

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

Guardian Storage  
7501 Holly Avenue NE  
Albuquerque, NM 87113

**Project# PR-2019-002184**  
**Application#**  
**SI-2019-00379** SITE PLAN DRB  
**SD-2020-00027** PRELIMINARY/FINAL PLAT

### LEGAL DESCRIPTION:

All or a portion of TR G-1 PLAT OF TRACTS F-1 & G-1, ACADEMY PLACE SUBDIVISION, zoned MX-L, located at **4909 JUAN TABO BLVD NE** between **OSUNA RD** and **MONTGOMERY BLVD**, containing approximately 2.3795 acre(s). (F-21)

On January 29, 2020 the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning to address issues, based on the following Findings:

### **SI-2019-00379** SITE PLAN DRB

1. This is a request for a Site Plan DRB for a 116,700 square-foot self-storage building 35-feet in height.
2. The proper notice was given as required by the IDO in Table 6-1-1.
3. The applicant held a meeting with the affected neighborhood associations on November 5, 2019.
4. Pursuant to 6-6(G)(3) Review and Decision Criteria. An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
  - a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations. *Specifically, the height, parking, open space, landscaping and façade meet or exceed the IDO requirements.*
  - b. 6-6(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. *The site has access to a full range of urban services including utilities, roads, and emergency services. The ABCWUA issued an availability statement for the site. A Traffic Impact Study was not required. A grading*

*and drainage plan for the entire site has been approved by Hydrology.*

- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. *The site has significant perimeter landscaping: 39,809 square feet of landscaping is proposed and 9,544 square feet are required. The applicant agreed to and added a note on the Site Plan that interior lighting would be reduced to 50% by 9 pm and 25% by 11 pm. The applicant added an additional note stating that the hours of operation for office and gate access are from 7AM to 5:30 PM and gate only access is available until 7 PM.*

**SD-2020-00027 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat dedicates 2,670 square feet of right-of-way to the City of Albuquerque along Juan Tabo Boulevard NE on the southwest corner of Osuna Road NE and Juan Tabo Boulevard NE.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**Conditions:**

1. This Site Plan is valid 5 years from DRB approval (2-13-2020). An extension may be requested prior to the expiration date.
2. Final Sign off is delegated to Hydrology to check for the stamped date for the grading and drainage plan and Planning for the infrastructure List.
3. The applicant will obtain final sign off from Hydrology and Planning by March 29, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.
4. Once the site plan has all the required signatures, a pdf of the complete, a signed-off-set shall be emailed to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **FEBRUARY 13, 2020**. The date of the DRB'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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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).

Official Notice of Decision

Project # PR-2019-002184 Application# SI-2019-00379, SD-2020-00027

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Jolene Wolfley  
DRB Chair

JW/jr

CSI – Cartesian Surveys, Inc. 1005 21<sup>st</sup> Street SE, Suite A, Rio Rancho, NM 87124