

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

GCD VS, LLC.  
6900 East Camelback Road, Suite 240  
Scottsdale, AZ 85251

**Project# PR-2020-004024**  
**Application#**  
**SI-2024-00648** Site Plan Administrative DFT

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT H-6-B and H-9-A, Block 0000, Ventana Square at Ventana Ranch** zoned **MX-M**, located at **9630 and 9610 Universe BLVD NW between PARADISE BLVD NW AND PASEO DEL NORTE NW** containing approximately **4.1** acre(s). **(B-10)**

On July 17, 2024, the Development Facilitation Team (DFT) administratively approved a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to construct a new two-story, 88,500 square-foot self storage facility on a 4.1-acre site.
2. The site is located within an Area of Consistency. The property is within ¼ mile of the Volcano Heights Urban Center.
3. The Ventana Square Site Plan was amended by the EPC in 2020 (PR-2020-004024, SI-2020-00533). The zoning for this site is MX-M. The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district.
4. The most recent plat affecting this parcel was approved by the DHO in April 2024. The two lots that had existed were combined into one.

5. ZHE Conditional Use approval for Self-Storage was granted for the site in July 2022 (VA-2022-00127 and VA 2022-00128) when the site was two lots. An extension of those approvals was granted in July 2023 with a new expiration of July 6, 2024.
6. No major public Infrastructure is required with this Application. All public infrastructure was installed under previous platting actions and under a Paseo Del Norte CABQ project. Those included offsite and onsite improvements, offsite drainage improvements, onsite water line improvements, and onsite sanitary sewer improvements. Therefore, an Infrastructure List was not required to be submitted and approved with the Site Plan.
7. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO. The applicant sent the application packet to the Superintendent of Petroglyph National Monument on May 16, 2024 and no comment was received.
8. Pursuant to 6-5(G)(3) Review and Decision Criteria: An application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:
  - a) 6-5(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed self-storage facility is an allowable use under this zoning designation (MX-M) if a conditional use approval has been given by the ZHE. That ZHE approval was in place at the time of filing this Site Plan application.

Per IDO 5-1 Dimensional Standards for MX-M zone district. The proposed height of the building is 29 feet 4 inches to the parapet and is under the allowed 48 feet.

Per IDO 5-5, On-Site parking: 34 parking spaces are required; 35 spaces are provided. 2 motorcycle parking spaces are required and 2 spaces are provided. 2 ADA parking spaces are required and 2 spaces are provided. 4 bicycle parking spaced are required; 4 spaces are provided.

Per IDO 5-6, the minimum required landscape area (15% of net lot area) for this project is 14,694 SF; the provided landscape area is 15,523 SF. Required vegetative coverage is a minimum of 11,993 SF (75% of the total landscape area). Provided vegetative coverage is 12,114 SF. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 3029 SF. The provided ground-level vegetative coverage is 8643 SF.

The subject parcel is on the interior site. Perimeter sidewalks and landscape buffers are provided under the infrastructure list for the plat.

Per IDO 5-11, Building Design, the façade provides a sense of human scale by the architectural distinction of using grey split-face masonry as a wainscoting on the lower level and stucco for the upper floors.

The applicant has added a note that all lighting for the interior faux windows will be off between 10 pm and 7 am and is compliant with IDO 4-3(D)(29)(e). An additional note is required for the rolled doors that will be visible in the faux window, i.e., that the door color remain grey or a muted color, matching the façade color, and as noted on the Site Plan so that the doors will not be highly visible when lit. (See Conditions).

An outdoor seating area is required and must be added because the primary building is greater than 30,000 SF per IDO (E)(3)(a). (See Conditions.)

- b) 6-5(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

In 2022, all public infrastructure was installed under City Project Number 670982. Public infrastructure included offsite and onsite improvements, offsite drainage improvements, onsite water line improvements, and onsite sanitary sewer improvements. This parcel is interior to the subdivision and no public sidewalks or landscape buffers are required. A pedestrian connection has been added to the north side of the parcel. Given previous infrastructure improvements, the development will not burden the existing systems.

- c) 6-5(G)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The subject property is not located within an approved Master Development Plan; therefore, this criterion does not apply.

- d) 6-5(G)(3)(d) *If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.*

The subject property is not located within an approved Framework Plan; therefore, this criterion does not apply.

**Conditions:**

1. Place a note indicating that rolled doors visible from faux windows will remain in muted colors similar to the grey color proposed on the site plan for the rolled doors and for the building facades so that the doors will not be highly visible when lit.
2. Per IDO 5-11(E)(3)(a), provide an outdoor seating area as the primary building is more than 30,000 s.f.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **AUGUST 9, 2024**. The date of the DFT's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



for Alan Varela,  
Planning Director

JW