

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



OFFICIAL NOTICE OF DECISION

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

Project# PR-2020-004024

Application#

SP-2025-00069 SITE PLAN ADMINISTRATIVE DFT

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract H9A, VENTANA SQUARE AT
VENTANA RANCH** zoned **MX-W**, located at
**9616 UNIVERSE BLVD NW between PASEO
DEL NORTE and PARADISE BLVD** containing
approximately **2.3 acre(s). (B-10)**

On October 1st, 2025, 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 for a Major Amendment to a previous Site Plan Administrative DFT approved on July 17, 2024 per SI-2024-00648 to increase building square footage by 22,500 SF, from 88,500 originally to a total of 111,250 SF, for the proposed self-storage facility located at 9616 Universe Blvd. NW.
2. On July 7, 2025, a Parking Reduction Study (SP-2025-00044) was approved by Planning Department Director Alan Varela to allow a reduction of parking spaces from 40 to 23.
3. On April 24, 2024, the Development Hearing Officer (DHO) approved a plat eliminating a tract line running through the subject property for this request, creating Tract H-6B-1.
4. The subject property is zoned MX-M (Mixed-Use – Medium Intensity Zone District). The proposed use(s) as depicted on the Site Plan are permitted uses in the noted zone district. The site is located within an Area of Consistency.

5. Zoning Hearing Examiner (ZHE) Conditional Use approvals to allow a self-storage facility on the subject property were granted on June 21, 2022, per VA-2022-00127 and VA-2022-00128. An extension of those approvals was granted on July 17, 2023, with a new expiration of July 6, 2024.

On May 6, 2024, the Site Plan Administrative DFT for the original proposed self-storage facility on the subject property (SI-2024-00648) was deemed complete and processed, eliminating the expiration date of the ZHE Conditional Use approvals per VA-2022-00127 and VA-2022-00128 (The ZHE Conditional Uses would expire if the current request and the Site Plan Administrative DFT for SI-2024-00648 expired).

6. The subject property had a Site Plan for Subdivision approved per Ventana Square by the Environmental Planning Commission (EPC). The SU-1 approval & restrictions for C-2 Uses were removed in 2020 per SI-2020-00533 through an EPC Major Amendment.
7. No major public Infrastructure is required with this request. All public infrastructure was installed under previous platting actions and under a Paseo Del Norte City of Albuquerque 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.
8. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
9. 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). The ZHE Conditional Use 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 was updated and approved through the parking study process.

Per IDO 5-6, the subject property exceeds the required landscaping for this type of facility. The minimum required landscape area (15% of net lot area) for this project is 6,369 SF; the provided landscape area is 16,204 SF.

The subject property is an interior site. Perimeter sidewalks and landscape buffers are provided under the Infrastructure List approved with a plat.

The proposed building complies with IDO 5-11 Building Design standards, including requirements for façade design. The façade provides a sense of human scale as required.

- 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 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **OCTOBER 17, 2025**. The date of the DFT'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.

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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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

for Robyn Rose,
Associate Director of Planning

RW/jr

Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102