

**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  
March 27, 2026**

Amerco Real Estate Company  
Tom Neill & Cody Lane  
2727 N Central Ave  
Phoenix, AZ 85006

**Project# PR-2023-008710**  
**Application#**  
**SI-2025-00082 SITE PLAN ADMINISTRATIVE DFT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**TR OF LAND IN SE SW SE SEC 14 T11N R3E  
(AKA HARLEY TRACT WITHIN LOOP  
INDUSTRIAL DISTRICT UNIT NO. 1) EXCL S'LY  
PORTOUT TO R/W zoned NR-LM, located at  
8200 Jefferson St NE containing approximately  
9.16 acre(s). (C-17)**

The Development Facilitation Team (DFT) administratively approved a site plan concerning the above-referenced application, with conditions of approval, based on the Findings noted below:

1. This is a request to construct a Self-Storage Facility and associated uses. The development will consist of seven buildings (Self-Storage, U-Box, Mini-Storage) with a combined square footage of approximately 152,793 square feet, plus two large covered RV storage canopy parking areas covering approximately 27,591 square feet.
2. The zoning for this site is NR-LM (Non-Residential – Light Manufacturing 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 CPO-10 North I-25 overlay (Building Height Area 3), and in an Area of Change.
3. The Applicant and City of Albuquerque (CABQ) staff have worked with the Albuquerque International Balloon Fiesta Balloon Landing Task Force to ensure the design is functional for a balloon landing site, which is depicted on the Site Plan.

4. An Alternative Landscaping Plan (PR-2023-008710, SI-2024-01652) was submitted in association with this Site Plan, and was reviewed and approved separately.
5. On January 16, 2025, an Archaeological Certificate of No Effect was issued for the subject property by the Acting City Archaeologist per PR-2023-008710, SI-2025-00083.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. There is an Infrastructure List included with this Site Plan. Once approved, the applicant team will complete an Infrastructure Improvements Agreement with a financial guarantee.
8. On January 7, 2023, the Development Hearing Officer (DHO) approved a Minor Preliminary/Final Plat dedicating right-of-way to the City of Albuquerque.
9. New Mexico Department of Transportation confirmed that the removal of the old rail line on the subject property is not required.
10. 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 (NR-LM).

Per IDO 5-1 Dimensional Standards, for NR-LM 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, this Self-Storage facility project requires 55 parking spaces, with a combined total of 55 spaces provided. Parking provided includes: 3 ADA parking spaces, 6 motorcycle parking spaces, and 3 bicycle spaces.

Per IDO 5-6, the subject property included a separate submittal, review and approval of an Alternative Landscaping Plan.

The proposed building complies with IDO 5-11 Building Design standards, including requirements for façade design. An outdoor seating area is also included because the primary building is greater than 30,000 square feet per IDO 5-11(E)(3)(a).

- 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.*

The Applicant has agreed to install the necessary infrastructure and public improvements as required by the IDO. This includes storm drain and sidewalk upgrades, outlined in the submitted Infrastructure list, which will be formalized through an Infrastructure Improvements Agreement (IIA).

- 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.

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## CONDITIONS

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Final sign-off of the Site Plan by the DFT staff is conditioned as follows:

1. A recorded Infrastructure Improvements Agreement w/ financial guarantee will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.
2. Add Project and Application #'s to the final revised plan set file and Infrastructure List.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **APRIL 13, 2026**. 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.

Official Notice of Decision

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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,



Robyn Rose,  
Associate Director, Planning Department

RW/jr

ISG Andrea Rand, 7900 International Dr., Suite 550, Minneapolis, MN 55425