

SITE AERIAL IMAGE



GENERAL NOTES:

- A. IF THIS SHEET IS NOT 24" X 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
- FLOOR PLANS ARE DRAWN TO SCALE BASED UPON FIELD MEASUREMENTS AND AVAILABLE DRAWINGS.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.

PARKING REQUIREMENTS

CABQ IDO PART 14-16-5 DEVELOPMENT STANDARDS

SELF-STORAGE PARKING REQUIRED:

5-5 PARKING AND LOADING TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS

> NO REQUIREMENT **OUTDOOR VEHICLE STORAGE:** 1 SPACE / 3,000 SQ. FT. GFA SELF-STORAGE: 3.5 SPACES / 1000 SQ. FT. GFA

EXISTING OFFICE AREA: 809 SQ. FT. EXISTING SELF-STORAGE AREA: 44,444 SQ. FT. OFFICE PARKING REQUIRED: 3 SPACES REQUIRED

OFFICE PARKING PROVIDED: 7 SPACES PROVIDED 1 SPACE PER 147 SF CONTAINER SELF-STORAGE PARKING PROVIDED: VEHICLE STORAGE PARKING PROVIDED: 60 SPACES PROVIDED

15 SPACES REQUIRED

EACH MODULAR METAL STORAGE CONTAINER HAS SPACE FOR PARKING FOR UNLOADING AND LOADING OF VEHICLES DIRECTLY IN FRONT OF THE CONTAINER WITHOUT IMPACT TO THE SITE CIRCULATION. THE NATURE OF THIS BUSINESS IS QUICK DROP OFF AND PICK UP / LOADING AND UNLOADING AT EACH CUSTOMER'S LEASED CONTAINER UNIT.

RCHITECTS

DWL ARCHITECTS & PLANNERS, INC. OF NM

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ALBUQUERQUE

FEBRUARY, 2025

GENERAL INFORMATION

NORTH COORS SELF STORAGE FACILITY 615 COORS BLVD NW ALBUQUERQUE, NEW MEXICO 87121

LOT Q4 ATRISCO BUSINESS PARK UNIT 4 MAP J-10 (2.2 AC) LOT Q-8-A-1 ATRISCO BUSINESS PARK UNIT 4 (1.6 AC) EXISTING:

NR-BP COORS BLVD CPO-2 UC-MS-PT

SPECIAL EXCEPTION NO. VA-2019-00168, PROJECT NO. 2019-002386 DECISION 07-03-2019 APPROVED

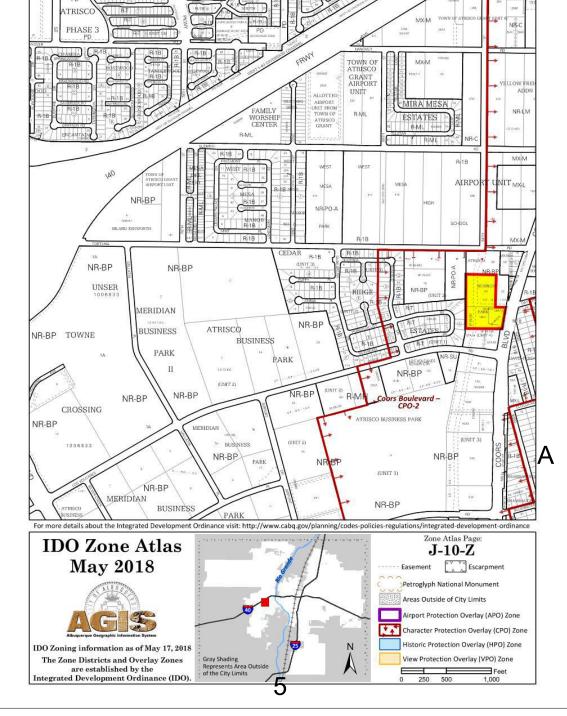
LOT Q-6-A-1-A ATRISCO BUSINESS PARK UNIT 4 (0.76 AC)

06DRB-00429 1004725 JUNE 2, 2006 14DRB-70413 1004725 FEB 10, 2015

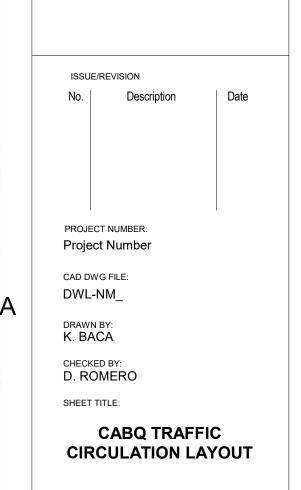
PROJECT DESCRIPTION:

INSTALLATION OF (57) NEW MODULAR METAL STORAGE CONTAINERS ON EXISTING SELF STORAGE AND VEHICLE STORAGE FACILITY. CONTAINERS ARE PRE MANUFACTURED STORAGE UNITS WITH NO ELECTRICAL OR UTILITY CONNECTIONS. CONTAINERS ARE INDIVIDUALLY LEASED ON A PER MONTH BASIS TO CUSTOMERS MODULAR METAL CONTAINERS DO NOT REQUIRE FOUNDATIONS (SEE ENGINEER'S LETTER) AND ARE TEMPORARY IN NATURE. THIS SITE HAS A PREVIOUSLY APPROVED VARIANCE FOR VEHICLE STORAGE. SELF STORAGE IS PRIMARY PERMISSIVE USE PER IDO FOR NR-BP ZONING. TRACT Q-4 IS SCREENED WITH AN OPAQUE METAL PANEL FENCE PER CONDITIONS OF VARIANCE. TRACT Q-4 Q-8-A-1 AND Q-6-A-1-A ARE WHOLLY OWNED BY JOHN BATTAGLIA OWNER OF NORTH COORS SELF STORAGE FACILITY. THESE TRACTS ARE NOT TO BE SOLD INDEPENDENTLY.

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