEVATION

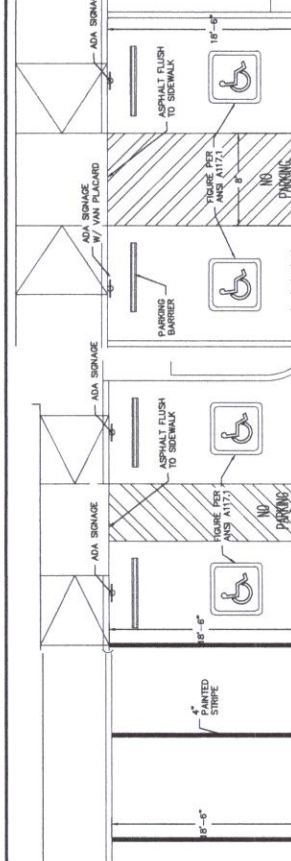




VICINITY MAP K-10-Z

SITE DATA	
LOCATION	SUN SILVER CREEK RD. NW ALBUQUERQUE, NM
LEGAL DESCRIPTION	MORROW BUSINESS PARK
CURRENT ZONING	K-10
ZONE ATTAL TAG	30,150 SF
BUILDING FOOTPRINT AREA	13,000 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	17,150 SF
NUMBER OF UNITS	1 BUILDING
PROPOSED PARKING	111,800 SF
PROPOSED BIKE PARKING	45 SPACES
PROPOSED MOTORCYCLE PARKING	3 SPACES (1.000 SQFT=1.3 SPACES)
PROPOSED ADA PARKING	4 SPACES (1.000 SQFT=1.3 SPACES)
PROPOSED VAN ACCESSIBLE PARKING	4 SPACES (1.000 SQFT=1.3 SPACES)

NON-VAN ACCESSIBLE SPACES: 80" MIN. ABOVE GROUND (ANSI 502.7) VAN ACCESSIBLE SPACES: 80" MIN. ABOVE GROUND (ANSI 502.7) SIGN TYPE: 8" (12"x18") SIGN LETTERING AND BORDER ARE GREEN SIGN MOUNTING: 1" DIA. GALV. STEEL PIPE (1" DIA. GALV. STEEL PIPE) SIGN MOUNTING: 1" DIA. GALV. STEEL PIPE (1" DIA. GALV. STEEL PIPE) SIGN MOUNTING: 1" DIA. GALV. STEEL PIPE (1" DIA. GALV. STEEL PIPE) SIGN MOUNTING: 1" DIA. GALV. STEEL PIPE (1" DIA. GALV. STEEL PIPE)



1 PARKING DETAIL Scale: 1"=5'

2 ADA PARKING DETAILS Scale: 1"=5'

3 ADA SIGNAGE DETAIL Scale: 1"=5'

4 MOTORCYCLE PARKING DETAIL Scale: 1"=5'

5 MOTORCYCLE PARKING SIGN Scale: 1"=5'

6 SIGN POST DETAIL Scale: 1"=5'

7 BICYCLE PARKING DETAIL Scale: 1"=5'

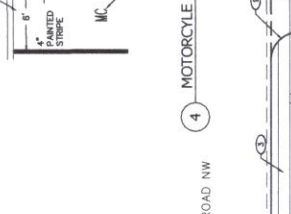
8 BIKE RACK DETAIL Scale: 1"=5'

**GENERAL NOTES**

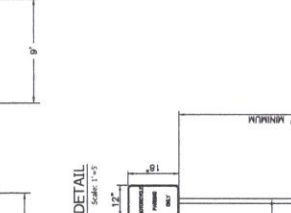
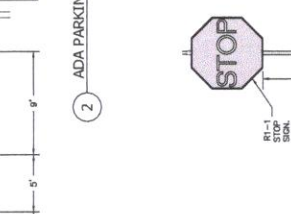
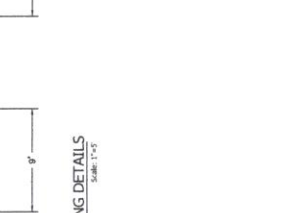
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
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**KEYED NOTES**

- PROPERTY LINE
- 5' SIDEWALK
- STANDARD PARKING SPACE (TYP.) PER DETAIL
- ADA PARKING PER DETAILS
- MOTORCYCLE PARKING PER DETAIL
- BIKE RACK PER DETAIL
- ADA ROUTE WITH 1.5% (2% MAX) CROSS SLOPE
- HANDICAP RAMP W/ TRUNCATED DOME SURFACE
- STOP SIGN R1-1
- SHARED ACCESS PER PLAN



TRAFFIC CIRCULATION LAYOUT APPROVED  
Santi A. Lumbiar 1/19/2015



**THE group**  
THE SUSTAINABLE ENGINEERING GROUP  
2201 East Rock Avenue, Suite 100  
Albuquerque, NM 87102  
Phone: 505.243.1000  
Fax: 505.243.1001  
www.thegroupinc.com

**Afra Construction & Design**  
2201 East Rock Avenue, Suite 100  
Albuquerque, NM 87102  
Phone: 505.243.1000  
Fax: 505.243.1001  
www.afraconstruction.com

Excess Space Storage  
531 Silver Creek Rd NW  
Albuquerque New Mexico 87121

REV. DATE: DESCRIPTION: APPROVED

TCL 6/5/2015

