

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: WESTERN TRAIL SELF-STORAGE, LLC PHONE: (505) 760-2555
 ADDRESS: P.O. BOX 6786 FAX: _____
 CITY: SANTA FE STATE NM ZIP 87502 E-MAIL: JCOELHO@PUEBLOMANAGER.COM
 Proprietary interest in site: UNDER CONTRACT List all owners: _____

DESCRIPTION OF REQUEST: ZONE AMENDMENT TO ADD ".... AND SELF-STORAGE UNITS WITH DIRECT ACCESS AND OUTSIDE STORAGE OF CARS, RECREATIONAL VEHICLES AND BOATS... AND A LOT SPLIT OF THE CORNER PARCEL WITH ITS ZONING TO REMAIN UNCHANGED.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LAVA TRAILS SUBDIVISION, RECORDED 3/24/04 IN BOOK 2041 C PAGE 9
 Existing Zoning: SU-1 FOR NEIGHBORHOOD COMMERCIAL Proposed zoning: SAME, AS AMENDED. ACCESS TO INCLUDE DIRECT ACCESS
 Zone Atlas page(s): F-10-Z UPC Code: _____ MRGCD Map No. R/JA/1111

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): NONE

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: ONE No. of proposed lots: TWO Total area of site (acres): 4.99 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: UNSER BLVD NW
 Between: WESTERN TRAIL, NW and ATRISCO, NW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 8/6/08
 (Print) JOHN R. COELHO Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
08EPC-40087

 Hearing date 09/18/08

Form revised 4/07

Action	S.F.	Fees
<u>AZM</u>	<u>Z</u>	\$ <u>400.00</u>
<u>ADV</u>		\$ <u>75.00</u>
<u>CMF</u>		\$ <u>50.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		\$ <u>585.00</u>

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - BCC Notice of Decision for City Submittals
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- Zone Atlas map with the entire plan area clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
- Fee for EPC final approval only (see schedule)
- List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined
 - Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application **NONE**
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
- Plan to be amended with materials to be changed noted and marked
- Zone Atlas map with the entire plan/amendment area clearly outlined
- Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
- Letter of authorization from the property owner if application is submitted by an agent (Map change only)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter briefly describing, explaining, and justifying the request
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

WESTERN TRAIL SELF-STORAGE, LLC

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

By: JOHN R. COELHO, MEMBER
Applicant name (print)
[Signature] 8/6/08
Applicant signature / date



Form revised APRIL 07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

08EPC-10087

Sandy Handley 08/07/08
Planner signature / date

Project # 1001708

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: WESTERN TRAILS SELF-STORAGE, LLC DATE OF REQUEST: 8/5/08 ZONE ATLAS PAGE(S): F-10-2

CURRENT: ZONING SU-1 FOR NEIGHBORHOODS LEGAL DESCRIPTION: LOT OR TRACT # A-2 BLOCK# _____
PARCEL SIZE (AC/SQ. FT.) 165,963 COMMERCIAL SUBDIVISION NAME LARA TRAILS SUBDIVISION
REQUESTED CITY ACTION(S): RECORDED 3/24/04 BOOK 2804C PAGE 97

- ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE A) SUBDIVISION [] BUILDING PERMIT []
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT: AMENDING LANGUAGE GENERAL DESCRIPTION OF ACTION: ¹
NO CONSTRUCTION/DEVELOPMENT # OF UNITS: _____
NEW CONSTRUCTION [] BUILDING SIZE: _____ (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements. WESTERN TRAILS SELF-STORAGE, LLC

APPLICANT OR REPRESENTATIVE [Signature] DATE 8/5/08
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes: SELF STORAGE

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature] DATE 8-5-08
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

[Signature] DATE 8/5/08
APPLICANT

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- NOTES 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- NOTES 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

August 6, 2008

Ms. Laurie Moyer, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, New Mexico

RE: Zone Map Amendment and Site Plan For Division - Project # 1001209 Tract A-2, Lava Trails Subdivision (Zone Atlas F-10)

Dear Mme. Chair and Commissioners:

This is a request for a Zone Map Amendment and Site Development Plan for Subdivision for the above referenced project located at Unser Blvd. NW between Western Trail NW and Atrisco NW. The current zone category is SU-1 for Neighborhood Commercial. The requested zoning is for SU-1 for Neighborhood Commercial to include self-storage units with direct access and outside storage of, cars, recreational vehicles and boats. Additionally, we are requesting a lot split of the approximate 1.2 acre corner parcel (as indicated on the plat) with its zoning to remain unchanged at the current SU-1 for Neighborhood Commercial.

The site is governed by the policies of the *West Side Strategic Plan (WSSP)* and the *Albuquerque/Bernalillo Comprehensive Plan (Comprehensive Plan)*. It is also part of the Lava Shadows Sector Development Plan, a non-regulatory plan.

Background

In July 2003, the SU-1 for Neighborhood Commercial portion of the zoning was split into two lots. A Site Plan for Building Permit was approved for an auto repair facility on Tract A-1. The remaining portion of the property became Tract A-2.

Although not specified, the SU-1 for Neighborhood Commercial has been interpreted to refer to the permissive and conditional uses of the C-1 zone of the *Albuquerque Comprehensive Zoning Code (Zoning Code.)* The C-1 zone allows "Storage of household goods, office records, equipment, or material reasonable to a neighborhood function provided...all activities are conducted within a completely enclosed building [and] individual storage cubicles, units or facilities are not directly accessible from outside the enclosed building."

Indoor storage facilities are actually more appropriate for commercial storage, whereby storage units without direct access are more suited to the storage needs of residents. There are only two such storage facilities with a three-mile radius of this property.

West Side Strategic Plan

Policy 1.3 of the *WSSP* states that “[s]trip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments.

Zone changes to commercial, industrial or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.”

This request for re-zoning is obviously affected by this policy. This minor zone change, however, does not conflict with this policy because it merely adds an additional, neighborhood commercial use to an SU-1 zone.

When this property was re-zoned, the EPC chose to designate SU-1 zoning for neighborhood commercial uses, rather than to use the underlying standard C-1 zone category. The preamble of the SU-1 zone states that the “zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” Obviously, the two most important factors in creating this SU-1 zone was to ensure that only neighborhood commercial type uses would be allowed, and that the site development plan would be paramount to those uses.

As applicant, we believe that our request does not “rezone allowed commercial uses,” but instead only minimally modifies the current zoning to allow a desirable and appropriate neighborhood commercial use that will be governed by an approved site development plan.

The property is generally located in the Taylor Ranch Community as identified by the *WSSP*. The community is served by the Coors/Western Trail neighborhood center, zoned SU-3, Urban Center.

Policy 3:12 of the *WSSP* states: “The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.” Approval of this new zoning will further this policy by allowing for a neighborhood commercial use to be developed in an appropriate zone category.

Policy 3:15: “Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the escarpment and through design guidelines and consistent enforcement.”

Though this request is only for a minor zone map amendment and site plan for subdivision, this design goal will be furthered through the site plan approval process at a publically advertised EPC hearing and neighborhood input.

Albuquerque/Bernalillo County Comprehensive Plan

Policy II.B.5.a of the Developing and Established Urban Area of the *Comprehensive Plan* states: “The Developing Urban and Established areas shall allow a full range of urban land uses.” The proposed use for storage of household goods and outside storage of recreational vehicles and boats furthers this policy by allowing for an additional desired and desirable neighborhood use in a zone category that already allows similar uses.

Policy II.B.5.e states “New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.” This is a vacant piece of property with all urban facilities available. The use is desirable and the site plan component of the development will assure the integrity of the neighborhoods.

Policy II.B.5.i states: “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environs.” The issues of noise and lighting are already regulations in the *Zoning Code* thus the site plan will be consistent with the health, safety and general welfare of the City. The issue of traffic and pollution is mostly tied to site design and justified through the site plan approval process. The proposed additional allowed use will have only minimal impact on traffic and is much less of an impact than are many other allowed uses on the site. This site will clearly complement the residential area through the creation of a necessary service use as well as other site plan amenities as will be required at the Site Plan for Building Permit process.

According to Policy II.B.5.d: “The location, intensity and design of new development shall respect existing neighborhood values, natural environmental concerns and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.” Again, this policy will be furthered by site plan review and approval when an application for a Site Plan for Building Permit is requested before the EPC.

Policy II.5.l reads: “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area,” and Policy II.5.m. states: “Urban and site design which maintains and

enhances unique vistas and improves the quality of the visual environment shall be encouraged.” Both of these policies may be furthered through the approved site plan, though admittedly these policies apply equally to the current zoning.

Policy II.B.5.k says that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.” It further says that “livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.” This request will have a minimal effect on traffic because it is a low-key business with limited traffic at any time. It will provide an additional beneficial neighborhood use that will not negatively impact any transportation planning or operation.

Resolution 270-1980

- A. A proposed zone change must be found to be consistent with the health, safety, morals and general welfare of the City. This is a low impact, neighborhood use. It will allow limited access and have adequate lighting and security. Traffic impact will be minimal.
- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for change. This is a minor change to an existing zone category that already allows the requested use as an indoors only use. Allowing outside storage of recreational vehicles and boats as well as direct access to the storage units does not de-stabilize the current zone category. Applicant believes that the policies cited in this letter provide a sound justification for change.
- C. A proposed zone change shall not be in significant conflict with the adopted elements of the *Comprehensive Plan* or other City master plans and amendments. Applicant has noted in this letter that this request furthers several policies of the *Comprehensive Plan*, and the *West Side Strategic Plan*.
- D. The applicant must demonstrate that the existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated in the *Comprehensive Plan* and other City master plans. Applicant does not argue that the existing zoning is inappropriate, only that it is incomplete as it applies to allowed used in an SU-1 zone designed to serve the day to day uses of nearby residents. Policies addressed in this letter support this contention.
- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood or the community. The proposed change adds only outside storage of recreational vehicles and direct access to already allowed residentially oriented self-storage units. The uses will be shielded by a 6’ solid wall. There is nothing inherent or expected in the proposed use, which would be

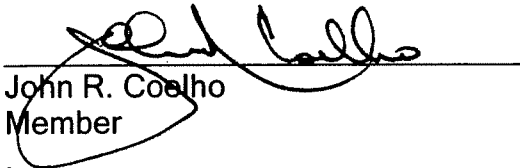
injurious to the adjacent property, the neighborhood or the community. Such uses are common throughout the City and are generally approved as conditional uses based almost solely on the criteria of this section.

- F. A proposed zone change which, to be utilized though land development requires major and unplanned capital expenditures...may be denied. No such capital expenditures are required if this use is approved.
- G. The cost of land and other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone. Applicant makes no argument regarding economic factors.
- H. Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning. Street location is not a factor in the approval of this request
- I. A zone change request which would give a zone different from surrounding zones to one small area is generally called a "spot zone." The zone category remains SU-1 with only a minor modification. An SU-1 zone is not generally considered a "spot zone."
- J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." See "I" above.

Your favorable consideration of this request is sincerely appreciated. I am looking forward to answering any questions the commission may have after we make our presentation.

Regards,

Western Trail Self-Storage, LLC



John R. Coelho
Member

Western Trail Tenancy in Common

August 5, 2008

Ms. Laurie Moye, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Letter of Authorization

Dear Ms. Moye and Commissioners,

I, as President of Clifford Capital Fund, Inc. and as Manager and Attorney in Fact of the Owners of Western Trail Tenancy in Common, referred to as the owners of the Property, (Tract A-2 of the Plan for Tracts A-1 and A-2, Lava Trails Subdivision), do hereby authorize Jazz Builders, Inc. or their representatives, to act as my agent and represent me in making application for either a zone change or conditional use application and an application for a subdivision of the Property to the appropriate Governmental Authorities with the City of Albuquerque.

Sincerely,

Clifford Capital Fund, Inc.

By: 

Jack J. Clifford, Inc. President



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

August 6, 2008

John R. Coelho
Western Trail Self-Storage, LLC
P.O. Box 6786
Santa Fe, NM 87502
Phone: 780-2555/Fax: 471-4211

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear John:

Thank you for your inquiry of August 6, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT A-2, LAVA TRAILS SUBDIVISION, LOCATED ON UNSER BOULEVARD NW BETWEEN WESTERN TRAIL NW AND ATRISCO NW** Zone Map: **F-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

QUAKER HEIGHTS N.A. (QHT) "R"

Matthew Baca, 5125 Northern Trail NW/87120 269-4100 (h)
W. Leon Cooley, 5008 Northern Trail NW/87120 899-8138 (h)

TAYLOR RANCH N.A. (TRN) "R"

Brett Lopez, 4815 Northern Trail NW/87120 836-7831 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

planningrnaform(05/22/08)



VICINITY MAP
 STATE PLANS MAP NO. P-10-2 & P-11-2

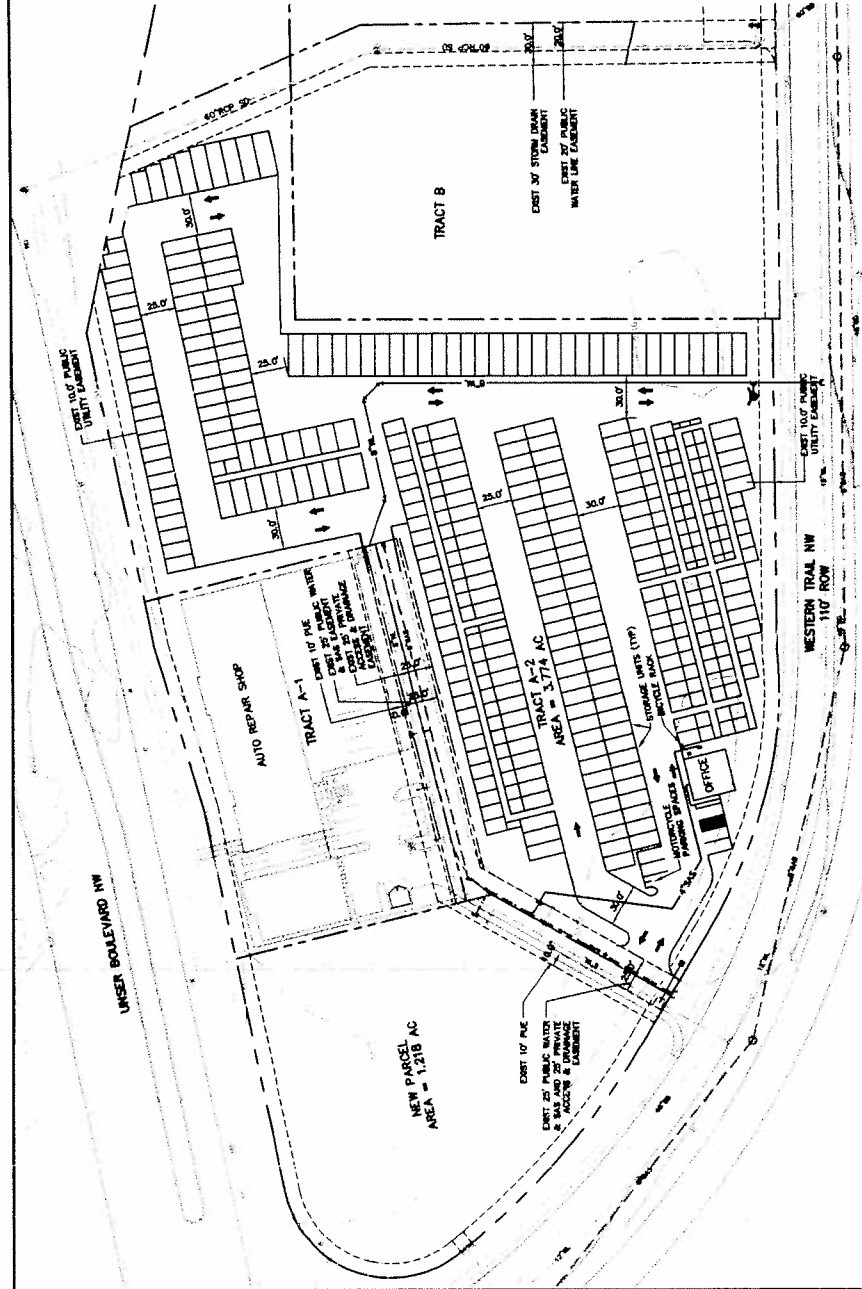
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WESTERN TRAILS SELF STORAGE
 ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR SUBDIVISION

SHEET NO. 1 of 3

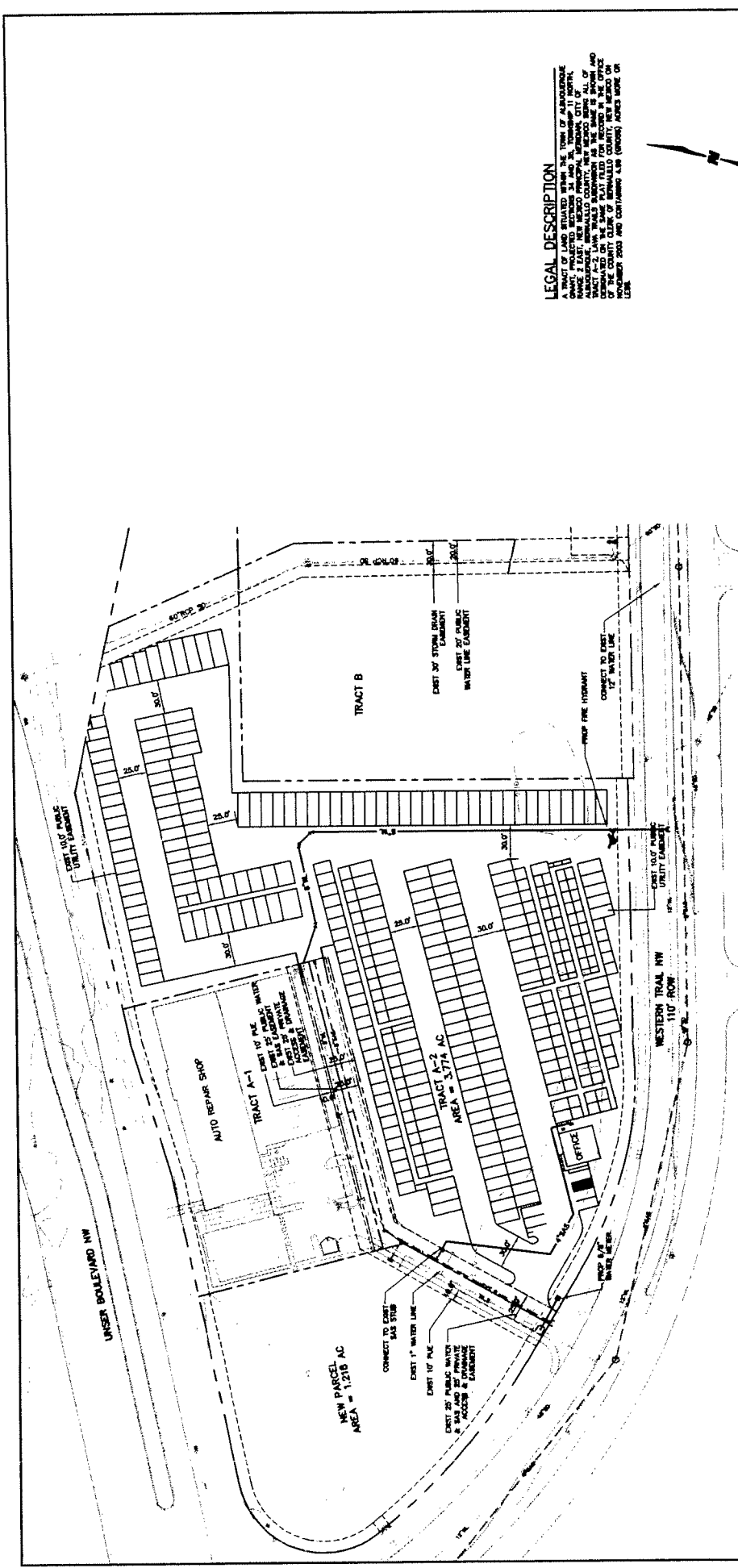


REMARKS
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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LEGAL DESCRIPTION
 A TRACT OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE COUNTY, PROJECTED SECTION 34 AND 35, TOWNSHIP 17 NORTH, RANGE 12 WEST, MERIDIAN 10 WEST, ALBUQUERQUE COUNTY, NEW MEXICO, BEING ALL OF SAID SECTION 34 AND 35, AND BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON A PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 20, 2008 AND CONTAINING 4.38 (FOUR) ACRES MORE OR LESS.



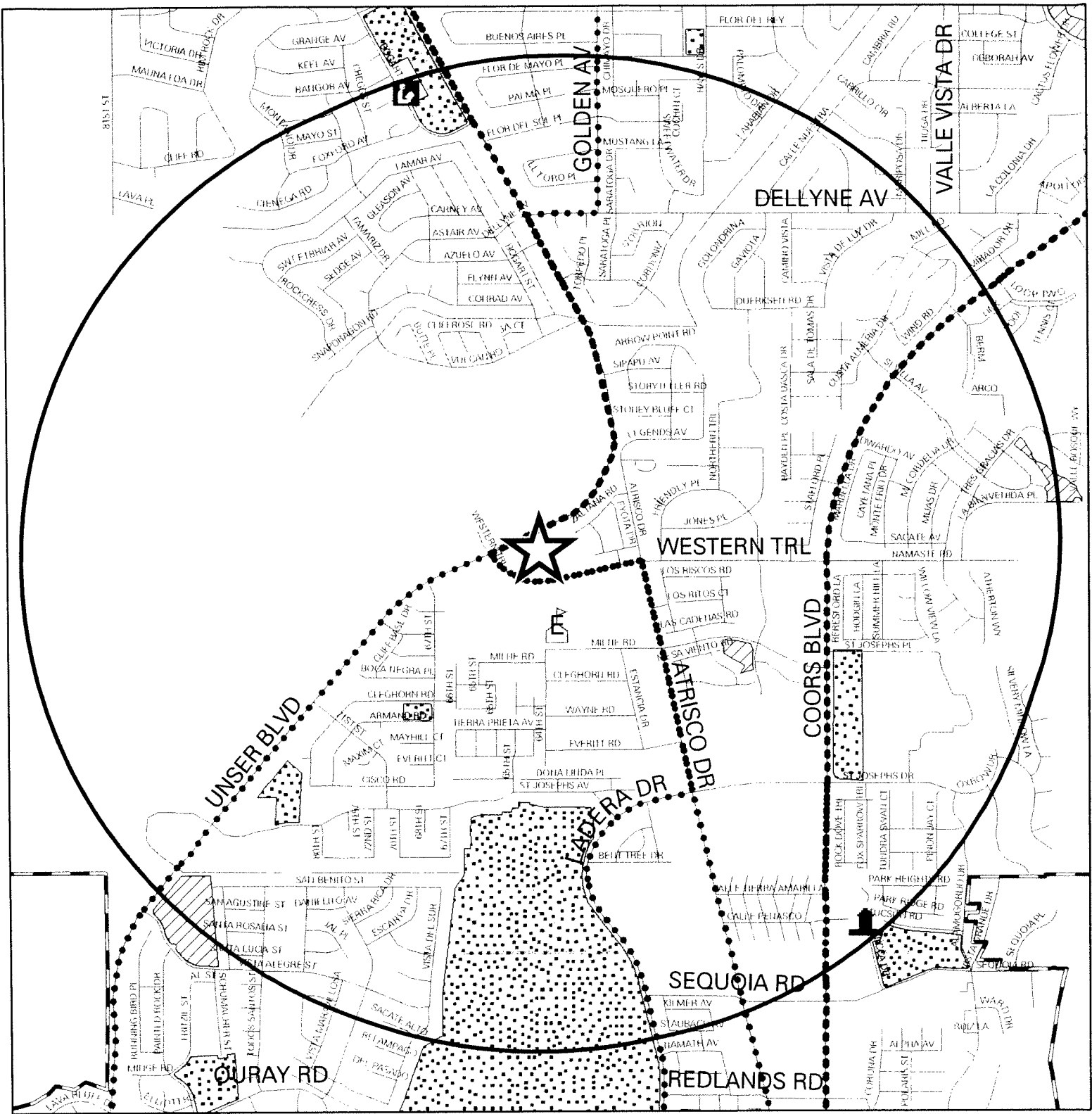
LEGEND

EXISTING	PROPOSED
MOCK CONTOUR	POWER POLE
INTERMEDIATE CONTOUR	LIGHT POLE
CONCRETE CURB	TRAFFIC LIGHT
CONCRETE/ASPHALT	PALLETS
SOIL	ELECTRIC MANHOLE
CABLE FENCE	TELEPHONE MANHOLE
SAWTOOTH BARRIER MANHOLE	TELEPHONE POST/STAKE
CLEARCUT	WATER VALVE
STORM DRAIN MANHOLE	FIRE HYDRANT
DROP INLET	
SPRINKLER CONTROL	
WATER METER	
EXIST STORM DRAIN LINE	
EXIST SANITARY SEWER LINE	
EXIST WATER LINE	

**WESTERN TRAILS SELF STORAGE
 ALBUQUERQUE, NEW MEXICO**

CONCEPTUAL UTILITY PLAN

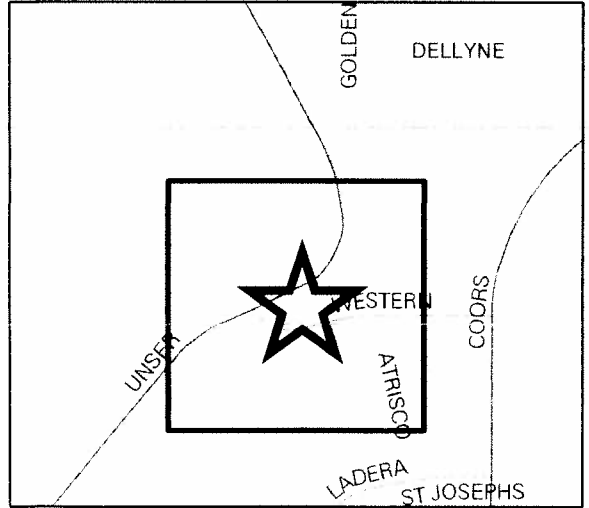
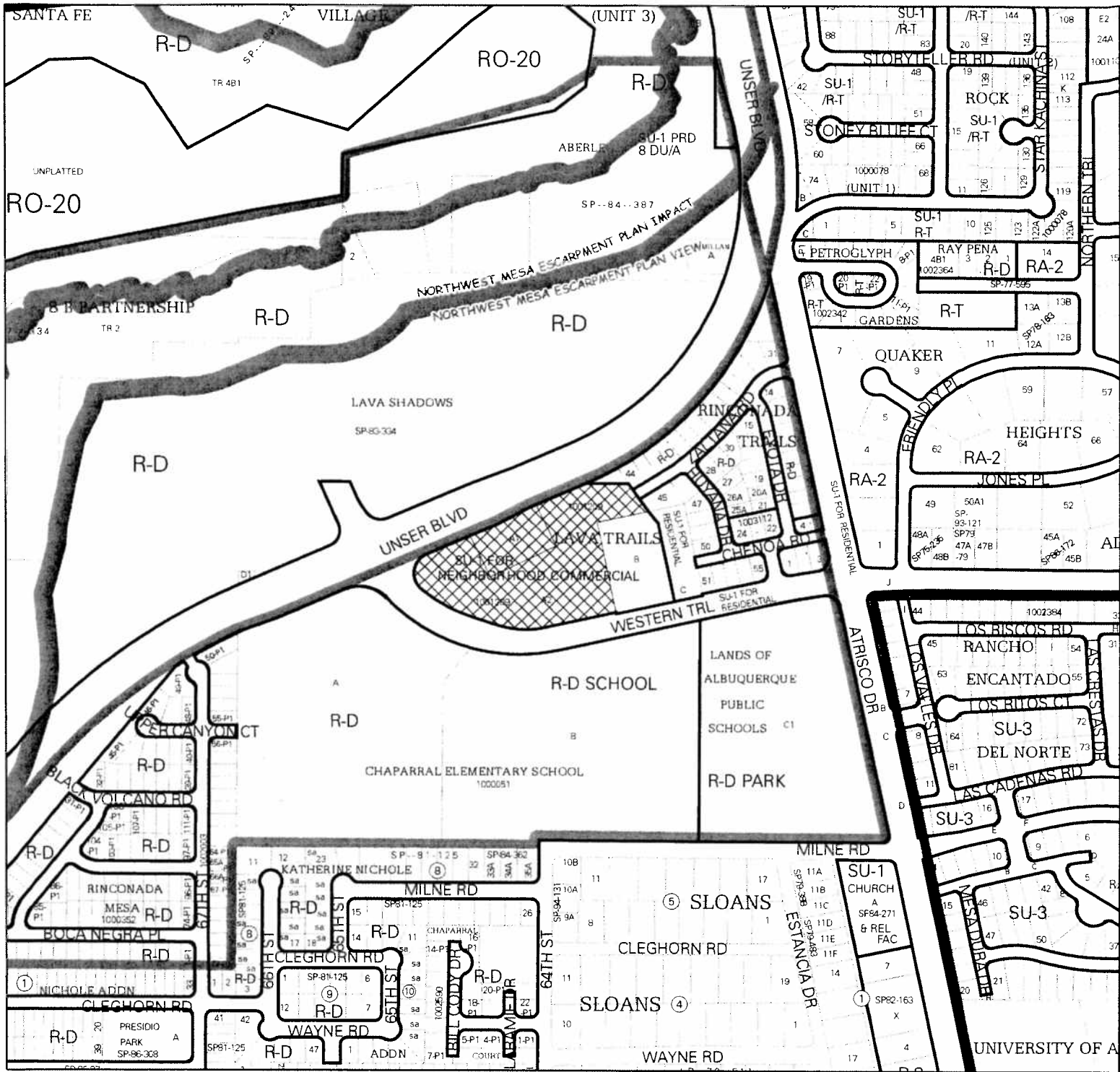
PROJECT NO. 2 OF 3



Public Facilities Map with One-Mile Site Buffer

- | | | | | | | | |
|--|----------------------|--|-----------------------------|--|-----------------------------|--|-------------------------|
| | COMMUNITY CENTER | | FIRE | | APS Schools | | Developed County Park |
| | MULTI-SERVICE CENTER | | POLICE | | ABQ Ride Routes | | Undeveloped County Park |
| | SENIOR CENTER | | SHERIFF | | AGIS Jurisdiction | | Developed City Park |
| | LIBRARY | | SOLID WASTE | | Landfill Buffer (1000 feet) | | Undeveloped City Park |
| | MUSEUM | | Landfills designated by EHD | | | | |



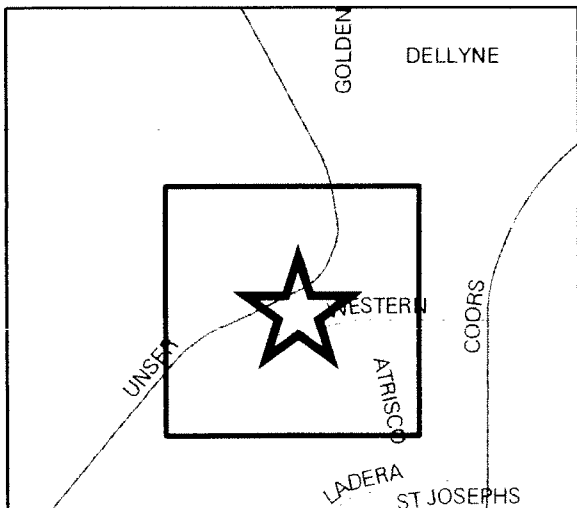
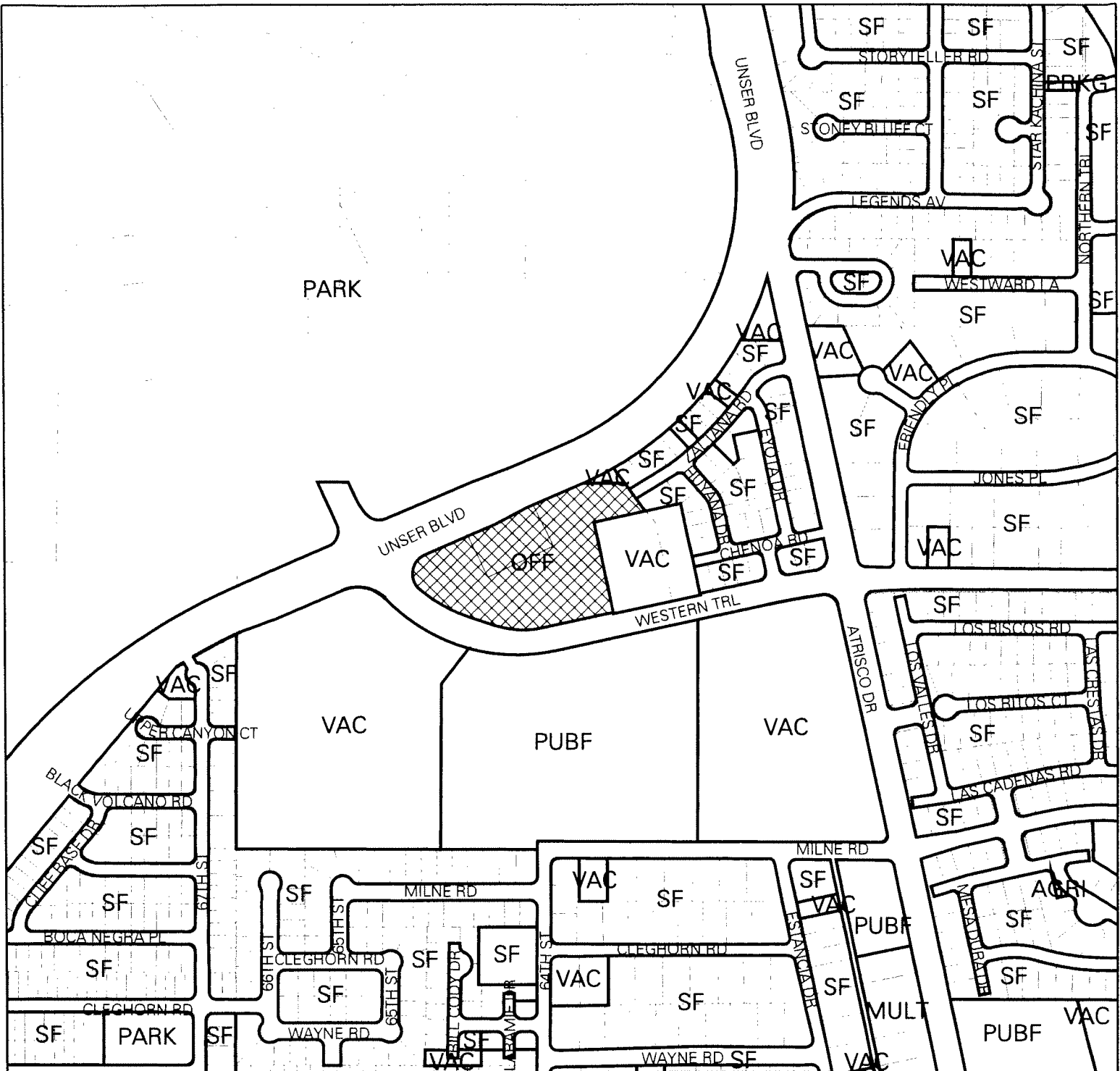


ZONING MAP

Note: Grey shading indicates County.



1 inch = 500 feet
 Project Number:
 1001209
 Hearing Date:
 9/18/2008
 Zone Map Page:
 F-10
 Additional Case Numbers:
 08EPC-40087



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



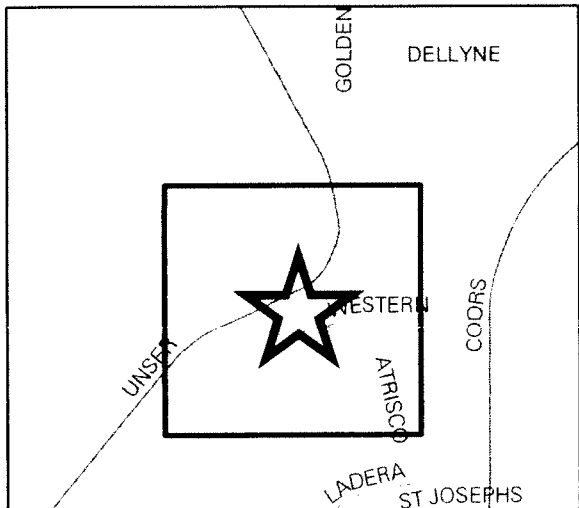
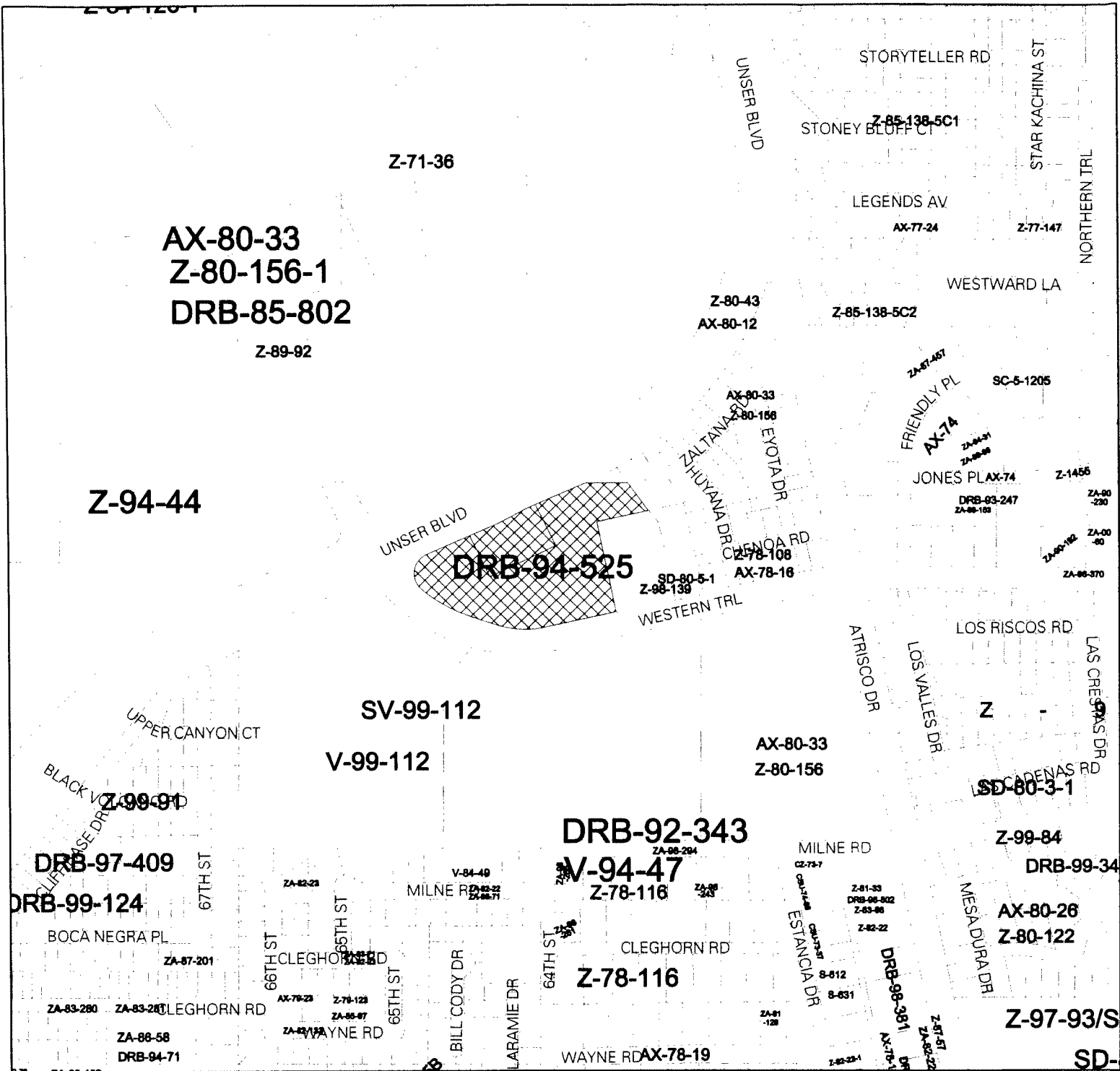
1 inch = 500 feet

Project Number:
1001209

Hearing Date:
9/18/2008

Zone Map Page:
F-10

Additional Case Numbers:
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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 500 feet
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 F-10
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