



Environmental Planning Commission

Agenda Number: 08
Project Number: 1011366
Case Numbers: 17EPC-40046 & 40047
Hearing Date: November 09, 2017

Staff Report

Agent	Cannady Architect Studio
Applicant	Devin Cannady
Request	Zone Map Amendment (zone change) Site Development Plan for Building Permit
Legal Description	Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square
Location	On Ladera Dr. NW, between 72 nd St. NW and Laurelwood Parkway NW
Size	Approximately (\approx) 2 acres
Existing Zoning	C-1
Proposed Zoning	SU-1 for C-1 Uses to Include Self- Storage with Direct Outdoor Access to Individual Units

Staff Recommendation

APPROVAL of 17EPC-40047, based on the Findings beginning on page 20 and subject to the Conditions of Approval on page 24.

APPROVAL of 17EPC-40046, Site Development Plan for Building Permit, based on the Findings beginning on page 24 and subject to the Conditions of Approval beginning on page 28.

**Staff Planner
Catalina Lehner- AICP, Senior Planner**

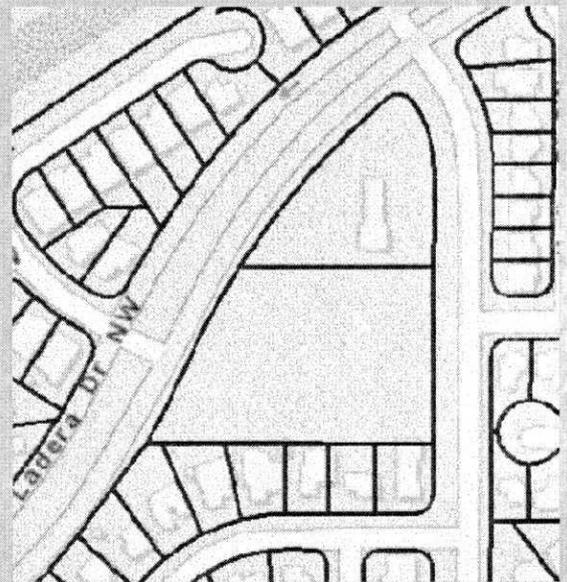
Summary of Analysis

The proposal is for a zone map amendment for an \approx 2 acre site, zoned C-1. The applicant wants to change the zoning to allow a self-storage facility with direct outdoor access. The zone change is accompanied by a site development plan for building permit. The proposal was deferred for 30 days to strengthen and clarify the submittal.

The subject site is in an Area of Consistency. The Westside Strategic Plan and the El Rancho Atrisco Phase III Sector Development Plan apply. The proposal generally furthers applicable Goals and policies and the zone map amendment has been adequately justified pursuant to R270-1980.

The Ladera West NA, the Laurelwood NA, the Westside Coalition, and property owners within 100 feet of the subject site were notified. The SR Marmon NA was notified within the required 15 days, though they were inadvertently omitted from the ONC letter. A private meeting was held with neighbors, who are generally supportive but are concerned about noise/fencing, lighting, signage, and more than one self-storage in close proximity. The SRMNA is concerned about the 24 hour operation of the facility and wants to ensure that R270-1980 is complied with.

Staff recommends approval subject to conditions.





Project #1011366



Legend

- Bernalillo County Parcels
- Bike Paths**
 - Buffered Lane - Conventional bike lane designated buffer space.
 - Paved Multiple Use Trail - A paved trail for traffic.
 - Crossing
 - Bike Boulevard - Bike Expressway With Designated Buffer Space
 - Bicycle Lane - Street With Designated Buffer Space
 - Bicycle Route - A Linking Street, Where Bicyclists Share the Road
 - NMDOT Bike Facility
 - Unpaved Multiple Use Trail - An unpaved trail for non-automotive traffic.
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

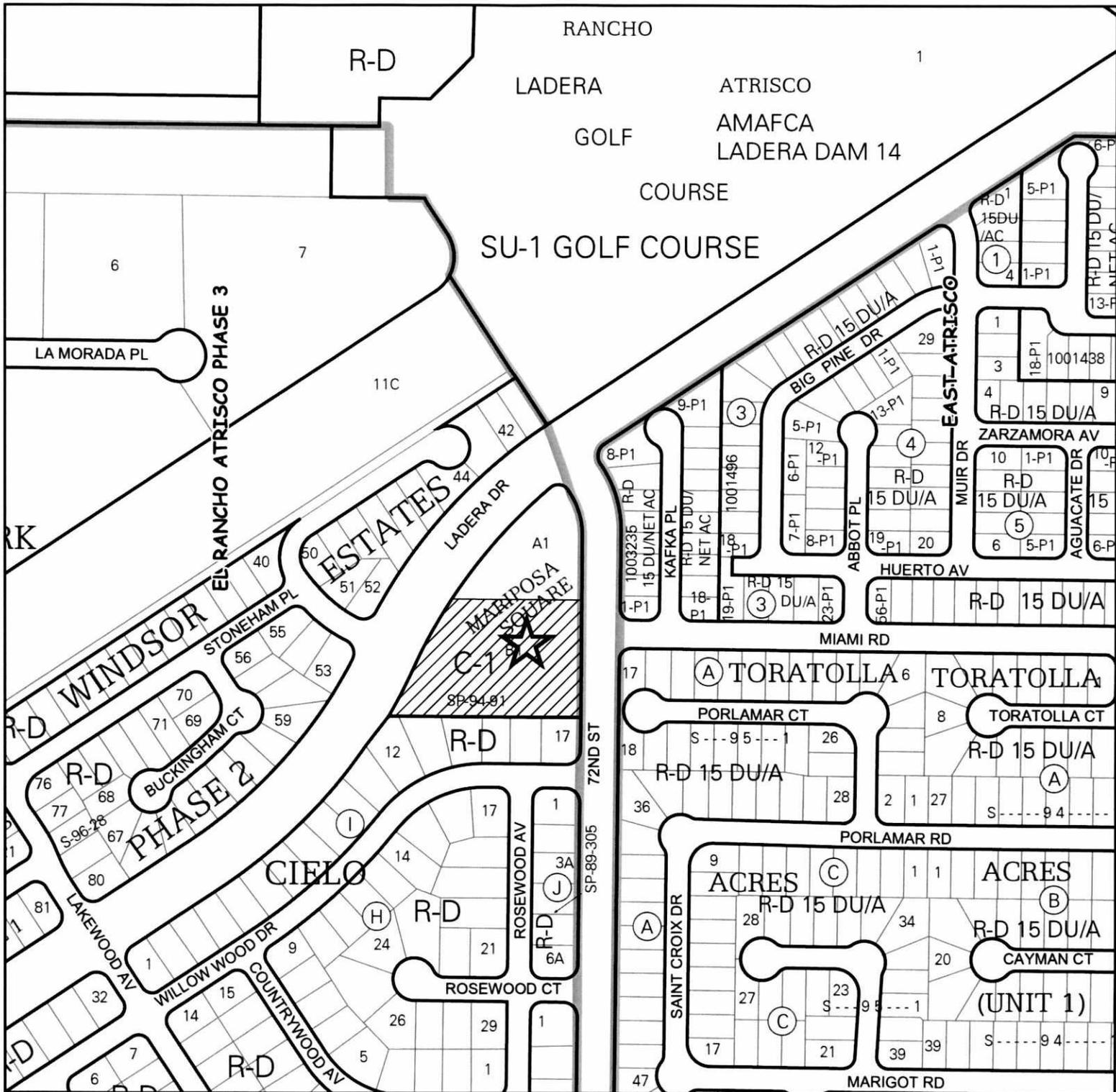
Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/30/2017 © City of Albuquerque

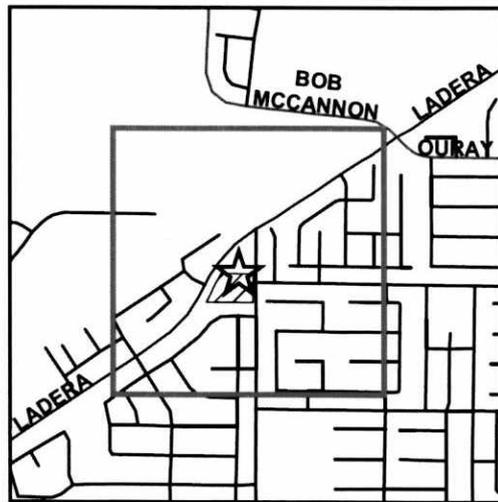
This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



ZONING MAP

Note: Grey shading indicates County.



1 inch = 292 feet

Project Number:

1011366

Hearing Date:

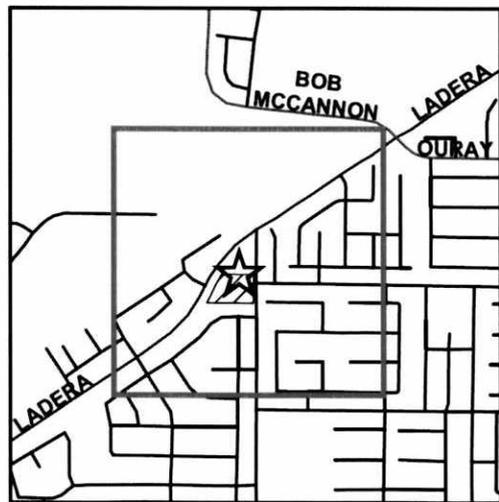
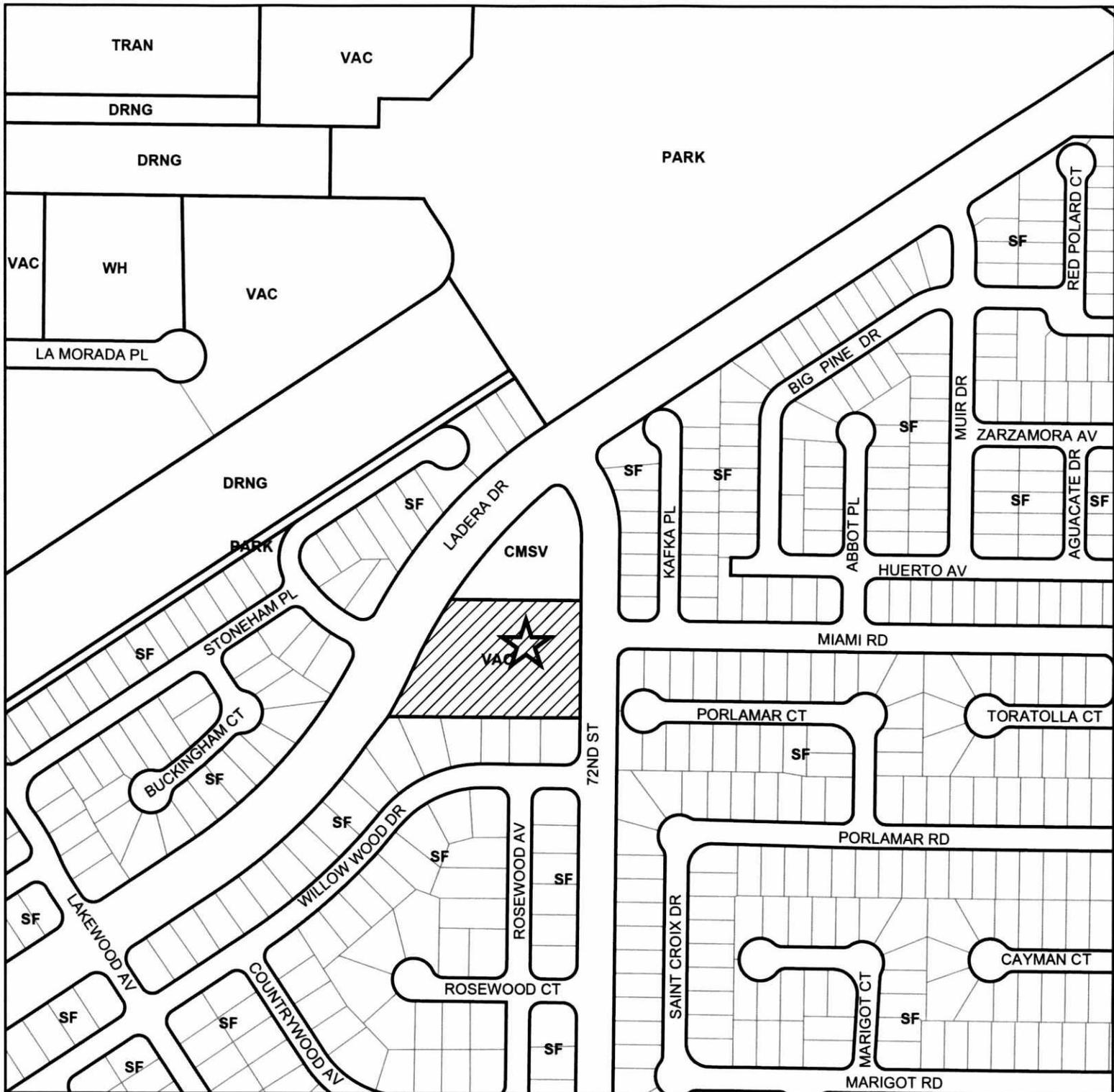
10/12/2017

Zone Map Page: H-10

Application Case Numbers:

17EPC-40046

17EPC-40047



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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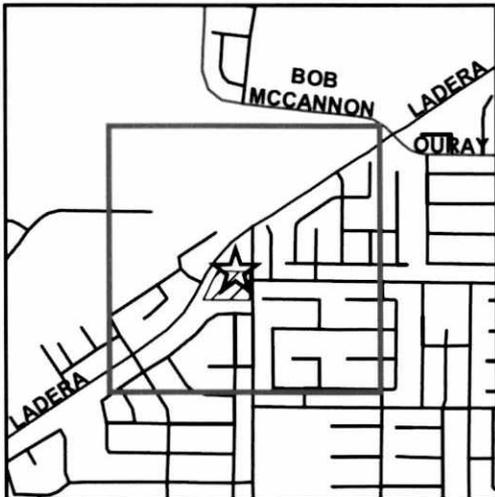
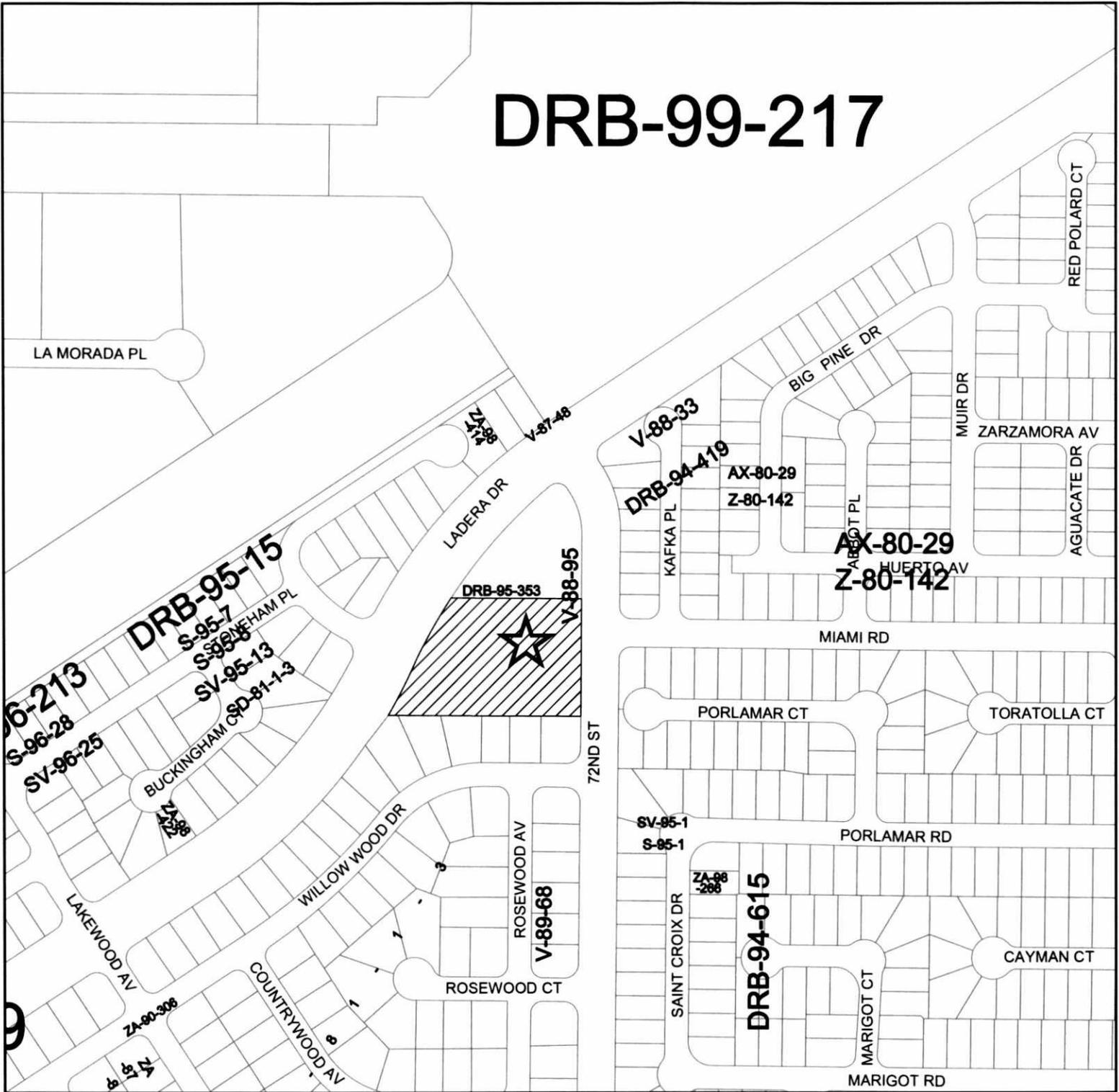
Zone Map Page: H-10

Application Case Numbers:

17EPC-40046

17EPC-40047

DRB-99-217

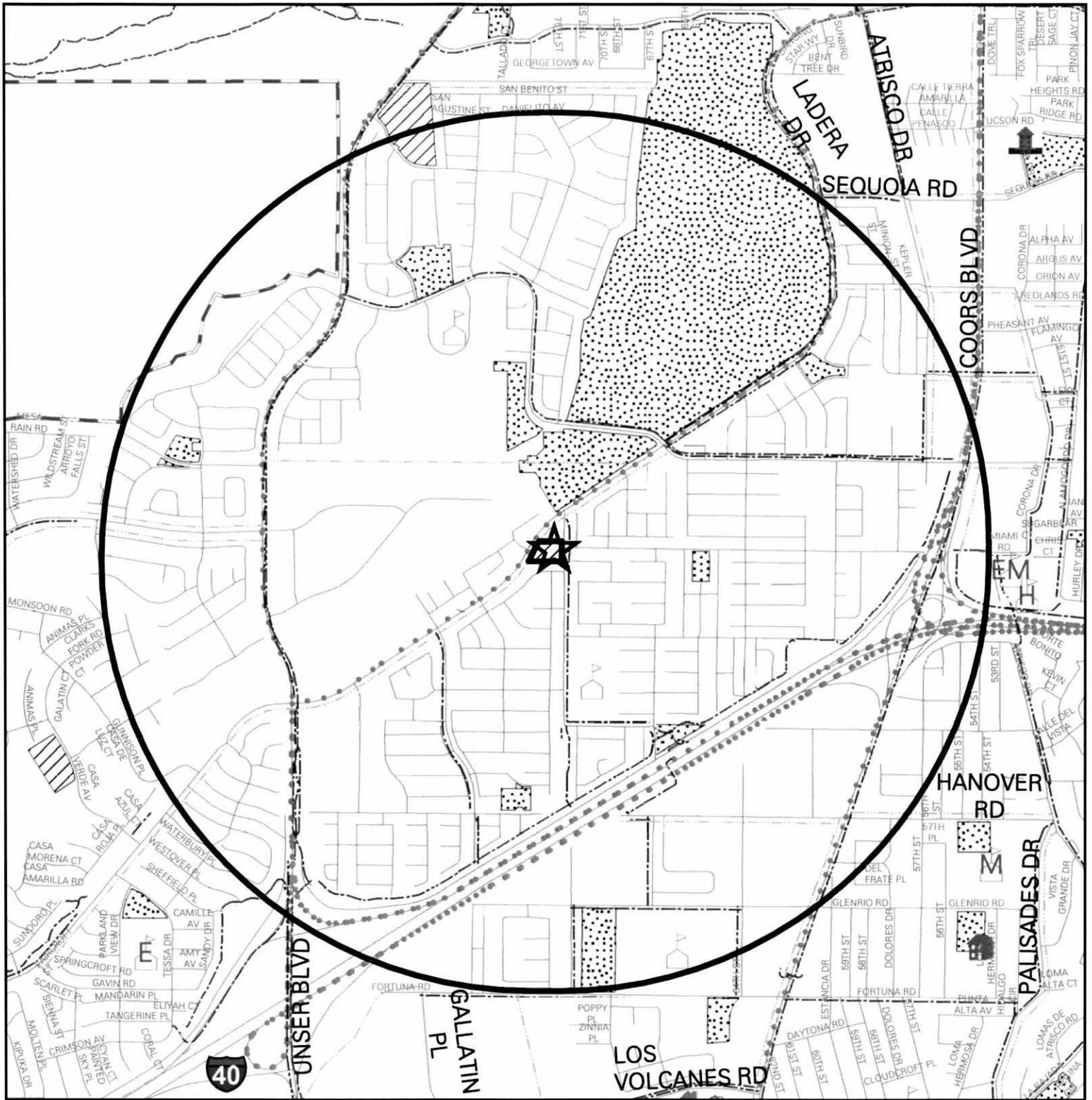


HISTORY MAP

Note: Grey shading indicates County.



1 inch = 292 feet
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17EPC-40047



Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  COMMUNITY CENTER |  FIRE |  Public Schools |  Landfill Buffer (1000 feet) |
|  MULTI-SERVICE CENTER |  POLICE |  Proposed Bike Facilities |  Landfills designated by EHD |
|  SENIOR CENTER |  SHERIFF |  ABQ Bike Facilities |  Developed County Park |
|  LIBRARY |  SOLID WASTE |  ABQ Ride Routes |  Undeveloped County Park |
|  MUSEUM | |  Albuquerque City Limits |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1011366

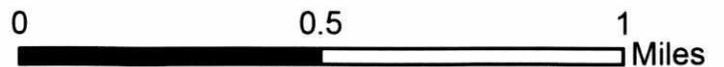


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Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1	Area of Consistency Westside Strategic Plan El Rancho Atrisco Phase III Sector Development Plan	Vacant
North	C-1	Area of Consistency Westside Strategic Plan El Rancho Atrisco Phase III Sector Development Plan	Commercial (car wash)
South	R-D	Area of Consistency Westside Strategic Plan El Rancho Atrisco Phase III Sector Development Plan	Single-family homes
East	R-D	Area of Consistency Westside Strategic Plan East Atrisco Sector Development Plan	Single-family homes
West	R-D	Area of Consistency Westside Strategic Plan El Rancho Atrisco Phase III Sector Development Plan	Single-family homes

Proposal

The proposal is for a zone map amendment (zone change) and a site development plan for building permit for an approximately (≈) 2 acre site located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW (the “subject site”), zoned C-1 (Neighborhood Commercial) and known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square.

The applicant proposes to change the subject site’s zoning to SU-1 for C-1 Uses to Include self-Storage with Direct Outdoor Access to Individual Units to allow development of a self-storage facility with direct outdoor access to the storage units. The zone change (17EPC-40047) is accompanied by a request for a site development plan for building permit (17EPC-40046) as required by the SU-1 zone (14-16-2-22(A)(1)). The proposed facility consists of an ≈ 440 sf office building and six 3,600 sf self-storage buildings (21,600 sf total).

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases in the City, regardless of site size. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

Context

The subject site is located in an area characterized by single-family homes and undeveloped land. To the north, at the junction of Ladera Rd. NW and 72nd St., is a car wash. Further north is the

Ladera Pond, a drainage facility consisting of unoccupied land. To the west, south, and east are single-family homes. Further west is the Ladera Business Park.

The subject site is not located in a designated Activity Center or along a designated corridor.

History

The subject site received its current zoning of upon adoption of the El Rancho Atrisco Phase III Sector Development Plan in 1981 (Council Bill No. R-473, Enactment No. 170-1981, see attachments). A 2.5 acre piece of C-1 zoning, which included the subject site, was created near the Plan's northeastern boundary to provide future neighborhood commercial services. Most of the area was zoned R-T to provide flexibility to meet housing needs, except for the approximately 25 acre planned office park/commercial development zoned SU-1 and known as the Ladera Industrial Park.

The 2.5 acre site was replatted in 1994 (SP-94-91) and Tract A-1 and Tract B-1 were created; the subject site is Tract B-1. The car wash on the lot adjacent north (Tract A-1) was developed in 2004 (Project #1003548/04DRB-10190) and was approved by the Development Review Board (DRB). A zone change was not needed because a car wash is a permissive use in the C-1 zone.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Ladera Rd. NW is a Minor Arterial. Laurelwood St. is a Minor Collector, and 72nd St. is a local street.

Trails/Bikeways

There is a designated bicycle lane along 72nd St.

Transit

ABQ Ride Route #92-Taylor Ranch Express is a commuter route that passes by the subject site. It offers limited, commuter service with two runs in the am and two runs in the pm. There is a bus stop on Ladera Rd., in front of the subject site (see Agency Comments section of this report).

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned C-1 (Neighborhood Commercial, Zoning Code 14-16-3-16). The request proposes to change the zoning to SU-1 for C-1 Uses to Include Self-Storage with Direct Outdoor Access to Individual Units.

The C-1 zone (Zoning Code §14-16-2-16) provides "suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas." Permissive uses

include office, retail, church, institution, etc. Residential uses are permissive subject to certain requirements and exceptions.

Storage of household goods is a conditional use in the C-1 zone §14-16-2-16(B)(21), and would be allowed if a conditional use is obtained through the Zoning Hearing Examiner (ZHE) process. However, individual storage units are not allowed to be directly accessible from outside of a building in the C-1 zone. Because the applicant wants storage units that are directly accessible from outside of the building, a zone change is needed rather than a conditional use. This type of individual storage unit is permissive in the C-2 zone.

The SU-1 zone (Special Use Zone, Zoning Code §14-16-2-22) zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Applicable Goals and policies are listed below; when a Goal or policy is listed as not applicable, it’s because the applicant included them in the zone change justification letter. Staff analysis is in ***bold italics***.

Chapter 4- Community Identity

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposal, which would result in a low-impact use, would not adversely affect quality of life in the surrounding neighborhoods and would generally enhance the area through site design. The proposal generally furthers Goal 4.1- Character. The resulting development would be located adjacent to another neighborhood commercial use. The building would have a modern character and xeric landscaping, though the colors and materials would differ from those used in the surrounding neighborhoods. The proposal partially furthers Goal 4.1-Character and Policy 4.1.2- Identity and Design.

Chapter 5- Land Use

Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed use would not foster community in the sense of creating a space where residents can live, work, learn, shop, and play together. By its nature, the storage use promotes individual activities and not community activities. The proposal partially furthers

Goal 5.1-Centers and Corridors. Though it would be conveniently accessible from surrounding neighborhoods and would provide a commercial use near residential uses, the development resulting from the proposal would not contribute to making the community more healthy, sustainable, or distinct than other areas. The proposal partially furthers Policy 5.1.1- Desired Growth.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposal would facilitate development of a site that is surrounded by developed land, which would utilize existing infrastructure and public facilities. Doing so is a more efficient use of land in the public interest, in contrast to fringe development. The proposal furthers Goal 5.3-Efficient Development Patterns. The request would support additional growth in an area served by existing infrastructure and public facilities, and therefore furthers Policy 5.3.1-Infill Development.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of centers and corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency; the C-1 zoning was established in 1981. The proposal would result in a low-impact use that would generally reinforce the area's low development intensity and character. The proposal generally furthers Goal 5.6-City Development Areas.

The subject site is located outside of a designated activity center and is not along a designated corridor. With the parcel adjacent north, the subject site is the only commercial zoning in the immediate area and is surrounded by residential neighborhoods and open space. Though growth is generally not desired in Areas of Consistency, the C-1 zone is a neighborhood commercial zone that has been in place since 1981. The resulting development would add a low-impact use that would not adversely affect the surrounding neighborhoods, park, or open space areas (Ladera ponds and golf course). The proposal generally furthers Policy 5.6.3- Areas of Consistency.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Policy 5.6.4 does not apply because the subject site is not in an Area of Change.

Policy 7.3.1- Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

Policy 7.3.1 does not apply because views of natural features and cultural landscapes (ex. the Bosque, the Escarpment) are not in the vicinity of the subject site.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 7.3.2 does not apply because the community in this area did not develop with a distinct character. The sector plan covering the area does not contain design standards.

Policy 7.3.4-Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposal would result in infill development that generally enhances the built environment, though the metal, industrial style of building and the bright accent color would contrast to the neutral color, stuccoed, single- family homes nearby. The proposal partially furthers Policy 7.3.4-Infill.

Policy 7.3.5-Development Quality: Encourage innovative and high quality design in all development.

Policy 7.5.1-Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposal would generally encourage innovative and high-quality design and therefore generally furthers Policy 7.3.5-Development Quality. The proposal would use some landscaping consistent with the high-desert climate, and the landscaping plan does not provide sufficient information. The proposal partially furthers Policy 7.5.1-Landscape Design.

Policy 7.5.2-Site Design: Incorporate local climate conditions into site design.

Policy 7.6.1-Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

Policy 7.6.2-Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Policy 10.1.4-Water Conservation: Employ low-water use and reclamation strategies to conserve water.

Policy 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

The submittal does not contain sufficient information at this stage to evaluate the five above-mentioned policies, so they do not apply.

Goal 8.2-Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 -Local Business: Emphasize local business development.

The proposal would encourage a private business to grow and would emphasize development of a locally-owned business. Therefore, the proposal generally furthers Goal 8.2-Entrepreneurship and Policy 8.2.1 -Local Business.

Goal 11.3- Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The subject site is not in an area where cultural landscapes come into consideration, so the Goal does not apply.

West Side Strategic Plan (WSSP) (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and amended in 2002 and 2009. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The 2002 amendments to the WSSP include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) Section 3 states: "The West Side Strategic Plan is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning." In 2009, the *Southwest Albuquerque Strategic Action Plan (SWASAP)* was adopted as part of the WSSP (R-08-169, Enactment R-2009-035, 3/2/2009) and begins on p. 305.

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Ladera community, which lies within the following boundaries: Central Ave. on the north, Coors Blvd. on the east, the 118th St. corridor on the west, and Blake Rd. on the south (see p. 70). The WSSP contains policies particular to the Ladera Community. Applicable policies include:

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur

within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is part of the Ladera Community. The subject site, and the lot adjacent north, are the only C-1 zoned parcels in the area and were annexed as such to provide neighborhood commercial services. The designated activity center for the Ladera Community is near the intersection of Unser Blvd. and I-40. The WSSP also mentions that commercial activity is desirable at the community's eastern edge, near Coors Blvd. The proposal would not result in high-density or residential development and, as such, is generally appropriate outside of designated activity centers and is consistent with the intent of the C-1 zone. The proposal generally furthers Policy 1.1.

Ladera Community

Policy 3.22: Provide adequate street lighting in the Ladera community within "dark sky" parameters.

The policy does not apply because it refers to street lights, not project lighting.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Village Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The subject site is in the center of the Ladera Community, between Unser Blvd. NW on the west and Coors Blvd. NW on the east, and was zoned for commercial services prior to adoption of the WSSP. Though not located in a designated center, the subject site's location would provide easier access to a service for the surrounding neighborhoods. The proposal partially furthers Policy 3.23.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The subject site is far enough away from the National Monument to not affect it. The proposal has been carefully analyzed through the EPC process, including design and site layout. Provided Zoning Code requirements are met, it should not adversely impact surrounding properties. The proposal generally furthers Policy 3.25.

Policy 4.1: Subsidized leapfrog development...shall not be allowed if not provided for in the urban growth plan.....

Policy 4.2: The intent of this Plan is to allow adequate capacity...infrastructure, new facilities, and additional services shall be programmed consistent with the general intent of the phasing plan shown above.

Policy 4.4: The City of Albuquerque and Bernalillo County shall jointly prepare and enforce a Unified Development Code....

The three above-mentioned policies do not apply to the proposal, which is not leapfrog development and is not programmed and phased infrastructure or an additional public service or facility. Policies referring to the City do not apply to private projects.

Commercial Development

Policy 4.6.g: “Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.”

The proposed use, a storage facility, is a commercial development that is auto-oriented. The office would face Ladera Dr. NW, but the buildings would be behind a gate. The required pedestrian path is proposed and landscaping or walls would not impede pedestrians. A transit stop exists along Ladera Dr. NW and a bus shelter may be provided at the request of the Transit Department. The proposal partially furthers Policy 4.6.g.

Policy 4.6.h: “Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements. Each development shall have an approved pedestrian and bicycle circulation plan that provides safe, attractive, and efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided...”

The proposed commercial development, a storage facility, would have less than the Zoning Code minimum amount of parking, which is allowable in the SU-1 zone. Access to the site is convenient for vehicles and pedestrians. No walls are proposed to separate the business from the street, and access throughout the site is convenient. The proposal furthers Policy 4.6h.

Policy 4.9: Design guidelines affect Westside residents in personal and economic ways. The process utilized to develop the design guidelines must be as inclusive as possible.

Policy 9.3: The Unified Development Code and design guidelines for the Westside shall incorporate...

The two policies mentioned above do not apply. They refer to development of design guidelines for the Westside, which did not occur and are not relevant to the proposal.

El Rancho Atrisco Phase III Sector Development Plan (ERASDP) (Rank III)

The subject site is located within boundaries of the El Rancho Atrisco Phase III Sector Development Plan (ERASDP3), which was adopted by the City Council in 1981 (Enactment R70-1981). The ERASDP, prepared for Westland Development Company (“Westland”) and submitted to the City Planning Department, covers 297 acres north of Interstate 40 and east of Unser Blvd. Upon Plan adoption, Westland petitioned for annexation and zoning of the sector plan area.

The ERASDP established zoning, including single-family, multi-family, and SU-1 for the Ladera Industrial Park. It also established the 2.5 acre portion of C-1 zoning near the northeastern boundary of the Plan area, which contains the subject site. Topics discussed in the Plan include zoning, transportation, utilities, and public facilities. Specific Goals and policies are not included. In general, developing the C-1 zoned parcels with neighborhood commercial services is consistent with the intent of the Plan.

Resolution 270-1980- Policies for Zone Map Amendments

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Justification & Analysis

The zone change justification letter analyzed here, received on October 26, 2017, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned C-1. The requested zoning is SU-1 for C-1 Uses to Include Self-Storage with Direct Outdoor Access to Individual Units. The reason for the request is to allow development of a self-storage facility.

The applicant believes that the proposed zone map amendment (zone change) conforms to R270-1980 as elaborated in the justification letter. Staff analysis is in ***bold italics***. The citation in quotes is from R270-1980.

A. "A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City."

Applicant (summarized): This request is consistent with the health, safety, morals and general welfare of the City because it furthers applicable Goals and policies from the Comprehensive Plan, the Westside Strategic Plan, the Unser Blvd. Design Overlay Zone, and the El Rancho Atrisco Phase III Sector Plan as described in Section C.

The proposed use does not generate any nuisances injurious to health. The proposed use is low-impact and will have security and lighting, does not pose a detriment to the City's morals, and will enhance the general welfare of the City by providing an energy-conscious, low-intensity development.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Goals and policies from the Comprehensive

Plan and other applicable plans, which the applicant has done as demonstrated in the response to Section C. Therefore, the response to Section A is sufficient.

B. “Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.”

Applicant (summarized): The proposed zone change is requested to allow individual self-storage units direct access from outside. The use will fit seamlessly into the surrounding area will be reviewed through the site plan for building permit process. The subject site abuts C-1 property to the north, is buffered by arterial streets, and will have minimal impact to the neighborhood. The compatibility with surrounding uses fosters zoning and land use stability.

Staff: The applicant has adequately demonstrated that the proposed zone change is justified based on responses to Sections C and D, and that generally the proposed use would not adversely affect stability of land use or zoning in the area. The response to Section B is sufficient.

C: “A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.”

Applicant (summarized): Please see attached justification.

Staff: The applicant should have included a summary statement regarding Section C, especially since the higher standard of “clearly facilitates” applies because the request is for an SU-1 zone. The applicant believes that the request facilitates realization of the Comprehensive Plan and other applicable Plans.

Relevant citations: Goal 4.1-Character; Policy 4.1.1-Distinct Communities; Policy 4.1.2-Identity and Design; Goal 4.2-Process; Policy 4.2.2-Community Engagement; Goal 5.2-Complete Communities; Policy 5.2.1- Land Uses; Goal 5.3-Efficient Development Patterns; Policy 5.3.1- Infill Development; Policy 5.3.2-Leapfrog Development; Goal 5.6-City Development Areas; Policy 5.6.3-Areas of Consistency; Goal 7.3-Sense of Place; Policy 7.3.4-Infill; Policy 7.3.5- Development Quality; Goal 7.4-Context Sensitive Parking; Policy 7.4.2-Parking Requirements; Policy 7.5.1- Landscape Design; and Policy 8.2.1-Local Business.

WSSP: Policy 3.23; Policy 3.25, Policy 4.6.

Non-applicable citations or not information to evaluate: Policy 5.3.8- Solar Protections; Policy 5.6.4-Appropriate Transitions in Areas of Change; Policy 7.3.2-Community Character; Policy 7.5.2- Site Design; Policy 7.6.1-Stormwater Treatments; Policy 7.6.2-Transportation Infrastructure; Policy 10.1.4-Water Conservation; Goal 11.3-Cultural Landscapes, and Policy 11.3.5-Sandia Mountains.

WSSP: Policy 3.22; Policy 4.1; Policy 4.2; Policy 4.4; Policy 4.9; Policy 6.21; Policy 9.3, and all text citations.

Some of the applicant's citations from the Comprehensive Plan and the WSSP do not apply, and others point to policies where more information is needed to evaluate them. Goals, which are more general than policies, could have been cited because policies support them.

The El Rancho Phase III Sector Development Plan does not contain Goals or policies, but the applicant addressed the plan's relevant concepts. The Unser Blvd. Design Overlay zone does not need to be addressed because it is not a Plan.

The subject site is not located in a designated Center or along a Corridor. Because the request is for a change to an SU-1 zone, an associated site development plan is required pursuant to 14-16-2-22(A)(1). Overall, Staff finds the responses adequate, so the response to Section C is sufficient.

D. "The applicant must demonstrate that the existing zoning is in appropriate because:

- 1) there was an error when the existing zone map pattern was created, or
- 2) changed neighborhood or community conditions justify the change, or
- 3) a different use category is more advantageous to the community, as articulated in the comprehensive Plan or other City master plan, even though (1) and (2) above do not apply."

Applicant (summarized): The existing zoning is inappropriate because a different use category is more advantageous to the community (D.iii). The proposed SU-1 zone provides a designated land use and a stringent development review process that includes public input. The proposed SU-1 zone is more advantageous to the neighborhood than the existing zoning.

Staff: The response states that the existing zoning is inappropriate because a different use category would be more advantageous to the community (3), but should have added the phrase "as articulated in applicable plans" to ensure that the question is answered. A reference to Section C could also be added.

Staff finds that the applicant has adequately demonstrated, by the policy-based discussion in Section C, that the proposed zoning would be more advantageous to the community than the current zoning because it would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan and the WSSP. The response to Section D is sufficient.

E. "A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community."

Applicant (summarized): The SU-1 zone allows development of a mixture of uses controlled by a sector development plan which specifies development criteria. Permissive uses within a C-1 zone include potential high-traffic commercial, institutional, restaurant, or mercantile uses. The request for SU-1 for C-1 uses to include self-storage with direct outdoor access to individual units is specific, allowing only this use to occur on the premises.

Staff: *The SU-1 zone allows development controlled by an associated site development plan (not a sector plan) that is tied to the zoning and allows only the use as shown on the site development plan. Therefore, the other C-1 uses would not be allowed unless the zoning, and the associated site development plan, are amended. The applicant has adequately addressed permissive uses in the C-1 zone and has demonstrated that they would not be harmful. The response to Section E is sufficient.*

F. “A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the City may be:

- 1) denied due to lack of capital funds, or
- 2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.”

Applicant (summarized): The proposed zone change and associated project is privately-funded and will not require major and unprogrammed capital expenditures by the City.

Staff: *The request would not require major or unprogrammed capital expenditures by the City. The response to Section F is sufficient.*

G. “The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.”

Applicant: The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. The location of the property and compatible surrounding uses are the determining factor.

Staff: *Economic considerations are a factor, but they are not the determining factor for the proposed zone change. The response to Section G is sufficient.*

H: “Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning.”

Applicant: Location along a major street is not represented as justification for the request and the applicant makes no argument regarding this factor. The site faces Ladera Dr. and the access point does not interfere with the existing neighborhood.

Staff: *The applicant is not claiming location on a major street as justification for the zone change request. Ladera Rd. NW is classified as a Minor Arterial, which is not a collector or a major street. The response to Section H is sufficient.*

I: “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only premise is involved, is generally called a ‘spot zone’. Such a change of zone may be approved only when:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic or special adverse land uses nearby, or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.”

Applicant (summarized): The request for SU-1 zoning is considered a spot zone. Comprehensive Plan policies are furthered and the sector and area plans call for creating relationships between residential uses and compatible commercial services. The request clearly facilitates realization of applicable plans and policies as justified in Section C of this letter.

Staff: The SU-1 zone is a spot zone by definition because it applies a specific, custom zone to a given property. A spot zone is allowed when that change will clearly facilitate realization of the Comprehensive Plan and other applicable, adopted plans (see I.1, above). Details are found in the response to Section C. The response to Section I is sufficient.

J: “A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called ‘strip zoning’. Strip commercial zoning will be approved only where:

- 1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, and
- 2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.”

Applicant (summarized): The subject site does not meet the criteria of strip zoning because it is not “a strip of land along a street”. It is an individual parcel, so the concept of strip zoning does not apply.

Staff: The subject site does not constitute a “strip of land along a street” because it is only 2 acres in size and is not shaped to lend itself to strip commercial development. The response to Section J is sufficient.

Staff Conclusion

Staff finds that the applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section C demonstrates that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the WSSP. Another zoning category would be more advantageous to the community because it would further applicable Goals and policies (Section D). The remaining sections (A, B, E-J) are adequately addressed. For these reasons, Staff recommends approval of the zone map amendment (zone change) request.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A site development plan is required when requesting a SU-1 zone pursuant to Zoning Code 14-16-2-22(A)(1). The applicant proposes to develop a self-storage facility, with direct access to outdoor

units. The facility consists of an approximately 440 sf office building and six 3,600 sf self-storage buildings.

Site Plan Layout / Configuration

The use is oriented to face Ladera Dr. NW. There are parking spaces near the office building. The six storage buildings are 180 feet by 20 feet and are oriented with the long side north-south.

Vehicular Access & Circulation

Vehicular access to the subject site is from Ladera Dr. NW. There is no access from 72nd St. There are two vehicular entrances and traffic is intended to flow in one direction. There is one gated vehicular entrance to the storage buildings and one gated vehicular exit. Vehicles can access the site and the office without entering the gated portion of the site.

Traffic Impact Study (TIS)

A TIS was not required because the proposed use does not meet the thresholds for a TIS (see attachment).

Parking

Parking is calculated based on the primary use of a building. For self-storage, the warehouse category is used. One space is required for every 2,000 sf. The office is incidental to the self-storage use and is included: $440 \text{ sf} + (6 \times 3,600) = 22,310 \text{ sf} / 2,000 = 11$ spaces required, minus 1 (10% for a transit reduction) = 10 spaces required.

The “provided” calculations need to be corrected. Eight spaces are provided as shown on the site plan. The applicant applied a transit reduction, which is allowable because the commuter route along Ladera Ave. NW is a regular system route (though the use does not lend itself to access by transit). One handicap space, one motorcycle space, and one bicycle space are also required.

Pursuant to Zoning Code §14-16-2-22(C), the SU-1 zone, off-street parking is as approved by the EPC. Therefore, the EPC has discretion regarding the amount of parking provided.

Pedestrian & Bicycle Access & Circulation, Transit Access

Pedestrians and bicyclists, like vehicles, can access the subject site from Ladera Dr. NW. The pedestrian pathway, required pursuant to Zoning Code §14-16-3-1(H)(2), connects the office building to the public sidewalk along Ladera Dr. NW. The material needs to be specified as textured concrete and not drawn as crosswalk striping. A bicycle rack is required and needs to be shown.

Walls/Fences

Ten foot tall, metal view fencing is proposed along the subject site’s northern, southern, and eastern boundaries. A concrete block wall runs along the southern boundary and is shared with the existing residences. The fence would be on the opposite side of the required 10 foot landscaping buffer (see Landscaping, below).

Because the proposed fence faces a public street right-of-way (72nd St.), the design regulations in Zoning Code 14-16-3-19, Height and Design Regulations for Walls, Fences, and Retaining Walls,

apply to the fencing on the western side. (C)(2)(a) is met because the fencing is broken up with aluminum columns. (C)(2)(b) is met because the fence has more than 5% openings due to its design.

Within a non-residential zone, a wall, fence, or retaining wall is not limited to height except that it cannot exceed three feet high if it is within 5 feet of the public ROW [Zoning Code §14-16-3-19(A)(3)(a)]. It is unclear if the proposed fence complies on the subject site's western and eastern sides. Dimensions are needed to show compliance.

Landscaping

A variety of trees and shrubs is proposed. There are five types of trees and eight types of plants, three of which are grasses. The plant palette has sufficient variety. The coverage requirement of 75% is met, but the sf totals of the landscaping beds need to be provided.

The Special landscape buffering requirements in §14-16-3-10(E)(8) apply because the subject site is adjacent to a residential zone. A minimum 10 foot buffer is required along the southern property boundary; Staff measures 9 feet. Desert Willow and Austrian Pine are proposed and, as required, are spaced at 75% of the mature canopy spread.

Standard details regarding tree planting, shrub planting, and the auto valve system need to be reinstated on this version of the landscaping plan. The type of drip system needs to be specified including the run-time and number of emitters per plant type.

Landscaping beds are used to help with first-flush requirements. Curb-notches need to be shown on the grading and drainage plan, and a curb-notch detail provided. A note needs to be added to state that the landscaping beds will be depressed below grade.

Public Outdoor Space

Public outdoor space is not required because the buildings do not total at least 60,000 sf [Zoning Code §14-16-3-19(C)(4)]. Because the primary façade (the one on the building facing Ladera Dr. NW) exceeds 100 feet in length, a bench is required pursuant to §14-16-3-19(C)(3). The bench can be located near the office, outside of the gated self-storage area.

Lighting & Security

Parking lot light poles are not proposed. Rather, the lighting for the subject site is wall-mounted lighting on the office building and on the storage unit buildings. The office building has wall-mounted lighting on three elevations (none on the western elevation, which faces 72nd St.). Each storage building has five building-mounted lighting fixtures on its western and eastern elevations. The lighting needs to be specified as having cut-off fixtures.

Architecture

The proposed office building (440 sf) and the six storage unit buildings (3,600 sf each) are a matching industrial-like design. The buildings are made of Dove Grey metal panels, with a yellow accent made of aluminum panels. The doors will also be of yellow aluminum panels.

Signage

The proposed signage is building mounted. There are two types: 28 sf and 12.5 sf. Signage is featured on the aluminum yellow accent panels of the office building and on the northern sides of the storage buildings facing Ladera Rd. NW and 72nd St. The signage is of black channel letters. It is unclear which signage type is proposed where.

Grading & Drainage Plan

The subject site drains from west to east, with a difference of about 6 feet across the site (5,142 feet to 5,136 feet). Runoff water will be directed toward a large drainage pond that runs along the subject site's southern boundary, and then will flow out to 72nd St. four curb notches are shown on the southern landscaping bed. A curb notch detail is needed. The calculation table on the previous version of the grading and drainage plan should be re-instated.

Utility Plan

The existing sewer line and existing water line, to which the proposed project will connect, run along Ladera Dr. NW. Easements and a fire hydrant need to be shown.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 9/5/2017 to 9/21/2017. Few agency comments were received; they mostly indicate "no comment". PNM provided standard comments regarding new service and screening of ground equipment. Agency comments begin on p.31 of this report.

Neighborhood/Public

The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required (see attachments), in the timeframe for the October 2017 hearing (recall that this proposal was deferred for 30 days).

A facilitated meeting was not requested within the timeframe required by the Office of Neighborhood Coordination (ONC). Staff was contacted by a neighbor, who called after seeing the yellow sign posted. He expressed concern about noise and traffic, and believes that the use would affect his home's value and bring more people to the area. He is opposed to the proposal, but would prefer a solid wall to provide buffering (see attachment).

The SR Marmon NA was inadvertently omitted from the original ONC response letter. A representative of SR Marmon notified Staff of the oversight, and the ONC notified the applicant. The applicant sent certified letters to the designated contacts on October 20, 2017 (see attachments).

A member of the SR Marmon NA (SRNA) called Staff and expressed concern that they won't have sufficient time to understand the proposal. The caller is concerned about the number of self-storage facilities developing in the area (there is another one within walking distance of the subject site). She is opposed to the zone change and wants to see a C-1 use develop. The SRNA held its meeting

on October 24, 2017 and submitted a letter on October 30. The SRMNA is concerned about the 24 hour operation of the facility and wants to ensure that R270-1980 is complied with.

A representative of the Ladera Vista HOA, who lives near the subject site, submitted a letter (see attachment). He indicated that his concerns regarding security and impact on the area are addressed. His only issue is the accent color, which he would rather be turquoise than bright yellow.

The applicant met with concerned neighbors on October 25, 2017 (see attachment). Members of the Laurelwood NA and the SR Marmon NA attended. Neighbors were concerned about a lack of information regarding project specifics, but now have that information. Discussion topics included a project overview, perimeter fencing, lighting, signage, and building colors.

V. CONCLUSION

The proposal is for a zone map amendment (zone change) and a site development plan for building permit for an ≈2 acre site located on Ladera Dr. NW, zoned C-1 (Neighborhood Commercial). The proposal was deferred for 30 days in order to strengthen and clarify the submittal.

The applicant proposes to change the subject site's zoning to SU-1 for C-1 Uses to Include self-Storage with Direct Outdoor Access to Individual Units to allow development of a self-storage facility with direct outdoor access to the storage units. The proposed facility consists of an approximately 440 sf office building and six 3,600 sf self-storage buildings.

The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section C demonstrates that the request would clearly facilitate applicable Goals and policies in the Comprehensive Plan and the WSSP. The remaining sections of R270-1980 (A, B, D through J) are sufficiently addressed.

The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required in the timeframe for the October 2017 hearing. The SR Marmon NA was inadvertently omitted from the original Office of Neighborhood Coordination (ONC) response letter, but was notified in time to allow the 15 day minimum notification prior to the November EPC hearing. The SRMNA is concerned about the 24 hour operation of the facility and wants to ensure that R270-1980 is complied with.

A private meeting was held with neighbors, who are generally supportive but are concerned about noise/fencing, lighting, signage, building colors, and more than one self-storage in close proximity. Two individuals submitted letters of general support, but mentioned some of these concerns.

Staff recommends approval subject to conditions.

FINDINGS - 17EPC-40047, November 09, 2017- Zone Map Amendment (Zone Change)

1. The request is for a zone map amendment (zone change) for an approximately (\approx) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW (the “subject site”).
2. The subject site is zoned C-1 (Neighborhood Commercial). The applicant proposes to change the subject site’s zoning to SU-1 for C-1 Uses to Include Self-Storage with Direct Outdoor Access to Individual Units to allow development of a self-storage facility with direct outdoor access to the storage units.
3. The request is accompanied by a request for a site development plan for building permit (17EPC-40046).
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the ERASDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposal, which would result in a low-impact use, would not adversely affect the quality of life in the surrounding neighborhoods and would generally enhance the area through site design that is appropriate for its location.
 - B. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposal would facilitate development of a site that is surrounded by developed land, which would utilize existing infrastructure and public facilities. Doing so is a more efficient use of land in the public interest, in contrast to fringe development. The request would support additional growth in an area served by existing infrastructure and public facilities.

- C. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency; the C-1 zoning was established in 1981. The proposal would result in a low-impact use that would generally reinforce the area's low development intensity and character.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of centers and corridors, parks, and Major Public Open Space.

The subject site is located outside of a designated activity center and is not along a designated corridor. With the parcel adjacent north, the subject site is the only commercial zoning in the immediate area and is surrounded by residential neighborhoods and open space. Though growth is generally not desired in Areas of Consistency, the C-1 zone is a neighborhood commercial zone that has been in place since 1981. The resulting development would add a low-impact use that would not adversely affect the surrounding neighborhoods, park, or open space areas (Ladera ponds and golf course).

- D. Policy 7.3.5-Development Quality: Encourage innovative and high quality design in all development.

The proposal would generally encourage innovative and high-quality design.

- E. Goal 8.2-Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 -Local Business: Emphasize local business development.

The proposal would encourage a private business to grow and would emphasize development of a locally-owned business.

7. The request generally furthers the following policies of the WSSP:

- A. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is part of the Ladera Community. The subject site, and the lot adjacent north, are the only C-1 zoned parcels in the area and were annexed as such to provide neighborhood commercial services. The designated activity center for the Ladera

Community is near the intersection of Unser Blvd. and I-40. The WSSP also mentions that commercial activity is desirable at the community's eastern edge, near Coors Blvd. The proposal would not result in high-density or residential development and, as such, is generally appropriate outside of designated activity centers and is consistent with the intent of the C-1 zone.

- B. Policy 3.25 (Ladera Community): Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The subject site is far enough away from the National Monument to not affect it. The proposal has been carefully analyzed through the EPC process, including design and site layout. Provided Zoning Code requirements are met, it should not adversely impact surrounding properties.

- C. Policy 4.6.h: "Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements. Each development shall have an approved pedestrian and bicycle circulation plan that provides safe, attractive, and efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided..."

The proposed commercial development, a storage facility, would have less than the Zoning Code minimum amount of parking, which is allowable in the SU-1 zone. Access to the site is convenient for vehicles and pedestrians. No walls are proposed to separate the business from the street, and access throughout the site is convenient.

8. The El Rancho Atrisco Phase III Sector Development Plan (ERASDP) established zoning, including single-family, multi-family, and SU-1 for the Ladera Industrial Park. It also established the 2.5 acre portion of C-1 zoning near the northeastern boundary of the Plan area, which contains the subject site. The ERASDP does not include specific Goals and policies. In general, developing the C-1 zoned parcels with neighborhood commercial services is consistent with the intent of the Plan.
9. The applicant has adequately justified the zone map amendment (zone change) request pursuant to Resolution 270-1980 as follows:
- A. Section A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C.
- B. Section B: The applicant has adequately demonstrated that the proposed use would not adversely affect stability of land use or zoning in the area, and that the zone change is justified based on the responses to Sections C and I.

- C. Section C: The policy-based response demonstrates that the request would clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan and the WSSP. Relevant concepts of the ERASDP are also addressed.
 - D. Section D: A different use category is more advantageous to the community (3) as articulated in the Comprehensive Plan and the WSSP. The policy-based discussion in Section C demonstrates that the request would clearly facilitate realization of applicable Goals and policies.
 - E. Section E: The applicant has adequately addressed permissive uses in the C-1 zone and has demonstrated that they would not be harmful. The applicant also discussed the SU-1 zone, which allows development controlled by an associated site development plan that is tied to the zoning.
 - F. Section F: The request would not require any major or unprogrammed capital expenditures by the City.
 - G. Section G: Economic considerations pertaining to the applicant are a factor, but they are not the determining factor for the request. Rather, the determining factor is based upon location of the subject site and compatible surrounding uses.
 - H. Section H: The applicant is not claiming location on a major street as justification for the request. Ladera Rd. NW is classified as a Minor Arterial, which is not a collector or a major street.
 - I. Section I: The SU-1 zone is a spot zone by definition because it applies a specific, custom zone to a given property. In this case, the spot zone is justifiable because the change will clearly facilitate realization of the Comprehensive Plan and the WSSP.
 - J. Section J: The subject site does not constitute a “strip of land along a street” because it is only 2 acres in size and is not shaped to lend itself to strip commercial development.
10. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section C demonstrates that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the WSSP. Another zoning category would be more advantageous to the community because it would further applicable Goals and policies (Section D). The remaining sections (A, B, E-J) are adequately addressed.
11. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required in the timeframe for the October 2017 hearing. A facilitated meeting was not requested.

12. The SR Marmon NA was inadvertently omitted from the original Office of Neighborhood Coordination (ONC) response letter, but was notified in time to allow the 15 day minimum notification prior to the November EPC hearing.
13. The applicant met with neighbors on October 25, 2017. Members of the Laurelwood NA and the SR Marmon NA attended. Neighbors were concerned about a lack of information regarding the project, but the applicant provided a project overview. They are generally supportive, but have some concerns about perimeter fencing, lighting, signage, building colors, 24 hour operations, and justification of the request pursuant to R270-1980.

RECOMMENDATION - 17EPC-40047, November 09, 2017

APPROVAL of 17EPC-40047, a zone change from C-1 to SU-1 for C-1 Uses to Include self-Storage with Direct Outdoor Access to Individual Units, for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, an approximately 2 acre site located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –17EPC-40047- November 09, 2017- Zone Map Amendment (Zone Change)

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall obtain final sign-off of the associated site development plan for building permit within six months of the zone change.

FINDINGS - 17EPC-40046- November 09, 2017-Site Development Plan for Building Permit

1. The request is for a site development plan for building permit for an approximately (≈) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW (the “subject site”).
2. The applicant wants to develop a self-storage facility with direct outdoor access to the storage units. The proposed facility consists of an approximately 440 sf office building and six 3,600 sf self-storage buildings.

3. The request is accompanied by a request for a zone map amendment (zone change) (17EPC-40047).
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the ERASDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:

A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposal, which would result in a low-impact use, would not adversely affect the quality of life in the surrounding neighborhoods and would generally enhance the area through site design that is appropriate for its location.

B. Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposal would facilitate development of a site that is surrounded by developed land, which would utilize existing infrastructure and public facilities. Doing so is a more efficient use of land in the public interest, in contrast to fringe development. The request would support additional growth in an area served by existing infrastructure and public facilities.

C. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency; the C-1 zoning was established in 1981. The proposal would result in a low-impact use that would generally reinforce the area's low development intensity and character.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of centers and corridors, parks, and Major Public Open Space.

The subject site is located outside of a designated activity center and is not along a designated corridor. With the parcel adjacent north, the subject site is the only commercial zoning in the immediate area and is surrounded by residential neighborhoods and open space. Though growth is generally not desired in Areas of Consistency, the C-1 zone is a neighborhood commercial zone that has been in place since 1981. The resulting development would add a low-impact use that would not adversely affect the surrounding neighborhoods, park, or open space areas (Ladera ponds and golf course).

- D. Policy 7.3.5-Development Quality: Encourage innovative and high quality design in all development.

The proposal would generally encourage innovative and high-quality design.

- E. Goal 8.2-Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

Policy 8.2.1 -Local Business: Emphasize local business development.

The proposal would encourage a private business to grow and would emphasize development of a locally-owned business.

7. The request generally furthers the following policies of the WSSP:

- A. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is part of the Ladera Community. The subject site, and the lot adjacent north, are the only C-1 zoned parcels in the area and were annexed as such to provide neighborhood commercial services. The designated activity center for the Ladera Community is near the intersection of Unser Blvd. and I-40. The WSSP also mentions that commercial activity is desirable at the community's eastern edge, near Coors Blvd. The proposal would not result in high-density or residential development and, as such, is generally appropriate outside of designated activity centers and is consistent with the intent of the C-1 zone.

- B. Policy 3.25 (Ladera Community): Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The subject site is far enough away from the National Monument to not affect it. The proposal has been carefully analyzed through the EPC process, including design and site

layout. Provided Zoning Code requirements are met, it should not adversely impact surrounding properties.

- C. Policy 4.6.h: “Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements. Each development shall have an approved pedestrian and bicycle circulation plan that provides safe, attractive, and efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided...”

The proposed commercial development, a storage facility, would have less than the Zoning Code minimum amount of parking, which is allowable in the SU-1 zone. Access to the site is convenient for vehicles and pedestrians. No walls are proposed to separate the business from the street, and access throughout the site is convenient.

8. The El Rancho Atrisco Phase III Sector Development Plan (ERASDP) established zoning, including single-family, multi-family, and SU-1 for the Ladera Industrial Park. It also established the 2.5 acre portion of C-1 zoning near the northeastern boundary of the Plan area, which contains the subject site. The ERASDP does not include specific Goals and policies. In general, developing the C-1 zoned parcels with neighborhood commercial services is consistent with the intent of the Plan.
9. The applicant has adequately justified the associated zone map amendment (zone change) request pursuant to R270-1980.
10. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required in the timeframe for the October 2017 hearing. A facilitated meeting was not requested.
11. The SR Marmon NA was inadvertently omitted from the original Office of Neighborhood Coordination (ONC) response letter, but was notified in time to allow the 15 day minimum notification prior to the November EPC hearing.
12. The applicant met with neighbors on October 25, 2017. Members of the Laurelwood NA and the SR Marmon NA attended. Neighbors were concerned about a lack of information regarding the project, but the applicant provided a project overview. They are generally supportive, but have some concerns about perimeter fencing, lighting, signage, building colors, 24 hour operations, and justification of the request pursuant to R270-1980.

CONDITIONS OF APPROVAL –17EPC-40046- November 09, 2017-Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Parking and Circulation:
 - A. The “provided” calculations shall be corrected.
 - B. The location of the bicycle rack shall be indicated.
 - C. A pedestrian path detail shall be provided.
4. Landscaping- general:
 - A. The buffer along the subject site’s southern boundary shall measure at least 10 feet [14-16-3-10(E)(8)(a)].
 - B. The standard Tree Planting Detail and Shrub Planting Detail shall be included.
 - C. The number of parking lot trees shall be indicated as six.
 - D. The sf totals of the landscaping beds shall be provided.
5. Landscaping-irrigation:
 - A. A note shall be added to indicate that landscaping beds are depressed below grade.
 - B. A curb notch detail shall be provided.
 - C. Curb notches shall be indicated and match the locations shown on the grading and drainage plan.
6. Walls/Fencing:
 - A. Within 5 feet of the public ROW, the fence shall not exceed three feet high [Zoning Code §14-16-3-19(A)(3)(a)].
 - B. Dimensions shall be added to show compliance.

7. Detail Sheet:
 - A. The color and materials of the perimeter fence shall be specified.
 - B. The color and materials of the refuse enclosure shall be specified.
 - C. A bench detail shall be provided.

8. Lighting:
 - A. The light fixtures shall be fully shielded.
 - B. The color of the light fixtures shall be specified.

9. Other:
 - A. A bench, and seating calculations, shall be provided [Zoning Code §14-16-3-19(C)(3)].
 - B. Indicate which signage type (28 sf or 12.5 sf) is proposed where.
 - C. The calculation table shall be reinstated on the grading and drainage plan.

10. Conditions from Transportation Development Staff:
 - A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 - C. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
 - D. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - E. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
 - F. Parking variance from the Zone Hearing Examiner (ZHE) will be required to reduce parking.
 - G. The drive entrance must line up with the median in Ladera DR.

11. Conditions from PNM:
 - A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule, PNM Service Center
4201 Edith Boulevard NE Albuquerque, NM 87107
Phone: (505) 241-0589

C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5- 6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

12. Condition from the Solid Waste Management Division:

All new/proposed refuse enclosures must be built to COA minimum requirements. Need site plan to scale w/new/proposed refuse enclosure clearly indicated, to verify safe refuse truck access. Suspected enclosure location behind office bldg. is not accessible w/refuse truck and roll-out bins over 4 yds are not permitted.

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

cc: Cannady Architect Studio, Devin Cannady, 300 Adams St. SE, ABQ, NM 87108
Karen Boccola, Ladera West NA, 7716 Santa Rosalia NW, ABQ, NM 87120
Steven Collins, Ladera West NA, 7517 Vista Alegre NW, ABQ, NM 87120
Gregie Duran, Laurelwood NA, 7525 Maplewood Dr. NW, ABQ, NM 87120
Aaron Rodriguez, Laurelwood NA, 2015 Aspenwood Dr. NW, ABQ, NM 87120
Gerald Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114
Julian Morales, SR Marmon NA, 6328 Keswick Place NW, ABQ, NM 87120
Shane Montoya, SR Marmon NA, PO Box 7434, ABQ, NM 87194

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Long Range Planning

The ponding area on the south side of the site needs trees that reach 25' at maturity planted 25' on center to act as buffer and visual screening for abutting residential properties.

CITY ENGINEER

Transportation Development

17EPC-40046 Site Development Plan for Building Permit- Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
4. Parking variance from the Zone Hearing Examiner (ZHE) will be required to reduce parking.
5. The drive entrance must line up with the median in Ladera Dr.

17EPC-40047 Zone Map Amendment (Zone Change)- No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Ladera Rd. is classified as a Minor Arterial and 72nd St. is a Minor Collector per MRCOG's 2040 Long Range Roadway System Map.

DMD is currently in the final design stage of a new project along Ladera Rd that will narrow the medians and improve landscaping, which will allow for the addition of bicycle lanes along the roadway. The improvements will extend from west of Unser Blvd. to Ouray Rd. Should this application be approved, DMD requests that further coordination be arranged with our Project Manager, Mr. Joshua Ellison, who can be reached at (505) 768-3657, or jellison@cabq.gov.

Traffic Engineering Operations (Department of Municipal Development):

Street Maintenance (Department of Municipal Development):

RECOMMENDED CONDITIONS FROM CITY ENGINEER, DMD and NMDOT:

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40046 Site Development Plan for Building Permit
 - Identification: UPC – 101005923029020207
 - a. As a condition for approval, an Availability Statement is required. Requests can be made at the link below.
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
2. 17EPC-40047 Zone Map Amendment (Zone Change)- No adverse commitment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Site Plan/Bldg. Permit- All new/proposed refuse enclosures must be built to COA minimum requirements. Need site plan to scale w/new/proposed refuse enclosure clearly indicated, to verify safe refuse truck access. Suspected enclosure location behind office bldg. is not accessible w/refuse truck and roll-out bins over 4 yds are not permitted.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

1011366 17EPC-40046 et seq	Zone Map Amendment from C-1 to SU-C1 and Site Plan for Building Permit for a self-storage facility on 1.9 acres at Ladera and 72nd Street	Not on a Corridor	Commuter Route 92	Stop pair for the Route 92 is directly adjacent to the site on Ladera Road	The Site Plan notes that the 10% transit credit is being taken for parking, but takes no note at all that there is a bus stop in the Ladera right-of-way. The landscaping should be redesigned to accommodate a future transit shelter and ABQ RIDE requests the developer grant a 5' x 20' easement behind the sidewalk for the shelter and fill in the existing park strip with paving to create a bridge between the shelter easement and the curb. Aerial photo transmitted separately to the staff planner.
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule, PNM Service Center
4201 Edith Boulevard NE Albuquerque, NM 87107
Phone: (505) 241-0589
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5- 6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

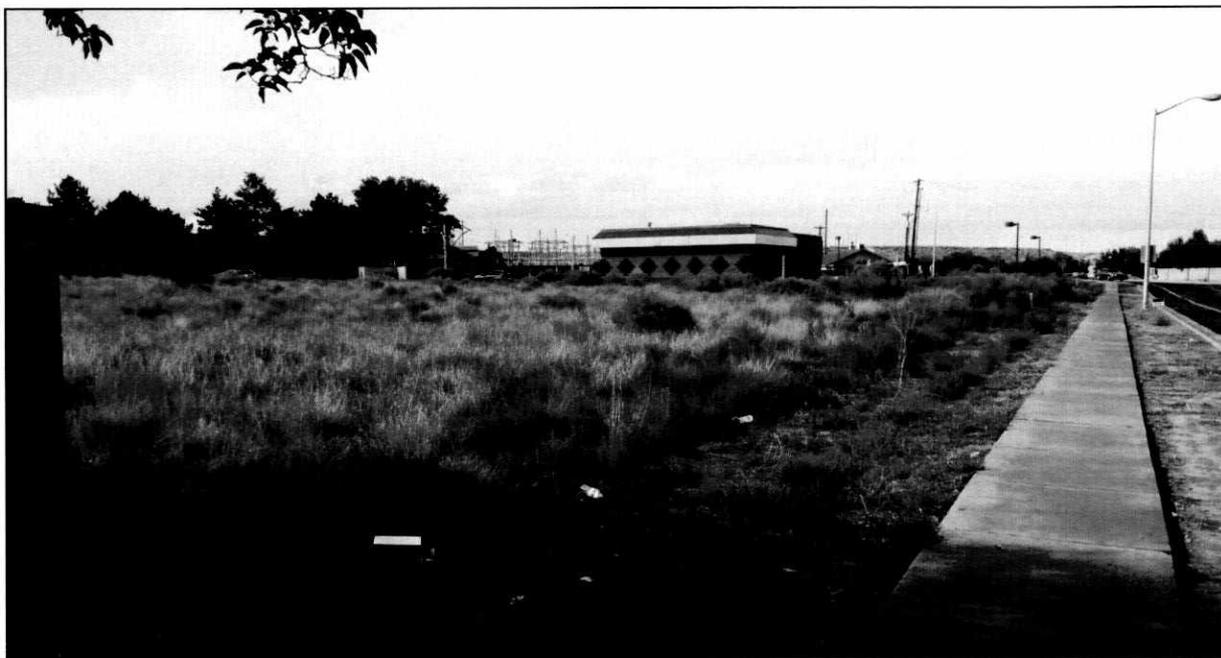


Figure 1: Looking north across the subject site, at the car wash, from 72nd St.

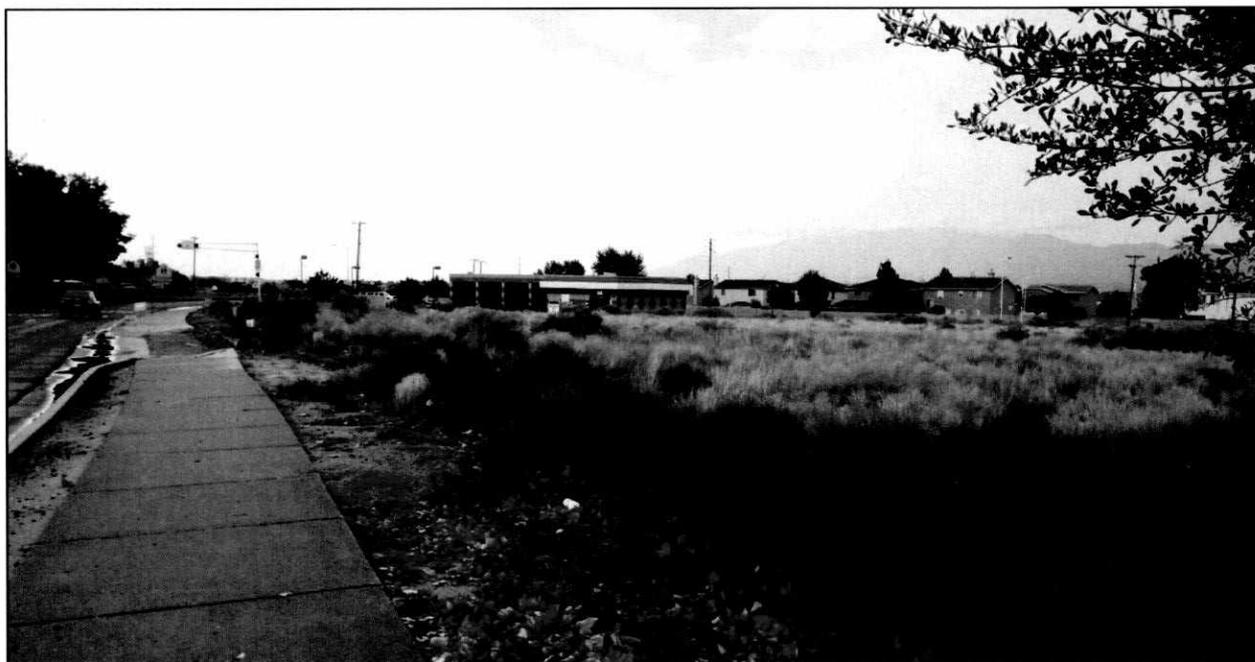


Figure 2: Looking northeast, at the subject site, from Ladera Dr. NW.



Figure 3: Looking south, at the subject site, from the car wash site.



Figure 4: Looking southwest, at the subject site, from the SE corner of the car wash site (the street is 72nd St.).



Figure 5: Looking east, at the subject site, from Ladera Dr. NW.



Figure 6: Looking west, at the subject site, from 72nd St.

ZONING

Please refer to §14-16-2-16 for the C-1 zone
and to §14-16-2-22 for the SU-1 zone

HISTORY

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 13, 2017

Devin Cannady
300 Adams St. SE
Albuquerque, NM 87108

Project# 1011366
17EPC-40046 Site Development Plan for Building Permit
17EPC-40047 Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

The above actions for Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, zoned C-1, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW, containing approximately 2 acres. (H-10)

Staff Planner: Catalina Lehner

On October 12, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project PO Box 1293 1011366/17EPC-40047, a Zone Map Amendment, (Zone Change) and 17EPC-40046, a Site Development Plan for Building Permit, for 30 days based on the following Findings:

FINDINGS- 17EPC-40047, Zone Map Amendment (Zone Change)
Albuquerque

NM 87103

www.cabq.gov

1. The request is for a zone map amendment (zone change) for an approximately (≈) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW (the "subject site").
2. The subject site is zoned C-1 (Neighborhood Commercial). The applicant proposes to change the subject site's zoning to SU-1 for C-1 Uses to Include self-Storage with Direct Outdoor Access to Individual Units to allow development of a self-storage facility with direct outdoor access to the storage units.
3. The request is accompanied by a request for a site development plan for building permit (17EPC-40046).
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the ERASDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

Project #1011366

October 12, 2017

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6. The September 26, 2017 justification letter does not provide adequate responses to Sections C, D, and I. Because the request is for an SU-1 zone, the requirement is to demonstrate that the request clearly facilitates realization of Goals and policies in applicable Plans. Citations of Goals and additional, relevant policies from the Comprehensive Plan and the WSSP are needed to support the request. A conclusory statement regarding the request is needed in Section C. In Section D and Section I, a connection between the standard and the response needs to be made in order to sufficiently answer the question.
7. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required (see attachments). A facilitated meeting was not requested.

FINDINGS-17EPC-40046, Site Development Plan for Building Permit:

1. The request is for a site development plan for building permit for an approximately (\approx) 2 acre site, known as Tract B-1, Plat of Tracts A-1 and B-1, Mariposa Square, located on Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW (the "subject site").
2. The applicant wants to develop a self-storage facility with direct outdoor access to the storage units. The proposed facility consists of an approximately 440 sf office building and six 3,600 sf self-storage buildings.
3. The request is accompanied by a request for a zone map amendment (zone change) (17EPC-40047), which has not been adequately justified at this time.
4. The subject site is in an area that the Comprehensive Plan has designated an Area of Consistency. The West Side Strategic Plan (WSSP) and the El Rancho Atrisco Phase III Sector Development Plan (ERASDP) also apply.
5. The Ladera West Neighborhood Association (NA), the Laurelwood NA, the Westside Coalition of Neighborhood Associations, and property owners within 100 feet of the subject site were notified as required (see attachments). A facilitated meeting was not requested.
6. Staff will continue to work with the applicant regarding the proposed site development plan. At this time, several conditions of approval would be needed to show that Zoning Code requirements are met and that agency comments are addressed.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **OCTOBER 27, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period

OFFICIAL NOTICE OF DECISION

Project #1011366

October 12, 2017

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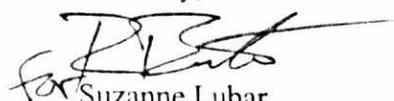
following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

Sincerely,


for Suzanne Lubar
Planning Director

SL/CL

cc: Cannady Architect Studio, Devin Cannady, 300 Adams St. SE, ABQ, NM 87108
Karen Boccola, Ladera West NA, 7716 Santa Rosalia NW, ABQ, NM 87120
Steven Collins, Ladera West NA, 7517 Vista Alegre NW, ABQ, NM 87120
Gregie Duran, Laurelwood NA, 7525 Maplewood Dr NW, ABQ, NM 87120
Aaron Rodriguez, Laurelwood NA, 2015 Aspenwood Dr. NW, ABQ, NM 87120
Gerald Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct NW, ABQ, NM 87114



SUBDIVISION DATA

1. CASE NO.: DRB-94-229
2. ZONE ATLAS INDEX NO.: H-10-Z
3. GROSS SUBDIVISION ACREAGE: 2.9377 ACRES
4. TOTAL NUMBER OF LOTS CREATED: 2 LOTS
5. DATE OF SURVEY: MARCH 1994
6. TALOS LOG NO.: SP-9403-2810-250283

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). ROTATE BEARINGS SHOWN 07°15'09" COUNTER-CLOCKWISE TO OBTAIN RECORD BEARINGS (PLAT C39.72). DISTANCES SHOWN ARE FIELD AND RECORD.
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THIS ARE MARKED WITH A P.K. NAIL W/SHINER, SCRIBED "X" IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10484".
4. THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
5. THE PURPOSE OF THIS PLAT IS TO REDEFINE THE BOUNDARY LINE BETWEEN TRACT A AND TRACT B, MARIPOSA SQUARE AND TO RELOCATE PRIVATE ACCESS EASEMENT, BY VACATION ACTION V-94-45.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The Public Service Company of New Mexico for the installation, maintenance, and service of electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
3. U.S. West for the installation, maintenance, and service of all communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interferes with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

P.N.M. DISCLAIMER

By approving this document, P.N.M. does NOT waive or release any easements or easement rights (other than those released by this plat) which may have been granted by prior plat, register or document.

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Atrisco Grant, within Section 10 (as projected), Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as Tracts A & B, Mariposa Square, as said Tracts A & B are shown and designated on "SUBDIVISION PLAT FOR MARIPOSA SQUARE (NOW COMPRISING TRACTS 'A' & 'B') BEING A REPLAT OF TRACT 4, EL RANCHO ATRISCO, PHASE III AND THE REPLAT OF LOT 353, UNIT 8, TOWN OF ATRISCO GRANT TOGETHER WITH VACATED PORTIONS OF 72ND ST., N.W. & LADERA DR., N.W., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on June 8, 1989, in Volume C39, Folio 72, and being more particularly described by metes and bounds survey as follows:

Beginning at the southeast corner of the parcel of land herein described being a point on the westerly right-of-way line of 72nd Street NW, whence the ACS Central Station "2-H10" bears N. 85° 22' 52" E., 2,243.86 feet distance; thence,

N. 89° 22' 46" W., 406.67 feet distance to the southwest corner of the parcel of land herein described being a point on the southeasterly right-of-way line of Ladera Drive NW and a point on curve; thence,

Northeasterly, 113.09 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1,160.00 feet, a central angle of 05° 35' 09" and a chord which bears N. 27° 42' 39" E., 113.05 feet distance) to the point of reverse curvature; thence,

Northeasterly, 485.85 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,106.67 feet, a central angle of 25° 09' 14" and a chord which bears N. 37° 29' 41" E., 481.95 feet distance) to the point of compound curvature; thence;

Southeasterly, 41.24 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 94° 30' 15" and a chord which bears S. 82° 40' 34" E., 36.72 feet distance) to the point of compound curvature at the intersection of the southeasterly right-of-way line of Ladera Drive NW and the westerly right-of-way line of 72nd Street NW; thence,

Southeasterly, 103.59 feet distance along the arc of a curve bearing to the right (said arc having a radius of 184.66 feet, a central angle 36° 02' 41" and a chord which bears S. 17° 24' 07" E., 101.68 feet distance) to the point of tangency; thence,

S. 07° 37' 16" W., 365.01 feet distance to the southeast corner and point of beginning of the parcel of land herein described and containing 127,968 square feet (2.9377 acres), more or less.

OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED, BARBARA PAGE, PRESIDENT AND CHIEF EXECUTIVE OFFICER, WESTLAND DEVELOPMENT COMPANY, INC., OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY SHOWN HEREOF, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND GRANT ANY EASEMENT SHOWN FOR THE PURPOSE NOTED. I/WE, THE OWNER(S) OF THE PROPERTY SHOWN HEREOF IN FEE SIMPLE, DULY AUTHORIZED TO SO ACT.

FOR TRACTS A-1 & B-1, MARIPOSA SQUARE

By: Barbara Page 4-13-94
BARBARA PAGE, President and C.E.O.
WESTLAND DEVELOPMENT CO., INC. DATE

ACKNOWLEDGEMENT

STATE OF New Mexico
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13 DAY OF April 19 94 BY BARBARA PAGE, PRESIDENT AND C.E.O., WESTLAND DEVELOPMENT COMPANY, INC.

MY COMMISSION EXPIRES: 2/5/97 David J. Blair
NOTARY PUBLIC



OFFICIAL RECORD
LINDA L. BLAIR
COUNTY CLERK
STATE OF NEW MEXICO
4/13/94
AL, Commission Expires: 2/5/97



94065712 PLAT OF
TRACTS A-1 & B-1
MARIPOSA SQUARE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1994

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
MAY 13 1994
Recorded in Vol. 94-1
of records of said County, File No. 94-1
S. J. [Signature] Clerk & Recorder
Deputy Clerk

APPROVED AND ACCEPTED BY:

SP-94-91 ✓
SUBDIVISION PLAT NO. CITY COUNTY
5-17-94
DATE
Paul Cloud
PLANNING DIRECTOR
ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT
REVIEW BOARD
Paul J. Aguin
CITY ENGINEER
5-10-94
DATE
Paul J. Aguin
A.M.A.F.C.A.
5-10-94
DATE
Robert W. Kamm
TRAFFIC ENGINEER
5-10-94
DATE
Robert W. Kamm
UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS
Carmen Chang
PARKS AND RECREATION
5-10-94
DATE
MM
PROPERTY MANAGEMENT
04-18-94
DATE
Neil Cline
CITY SURVEYOR
04-18-94
DATE
MS
COUNTY OF BERNALILLO
PUBLIC WORKS DEPARTMENT
5-3-94
DATE
Robin Phillips
PUBLIC SERVICE COMPANY OF NEW MEXICO
4-22-94
DATE
Mattie Weatherly
U.S. WEST COMMUNICATIONS
4-19-94
DATE
Jac Dunlap
GAS COMPANY OF NEW MEXICO
4-19-94
DATE
Violet Watson
JONES INTERCABLE, INC. DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH:
1-010-059-230291-20207/1-010-059-237013-20205
PROPERTY OWNER OF RECORD: Westland Development
BERNALILLO COUNTY TREASURER'S OFFICE: A.O. [Signature]

SURVEYOR'S CERTIFICATION

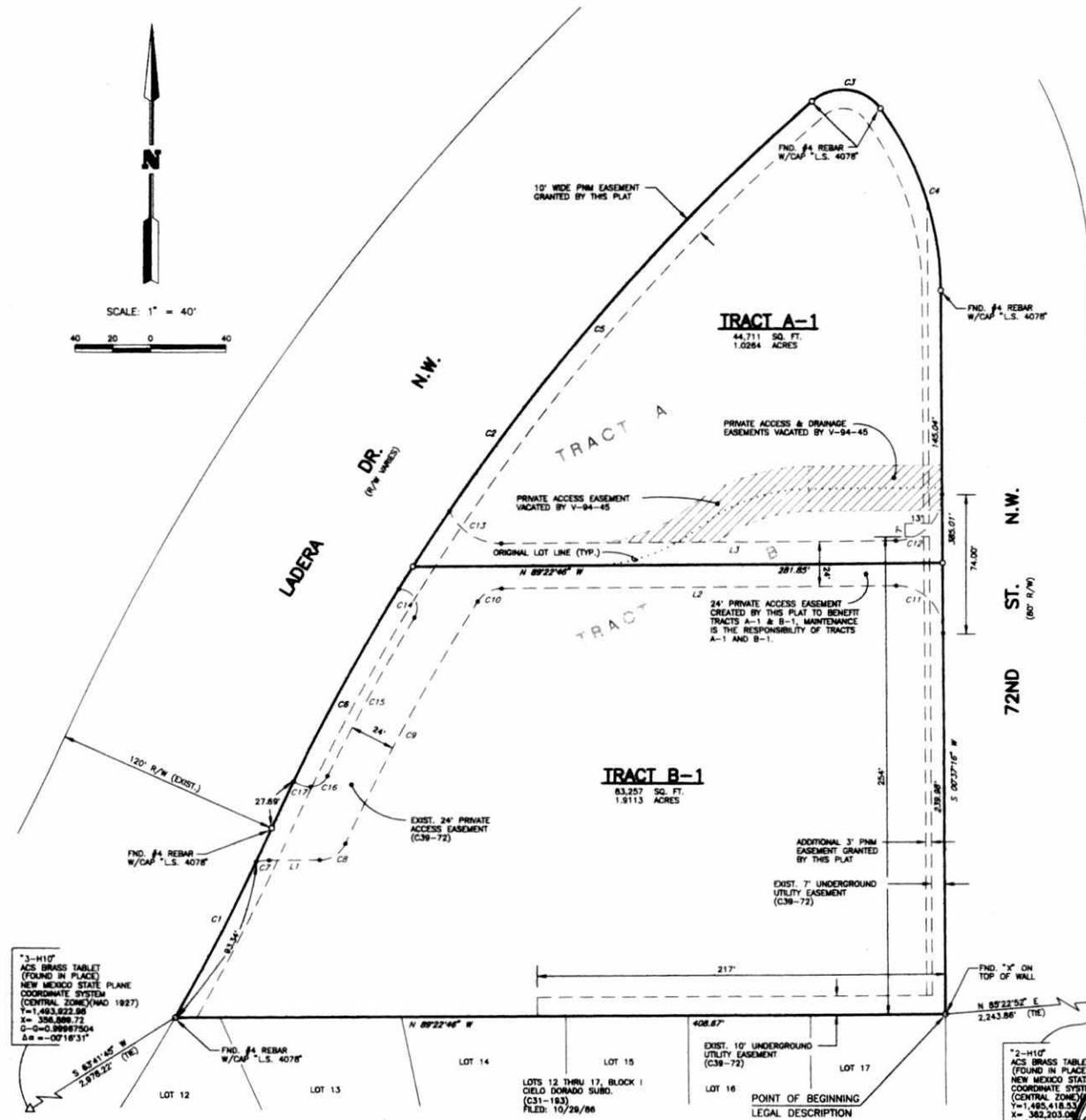
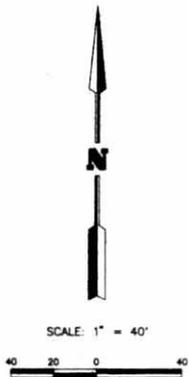
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik 4/12/94
VLADIMIR JIRIK, N.M.P.S. NO. 10484 DATE

94065712

PLAT OF
TRACTS A-1 & B-1
MARIPOSA SQUARE
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 1994

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
MAY 18 1994
 of records of said County Falls, N.M.
Andrés J. Sánchez Clerk & Recorder
 Deputy Clerk



LINE	DIRECTION	DISTANCE
L1	S 89°22'46" E	20.84'
L2	S 89°22'46" E	210.07'
L3	N 89°22'46" W	210.07'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1,180.00'	111.00'	111.00'	N 72°50'00" E	90°00'00"
C2	1,108.85'	488.85'	488.85'	N 72°50'00" E	90°00'00"
C3	1,108.85'	488.85'	488.85'	S 89°22'46" E	90°00'00"
C4	184.88'	101.59'	101.59'	S 72°50'00" E	90°00'00"
C5	1,108.85'	302.71'	302.71'	N 21°50'00" E	179°00'00"
C6	1,108.85'	358.54'	358.54'	N 21°50'00" E	179°00'00"
C7	80.00'	8.89'	8.89'	N 89°22'46" E	179°00'00"
C8	15.00'	17.00'	17.00'	N 89°22'46" E	179°00'00"
C9	1,007.88'	129.00'	129.00'	N 21°50'00" E	179°00'00"
C10	15.00'	15.00'	15.00'	N 89°22'46" E	179°00'00"
C11	25.00'	30.00'	30.00'	S 89°22'46" E	179°00'00"
C12	25.00'	30.00'	30.00'	S 89°22'46" E	179°00'00"
C13	25.00'	30.00'	30.00'	S 89°22'46" E	179°00'00"
C14	10.00'	20.00'	20.00'	S 89°22'46" E	179°00'00"
C15	1,001.87'	88.40'	88.40'	S 89°22'46" E	179°00'00"
C16	15.00'	17.17'	17.17'	S 89°22'46" E	179°00'00"
C17	15.00'	8.61'	8.61'	N 72°50'00" W	90°00'00"

MIAMI RD. N.W.
 (80' R/W)

NOTE:
 PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS A-1 AND B-1 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Vladimir Jirik
 VLADIMIR JIRIK, N.M.S. NO. 10464
 4/12/94
 DATE

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Subdivision for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Cannady Architect Studio PHONE: 505.299.1111
 ADDRESS: 300 Adams St. SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: devin@cannadystudio.com
 APPLICANT: Devin Cannady PHONE: 505.299.1111
 ADDRESS: 300 Adams St. SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: devin@cannadystudio.com
 Proprietary interest in site: Contract Purchaser List all owners: Western Albuquerque Land Holdings LLC.

DESCRIPTION OF REQUEST: Zone Map Amendment and Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract B-1 of Tracts A1 & B1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Mariposa Square SU-1 for C-1 Uses to _____
 Existing Zoning: C-1 Proposed zoning: Include Self Storage w/ Direct Access from Exterior. MRGCD Map No _____
 Zone Atlas page(s): H-10-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-95-353

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.904 acre
 LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Dr. NW (Intersection of Ladera & 72nd Street)
 Between: Unser and 72nd Street
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 08.15.2017

SIGNATURE [Signature] DATE 08.30.2017
 (Print Name) Devin Cannady Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17 EPC . 40046</u>	<u>SBP</u>		<u>\$385.00</u>
<input type="checkbox"/> All fees have been collected	<u>. 40047</u>	<u>AZM</u>		<u>\$ 295.00</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		<u>\$ 50.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>ADV</u>		<u>\$ 431.75</u>
<input type="checkbox"/> Case history #s are listed				
<input type="checkbox"/> Site is within 1000ft of a landfill				
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>Oct.</u>			Total <u>\$ 1161.75</u>

Staff signature & Date [Signature] 8-31-17 Project # 1011366

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- Sign Posting Agreement
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
- Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 15 copies
- Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
- DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 15 copies
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- Traffic Impact Study (TIS) form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Devin Cannady
 Applicant name (print)

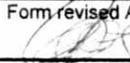
 08.30.2017
 Applicant signature / date



Form revised August 2017

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 17-EPC-40046

Planner signature / date

 Project #: 16113610

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Devin Cannady
 Applicant name (print)
 08.30.2017
 Applicant signature & Date



Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

Application case numbers
 17 - EPC 40047
 Project # 1011366

Revised: June 2011
 Staff signature & Date
 8-31-17

Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

August 28, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

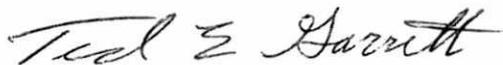
Re: Letter of Authorization for Tract B-1 Plat of Tracts A-1 & B-1, Mariposa Square, Bernalillo County, Albuquerque, NM

Dear Madam Chair:

Garrett Development Corporation (GDC), hereby authorizes Devin Cannady, and Cannady Architect Studio, to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for GDC for the purposes of entitling, zoning, permitting, platting and subdividing Tract B-1 Plat of Tracts A-1 & B-1, Mariposa Square, Bernalillo County, Albuquerque, NM.

Sincerely,

GARRETT DEVELOPMENT CORPORATION
Agent, Western Albuquerque Land Holdings LLC

A handwritten signature in cursive script that reads "Ted E. Garrett".

By: Ted E. Garrett, CCIM
Its: Vice President

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC

c/o Garrett Development Company
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251

May 9, 2017

Bernalillo County
1 Civic Plaza NW #1011
Albuquerque, NM 87102

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Letter of Authorization for Entitlement, Permit Applications, and Special Districts

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions relating to the preparation, execution, submission, and processing of: petitions, submittals, applications, entitlement, planning and special district documents, (inclusive of: agreements, resolutions and legislation, plans, plats, studies, and other documents and exhibits required by applicable state law, local ordinance and administrative rules), on all property owned by WALH within Bernalillo County and the City of Albuquerque (collectively the "Property"). Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC
By: C-III Asset Management, LLC as Servicing Member

By: Deborah A. Bacon

Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC
c/o Garrett Development Corporation
6900 E. Camelback Road, Suite 607
Scottsdale, Arizona 85251
Phone: 480-970-4002
Email: jeff@gdc-az.com

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Cannady Architect Studio DATE OF REQUEST: 08/28/17 ZONE ATLAS PAGE(S): H-10-Z

CURRENT:

ZONING C-1

PARCEL SIZE (AC/SQ. FT.) 1.904 acre

LEGAL DESCRIPTION:

LOT OR TRACT # Tract B-1 BLOCK # _____

SUBDIVISION NAME Mariposa Square

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE [X]: From C-1 To SU-1 for C-1

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

Uses

to Include

Storage

Facility w/

Direct

Access from

Exterior.

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [X] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT []

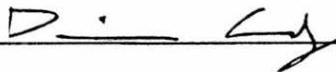
ACTION:

OF UNITS: 7 Buildings

BUILDING SIZE: 21,800 (sq. ft.)

GENERAL DESCRIPTION OF

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 08/28/2017

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3991

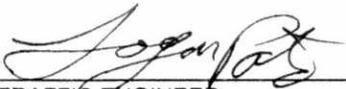
TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] **MITIGATING REASONS FOR NOT REQUIRING TIS:** PREVIOUSLY STUDIED: []

Notes:

Self Storage will not meet The trip thresholds at this size.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

08-29-17
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED
-FINALIZED

TRAFFIC ENGINEER _____ DATE _____



October 25, 2017

Re: Zone Map Amendment and Site Plan for Building Permit - Ladera Self Storage

The purpose of this letter is to provide justification for a two-part request for a zone map amendment and a site plan for building permit. The property is located on Ladera Drive NW, at the corner of Ladera Drive and 72nd Street NW. The property is legally described as Tract B-1 of Tracts A1 & B1 of Mariposa Square Subdivision and current zoning on the 1.9 acres is C-1.

- (1) Zone Map Amendment - The existing zoning on the subject site is C-1. The proposed zoning is SU-1 for C-1 Uses to Include Self Storage w/ Direct Outdoor Access to Individual Units.
- (2) Site Plan for Building Permit - The proposed development is for a traditional self storage facility consisting of a leasing office and independent buildings with individually accessed storage units. The site plan process will control landscaping, grading & drainage, site circulation, building placement and architectural elements.

Zone Map Amendment - Response to Resolution 270-1980

This zone change is in compliance with Resolution 270-1980 as follows:

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

Applicants Response: The proposed SU-1 request is consistent with the health, safety, morals, and general welfare of the City because it furthers applicable policies and policies of the Comprehensive Plan, Westside Strategic Plan, Unser Boulevard Design Overlay Zone and the El Rancho Atrisco Phase III Sector Plan as described in Section C. This application and an amendment to an SU-1 zone is tied to an associated site development plan identified for a a specified use that is consistent with and will contribute to the well-being of the neighborhood.

Health: The proposed zone change and associated project will generate no nuisances injurious to health. Storage is limited to household goods, office records, equipment or material reasonable to neighborhood function.

Safety: The proposed zone change and associated project enhances neighborhood safety by providing a low impact, low intensity amenity for the neighborhood. The secure premises with controlled access and limited hours of operation assist in supporting safety and security for the neighborhoods.

Morals: The proposed zone change and associated project poses no activity which would be detrimental to the City's morals.

General Welfare: The proposed zone change and associated project will enhance the general welfare of the City by providing a low intensity neighborhood amenity for use on Albuquerque's westside.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

Applicants Response: The property is currently zoned C-1. The proposed SU-1 for C-1 zone change is requested to allow Individual Self Storage Units w/ Direct Access from Outside. As stated above, this proposed use fits seamlessly into the surrounding area. Specifically, the proposed project will allow a vacant property to be developed for a proposed use reviewed and approved via the site development plan for building permit process. The subject site abuts a C-1 property to the north, is buffered by arterial and collector streets to the east and west and has maximize buffering to the adjacent residences to the south. The proposed self storage use will have a minimal impact to the neighborhood minimizing the effects of vehicles, noise and odor that are allowable on the subject site within C-1 zoning. The facility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.

This compatibility with the surrounding uses fosters zoning and land use stability.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The proposed zone change and associated project clearly facilitates realization of the following goals and policies:

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

Applicable policies from the Comprehensive Plan (as adopted in March 2017) are provided below:

Goal 4.1 Character

Enhance, protect, and preserve distinct communities.

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicant's Response: The proposed zone change and associated project provides a quality development consistent with the character Albuquerque's westside. The project provides a mixed-use facility within an infill parcel of land. The buildings size, massing and form are appropriate to the neighborhood scale. The quality of materialities, design and function provides for a quality development the neighborhood will embrace.

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant's Response: The proposed zone change and associated project preserves the character of the neighborhood by providing an appropriate use adjacent to residential, maintains and preserves low building heights for view plans and establishes minimal building footprints to support a residential scale.

The low intensity use is appropriate adjacent to abutting residences and is compatible for the subject site.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant's Response: The proposed zone change and associated project respects existing neighborhood values by providing a low intensity commercial development on a commercially zoned parcel of land. The proposed use provides a buffer from residential to commercial zones providing a low intensity use. The project minimizes negative impacts other uses could potentially bring to the property as currently zoned.

POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

Applicant's Response: The proposed zone change and associated project infill development utilizing characteristics appropriate for a high climate desert environment. Explanations below address an appropriate landscaping palette, efficiencies in design and commodity use while providing context sensitive site features and layout.

Goal 4.2 Process

Engage communities to identify and plan for their distinct character and needs.

POLICY 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant's Response: The proposed zone change and associated project presents the opportunity for community input into the design process. Several neighbors have voiced concerns for various components of the project of which have been discussed and resolved via community engagement. The project has proven to be a welcomed use and facility by immediately adjacent as well as neighborhood wide community residents. Please refer to association meeting minutes and notes attached so this proposal.

Goal 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Applicant's Response: The proposed zone change and associated project supports the neighborhood by providing an amenity conveniently located on an appropriate parcel for adjacent neighborhoods. This infill development is a complementary use and compatible in form and scale to the immediately neighborhoods.

GOAL 5.3 Efficient Development Patterns

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

POLICY 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant's Response: The proposed zone change and associated project is located on an infill site with existing infrastructure and public facilities located appropriate for the development. This project will not add requirements for expanded infrastructure or public utilities.

POLICY 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Applicant's Response: The proposed zone change and associated project is located on a site with all utilities immediately adjacent to the development. There is no utility infrastructure required for the project.

POLICY 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Applicant's Response: The proposed zone change and associated project is located in a highly active zone of neighborhood associations. The project has had no significant resistant by adjacent neighbors or neighborhood associations. Neighborhood meetings have been held with no major concerning items outstanding to be addressed. Neighbors have embraced the project and have outlined their support, please see attached supporting documentation of neighborhood meetings and notes.

POLICY 5.3.8 Solar Protections: Protect solar access to encourage solar energy collection and healthy living conditions.

Applicant's Response: The proposed zone change and associated project will enhance and preserve solar access by means of low building heights and appropriate building setbacks from property lines. This project will have no effect on solar access or healthy living conditions.

GOAL 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

***Policy 5.6.3: Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

Applicant's Response: The proposed zone change and associated project is located in an Area of Consistency as defined in the plan. The project provides the scale, intensity and setbacks appropriate to the immediately surrounding context. The neighboring area is pre-dominantly single-family residential, the requested zone change aligns with and is appropriate for existing land uses by providing a low intensity use compatible with Areas of Consistency.

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

Applicant's Response: The proposed zone change and associated project provides an appropriate transition from single family residences to a low intensity commercial development. The low intensity use minimizes effects of noise, proposes appropriate setbacks to the abutting residential homes, provides

low building heights and appropriate landscape buffering and mitigation of light pollution beyond the site.

Goal 7.3 Sense of Place

Reinforce sense of place through context-sensitive design of development and streetscapes.

POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Applicant's Response: The proposed zone change and associated project reflects the character of the surrounding area by means of providing a low intensity, low impact development. The perimeter walls are proposed as mesh style fencing which will enhance views to and through the property rather than providing solid walls to enclose the property. The transparent fencing with internal security lighting is intended to discourage inappropriate activity by eliminating hiding places or blind corners at the perimeter and throughout the site.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

Applicant's Response: The proposed zone change and associated project is similar in height, mass and volume of adjacent development. Building setbacks are appropriate to the adjacent single family residences to the south and the development is appropriate for a residential scale. The building massing is neighborhood scale, appropriately located and consistent with existing development context and neighborhood character.

POLICY 7.3.5 Development Quality: Encourage innovative and high quality design in all development.

Applicant's Response: The proposed zone change and associated project promotes a higher quality development than traditionally established for a self storage facilities by means of architectural materiality, design features and overall design aesthetics. The project is being designed with varied architectural materialities, native landscaping and unique secure fencing to produce a product consisting of sleek, minimalistic, innovative features optimizing a quality development.

Goal 7.4 Context- Sensitive Parking

Design parking facilities to match the development context and complement the surrounding built environment.

POLICY 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Applicant's Response: The proposed zone change and associated project promotes minimal frontage parking appropriate to the development context. A request to relocate frontal parking and utilize availability of unit parking within the secure site has been requested to further this policy. The facility leasing office will utilize a small percentage of parking while parking fronting units can count toward the overall parking requirements to meet zoning requirements.

Goal 7.5 Context-Sensitive Site Design

Design sites, buildings, and landscape elements to respond to the high desert environment.

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Applicant's Response: The proposed zone change and associated project provides a landscaping palette appropriate for a high desert climate. Low water use, non-allergenic plants and trees are proposed and located appropriate for buffering and visual appeal. Shade trees are placed appropriate for pedestrian circulation and at parking areas. Landscaping along the corridors of Ladera Blvd. and 72nd Street are the focus of the palette.

POLICY 7.5.2 Site Design: Incorporate local climate conditions into site design.

Applicant's Response: The proposed zone change and associated project provides environmentally sensitive design features to enhance the built environment. Features include: solar window shading, rain water harvesting by means of on-site ponding and percolation combined with non-glare and sustainable building materials.

Goal 7.6 Context-Sensitive Infrastructure

Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

POLICY 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density / intensity of land use and development context.

Applicant's Response: The proposed zone change and associated project provides on-site stormwater treatment by means of storm water collection and percolation. Landscape areas are depressed to channel rainwater through plant locations with retention and percolation efforts proposed as available. On-site ponding correlates to first flush requirements to assist in City policies for stormwater pollution.

POLICY 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Applicant's Response: The proposed zone change and associated project coordinates auto access, circulation and building placement to minimize harmful effects of traffic on adjacent neighborhoods. Premises ingress / egress is at Ladera Blvd. Providing buffering for the neighborhood streets from vehicular impact. Street trees and ground landscaping is utilized to minimize impact to adjacent residential properties.

Goal 8.2 Entrepreneurship

Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

POLICY 8.2.1 Local Business: Emphasize local business development.

Applicant's Response: The proposed zone change and associated project is a mixed-use private development funded by a local lender which is to be owned and operated by lifelong Albuquerque residents. It is a startup project that intends to expand within the Albuquerque and Rio Rancho locals building up local employment over time.

POLICY 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

Applicant's Response: The proposed zone change and associated project will implement sustainable features and energy efficient design & construction. High efficiency lighting, building envelope, mechanical system and low water use fixtures and landscaping will contribute to sustainable practices.

Goal 11.3 Cultural Landscapes

Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

POLICY 11.3.5 Sandia Mountains: Protect views of the Sandia Mountains from key vantages within public rights-of-way, along corridors, and from strategic locations as an important cultural feature of the region.

Applicant's Response: The proposed zone change and associated project minimize impacted views of the Sandia Mountains within the public right-of-way by containing the perimeter of the site with transparent fencing. Minimal building heights sustain views for upper level decks and higher elevation locations by keeping the building below desired view planes.

WEST SIDE STRATEGIC PLAN

LADERA COMMUNITY

The property is located within the Ladera Community of the West Side Strategic Plan. This application furthers the following West Side Strategic Plan Policies:

Plan Policy 3.22: Provide adequate street lighting in the Ladera community within "dark sky" parameters.

Applicant's Response: The proposed zone change and associated project will provide adequate street lighting within dark sky parameters by means of appropriate low level residentially appropriate lighting. Low mounted security lighting will provide safety and security for pedestrian and vehicular travel within and around the project site without contributing to light pollution. Lighting will respect adjacent residences by eliminating visual impact.

Plan Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

Applicant's Response: The proposed zone change and associated project furthers this policy by providing a commercial use on the western side of the Ladera Community. The facility is appropriate in size and scale providing a buffer use appropriate to be located adjacent to residences. The development is consistent with design guidelines for the westside as described herein.

Plan Policy 3.25: Proposals for new development and re-zonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

Applicant's Response: The proposed zone change and associated project will have no negative impacts on the National Monument or other surrounding properties. Self storage facilities of this scale are low use, low intensity facilities. The facility will host a low daily traffic volume with minimal daily visitors. Low building heights enhance views around the facility supporting visual quality to and from the west mesa escarpment.

Policy 4.1: Subsidized leapfrog development within the jurisdiction of the City of Albuquerque or regional authority established to manage an urban growth plan, shall not be allowed if not provided for in the urban growth plan. Development phasing shall be controlled by programming public infrastructure investment. Development occurring prior to public expenditure shall bear the entire cost of servicing the development (this includes construction and design costs of facilities, costs of any studies or land acquisitions required, and operation and maintenance of facilities, as well as provision of services such as additional police, fire, library, and social service staffing needs), with negotiated buy-back or reimbursement provisions at a later date to be negotiated.

Applicant's Response: The proposed zone change and associated project is not leapfrog development. The project is located in a Priority 1 zone for development as identified on page 158. The project site hosts all infrastructure required for the development as identified on page 156.

“Note that areas of existing development are encouraged to continue to buildout as a highest priority.....Phasing will be controlled by the funding of infrastructure and by vacant land already served by infrastructure. "Vacant land already served by infrastructure" is defined as "vacant land provided with water and sewer services, either public or private, transportation access, and hydrology improvements, all of which meet 'level of service' standards".

This is an infill project with all utilities, transportation and hydrology improvements in place for the proposed development.

Policy 4.2: The intent of this Plan is to allow adequate capacity, equitably and geographically distributed at all times, according to the strategy outlined above. Infrastructure, new facilities, and additional services shall be programmed consistent with the general intent of the phasing plan shown above.

Applicant's Response: The proposed zone change and associated project will generate development on a vacant parcel served by existing infrastructure. It will also serve as an infill development consistent with the overall policies of the WSSP. These 2 topics are identified in the Phasing Assumptions on page 157 of the WSSP and further identified as #1 Priority 1 in the policy phasing plan as identified on page 158.

Policy 4.4: The City of Albuquerque and Bernalillo County shall jointly prepare and enforce a Unified Development Code which includes development parameters for zoning, site plans, subdivisions, drainage improvements, residential street design, parks, open space, and other natural features. The Code should be easy to understand and implement, and have broad public

support. It must, therefore, be created within an inclusive process cognizant of the needs of both the public and private sectors.

Applicant's Response: The proposed zone change and associated project provides an appropriate performance based design solution submitted under the oversight of governing agencies.

PERFORMANCE BASED SYSTEMS

"Better design does not have to cost more money, increase the price of housing, nor require the application of one set of design solutions to many different design challenges. The City's Community Identity Program strongly recommends developing Community Plans which address cultural and design characteristics and appropriate design solutions."

The proposed site plan for building permit is being reviewed to be in compliance with development parameters for zoning, site plan, grading & drainage, landscaping, transportation and all other agency requirements as outlined and identified in the performance based systems approach.

Policy 4.6: The following Design Guideline sections shall become policies with the adoption of this Plan: Visual Assets; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. Design Standards based on these and other applicable policies of the Plan shall be developed as follow-up work. These policies were considered too critical to wait for additional planning efforts in the future.

Applicant's Response: The proposed zone change and associated project will further policy 4.6 by providing a facility with low building heights, residential appropriate lighting, native low to no water use landscaping, underground utilities combined with minimal signage integral to the overall building design. As outlined in the plan, the proposed project addresses the following:

VISUAL ASSETS

"Maintain and improve the quality of the developed and natural landscape, particularly those features which identify Albuquerque. The three most relevant policies aligned with these Goals can be synthesized as Give equal weight to the visual qualities of the developed and natural landscapes in planning activities and in development decisions, particularly those actions directly related to features unique to Albuquerque; highly scenic areas especially require complimentary development configuration, building siting, and materials."

Applicant's Response: The proposed zone change and associated project reinforces maintaining visual resources such as the Bosque and Sandia Mountains to the east and the West Side Escarpment to the west. This is achieved by means of minimal building heights as desired by outlying areas.

HEIGHT

"The Uniform Development Code and design guidelines prepared as a follow up to this Plan would look at height standards that reinforce the urban form desired for the West Side. Community Centers, Neighborhood Centers, and the Regional Center would be areas of higher density, with taller buildings encouraged. Outlying areas would have more lower density, clustered development, generally with lower buildings."

Applicant's Response: The proposed zone change and associated project is located in outlying areas as described above. The proposed site development plan provides a clustered development consisting of low height building profiles.

LIGHTING

"A relatively "dark sky" is a desirable part of the West Side lifestyle. Although this area will develop as a primarily urban area, "dark sky" objectives will be established and achieved. This does not mean that lighting will be eliminated or unduly restricted. Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary "light pollution" is the desired effect. Pedestrian scale lighting in residential and commercial areas (including parking lots) is strongly encouraged in preference to large "cobra head" street lights."

Applicant's Response: The proposed zone change and associated project reinforces the westside's desired dark sky lifestyle by means of low level residential scale lighting proposed throughout the site. The site layout takes into account adjacent residential properties minimizing light transmittance to the south while providing light transmittance to the east and west public right-of-ways appropriate to assist with pedestrian safety.

VEGETATION

"Landscaping can be utilized to aid in the preservation of the area's aesthetics as well as to preserve the biologic integrity of the mesa environment."

Applicant's Response: The proposed zone change and associated project implements landscaping appropriate for a dry upland mesa environment. The landscape palette consists predominately of native vegetation utilizing low water demand designed on xeriscape principles.

OVERHEAD UTILITIES

"Communication and electrical distribution lines shall be placed underground consistent with the City's Subdivision Ordinance."

Applicant's Response: The proposed zone change and associated site development parameters implement underground utility runs throughout.

SIGNS

"It is the policy of the plan to continue regulating billboards (off-premise signs) and other large free-standing signs on the West Side to protect and preserve views and open space and enhance design of existing and new development."

Applicant's Response: The proposed zone change and associated project proposes minimal signage located at the northern corners and eastern side of the property along Ladera Blvd. These locations provide appropriate visual appearance from Ladera Blvd. while providing the greatest buffer distance from abutting residences to the south. Signage is integrated into the architecture of the facility with no free-standing monument signage proposed on the premises.

FENCES AND WALLS / TRANSIT ACCESS

"In the urban areas (communities with a gross overall density of 2 or more), fences and walls are to be constructed of wood, stone, adobe, wrought iron, or masonry products and colored to match the surroundings."

Applicant's Response: The proposed zone change and associated project implements fencing similar in appearance and function to wrought iron fencing. This style of fencing supports visual transparency while providing security required for the development.

COMMERCIAL DEVELOPMENT

Policy 4.6.g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

Applicant's Response: The proposed zone change and associated project is located along ABQ Ride Route #92 which incorporates a stop along the east side of the premises along Ladera Blvd. The sales office has been sited in close proximity to the bus stop.

Policy 4.6.h: Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements. Each development shall have an approved pedestrian and bicycle circulation plan that provides safe, attractive, and efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided. Stairways do not promote pedestrian convenience and shall be restricted or eliminated.

Applicant's Response: The proposed zone change and associated project proposes minimal parking at the facility frontage along Ladera Blvd. This configuration locates parking along a major thoroughfare and minimizes traffic onto collector streets. The request for additional parking spaces internal to the secure yard is supported by the function of the facility thus reducing required parking at the sales office. The site promotes safe, attractive and efficient pedestrian and bicycle routes along Ladera Blvd. and 72nd street.

Policy 4.9: Design guidelines affect West Side residents in personal and economic ways. The process utilized to develop the design guidelines must be as inclusive as possible.

Applicant's Response: The proposed SU-1 zone request provides the opportunity for neighborhood input into the site plan development process. The project is being developed with neighborhood and governmental agency input to ensure an inclusive and refined process.

Policy 6.21: New development standards prepared for the West Side shall include dust control measures.

Applicant's Response: The proposed zone change and associated project shall comply with the City of Albuquerque's fugitive dust program.

Policy 9.3: The Unified Development Code and Design Guidelines for the West Side shall incorporate water conservation principles through specific requirements for xeriscape design standards, water recycling/harvesting techniques, low-flow fixtures, and other means of achieving conservation goals.

Applicant's Response: The proposed zone change and associated project shall implement strategies outlined in policy 9.3. The proposed development implements a high desert landscape palette appropriate for this climate, on-site water harvesting by means of depressed landscape beds supported by on-site ponding to assist with infiltration of ponding water to the aquifer, low flow fixtures throughout in combination with many other sustainable building and site features.

UNSER BOULEVARD DESIGN OVERLAY ZONE

Applicant's Response: The design standards for the proposed development are within the guidelines set forth in the Overlay Zone.

El Rancho Atrisco Phase III Sector Plan

Applicant's Response: The property is located within the El Rancho Atrisco Phase III. Developed in 1981, the sector plan outlines potential traffic overloads and utility infrastructure requirements. The development provides a low intensity facility with low traffic volume and light utility requirements. All utilities requirements are existing with no major infrastructure requirements for the project.

"Generally accepted current land planning strategy seems directed in general to placing higher density development and other large traffic generating facilities close to the major intersections, diminishing density of development and traffic generation as the distance to major arterials increases. As is typical, land near major street intersections must be considered for future commercial or business types of use."

Applicant's Response: This subject site is located outside of a higher density zone as described above. The site is surrounded by residential subdivisions lending it to a diminished density site for commercial use appropriate for a neighborhood zone. The proposed project and supporting densities are appropriate and appropriately located on the subject site as supported above.

Conclusion: The preceding responses demonstrate that the proposed SU-1 zone change and associated project is consistent with and clearly facilitates realization of goals and policies identified in the Albuquerque / Bernalillo County Comprehensive Plan, The West Side Strategic Plan (WSSP), and the El Rancho Atrisco Phase III Sector Development Plan (ERASCP).

D. The applicant must demonstrate that the existing zoning is inappropriate because:

- i. There was an error when the existing zone map pattern was created; or***
- ii. Changed neighborhood or community conditions justify the change; or***
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.***

Applicant's Response: The existing zoning is inappropriate because special use zoning is more advantageous to the community (Diii). SU-1 zones identify specific designated land use accompanied by a stringent development review process. This process provides opportunity for public and agency input to ensure development parameters established by neighborhoods via comprehensive and sector plans are being realized.

A different use category is more advantageous as the proposed zone is appropriate in size and scale to the adjacent neighborhood and provides a more comprehensive range of uses to the neighborhood as denoted in the sector plan. The proposed self storage use will be beneficial to the community and the neighborhood by providing a minimally invasive secure site facility generating a low daily volume of traffic and users into the neighborhood. Self storage facilities are a low intensity use with a low volume of daily or recurring visitors.

The location of this property is appropriate for the proposed use due to its adjacency to residential properties and the highly secure nature of the secure storage lot. The Comprehensive Plan and Westside Strategic Plan encourage development of vacant lots. The balance of residential development and supporting amenities is desirable as denoted throughout of City Plans and Policies.

This project advances the applicable goals of the comprehensive plan and westside strategic plans. The requested SU-1 zone and accompanying site plan for building permit is more advantageous to the community than its existing C-1 zoning.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

Applicant's Response: An SU-1 zone allows development of a mixture of uses controlled by a Sector Development Plan which specifies criteria for development appropriate to a specified neighborhood. Permissive uses within a C-1 zone include potential high traffic commercial, institutional, restaurant or mercantile uses. The request for SU-1 for C-1 Uses to include self-storage with direct outdoor access to individual units is specific allowing only this use to occur on the premises. This request is allowable as a conditional use as described in C-1 conditional uses (21) of the zoning ordinance: Storage of Household goods, office records, equipment or materials reasonable to neighborhood function. The proposed use would not be harmful to adjacent property, the neighborhood, or the community and will serve as an amenity focused on a low intensity development.

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the city may be:

i. Denied due to lack of capital funds; or

ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

Applicant's Response: The proposed zone change and associated project is privately funded and will not require major and un-programmed capital expenditures by the City. The location of the property hosts all required infrastructure required for the development.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant's Response: The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. The location of the property and compatible surrounding uses are the determining factor for the zone change. City plans and policies that govern the property call for this use that will service the neighboring community.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's Response: Location on a major street is not represented as a justification for the requested zone amendment and applicant makes no argument regarding this factor. The site has been turned to face Ladera Drive which has eliminated traffic at the residential collector street. This access point does not interfere with the existing neighborhood.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The request for SU-1 zoning is considered a spot zone. Comprehensive plan policies are furthered by this proposed development. The sector and area plans call for creating a relationships between residential uses and compatible commercial services. The proposed zoning and associated use will further sector and area plan policies. This request clearly facilitates realization of applicable plans and policies as justified in Section C of this letter.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

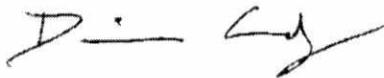
Applicant's Response: The subject site does not meet the criteria of strip zoning as it is not a "strip of land along a street". Rather it is an individual parcel of land with abutting streets to the east and west. The concept of strip zoning is not applicable to this request.

Conclusion

This is a two part request for Zone Map Amendment and Site Plan for Building Permit to allow for the development of a self storage in-fill project on a parcel of vacant land land within an area of Consistency, as designated by the 2017 Comprehensive Plan. This letter has proven justification to satisfy the requirements for approval of a zone amendment by furthering the City's land use policies. We respectfully request that the Environmental Planning Commission approve this request for Zone Map Amendment and Site Plan for Building Permit.

Thank you for your time.

Respectfully,



Devin Cannady
Principal - Cannady Architect Studio

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. **Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.**

Official Use only

PA#: _____ Received By: _____ Date: _____

Applicant Name: Devin Cannady Phone#: 505.480.4112 Email: devin@cannadystudio.com

APPOINTMENT DATE & TIME: Tuesday, August 15th, 2017 2:00

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.

Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

Self Storage Facility

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 1.9 Acres Existing Zoning: C-1 Proposed Zoning: C-2 / SU-1 for C2 Uses

Previous zone change or site plan approval case number(s) for this site: _____

Applicable Area or Sector Plans: El Rancho Atrisco Phase 3 Sector Plan

Residential: Type and No. of Units Proposed: _____

Commercial: Estimated building square footage: 25,500 s.f. No. of Employees: 3

LOCATION OF REQUEST:

Physical Address: None Zone Atlas Page (Please identify the subject site on the map and attach) H-10

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

(Please be specific so our staff can do the appropriate research)

Request to vacate existing drive access easement off Ladera due to existing drive locations.

Request for zone change applicable to construct 250 unit self storage facility.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-113 Date: 8.15.2017 Time: 2:00 PM

Address: 9WC 72ND + LADEFA

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: MAURA ANAELI.

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: C-1
Proposed Use/Zone: SU-1 FOR C-1 TO INCLUDE STORAGE FACILITY
Applicable Plans: WI DIRECT ACCESS FROM
Applicable Design Regulations: OUTSIDE.
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

- ACCESS EASEMENT? PRIVATE? IF SO, MUST HAVE AGREEMENT OF ALL PARTIES. PUBLIC PROCESS THRU DRB.
- SELF STORAGE W/ OUTDOOR ACCESS (NOT COMPLETELY ENCLOSED).
- ZONE CHANGE TO ? SU-1 FOR C-1 TO INCLUDE ~~SELF~~ STORAGE FACILITY W/ DIRECT ACCESS FROM OUTSIDE.

(14.16.2.17(A

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

SU.1 → SITE PLAN CONTROLLED. SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT. (CHECKLIST ON WEBSITE)
MTG.

ACCESS.

SHARED

• NEED ACCESS AGREEMENT

• VACATE ESM'T. DPB PVT - BOTH PARTIES MUST
AGREE. SKETCH PLAT - DPB.

• IF DO NOT USE CURB CUT ON

☐ 1003274. PULL THE FWE.

STAFF REPORT. LOOK AT

- SU.1 W/ SITE PLAN PROCESS (SITE PLAN FOR BUILDING
PERMIT.)
-

Lehner, Catalina L.

From: Devin Cannady <devin@cannadystudio.com>
Sent: Wednesday, October 25, 2017 9:33 PM
To: Lehner, Catalina L.
Subject: Re: Ladera Storage - next steps
Attachments: EPC_Zone Map Amendment & Site Plan for Building Permit Justification Letter_v3.pdf

Catalina, thank you for allowing me the extra hours to complete the justification letter...I made last minute tweaks that I am confident you will find appropriate...Please see attached justification letter for the project:

To answer questions / comments provided on October 16th, please see the following responses:

1) Introduction:

- Katie Paquette with Coleman and Associates provided a landscape plan and notes for the project...She did an excellent job assembling a great palette of plants and trees that I am confident everyone will be very happy with...Zoning ordinances have been met.

- Justification letter strengthened...Please let me know if you recommend any adjustments to the document.

3) Agency Comments:

- I have contacted agencies with comments and there are no outstanding comments not addressed in the revised site plan for building permit drawings.

- There are no outstanding comments that I am aware of at this point.

4) Neighborhood Coordination:

- I met with 5 members of neighborhood associations in the area this afternoon...The meeting was excellent, they were very supportive of the project...Mr. Saavedra and Mr. Custy were present along with a representative from Mr. Sanchez office (Elaine Romero)...A representative from SR Marmon (Geraldine Pearman) also attended the meeting.

The meeting was very good...After describing the project they attendees had very positive feedback...The only concern raised was by Mr. Saavedra who prefers a solid wall along 72nd street to control noise and lighting into his backyard...I explained the design concept for visibility and security but he was insistent that a block wall was preferable...I will provide the sign-in sheet and meeting notes as soon as I get them put together.

5 & 6) I am confident you will find the justification letter to be acceptable with the provided revisions.

7 - 12) Revised drawings have implemented all comments provided.

Please note with regards to transportation, I spoke with Lawrence Cline and he told me that the 5'x20' transportation easement was not a requirement rather a request...He stated that both items noted on their comments were requests...We discussed the transit shelter and he stated that it would be acceptable to forego the easement for bus pull-out...He mentioned potential to relocate the bus stop further south or north on Ladera during the redevelopment of the Ladera corridor project.

I plan to attend the November 8th Laurelwood Association meeting to introduce the project to neighbors who were unable to attend, but Mr. Custy appears to be a strong voice for the association and stated he would pass along information presented today and he did not believe anyone would take issue with the scope of the project.

I believe that covers items identified to date, please let me know if there is anything else to be addressed.

Thanks.

Devin Cannady
Principal
Cannady Architect Studio
www.cannadystudio.com

505.299.1111
Office
505.480.4112
Cell
505.349.4167
Fax

300 Adams St. SE
Albuquerque, NM 87108

Dream it. Design it. Build it.

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On Oct 16, 2017, at 12:02 PM, Lehner, Catalina L. <CLehner@cabq.gov> wrote:

Hi Devin,
I'm checking in after the EPC hearing last Thursday, where the Ladera Self Storage case was deferred for 30 days to the November 9 EPC hearing.
That allows time to strengthen the zone change justification and clarify the site development plan. To that end, I prepared a memo regarding what needs to be accomplished during the deferral period. Please see the attachment.

I've had a couple of neighbors contact me, as I mentioned. I suggest meeting with them; they haven't seen the drawings. Let me know if you have any questions. Thank you.

-Catalina
<1011366 DM 2.docx>

Lehner, Catalina L.

From: Devin Cannady <devin@cannadystudio.com>
Sent: Tuesday, October 24, 2017 10:53 PM
To: Lehner, Catalina L.
Subject: Fwd: 2 yard on casters

Catalina, regarding the dumpster size and enclosure I spoke with Michael Anaya with the City of Albuquerque Solid Waste Department on the phone and he verified that a 2yd. or 4yd. roll-out style dumpster would be appropriate for the site given that the dumpster lid will be locked to control unwanted "dumping" from on-site or off-site use. The dumpster is provided for the office use only. Storage users are required to remove all contents from the site with no use of the on-site dumpster.

Michael stated that due to location gates were not a requirement on the enclosure because the dumpster is hidden behind the building and out of view from public right-of-ways (Ladera blvd.). I plan to install gates to keep the facility clean and the dumpster out of sight, you will find a gate detail on the site plan details sheet.

Please see below correspondence for record:

Thanks
Devin Cannady

Begin forwarded message:

From: Devin Cannady <devin@cannadystudio.com>
Subject: Re: 2 yard on casters
Date: September 22, 2017 at 2:27:37 PM MDT
To: "Anaya, Michael A." <Maanya@cabq.gov>

2 yd is perfect Michael... Thank you!

Devin Cannady
Principal
Cannady Architect Studio
www.cannadystudio.com

505.299.1111 Office
505.480.4112 Cell
505.349.4167 Fax

300 Adams St. SE
Albuquerque, NM 87108

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On Sep 22, 2017, at 2:19 PM, Anaya, Michael A. <Maanya@cabq.gov> wrote:

Devin,

This spec would be good for a 2yard bin on casters if you think you would want to increase to a 4 yard bin on casters I would increase the width of the pad from 5' to 6'.

Michael Anaya
Supervisor
Solid Waste Management Department
4600 Edith N.E.
Albuquerque, NM 87107
Office 505-761-8125
Cell 505-681-2765
Maanya@cabq.gov

<2yard.tif>

NEIGHBORHOOD INFORMATION



From: **Quevedo, Vicente M.** vquevedo@cabq.gov
 Subject: **Notification Inquiry - Ladera and 79th St - EPC**
 Date: **August 21, 2017 at 1:04 PM**
 To: **devin@cannadystudio.com, Office of Neighborhood Coordination onc@cabq.gov**

Devin,

Good afternoon. See list of affected neighborhood associations related to your upcoming submittal. I have also included it as an attachment along with an instruction sheet for you to review. Also, based on the public hearing date of November 9, 2017, the application deadline is not until **September 28, 2017**. Thank you.

First Name	Last Name	Email	Address Line 1	City	State	Zip	Home Phone	Mobile Phone	Neighborhood Associations - Member
Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW	Albuquerque	NM	87120		5053855018	Ladera West NA
Steven	Collins	laderawestna@gmail.com	7517 Vista Alegre NW	Albuquerque	NM	87120	5053441599	5052694604	Ladera West NA
Aaron	Rodriguez	aaron.andrew.rodriguez@gmail.com	2015 Aspenwood Drive NW	Albuquerque	NM	87120		5052176026	Laurelwood NA
Gregie	Duran	voyager4969@outlook.com	7525 Maplewood Drive NW	Albuquerque	NM	87120		5052696233	Laurelwood NA
Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	5058390893	5058331919	Westside Coalition of Neighborhood Associations
Harry	Hendriksen	hhhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058903481	5058794995	Westside Coalition of Neighborhood Associations

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison, Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332
 cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, August 17, 2017 11:57 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
 Environmental Planning Commission Submittal
 If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name
 Devin Cannady
 Company Name
 Cannady Architect Studio
 Address
 300 Adams St. SE
 City
 Albuquerque
 State
 NM
 ZIP
 87108
 Telephone Number
 505-299-1111
 Email Address
 devin@cannadystudio.com

Anticipated Date of Public Hearing (if applicable):
 November 9th

Describe the legal description of the subject site for this project:
 Tract B-1 Mariposa Square, Albuquerque, Bernalillo County, New Mexico
 Located on/between (physical address, street name or other identifying mark):
 Ladera & 72nd Street just south of 2200 Ladera Dr. NW.
 This site is located on the following zone atlas page:
 H-10

Notification
 Inquiry - EPC

Neighborhood Notification Letters Must include the Following:

When filing an application with the Planning Department, all applicants requesting approval through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property.
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete and detailed description of the address(es) being requested.
5. *** **NEW!!! Facilitated Meeting Information** - All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email ADR@cityofabugov.gov, by phone at (505) 769-4712 or (505) 769-4644. A facilitated meeting request must be received by ADR by October 9, 2017.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Abingdon Planning Department:

1. OMC's "Notification Inquiry Letter" notifying any affected Neighborhood and/or Homeowner Associations.
*Note: If your OMC letter is more than 30 days old, you must contact OMC to ensure that the content information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 769-3334 or City@abugov.gov.
Thank you for your cooperation on this matter.

First Name	Last Name	Email	Address Line 1	City	State	Zip	Neighborhood Associations - Member
Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW	Albuquerque	NM	87120	Ladera West NA
Steven	Collins	laderawestna@gmail.com	7517 Vista Alegre NW	Albuquerque	NM	87120	Ladera West NA
Aaron	Rodriguez	aaron.andrew.rodriguez@gmail.com	2015 Aspenwood Drive NW	Albuquerque	NM	87120	Laurelwood NA
Gregie	Duran	voyager4969@outlook.com	7525 Maplewood Drive NW	Albuquerque	NM	87120	Laurelwood NA
Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	Westside Coalition of Neighborhood Associations
Harry	Hendrikser	hlhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	Westside Coalition of Neighborhood Associations



August 30, 2017

Karen Buccola
7716 Santa Rosalia NW
Albuquerque, NM 87120

Steven Collins
7517 Vista Alegre NW
Albuquerque, NM 87120

Re: Ladera Self Storage Zone Map Amendment and Site Plan for Building Permit

Dear Ladera West Neighborhood Association,

This letter is notification that Cannady Architect Studio has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC). The site is located on the vacant property south of 2200 Ladera Rd. NW near the intersection of Ladera and 72nd street. The EPC hearing for this application will be held on October 12th, 2017 at 8:30 am at the Plaza del Sol Building located at 600 2nd Street NW. The following are detailed descriptions of the requests:

The proposed project is a +/- 216 unit self storage facility owned and operated by local lifelong residents of Albuquerque. The development is proposed as a traditional multi-building single story self storage facility with individual units accessed from the exterior. The property is configured to have a leasing office accessed off Ladera with controlled access to the storage units at entry and exit points. Access and management standards will be established which include set hours of operation (7:00am - 9:00pm), restricted access to the premises, as well as security provisions such as lighting, cameras, etc.

This development is intended to create a unique, appealing facility beyond that of traditional self storage facilities. The goal is to serve the community with leasable storage space available to local residents. We believe this project to be a positive addition appropriate to the area.

A neighborhood meeting is scheduled at the Los Volcanes Senior Center on Wednesday, September 6th, 2017 at 6:00pm. The purpose of the meeting will be to present the project and receive feedback from the neighborhoods. Your attendance and input is requested and greatly appreciated. We look forward to a positive and prosperous relationship with the community.

Sincerely,

Devin Cannady

Principal - Cannady Architect Studio



August 30, 2017

Aaron Rodriguez
2015 Aspenwood Dr. NW
Albuquerque, NM 87120

Gregie Duran
7525 Maplewood Dr. NW
Albuquerque, NM 87120

Re: Ladera Self Storage Zone Map Amendment and Site Plan for Building Permit

Dear Laurelwood Neighborhood Association,

This letter is notification that Cannady Architect Studio has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC). The site is located on the vacant property south of 2200 Ladera Rd. NW near the intersection of Ladera and 72nd street. The EPC hearing for this application will be held on October 12th, 2017 at 8:30 am at the Plaza del Sol Building located at 600 2nd Street NW. The following are detailed descriptions of the requests:

The proposed project is a +/- 216 unit self storage facility owned and operated by local lifelong residents of Albuquerque. The development is proposed as a traditional multi-building single story self storage facility with individual units accessed from the exterior. The property is configured to have a leasing office accessed off Ladera with controlled access to the storage units at entry and exit points. Access and management standards will be established which include set hours of operation (7:00am - 9:00pm), restricted access to the premises, as well as security provisions such as lighting, cameras, etc.

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Sincerely,

Devin Cannady

Principal - Cannady Architect Studio



August 30, 2017

Gerald Worrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

Harry Hendriksen
10592 Rio Del Sole Court NW
Albuquerque, NM 87114

Re: Ladera Self Storage Zone Map Amendment and Site Plan for Building Permit

Dear Westside Coalition of Neighborhood Associations,

This letter is notification that Cannady Architect Studio has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC). The site is located on the vacant property south of 2200 Ladera Rd. NW near the intersection of Ladera and 72nd street. The EPC hearing for this application will be held on October 12th, 2017 at 8:30 am at the Plaza del Sol Building located at 600 2nd Street NW. The following are detailed descriptions of the requests:

The proposed project is a +/- 216 unit self storage facility owned and operated by local lifelong residents of Albuquerque. The development is proposed as a traditional multi-building single story self storage facility with individual units accessed from the exterior. The property is configured to have a leasing office accessed off Ladera with controlled access to the storage units at entry and exit points. Access and management standards will be established which include set hours of operation (7:00am - 9:00pm), restricted access to the premises, as well as security provisions such as lighting, cameras, etc.

This development is intended to create a unique, appealing facility beyond that of traditional self storage facilities. The goal is to serve the community with leasable storage space available to local residents. We believe this project to be a positive addition appropriate to the area.

A neighborhood meeting is scheduled at the Los Volcanes Senior Center on Wednesday, September 6th, 2017 at 6:00pm. The purpose of the meeting will be to present the project and receive feedback from the neighborhoods. Your attendance and input is requested and greatly appreciated. We look forward to a positive and prosperous relationship with the community.

Sincerely,

Devin Cannady

Principal - Cannady Architect Studio



Cannady Architect Studio

300 Adams St SE
Albuquerque, NM 87108

T 505 299-1111
F 505.349.4167

August 31, 2017

Re: Ladera Self Storage Zone Map Amendment and Site Plan for Building Permit

Dear Neighborhood Associations,

This letter is being provided as a follow up to the notice for public hearing mailed on August 30, 2017 regarding the Ladera Self Storage development proposal. Please note the following additional items and change of neighborhood meeting location:

The parcel legal address is: Tract B-1 of Tract A-1 and B-1 of Mariposa Square Subdivision.

Per the Office of Neighborhood Coordination it is my responsibility to inform you that a facilitated meeting opportunity is available to you per the following:

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: September 11, 2017.

Please note that due to the Los Volcanes Senior Center hours of operation the neighborhood meeting will be held at the Central & Unser Library at 8081 Central Ave NW on Wednesday, September 6th, 2017 at 6:00pm in the Community Meeting Room.

Sincerely,

Devin Cannady

Principal - Cannady Architect Studio

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	0128
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Karen Buccola
Street and Apt. No., or PO Box No. 7716 Santa Basalia NW
City, State, ZIP+4® Albu, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	0128
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Cecilia Duran
Street and Apt. No., or PO Box No. 7525 Maplewood Dr NW
City, State, ZIP+4® Albu, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	0128
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Gerald Worrall
Street and Apt. No., or PO Box No. 1039 Pinatubo Place NW
City, State, ZIP+4® Albu, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35	0128
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	11
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Steven Collins
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Aaron Rodriguez
Street and Apt. No., or PO Box No. 2015 Aspenwood Dr NW
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$3.84	08/31/2017

Sent To Harry Hendriksen
Street and Apt. No., or PO Box No. 10592 Rio Del Sole Court NW
City, State, ZIP+4® Albu, NM 87114

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Lehner, Catalina L.

From: Quevedo, Vicente M. on behalf of Office of Neighborhood Coordination
Sent: Thursday, October 19, 2017 4:14 PM
To: 'devin@cannadystudio.com'
Cc: Lehner, Catalina L.
Subject: RE: Additional Notification Contact Info - EPC 1011363
Attachments: Addnl Notification Contact_EPC Project 1011363.xls

Devin,

Good afternoon. Thank you for speaking with me by phone this afternoon. As we discussed, the S.R. Marmon Neighborhood Association contact information was inadvertently left off of the notification list that you originally requested back in August for EPC Project 1011363 (17EPC-40046 & 17EPC-40047).

I have included their contact information below. Please send a notification regarding the upcoming November 9, 2017 to the two contacts via certified mail receipt by no later than 10/23/17 in order to meet the 15 day notification requirements of the Planning Department. Regarding any potential meetings ahead of the hearing, I would include language stating that the association contacts can call or email you directly to set up a meeting to discuss the proposal in more detail.

Please also provide the Case Planner (Catalina Lehner) with copies of the certified mail receipts for the file. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone
Susie Rayos Marmon NA	Julian	Morales	6328 Keswick Place NW	Albuquerque	NM	87120	5052281379
Susie Rayos Marmon NA	Shane	Montoya	PO Box 7434	Albuquerque	NM	87194	5052250126

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: Quevedo, Vicente M.
Sent: Monday, August 21, 2017 1:04 PM

To: 'devin@cannadystudio.com' <devin@cannadystudio.com>; Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry - Ladera and 79th St - EPC

Devin,

Good afternoon. See list of affected neighborhood associations related to your upcoming submittal. I have also included it as an attachment along with an instruction sheet for you to review. Also, based on the public hearing date of November 9, 2017, the application deadline is not until **September 28, 2017**. Thank you.

First Name	Last Name	Email	Address Line 1	City	State	Zip
Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW	Albuquerque	NM	87120
Steven	Collins	laderawestna@gmail.com	7517 Vista Alegre NW	Albuquerque	NM	87120
Aaron	Rodriguez	aaron.andrew.rodriguez@gmail.com	2015 Aspenwood Drive NW	Albuquerque	NM	87120
Gregie	Duran	voyager4969@outlook.com	7525 Maplewood Drive NW	Albuquerque	NM	87120
Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120
Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Thursday, August 17, 2017 11:57 AM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:

Environmental Planning Commission Submittal

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

Contact Name

Devin Cannady

Company Name

Cannady Architect Studio

Address

300 Adams St. SE

City

Albuquerque

State

NM

ZIP

87108

Telephone Number

505-299-1111

Email Address

devin@cannadystudio.com

Anticipated Date of Public Hearing (if applicable):

November 9th

Describe the legal description of the subject site for this project:

Tract B-1 Mariposa Square, Albuquerque, Bernalillo County, New Mexico

Located on/between (physical address, street name or other identifying mark):

Ladera & 72nd Street just south of 2200 Ladera Dr. NW.

This site is located on the following zone atlas page:

H-10



Cannady Architect Studio

300 Adams St SE
Albuquerque, NM 87108

T 505.299-1111
F 505.349.4167

October 20, 2017

Julian Morales
6328 Keswick Place NW
Albuquerque, NM 87120

Shane Montoya
P.O. Box 7434
Albuquerque, NM 87120

Re: Ladera Self Storage Zone Map Amendment and Site Plan for Building Permit

Dear Susie Rayos Marmon Neighborhood Association,

This letter is notification that Cannady Architect Studio has submitted a request for a Zone Map Amendment and Site Plan for Building Permit to the Environmental Planning Commission (EPC). The site is located on the vacant property south of 2200 Ladera Rd. NW near the intersection of Ladera and 72nd street. The EPC hearing for this application will be held on November 9th, 2017 at 8:30 am at the Plaza del Sol Building located at 600 2nd Street NW. The following are detailed descriptions of the requests:

The proposed project is a +/- 216 unit self storage facility owned and operated by local lifelong residents of Albuquerque. The development is proposed as a traditional multi-building single story self storage facility with individual units accessed from the exterior. The property is configured to have a leasing office accessed off Ladera with controlled access to the storage units at entry and exit points. Access and management standards will be established which include set hours of operation (7:00am - 9:00pm), restricted access to the premises, as well as security provisions such as lighting, cameras, etc.

This development is intended to create a unique, appealing facility beyond that of traditional self storage facilities. The goal is to serve the community with leasable storage space available to local residents. We believe this project to be a positive addition appropriate to the area.

I would be happy to meet with anyone interested in discussing the project. Please contact me by e-mail devin@cannadystudio.com or phone at 505.480.4112 (cell) if you would like to setup a meeting.

Sincerely,

Devin Cannady

Principal - Cannady Architect Studio

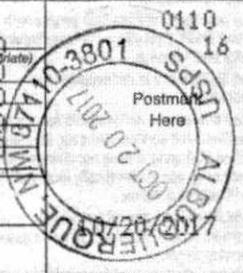
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84



Sent To Julian Morales
 Street and Apt. No., or PO Box No. 4328 Kawick Place NW
 City, State, ZIP+4® Albu, NM 87120

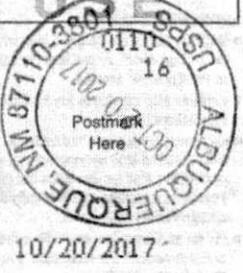
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84



Sent To Shane Montoya
 Street and Apt. No., or PO Box No. PO Box 7434
 City, State, ZIP+4® Albu, NM 87194

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Oct. 12, 2017 **1011366**

Zone Atlas Page: H-10

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Ladera Dr. NW (Intersection of Ladera & 72nd St.) between Unser & 72nd st.

Applicant: Devin Cannady
300 Adams St. SE
ABQ, NM 87108

Agent: Cannady Architect Studio
300 Adams St. SE
ABQ, NM 87108

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

- ✓ **PLN Generated buffer map & address labels**
 Applicant Generated buffer map & address labels
- ✓ **PLN Certified mail outs**
- Applicant Certified mail outs**

Date Mailed: 09/20/17

Signature: 



Ladera Self Storage



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Buffer: 232ft.
 ROW: Ladera Dr. NW

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

0.1 0 0.04 0.1 Miles

LEIJA JAMES A & ALMA A
2308 STONEHAM PL NW
ALBUQUERQUE NM 87120

ROMERO ALFRED & MAGDALENA E
7405 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

CHAVEZ ANTHONY P & MICHELLE Y
7215 PORLAMAR CT NW
ALBUQUERQUE NM 87120-6077

TORRES KARLA J
2300 KAFKA PL NW
ALBUQUERQUE NM 87120

AWE MILFORD A & KATHLEEN A
7504 KNIGHTSWAY AVE NW
ALBUQUERQUE NM 87120-4719

WESTFALL RICHARD L & FRANCINE A
6606 MOSMAN PL NE
ALBUQUERQUE NM 87110

OGLE BRENT A & OGLE GARRY L
2126 BUCKINGHAM CT NW
ALBUQUERQUE NM 87120-4707

WESTERN ALBUQ LAND HOLDINGS LLC %
GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

WINANS CHRISTOPHER A
2120 BUCKINGHAM CT NW
ALBUQUERQUE NM 87120

OGUNDELE STEVEN O
2122 BUCKINGHAM CT NW
ALBUQUERQUE NM 87120

CATRON JIMMY S & LUCILLE A
7324 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

MARTINEZ JERRY D & LINDA S
2300 STONEHAM PL NW
ALBUQUERQUE NM 87120

HARRIS BONNEAU S & THULA V
7319 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

GRIEGO RONALD ENFRED
7305 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

ECKEL MICHAEL W & BEVERLY J
7321 WILLOW WOOD NW
ALBUQUERQUE NM 87120

FERGUSON ESTHER I & DAVID A
35 EL DORADO RD
CORRALES NM 87048-7656

TORREZ JOE W JR & RENEE RIOS-TORREZ
7315 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

1011366

Ladera Self Storage

LUKER I & GLEEN L
7208 PORLAMAR CT NW
ALBUQUERQUE NM 87120

LOPEZ LUIS CARLOS & LOPEZ-CHAVEZ MONICA
A
2116 ROSEWOOD AVE NW
ALBUQUERQUE NM 87120-3915

ULIBARRI TERRY & VICKY A & ANGELA ULIBARRI
& ALICIA G ULIBARRI
208 WITTEW CT
LOS LUNAS NM 87031

HAMILTON THOMAS W & PRISCILLA L
7325 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

SHOEMAKER SUSAN B & CHRISTOPHER K
SHOEMAKER
33 WESTERN SADDLE DR
TIJERAS NM 87059

PURVIS CLAUDINE C
7320 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

BACA HERMAN J C/O ROCHA CRISTINA &
DURAN-PONCE ADRIAN
7401 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4039

HUYNH PHILIP & TAMMY D
2319 KAFKA PL NW
ALBUQUERQUE NM 87120

CHAVEZ PAUL S & ANISSA A
7216 PORLAMAR CT NW
ALBUQUERQUE NM 87120

CAMPOS THOMAS
7301 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

WEBB LARS R & CORTNEY R
2311 KAFKA PL NW
ALBUQUERQUE NM 87120

VIGIL RAYMOND J & FRANCINE
8615 WILD DUNES AVE NW
ALBUQUERQUE NM 87120

MARTINEZ AMANDA C & MARTINEZ CARLOS &
LINDA
2123 SAINT CROIX DR NW
ALBUQUERQUE NM 87120-6095

SHELBY THOMAS J & FENG-SHELBY YUKI
2304 KAFKA PL NW
ALBUQUERQUE NM 87120

MIRANDA GABRIELA A
7215 PORLAMAR RD NW
ALBUQUERQUE NM 87120

GARCIA DANIEL T
7308 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

OTERO ANTHONY S & DELORES J
2304 STONEHAM PL NW
ALBUQUERQUE NM 87120

CRUZ VICTORIA A
2309 KAFKA PL NW
ALBUQUERQUE NM 87120

GUTIERREZ NICOMEDES FELIMON BENTURA &
ELOISA
2120 ROSEWOOD NW
ALBUQUERQUE NM 87120

MAESTAS GILBERT S & JENNIE A
7219 PORLAMAR CT NW
ALBUQUERQUE NM 87120-6077

HENRI CARMEN M
2124 BUCKINGHAM CT NW
ALBUQUERQUE NM 87120

RAMOS ANGEL & ESTRELLITA L
7209 PORLAMAR RD NW
ALBUQUERQUE NM 87120

PINO JERRY & ANGELINA
2316 STONEHAM PL NW
ALBUQUERQUE NM 87120

HOANG LAM S & THUY P NGUYEN
2315 KAFKA PL NW
ALBUQUERQUE NM 87120

MENDOZA JOYCE
7209 PORLAMAR CT NW
ALBUQUERQUE NM 87120-6077

MORFIN ELI J & ELIZABETH G
2305 KAFKA PL NW
ALBUQUERQUE NM 87120

SUAREZ MATTHEW J
2312 STONEHAM PL NW
ALBUQUERQUE NM 87120

GONZALES GABRIEL J
2308 KAFKA PL NW
ALBUQUERQUE NM 87120

TORRES ARMANDO & STELLA M
7309 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

SAAVEDRA RICHARD
2301 KAFKA PL NW
ALBUQUERQUE NM 87120



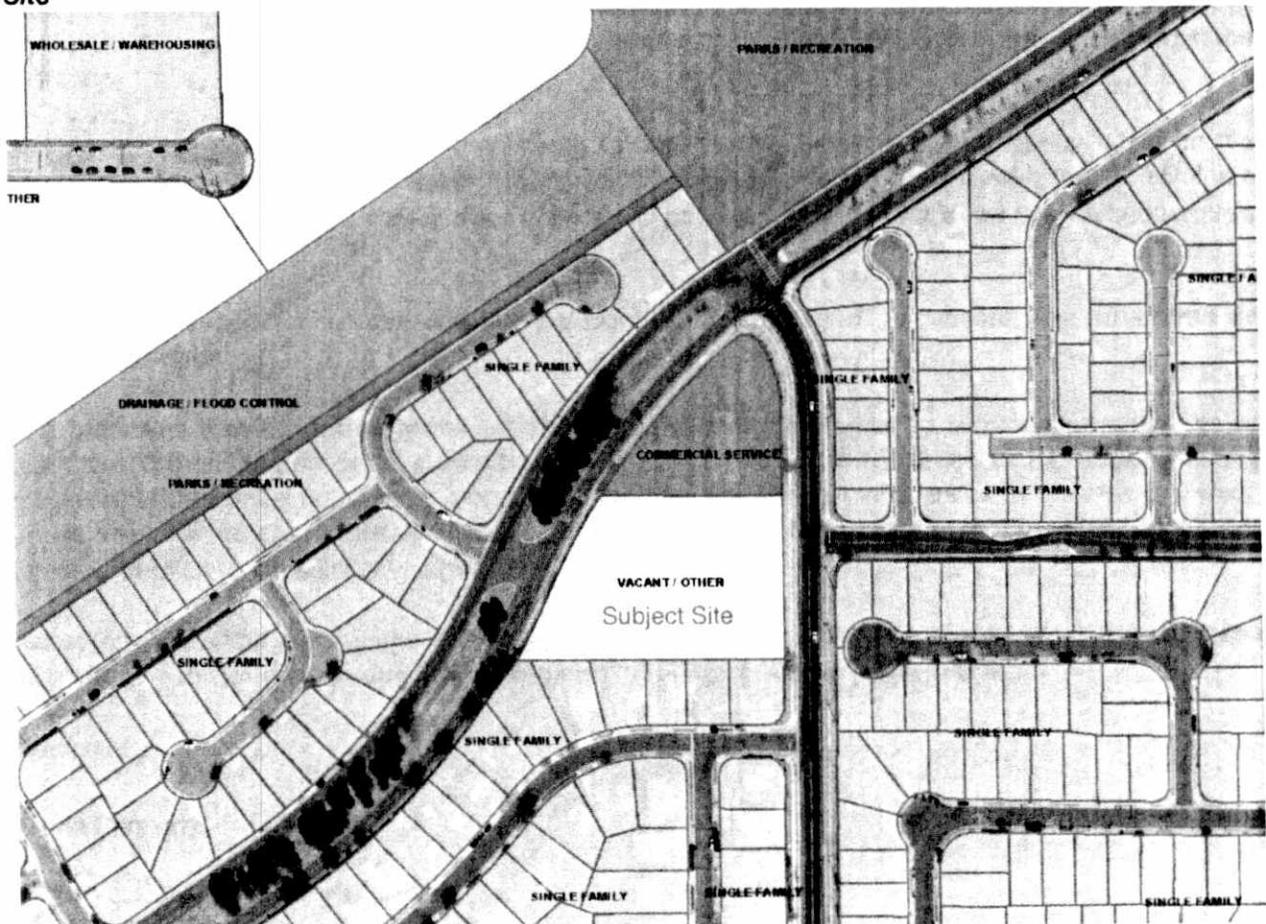
August 28, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Ladera Self Storage Conditional Use Permit Request

As part of this application, we are requesting a Conditional Use Permit for the subject property. The requested Zone Map Amendment would allow SU-1 for C-1 to include Individual Self Storage Units w/ Direct Access from Outside. The proposed use is allowable in the C-1 zone, but the allowance for individual units accessible from outside necessitates the SU-1 request.

Site



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PO BOX 56790
ALBUQUERQUE NM 87187

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Total Postage at	\$

AWE MILFORD A & KATHLEEN A
7504 KNIGHTSWAY AVE NW
ALBUQUERQUE NM 87120-4719

Sent To _____
Street and Apt. _____
City, State, ZIP+ _____

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1011366
Ladera Self Storage

7017 0530 0000 3356 9517

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage at	\$

ROMERO ALFRED & MAGDALENA E
7405 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP+ _____

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage at	\$

FERGUSON ESTHER I & DAVID A
35 EL DORADO RD
CORRALES NM 87048-7656

Sent To _____
Street and Apt. _____
City, State, ZIP+ _____

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

HARRIS BONNEAU S & THULA V
 7319 WILLOW WOOD DR NW
 ALBUQUERQUE NM 87120-4093

Postmark Here

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7017 0530 0000 3356 9463

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

TORRES KARLA J
 2300 KAFKA PL NW
 ALBUQUERQUE NM 87120

Postmark Here

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

OGUNDELE STEVEN O
 2122 BUCKINGHAM CT NW
 ALBUQUERQUE NM 87120

Postmark Here

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7017 0530 0000 3356 9456

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

LEIJA JAMES A & ALMA A
 2308 STONEHAM PL NW
 ALBUQUERQUE NM 87120

Postmark Here

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7017 0530 0000 3356 9470

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

OGLE BRENT A & OGLE GARRY L
 2126 BUCKINGHAM CT NW
 ALBUQUERQUE NM 87120-4707

Postmark Here

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7017 0530 0000 3356 9449

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Sent To
 Street and Apt.
 City, State, ZIP

SAAVEDRA RICHARD
 2301 KAFKA PL NW
 ALBUQUERQUE NM 87120

Postmark Here

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1011366 Ladera Self Storage

7017 0530 0000 3356 9432

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

SUAREZ MATTHEW J
2312 STONEHAM PL NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

HOANG LAM S & THUY P NGUYEN
2315 KAFKA PL NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

HENRI CARMEN M
2124 BUCKINGHAM CT NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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7017 0530 0000 3356 9401

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

CRUZ VICTORIA A
2309 KAFKA PL NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

MIRANDA GABRIELA A
7215 PORLAMAR RD NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

VIGIL RAYMOND J & FRANCINE
8615 WILD DUNES AVE NW
ALBUQUERQUE NM 87120

Sent To _____
Street and Apt. _____
City, State, ZIP _____
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To CHAVEZ PAUL S & ANISSA A
7216 PORLAMAR CT NW
ALBUQUERQUE NM 87120

Street and Apt.
City, State, ZIP

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To PURVIS CLAUDINE C
7320 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

Street and Apt.
City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0000 3356 9357

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To ULIBARRI TERRY & VICKY A & ANGELA ULIBARRI
& ALICIA G ULIBARRI
208 WITWER CT
LOS LUNAS NM 87031

Street and Apt.
City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

1011366 Ladera Self Storage

7017 0530 0000 3356 9340

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To TORRES ARMANDO & STELLA M
7309 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120

Street and Apt.
City, State, ZIP

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To MORFIN ELI J & ELIZABETH G
2305 KAFKA PL NW
ALBUQUERQUE NM 87120

Street and Apt.
City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0000 3356 9326

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage	\$

Sent To PINO JERRY & ANGELINA
2316 STONEHAM PL NW
ALBUQUERQUE NM 87120

Street and Apt.
City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0000 3356 9319

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 MAESTAS GILBERT S & JENNIE A
 7219 PORLAMAR CT NW
 ALBUQUERQUE NM 87120-6077

City, State, ZIP

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7017 0530 0000 3356 9302

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 OTERO ANTHONY S & DELORES J
 2304 STONEHAM PL NW
 ALBUQUERQUE NM 87120

City, State, ZIP

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 SHELBY THOMAS J & FENG-SHELBY YUKI
 2304 KAFKA PL NW
 ALBUQUERQUE NM 87120

City, State, ZIP

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7017 0530 0000 3356 9265

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 SHOEMAKER SUSAN B & CHRISTOPHER K
 SHOEMAKER
 33 WESTERN SADDLE DR
 TIJERAS NM 87059

City, State, ZIP

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 HUYNH PHILIP & TAMMY D
 2319 KAFKA PL NW
 ALBUQUERQUE NM 87120

City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0530 0000 3356 9289

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage
 \$ _____

Sent To
 WEBB LARS R & CORTNEY R
 2311 KAFKA PL NW
 ALBUQUERQUE NM 87120

City, State, ZIP

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

Postmark Here

LOPEZ LUIS CARLOS & LOPEZ-CHAVEZ MONICA
 A
 2116 ROSEWOOD AVE NW
 ALBUQUERQUE NM 87120-3915

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

Postmark Here

GONZALES GABRIEL J
 2308 KAFKA PL NW
 ALBUQUERQUE NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

7017 0530 0000 3356 9234

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$

Postmark Here

MENDOZA JOYCE
 7209 PORLAMAR CT NW
 ALBUQUERQUE NM 87120-6077

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1011366 Ladera Self Storage

7017 0530 0000 3356 9227

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Postmark Here

RAMOS ANGEL & ESTRELLITA L
 7209 PORLAMAR RD NW
 ALBUQUERQUE NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Postmark Here

GUTIERREZ NICOMEDES FELIMON BENTURA & ELOISA
 2120 ROSEWOOD NW
 ALBUQUERQUE NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

7017 0530 0000 3356 9203

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GARCIA DANIEL T
 7308 WILLOW WOOD DR NW
 ALBUQUERQUE NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Sent To
MARTINEZ AMANDA C & MARTINEZ CARLOS &
LINDA
2123 SAINT CROIX DR NW
ALBUQUERQUE NM 87120-6095

City, State

PS Form 3800, April 2008

7017 0530 0000 3356 9180

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Sent To
CAMPOS THOMAS
7301 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

City, State

PS Form 3800, April 2008

7017 0530 0000 3356 9173

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Total Postage	\$

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Sent To
BACA HERMAN J C/O ROCHA CRISTINA &
DURAN-PONCE ADRIAN
7401 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4039

City, State

PS Form 3800, April 2008

7017 0530 0000 3356 9135

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Total Postage	\$

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Sent To
LUKER KATHLEEN L
7208 PORLAMAR CT NW
ALBUQUERQUE NM 87120

City, State

PS Form 3800, April 2008

7017 0530 0000 3356 8954

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Total Postage	\$

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Sent To
HAMILTON THOMAS W & PRISCILLA L
7325 WILLOW WOOD DR NW
ALBUQUERQUE NM 87120-4093

City, State

PS Form 3800, April 2008

1011366 Ladera Self Storage



October 29, 2017

Project: Ladera Self Storage
Date of Meeting: October 25, 2017
Location: 2441 Pomelo Pl. NW
Attendees: Sign-in Sheet

Re: Ladera Self Storage Neighbor Meeting

Associations represented:

- Counselor Sanchez Office.
- SR Marmon Association.
- Laurelwood Association.

Mr. Cannady presented the project discussing the following topics:

1. Overall site plan and proposed vehicular ingress / egress locations.
2. Grading and drainage configuration and on-site ponding concept.
3. Landscaping configuration and palette of trees and shrubs.
4. Building elevations heights, colors and proposed integral signage.

Neighbor Discussion Items:

- The neighbors were pleased to hear about the project as their main concern was lack of information regarding project specifics. It was explained that a neighborhood meeting was scheduled as required during the EPC application process. It was noted that no-one showed up at the scheduled neighborhood presentation nor was there any communication with Mr. Cannady regarding the project prior to the phone calls received by the planning department. It was also noted that neighbors within 100' of the project site were provided notice of the meeting and information regarding the project per the EPC submittal process guidelines.
- The meeting was very positive with attendees expressing no concern as to the use or proposed development of the site. Mr. Custy noted that concerns were mainly with regards to potential crime and homeless being attracted to the area. It was explained how the proposed facility was a low intensity use that should not impact them in a negative way and the neighbors agreed.
- Neighbors were supportive of the proposed facility hours with respect to excluding 24 hour access.
- The concept of transparent walls securing the perimeter of the facility was explained. It was explained the intentional visibility to and through the facility assists in generating a safer development by eliminating "hiding places" at premises corners, allowing lighting onto sidewalks and eliminating areas of shelter from elements by homeless. The neighbors agreed this arrangement made sense as long as the premises was kept clean, with the exception of Mr. Saavedra as noted below.

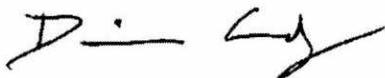
- Mr. Cannady explained that on September 27th when he was putting up the yellow zone request signage he ran into multiple neighbors which residences immediately abut the south property line. Just as with this meeting, discussions with these neighbors was very positive following explanation of the project.
- Mr. Saavedra resides directly to the east of the project site with his backyard facing the east side of the project. His concerns were noise and lighting control to his property. Mr. Saavedra requests a solid wall similar to those surrounding the neighborhoods be constructed to address these concerns. Other neighbors made mention that a solid wall would not restrain noise and stated they supported the transparent fencing concept. Mr. Cannady discussed potential options such as heavy buffering and shielded light fixtures, but Mr. Saavedra stated that a solid wall was his preference.
- Mr. Burch made mention of building colors potentially being more standard such as tan or brown. Mr. Cannady explained the concept of the building acting as signage with the blending of the architectural style, landscaping and overall design aesthetic being a very important aspect of facility marketing. It appeared that Mr. Burch understood and didn't take a strong stance against the proposed design elements.
- Mr. Custy and Mr. Cannady coordinated the meeting with Mr. Custy inviting neighbors were identified by the CABQ staff planner or that had expressed interest via the association. Mr. Custy offered to pass along information gathered from the meeting to neighbors who were unable to attend. Mr. Cannady requested his contact information be passed along for additional communication as requested.

Conclusion:

- Communications with neighbors has been positive with regards to both the proposed use and design parameters of the project. Other than the solid wall request along 72nd street, there are no known items requested to be altered based on conversations with the neighbors.
- At the conclusion of the neighbor meeting Mr. Cannady handed out the contact information for the staff planner and it was requested that everyone in attendance contact the planning voicing support or concerns for the project.
- Mrs. Cannady visited Mrs. Torres who's residence immediately abuts the development along the south property line to provide the same contact information and requested she contact the staff planner to voice support or concern for the project. She stated she likely would not be vocal on the subject.
- Based on comments received there are no proposed alterations to the current design. The concept of transparency along 72nd street across from Mr. Saavedra's residence is an important aspect of safety and security for the premises. An appropriate use of street trees and landscaping will assist to buffer his house from light emittance. Mr. Cannady will work diligently to assist in limiting use of units along 72nd street to help with the noise concern, but the proposed facility is not generally considered to be a noise generating use.

Sincerely,

Devin Cannady



Principal - Cannady Architect Studio



Meeting Sign-In Sheet

Project: Ladera Self Storage

Date: 10.25.17

Location: 2441 Pomelo Pl. NW

Time: 12:00pm

	Print Name	Address	Phone #	E-mail
1	Elaine Romero	City Council	768-3183	evermerof@sabty.com
2	Gisela Garcia	HOA	505-440-7700	gseneman@sun
3	William Burch	LV HOA	839-2025	wscuburch@msn.com
4	Dennis Custy	LV HOA	688-3651	dcusty3@msn.com
5	Ricardo Sanchez	KAFRA	304-8251	RICH11252001@YAHOO.COM
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teymst.com

Lehner, Catalina L.

From: richard saavedra <rich11252004@yahoo.com>
Sent: Wednesday, October 04, 2017 8:37 PM
To: Lehner, Catalina L.
Subject: Project #1011366

To whom it may concern,

I am writing with my concerns in regards to Project # 1011366 located at Ladera Dr. NW, between 72nd St. NW and Laurelwood Parkway NW.

1. Surrounding decreased property value because of storage facility. In the nearby community there is a storage facility. The houses next to the facility have sold for a sufficiently less amount. For example;
Next to storage facility:
2312 Maiden Grass RD NW. 3 bed, 2.5 baths 1866 Sqft house
Sold 11/23/16 for 188,000
A few blocks down for storage facility:
6324 Evesham Rd NW. 3 beds, 2 baths 1750 sqft house.
Sold 6/29/17 for 202,000.

Another example from an earlier date.

Next to storage facility:
2335 Maiden Grass Rd 3 bed, 3 bath 1542 sqft.
Sold 6/28/15 for 155,000

Blocks from storage facility:
5920 Gran Quivira Rd NW 3 bath, 2.5 bath, 1367 sqft
Sold 8/14/15 for 165,006

Both houses away from storage facility are smaller and sold for a considerable increase. I am sure there will be another argument from the other side but I am not willing to gamble on the value of my property dropping because of the proposed storage facility.

2. Fencing around facility. All down Ladera Dr and in surrounding neighborhood there is block fencing. Why would the city allow anything other than a block fence around the Facility?
3. Increased traffic and noise in area. With the storage facility will come an increase in traffic and noise. With the car wash and nearby school the traffic is already backed up on 72nd and Ladera and the noise level is high. The storage facility will add to the current problem.
4. Paint color of facility. I am concerned with the color the owner will paint the facility. Something bright or out of the normal color of the surrounding neighborhood will be a sore eye in the community.
5. Will storage facility have 24 hour access? If so, I will have to hear traffic and noise throughout the night. If it closes, what time will it close?
6. What lighting will it have? I live right across the street and the lighting will shine on my Westside of my residents where my bedroom is located.
7. Possible increase in crime. There is plenty of information, articles, and news reports about crime around these storage facilities. Just to site one done by ABC news. I can site many more if needed.
<https://www.closebox.com/blorf/abc-news-crime-plaguing-self-storage-facilities/>

My family has lived in the current residence for the last 10 years. I have real concerns about the city giving a building permit or zone map amendment (Zone change) for the proposed development. I am afraid the storage facility will bring more crime, traffic, noise, decrease the property value, etc etc etc

Thank you,
Richard Saavedra
2301 Kafka Pl NW
Albuquerque NM

Lehner, Catalina L.

From: WILLIAM BURCH <wscuburch@msn.com>
Sent: Wednesday, October 25, 2017 4:47 PM
To: Lehner, Catalina L.
Subject: Project #1011366 ladera Self-storage

To: Catalina Lehner, Senior Planner, COA

Devon Kennedy met with a group of interested homeowners today regarding his proposal. At the meeting were three members representing Ladera Vista Homeowners Association, including two board members (I am the Treasurer) and our management representative. There was also a homeowner from across the street (72nd) from the proposed project, and a member of Ken Sanchez's staff as an interested party and a provider of information.

I will not speak for the other attendees - only for myself and as an interested citizen, not in an official Homeowners Association board member capacity since we have not met to discuss it.

Devon presented his project in a respectful and detailed manner, addressing all questions and indicating that he wants to be a good community partner. He is meeting with many neighborhood groups regarding the project and will present at our Annual Meeting, scheduled for November 8, 2017.

I approve of his plan for that area. It would be a better alternative for the parcel than many others would be, and all of my concerns regarding security, appearance and impact on the area were addressed. These were the items that concerned me the most, and I believe that his project would be a fine addition to the local business climate, while having little negative impact on the residential area surrounding the property. My lone remaining concern is the bright yellow color used in the design, which would not blend into the area. Even with that, it would be OK, although I suggested that he use a turquoise instead of the mustard yellow proposed.

If there are any questions, feel free to ask. Phone is 505-839-2025, 2316 Muir Dr. NW Albuquerque, NM 87120.

Bill Burch
The sky is not the limit, nor are the stars



www.srmna.org

S. R. Marmon Neighborhood Association
P. O. Box 7434
Albuquerque, New Mexico 87194

30 October 2017

Ms. Karen Hudson, Chairwoman
Environmental Planning Commission
600 Second Street NW, Third Floor
Albuquerque, New Mexico 87102

Re: Project 1011366, 17EPC-40046, 17EPC-40047

Dear Madam Chairwoman:

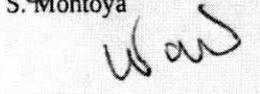
Please note that the S. R. Marmon Neighborhood Association (SRMNA), a recognized neighborhood association, did not receive notification, as required, of this proposed project until October 23, 2017. The western boundary of the SRMNA is 72nd Street NW; the northwestern boundary is Ladera Road NW. A copy of the notification letter is enclosed. We obtained a copy of the Staff Report for the hearing that occurred on October 12 and are further troubled by several statements contained within it:

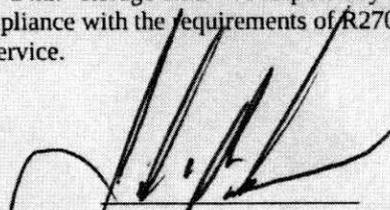
- Under *Context*, the referenced pond would best be described as northeast of the site address.
- Under *Trails/Bikeways*, this description has nothing to do with NW Albuquerque. It describes an area in the NE quadrant.
- Under *Albuquerque/Bernalillo County Comprehensive Plan*, Bernalillo County has not adopted the 2017 Plan.
- Under *West Side Strategic Plan(WSSP) (Rank 2)*, the Ladera Community is not south of Central Avenue.
- Under *Neighborhood/Public*, the applicant failed to notify the SRMNA as required. Note that other statements, including *FINDINGS*, in the document regarding neighborhood notification exclude the SRMNA.

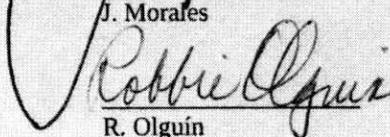
The information provided to the SRMNA is inadequate to determine if ingress and egress points are proposed for 72nd Street, a local street. The information provided to the SRMNA does not include discussion of existing and approved storage facilities within, at, or near our boundaries. We were advised by e-mail of a meeting with Ms. Romero, Policy Analyst to Councillor Sánchez, and the unnamed owner of the proposed facility two days prior but without a meeting time stated. The meeting did not appear to be a facilitated meeting contracted through the Office of Neighborhood Co-ordination. In our experience, this arrangement is atypical for a quasi-judicial matter. The e-mail also indicated the proposed project is a "24hr." storage unit. We respectfully request the Commission's close scrutiny of the application and assurance of compliance with the requirements of R270-1980 and pertinent procedural rules. Thank you for your time and for your service.

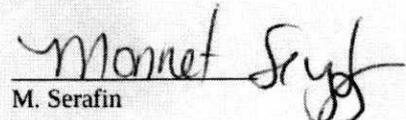
Sincerely,


S. Montoya


E. Ward


J. Morales


R. Olguin

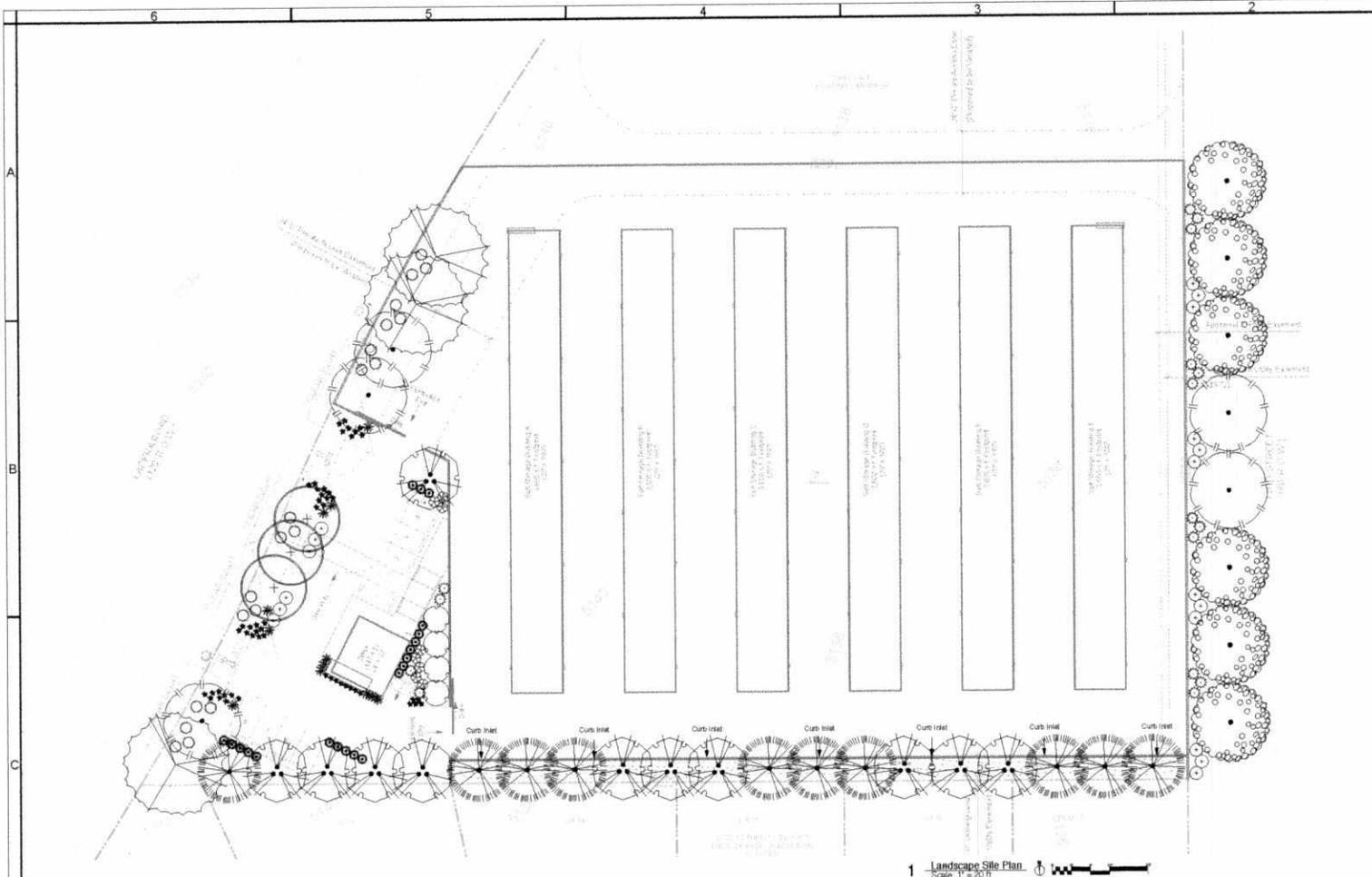

M. Serafin

enc: 1

info@srmna.org

505.225.0126

REDUCTIONS



LANDSCAPE CALCULATIONS (14-16-3-10-C)
 LADERA ISLE STORAGE LOT
 NET LOT AREA = LOT AREA (82,938 SF) - BLDG AREA (22,310 SF) = 60,628 SF
 LANDSCAPE COVERAGE REQUIREMENT IS FOR 15% OF NET LOT AREA -
 REQUIRED LANDSCAPE AREA: 9,094 SF
 PROVIDED: 13,223 SF

OFF-STREET PARKING AREA LANDSCAPE
 PARKING SPACES / 10 = 1 TREE REQUIRED - PROVIDED 4

LADERA STREET TREES
 AVAILABLE STREET FRONTAGE = 321'
 STREET FRONTAGE / 71' TREE DIAMETER 30" = 9 REQUIRED STREET TREES - PROVIDED 9

72ND STREET TREES
 AVAILABLE STREET FRONTAGE = 340'
 STREET FRONTAGE / 240' TREE DIAMETER 30" = 8 REQUIRED STREET TREES - PROVIDED 8

LANDSCAPE REQUIREMENTS
 ALBUQUERQUE CODE OF ORDINANCES ZONING 80-1
 REQUIREMENTS THAT APPLY TO THIS SITE

- ALL NEWLY LANDSCAPED AREAS WILL USE NATIVE OR ADAPTIVE PLANTS
- WHERE POSSIBLE WATER HARVESTING SWALES WILL COLLECT RAINWATER IN LANDSCAPE AREAS
- MAINTENANCE OF LANDSCAPE (GRITTE & WITHIN R.O.W.) TO BE MAINTAINED BY PROPERTY OWNER
- PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER
- WATER MAIN CEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 8-1.1 (PLANTING RESTRICTIONS APPROACHES LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 7" DEPTH MINIMUM OVER FILTER FABRIC
- FILTER FABRIC SHALL BE USED UNDER ALL IRRIGATOR MULCHES LANDSCAPING AND BOUNDARIES SHALL NOT INTERFERE WITH CLEAR BIGHT REQUIREMENTS SIGN, WALLS, TREES AND SHRUBBERY BETWEEN 3 FT AND 8 FT TALL
- COBBLE TO BE PLACED AT WATER HARVESTING CURB CUTS, CREATE DEPRESSED SWALES OF 6" IF LOWER IN CENTER, WITH POSITIVE DRAINAGE TOWARD STORM DRAIN INLETS
- A MINIMUM OF 15% OF THE NET LOT AREA OF EACH DEVELOPMENT SHALL BE LANDSCAPED
- THE TOTAL LANDSCAPED AREA SHALL HAVE AT LEAST 75% COVERAGE BY LIVING VEGETATIVE MATERIALS
- A MINIMUM OF 20% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS (SHRUBS, BIRDCOVERER, GRASSES, ETC.)
- GRADE DIFFERENCES FROM SIDEWALKS TO TOP OF MULCH LANDSCAPE MATERIAL SHALL BE 1/2"

TREES

- DECIDUOUS TREES TWO INCHES IN CALIPER MEASURED SIX INCHES ABOVE GRADE
- EVERGREEN TREES: SIX FEET IN HEIGHT
- MULTI-TRUNK TREES: MINIMUM OF TWO TRUNKS, WITH A COMBINED MIN. CALIPER OF TWO INCHES SHRUBS: 1 GALLON

OFF-STREET PARKING AREA LANDSCAPE TREES ARE REQUIRED INLAND AROUND OFF-STREET PARKING AREAS TO PROVIDE SHADE AND RELIEVE THE ADVERSE VISUAL IMPACT OF LANDSCAPE EXPOSURE OF PAVEMENT AND PARKED CARS. QUANTITY AND DISTRIBUTION OF TREES SHALL BE AS FOLLOWS:

- ONE TREE IS REQUIRED PER TEN PARKING SPACES
- NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE TRUNK
- AT LEAST 75% OF THE REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE TREES CAPABLE OF ACHIEVING A MATURE CANOPY DIAMETER OF AT LEAST 20 FEET

STREET TREES

- STREET TREES MEETING THE REQUIREMENTS OF 14-16-3-10-004, STREET TREES ARE REQUIRED ALONG ALL ARTERIAL AND COLLECTOR STREET FRONTAGES
- SIZE OF THE TREES AT MATURITY SHOULD BE IN PROPORTION TO THE PLANTING SPACES PROVIDED FOR THEM (SPACING BETWEEN EVENLY SPACED STREET TREES SHOULD BE NO GREATER THAN THE DIAMETER OF THE TREE CANOPY AT MATURITY)
- ANY STREET TREES REQUIRED BY THE CITY SHALL BE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET

FRONT-OF-WAY LANDSCAPE

- THE INSTALLATION OF AN ADEQUATE IRRIGATION SYSTEM THAT MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE CITY OF ALBUQUERQUE WITH A SEPARATE METER FOR THE LANDSCAPE AREA (IN THE PUBLIC RIGHT-OF-WAY OR A SEPARATE VALVE) AT THE PROPERTY LINE ALLOWED ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC FRONT-OF-WAY
- LANDSCAPE BUFFER AREAS ARE REQUIRED TO SEPARATE OFF-STREET PARKING AND CIRCULATION AREAS FROM FRONT, SIDE, AND REAR BOUNDARIES OF PREMISES

IRRIGATION NOTES

- RUNTIME FOR BUBBLER ZONES IS APPROXIMATELY 12 MINUTES
- CONTRIBUTOR TO ADJUST RUNTIME FOR OPTIMAL SOIL MOISTURE LEVELS GIVEN SOIL CONDITIONS AND PLANT TYPES

DRIP SYSTEM RUN CYCLES

- ONCE A WEEK IN MARCH
- TWICE A WEEK IN APRIL AND MAY
- THREE TIMES A WEEK IN JUNE, JULY AND AUGUST
- TWICE A WEEK IN SEPTEMBER AND OCTOBER
- ONCE A WEEK IN NOVEMBER
- TWO DAYS PER MONTH IN DECEMBER, JANUARY AND FEBRUARY

BACKFLOW PREVENTER KEYED NOTES:

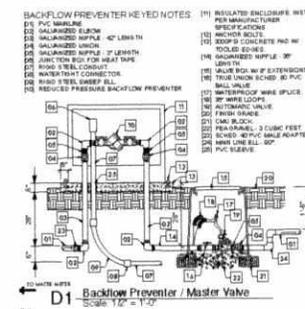
- (1) P.V.C. WELDING PER MANUFACTURER SPECIFICATIONS
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PLANT LEGEND

SYMBOL	ESTIMATED QUANTITY	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
TREES - RE 1-2							
	3	SHADEMASTER HONEY LOCUST	Gleditsia inaequalis var. nemris 'Shademaster'	2" CALIPER	40'	40'	MEDIUM
	5	CHINESE PISTACHE	Pistacia chinensis	2" CALIPER	30'	30'	MEDIUM
	11	SEEDLESS DESERT WILLOW	Chilopsis linearis 'Arts Seedless'	2" CALIPER	20'	25'	LOW
	10	AUSTRIAN PINE	Pinus nigra	6" HEIGHT	35'	25'	MEDIUM
	6	JAPANESE PAGODA TREE	Sophora japonica	2" CALIPER	30'	30'	MEDIUM
	3	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2" CALIPER	25'	25'	MEDIUM

SHRUBS, GRASSES, AND GROUNDCOVER - RE 3							
SYMBOL	EST QTY	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE	MATURE HEIGHT	MATURE SPREAD	WATER USE
	18	ARP ROSEMARY	Rosmarinus officinalis 'Arp'	1 GALLON	36"	36"	LOW
	16	BEAR GRASS	Nolina microcarpa	1 GALLON	48"	48"	LOW
	8	BLUE MIST SPIREA DARK KNIGHT	Caryopteris dandonensis 'Dark Knight'	1 GALLON	48"	48"	MEDIUM
	4	ARIZONA ROSEWOOD	Vauquelinia californica	1 GALLON	72"	72"	MEDIUM
	12	RED YUCCA	Hesperaloe parviflora	1 GALLON	48"	48"	LOW
	20	PROSTRATE ROCK COTONEASTER	Cotoneaster horizontalis 'Perpusillus'	1 GALLON	24"	72"	MEDIUM
	20	REGAL MIST GRASS	Muhlenbergia capillaris 'Regal Mist'	1 GALLON	36"	36"	MEDIUM
	52	STIPA GRASS	Stipa tenuissima	1 GALLON	24"	24"	LOW

LANDSCAPE MATERIALS		
EST QTY	SYMBOL	TYPE
9,515 SF		3/4" GRAVEL ANGULAR GREY GRAVEL OVER FILTER FABRIC, 3" DEPTH
2,880 SF		2"-4" SANTA ANATAN COBBLE OVER FILTER FABRIC, 4" DEPTH



CANNADY
 ARCHITECT STUDIO
 800 ADAMS STREET, SE
 SUITE 200, ALBUQUERQUE, NM 87102
 PH: 505.260.1111
 WWW.CANNADYARCHITECT.COM

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Ladera Self Storage
 10000 Ladera Blvd NE, Albuquerque, NM 87112

Landscape Site Plan

DC ARCHITECT STUDIO
 800 ADAMS STREET, SE
 SUITE 200, ALBUQUERQUE, NM 87102
 PH: 505.260.1111
 WWW.DCARCHITECT.COM

DATE: 10.25.17 17.08

LS.01



VICINITY MAP: H-10-Z

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT B-1, MARRIPOSA SQUARE

SITE AREA: 1.98 ACRES

FLOOD HAZARD STATEMENT: FE M A FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 4, 2016 (PANEL NO. 360010238J) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

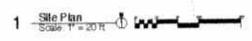
EXISTING DRAINAGE CONDITIONS:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 24-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 1.50. THE 100-YEAR, 24-HOUR STORM EVENT IS 7.98 INCHES. UNDER EXISTING CONDITIONS LOT B-1 IS UNDEVELOPED AND THEREFORE ASSUMED TO BE LAND TREATMENT A.

LOT B-1 IS LOCATED IN NORTHWEST ALBUQUERQUE, JUST SOUTH OF THE LADERA 72ND STREET INTERSECTION. CURRENTLY THE SITE IS UNDEVELOPED. THE PROPERTY DRAINS FROM NORTHWEST TO SOUTHEAST TO 72ND STREET. THE EXISTING PEAK RUNOFF FROM LOT B-1 UNDER EXISTING CONDITIONS IS 2.45 CFS AND 3,035 CUBIC FEET OF RUNOFF VOLUME DURING A 100-YEAR, 24-HOUR STORM. THERE ARE NO OFF-SITE FLOWS THAT REACH THE PROPERTY.

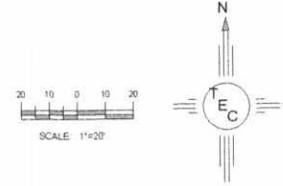
DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A STORAGE LIMIT FACILITY. THE DEVELOPED SITE WILL HAVE 85% IMPERVIOUS AREA AND 15% PERVIOUS AREA. RUNOFF FROM THE SITE WILL DRAIN FROM NORTHWEST TO SOUTH VIA ASPHALT STABLES TO THE FIRST FLUSH POND ALONG THE SOUTHERN PROPERTY LINE. THE FIRST FLUSH VOLUME FOR A 0.44-INCH RAIN IS 1,995 CUBIC FEET. ANY VOLUME OF RUNOFF GREATER THAN THE FIRST FLUSH VOLUME WILL DRAIN THROUGH AN OVERFLOW ON THE EAST END OF THE POND TOWARD 72ND STREET FOLLOWING THE HISTORIC FLOW PATH. THE PEAK FLOW DURING A 100-YEAR STORM EVENT IS 7.75 CFS.



LEGEND

- 99.9' SPOT ELEVATIONS
- EXIST MAJOR CONTOURS
- - - EXIST MINOR CONTOURS
- FLOW DIRECTION



NOTE:
ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

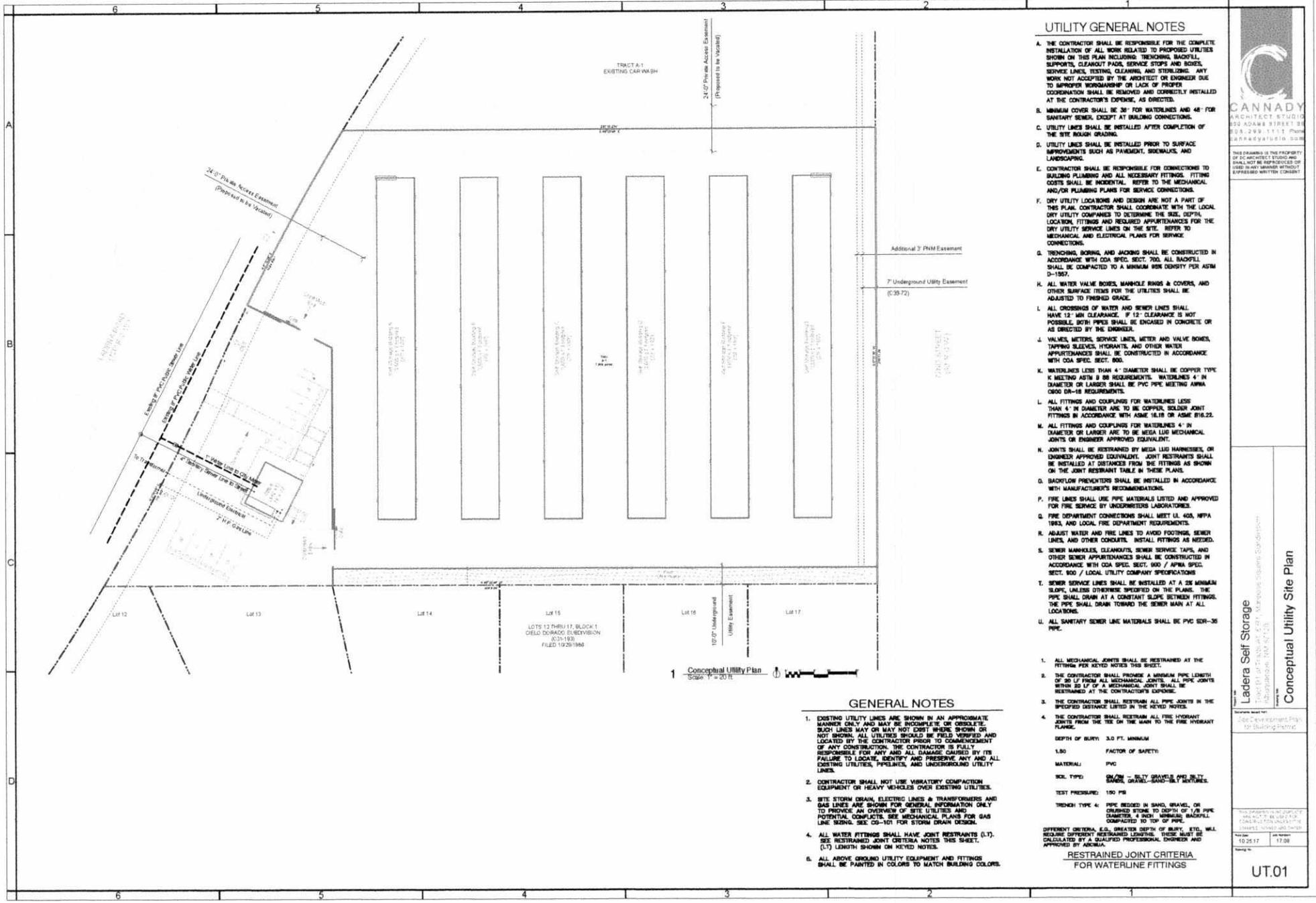


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Ladera Self Storage
The City of Albuquerque, A-01 Marriposa Square Subdivision
Albuquerque, NM 87102

Scale: 1" = 20'
Date: 10/26/17
Sheet: 17 of 18
Drawing by: GD.01

GD.01



UTILITY GENERAL NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- B. MINIMUM COVER SHALL BE 24" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- C. UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- D. UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- F. DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- G. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM W96 DENSITY PER ASTM D-1557.
- H. ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- I. ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- J. VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- K. WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- L. ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER. SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B91.22.
- M. ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- N. JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- O. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- P. PIPE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- Q. FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 408, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- R. ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- S. SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800 / AWWA SPEC. SECT. 800 / LOCAL UTILITY COMPANY SPECIFICATIONS.
- T. SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- U. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- V. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING FOR KETD NOTES THIS SHEET.
- W. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 30 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 50 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- X. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KETD NOTES.
- Y. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TIE ON THE MAIN TO THE FIRE HYDRANT PLUMBING.

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.50
MATERIAL:	PVC
SOIL TYPE:	SH/CL - 2% SLOPE GRADES AND 1% SLOPE
TEST PRESSURE:	150 PS
TRENCH TYPE 4:	PIPE RECESSED IN SAND, BRANDED, OR COLORED STONE TO DEPTH OF 1/8 PIPE DIAMETER. 4 INCH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE.
- Z. DIFFERENT CRITERIA, E.G. GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY AECUSA.

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING, SEC. CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (J.T.). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (J.T.) LENGTHS SHOWN ON KETD NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

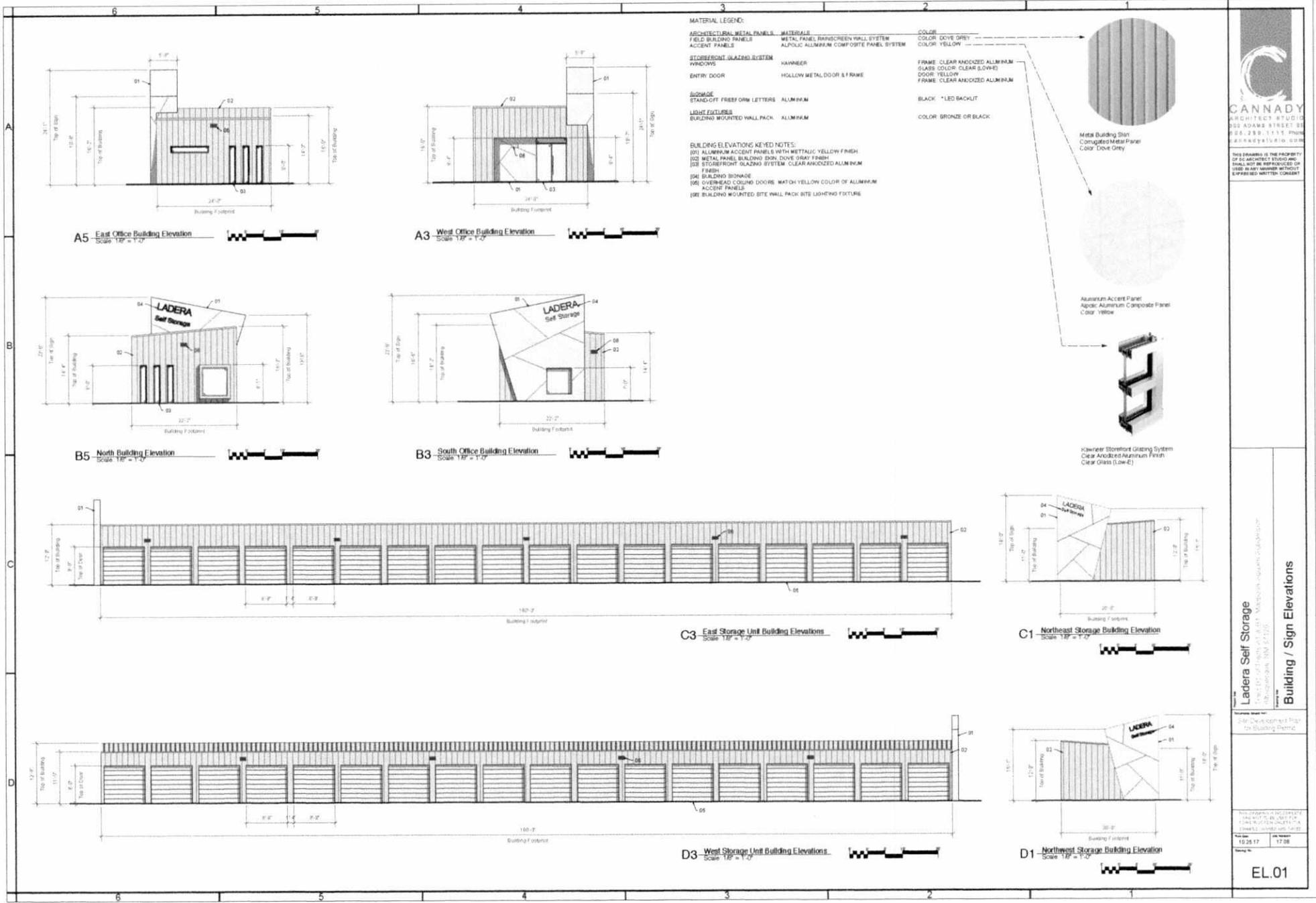
RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS



Ladera Self Storage
 10077 Montgomery Avenue, Suite 100
 Encinitas, CA 92024
 Tel: 760.941.1111
 Fax: 760.941.1112
 www.laderastorage.com

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