

May 2, 2025

Development Facilitation Team  
Plaza Del Sol Building  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: DFT – SITE PLAN ADMINISTRATIVE  
SELF STORAGE FACILITY AT 7520 RAINBOW BLVD NW  
LT 11-A BLK 2 PLAT OF LTS 10-A, 11-A, 19-A THRU 22-A BLK 2 UNIT 14 VOLCANO CLIFFS  
SUBD CONT 2.0312 AC  
IDO ZONE ATLAS PAGE D-09-Z**

Development Facilitation Team,

Tierra West LLC is seeking DFT – Site Plan Administrative review and approval for a Self-Storage facility located at 7520 Rainbow Blvd NW, legally described as Lt 11-A Blk 2 Plat of Lts 10-A, 11-A, 19-A Thru 22-A Blk 2 Unit 14 Volcano Cliffs Subd Cont. 2.0312 acres (“subject site”).

## Planning Context

The subject site is zoned Mixed-Use – Light Intensity (see figure 1) and is currently vacant. There are parcels zoned Residential – Multi-Family Low Density to the north, MX-L and R-ML to the east, and R-1 to the south and west.

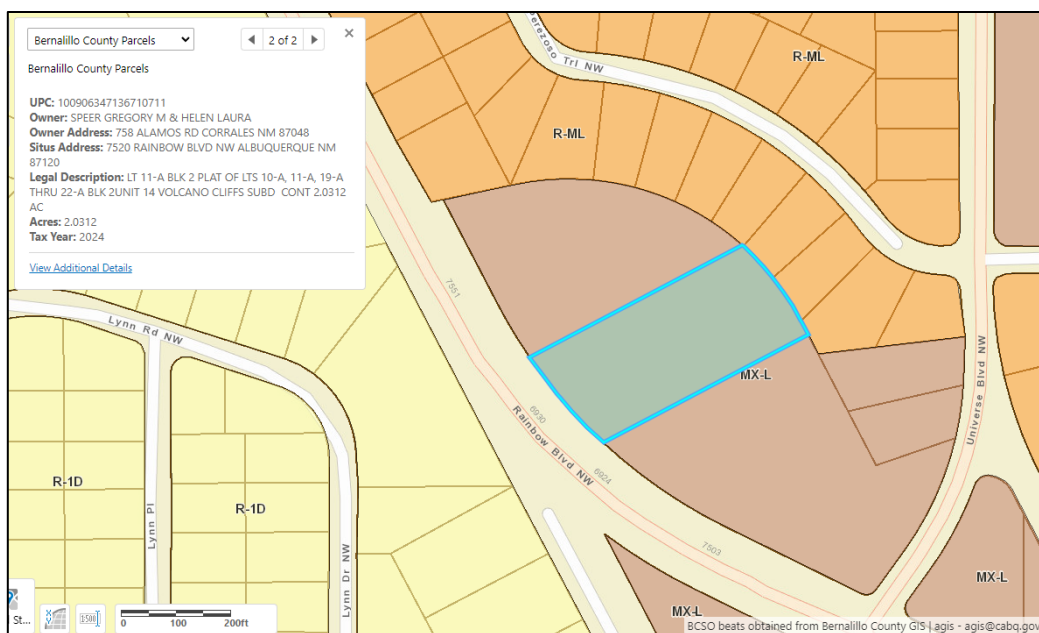


Figure 1 - Zoning

There are no existing land uses abutting the site, as this area remains vacant.

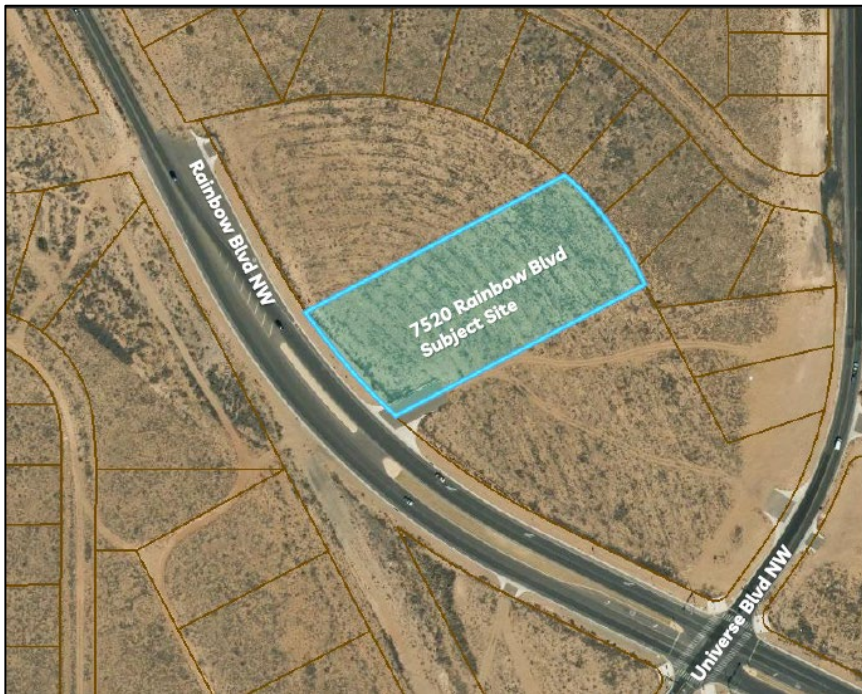


Figure 2 - Aerial

The subject site is within the CPO-12 Volcano Mesa, although per IDO Subsection 14-16-3-4(N)(1), these regulations apply only to residential development. The subject site is not within the Northwest Mesa Escarpment – VPO -2 Height Restriction Sub-Area.

### **ZHE Requests**

Tierra West requested a Conditional Use Permit which was heard on September 9<sup>th</sup>, 2024, and approved by the Zoning Hearing Examiner on October 2nd, 2024. The Conditional Use Permit was required as Self-Storage is allowed as a conditional use in the Mixed Use – Light Intensity zone district.

The ZHE Case numbers are PR-2024-010691/ VA-2024-00214. The notice of decision is included in this submittal.

### **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.**

This request complies with all applicable standards in the IDO, DPM, and other City Regulations, and will abide by the Conditional Use Permit PR-2024-010691/ VA-2024-00214 affecting the property. We also met with the neighboring property owner throughout the ZHE Conditional

Use application/approval process. These meetings led to revisions increasing the setback, landscaped area within the setback, along with associated screening.

**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 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.**

The applicant has agreed to install required infrastructure and public improvements pursuant to 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. Included in this submittal is the Infrastructure list, detailing storm drain and sidewalk improvements.

**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.**

The subject site is not within an approved Master Development Plan and meets IDO standards applicable to the Mixed Use – Light Intensity zone district the subject property is in.

**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.**

The subject site is not within an approved Framework Plan; however, the Site Plan meets applicable IDO standards regarding the Mixed-Use development type including IDO section 5-6(E)(2) Development Next to Low-density Residential Zone Districts.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Donna Sandoval  
Planner

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AT/VC/RRB/DS