

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

Speer Gregory M and Helen Laura  
7858 Alamos Rd.  
Corrales, NM 87048

**Project# PR-2024-010691**  
**Application#**  
**SP-2025-00031 SITE PLAN ADMINISTRATIVE DFT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS  
UNIT 14 zoned MX-L, located at 7520  
RAINBOW BLVD BETWEEN RAINBOW  
BLVD NW & UNIVERSE BLVD NW  
containing approximately 2.03 acre(s).  
(D-09)**

On September 24, 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 to construct a 105,300 square foot self-storage facility at 7520 Rainbow Blvd NW.
2. The subject property is located within an area of Consistency, Character Protection Overlay Zone (CPO 13), View Protection Overlay Zone (VPO2), but it is not within the boundaries of any designated center or corridor.
3. The property is zoned MX-L (Mixed-Use – Low Intensity Zone District). A self-storage facility is a conditional use in the MX-L zone district. The Zoning Hearing Examiner (ZHE) approved a Conditional Use on September 17, 2024, permitting a self-storage facility per PR-2024-010691 / VA-2024-00214.

4. The main entrance to the proposed facility would be located on Rainbow Blvd. NW.
5. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
6. An Infrastructure List (IL) is included with this request. An approved Financial Guaranty and recorded Infrastructure Improvements Agreement (IIA) based on the IL is required.
7. 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.*

The Site Plan is compliant with the IDO document effective as of the date this application was deemed complete and processed, as well as the DPM, provided the conditions of approval of this request are met.

Per IDO 4-2, Allowable Uses, table 4-2-1, the proposed Self-Storage use is permitted in the MX-L (Mixed-Use-Low Intensity) zone with Conditional Use approval. This approval was granted by the ZHE and proof was submitted by the Applicant.

Per IDO 4-3(D)(29) - Use-Specific Standards, the proposed development complies with the outlined requirements of this section.

Per IDO 5-1, Dimensional Standards for MX-L, the Site Plan meets the dimensional standards for the MX-L zone district, including site/setback standards, building height and colors for the Character Protection Overlay Zone (CPO-13), and the View Protection Overlay Zones (VPO-2) area.

In accordance with IDO 5-5 Parking and Loading Standards, the requirements for 35 parking spaces are met by providing the following: 29 standards spaces, 3 small car spaces, 2 handicap spaces, and 1 van-accessible space, totaling 35 spaces overall. Bicycle and motorcycle parking are also included.

The project complies with the IDO Section 5-6 Landscaping, Buffering, and Screening. The subject property includes the required landscaping for this type of facility. Additionally, in accordance with IDO 5-11(E)(3)(a)(2), the project meets the requirement that each seating and gathering area must be at least 400 square feet for every 30,000 square feet of building gross floor area.

The proposed building complies with IDO 5-11 Building Design standards, including requirements for façade design. It will be 35 feet tall, all rooftop equipment will be screened from public view, and the exterior will feature non-reflective materials in muted colors such as browns and dull reds. No reflective or mirrored glass will be used.

- 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.*

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 IL, and must be formalized through an 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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### Planning

1. A recorded IIA will be required.

### Parks and Recreation

2. Scotch Pines are not recommended per the Official Albuquerque Plant Palette. Please replace with another Pine or evergreen tree species.

Code Enforcement

3. Provide sheet giving light fixture types/detail sheets to show how the light fixtures meet required cut-off angle requirements.
4. Provide light trespass sheet/site plan showing how total illumination (from interior and exterior light sources) complies with light trespass requirements as per IDO sections 4-3-D-29(e) and 5-8(F)(4) Light Trespass.
5. The lighting plan should show the light trespass measurements at the property line to confirm compliance with the limits shown in section 5-8(F)(4) and Table 5-8 (Light Trespass Limits by Lighting Designation).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 10, 2025**. The date of the DHO'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 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,



for Robyn Rose,  
Associate Director of Planning

MI/jr

Tierra West, LLC., 5571 Midway Park Place NE, Albuquerque, NM 87109