

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 27, 2025

Dillon Romero, RA  
DWL Architects & Planners  
202 Central Ave. SE Unit: East Courtyard  
Albuquerque, NM 87102

[d.romero@dwlnm.com](mailto:d.romero@dwlnm.com)

**Re: Storage Container Units  
615 Coors NW  
Traffic Circulation Layout  
Engineer's Stamp 2-4-25 (J10D047)**

Dear Mr. Romero,

The TCL submittal received 3-19-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

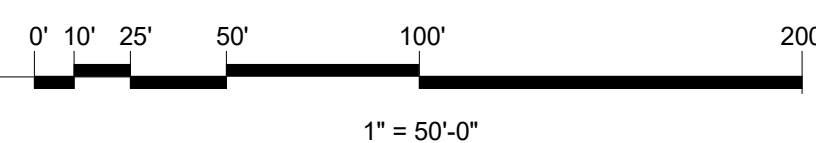
Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File



A



Signed \_\_\_\_\_ Date \_\_\_\_\_

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

CABQ IDO PART 14-16-5 DEVELOPMENT STANDARDS  
5-5 PARKING AND LOADING  
TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS

OUTDOOR VEHICLE STORAGE:	NO REQUIREMENT
SELF-STORAGE:	1 SPACE / 3,000 SQ. FT. GFA
OFFICE:	3.5 SPACES / 1000 SQ. FT. GFA
EXISTING OFFICE AREA:	809 SQ. FT.
EXISTING SELF-STORAGE AREA:	44,444 SQ. FT.
OFFICE PARKING REQUIRED:	33 SPACES REQUIRED
SELF-STORAGE PARKING REQUIRED:	15 SPACES REQUIRED
OFFICE PARKING PROVIDED:	7 SPACES PROVIDED
SELF-STORAGE PARKING PROVIDED:	1 SPACE PER 147 SF CONTAINER
VEHICLE STORAGE PARKING PROVIDED:	60 SPACES PROVIDED

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.

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

NEW: LOT Q4 ATRISCO BUSINESS PARK UNIT 4 MAP J-10 (2.2 AC)

EXISTING: LOT Q-8-A-1 ATRISCO BUSINESS PARK UNIT 4 (1.6 AC)  
LOT Q-6-A-1 ATRISCO BUSINESS PARK UNIT 4 (0.76 AC)

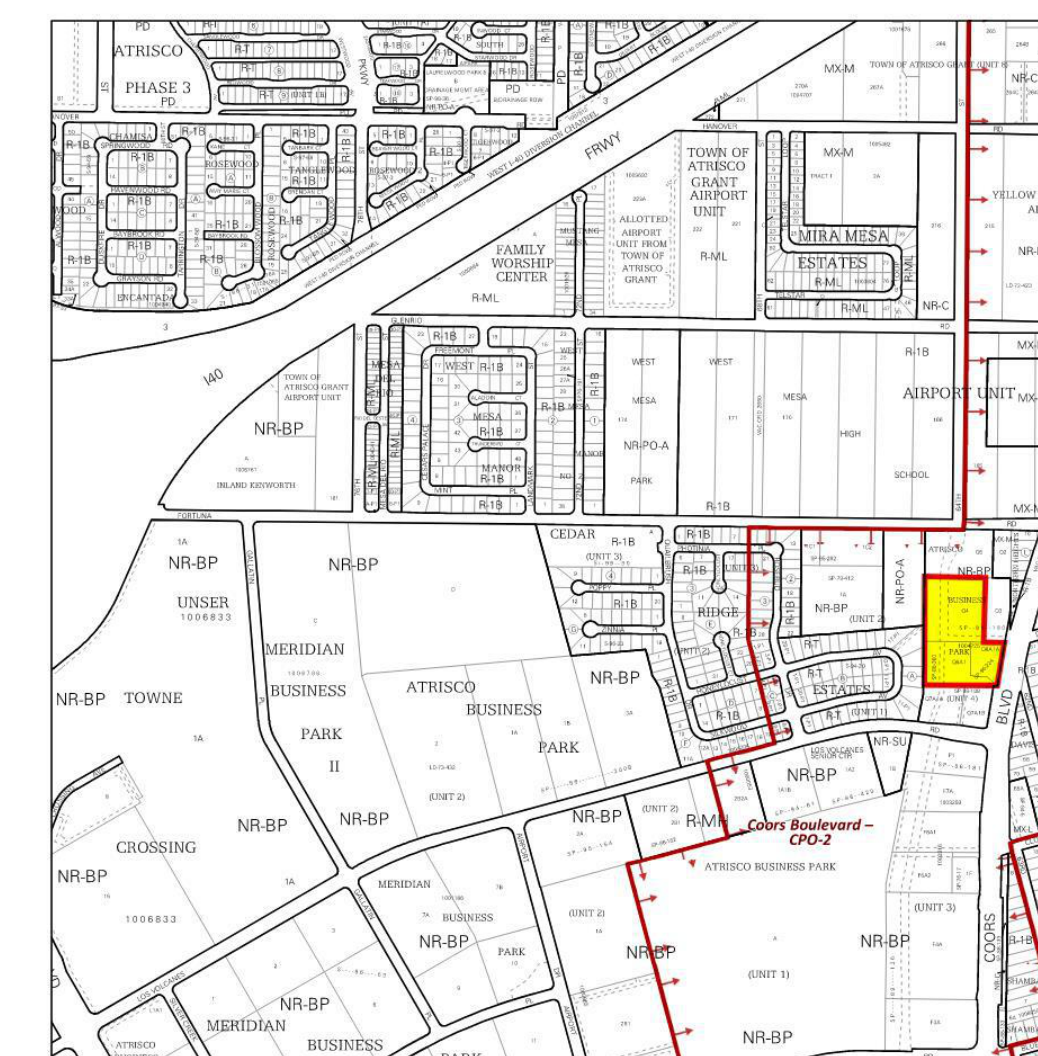
ZONING: NR-BP COORS BLVD CPO-2 UC-MS-PT

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


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 (STANDARD CONCRETE FOUNDATIONS ARE USED FOR 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-4-1 AND Q-6-A-1-A) ARE WHOLLY OWNED BY JOHN BATTAGLIA, OWNER OF NORTH OREGON SELF STORAGE FACILITY. THESE TRACTS ARE NOT TO BE SOLD INDEPENDENTLY.



**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)**

PH (505) 242-6202  
FAX (505) 242-4159  
W.EASTMAN@DWLNM.COM



FEBRUARY, 2025

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

ISSUE/REVISION		
No.	Description	Date

PROJECT NUMBER:  
Project Number

CAD DWG FILE

DRAWN BY:  
K. BACA

CHECKED BY:  
D. ROMERO

SHEET TITLE

### CABQ TRAFFIC CIRCULATION LAYOUT

TCL

OF SHEET