



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**DRB Project No: PR-2019-002668 Date: 04/26/2023 Agenda Item: #2 Zone Atlas Page: D-17**

**Legal Description: Lot 28-A, Interstate Industrial Tract zoned NR-LM**

**Location: 4000 Ellison St. NE (Ellison and Washington)**

### **Application For: SD-2023-00087 - Vacation of Public Easement (Water) (DHO)**

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1. No objection to the proposed waterline easement.
  - a. This has been discussed and the existing infrastructure will be decommissioned by the Water Authority via the active connection permit.
  - b. The line was found to have inaccurate as-built information therefore is no longer a viable line and can be removed from the public infrastructure operated by the Water Authority.

**Comment:** (Provide written response explaining how comments were addressed)

### **Application For: SD-2023-00086 - Preliminary/Final Plat (DHO)**

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2. Availability Statement 220104 provides conditions for service.
3. No objection

**Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

Project Number: 2019-002668  
Washington Street and Ellison

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. No objection

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: April 26, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



# DEVELOPMENT HEARING OFFICER

## Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 4/26/2023

### **AGENDA ITEM NO: 2**

### **DHO PROJECT NUMBER:**

**PR-2019-002668**

SD-2023-00087 – VACATION OF PUBLIC EASEMENT

SD-2023-00086 – PRELIMINARY/FINAL PLAT

IDO - 2021

### **PROJECT NAME:**

**ALDRICH LAND SURVEYING – TIM ALDRICH** agent for **SECURITY SELF STORAGE, INC.** requests the aforementioned action(s) for all or a portion of: **LOT 28-A, INTERSTATE INDUSTRIAL TRACT** zoned **NR-LM**, located at **4000 ELLISON ST NE** between **SOUTHWEST CORNER OF ELLISON AND WASHINGTON ST** containing approximately **4.9146** acre(s). **(D-17)**

**PROPERTY OWNERS:** SECURITY SELF STORAGE INC

**REQUEST:** VACATE PUBLIC WATER AND SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT

### **COMMENTS:**

1. Code Enforcement has no comments and no objections.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**REVIEW DATE:** 4/24/23

**Project Number:** PR-2019-002668

**Application Numbers:** SD-2023-00086– PRELIMINARY/FINAL PLAT

SD-2023-00087 – VACATION OF PUBLIC EASEMENT

**Project Name:** 4000 Ellison, Lots 28-A-1 Interstate Industrial Tract

**Request:**

*Minor Preliminary/Final Plat, Vacation of Public Easement (Water and Sanitary Sewer Easement),  
Vacation of Public Easement (Public Utility Easement)*

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

#### 1. Items that need to be completed or corrected:

**SD-2023-00086– PRELIMINARY/FINAL PLAT**

- The DRB approved a Preliminary/Final Plat on this site on April 6, 2022 per PR-2019-002668/SD-2022-00044. That Plat approval subdivided the existing lot (Lot 28-A) into two lots. However, staff doesn't have a recorded copy of the Plat. The Applicant must confirm if this previous Plat approval was recorded or not.
- An Infrastructure List was included and approved by the DRB with the previous Preliminary/Final Plat approval for PR-2019-002668/SD-2022-00044, which featured a 5-foot sidewalk on the frontage of the site along Ellison Street. The agent for the application (Tim Aldrich) confirmed with staff that the Applicant desired to construct the sidewalk in lieu of financially-guarantying it. The Applicant must confirm if the sidewalk was constructed or not.
- The DRB approved a Site Plan on this site on October 2, 2019 per PR-2019-002668/SI-2019-00085. The Site Plan approval was for an 82,857-square foot office/warehouse building, and had a single condition of approval requiring Planning and Hydrology to check for the configuration of the sidewalk culverts. Staff doesn't have a DRB-signed copy of the Site Plan, and requests that the Applicant confirm if they have a DRB-signed Site Plan to provide to staff. If the Applicant wishes to proceed with the proposed office/warehouse development approved on the Site Plan, all DRB staff must sign the Site Plan.

*\*(See additional comments on next page)*

- The Applicant must address the South Pino Arroyo Wing Dike in the Plat.
- The entrance of the lot is the intersection of Ellison St and Washington St. Ellison Street is a Minor Collector and the sidewalk is supposed to be 6ft with a 5-6 buffer landscape. Washington St is a local Street with a 5ft sidewalk and a 4-5 or 4-6 Buffer landscape. Both of these streets are Bike Routes.
- The project and application numbers must be added to Plan sheets, prior to the final sign-off from Planning.
- DXF File approval from AGIS will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the final sign-off of the Plat should the Plat be approved by the DRB or the DHO.

**SD-2023-00087 – VACATION OF PUBLIC EASEMENT**

- There are no items that need to be completed or corrected with the Vacation of Public Easement, and staff does not object to the request.

**2. Standard Subdivision comments and items in compliance:**

**SD-2023-00086– PRELIMINARY/FINAL PLAT**

- The Applicant obtained all the required utility/AMAFCA, City Surveyor, surveyor, and property owner signatures on the Plat.
- The Applicant received signatures from Hydrology, Transportation, and ABCWUA on Form S confirming that any associated application submittals required from them have been submitted and approved.

**SD-2023-00087 – VACATION OF PUBLIC EASEMENT**

- The applicant proposes to vacate an existing 20-foot public utility easement as well as an existing 20-foot ABCWUA water and sanitary sewer easement recorded on October 28, 1982.
- There is one application for two Vacations of Public Easement requests. Both are located in one space.
- Planning staff defer to ABCWUA staff regarding the justification of the vacation of the public easements.

**3. Future development guidance:**

- The specific use standards explained in IDO 4-3 must be met.
- If the final goal consists of the initial request in 2019 to build the office warehouse, 4-3(E) (18) needs to be considered.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Leila Shadabi/Jay Rodenbeck  
Planning Department

DATE: 04/25/23

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## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

#### **PR-2019-002668**

SD-2023-00087 – VACATION OF PUBLIC EASEMENT

SD-2023-00086 – PRELIMINARY/FINAL PLAT

IDO - 2021

ALDRICH LAND SURVEYING – TIM ALDRICH agent for SECURITY SELF STORAGE, INC. requests the aforementioned action(s) for all or a portion of: LOT 28-A, INTERSTATE INDUSTRIAL TRACT zoned NR-LM, located at 4000 ELLISON ST NE between SOUTHWEST CORNER OF ELLISON AND WASHINGTON ST containing approximately 4.9146 acre(s). (D-17)

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#### **Comments:**

##### 03-30-2022

The MRCOG LRBS shows a proposed multi-use trail on the southern property line, which may be required as part of this project.

Related IDO Citations:

5-2(J)(3) Arroyos and Trails; 5-2(J)(3)(b) Property owners shall dedicate public right-of-way as shown in the Facility Plan for Arroyos for trails and/or arroyos. Public right-of way for a trail and landscaping adjacent to an arroyo shall average 20 feet in width.

##### 04-06-2022

Applicant and AMAFCA agreed to overlap requested AMAFCA ROW with 20-ft trail easement to benefit City of Albuquerque Parks and Recreation Department.

##### 04-26-2023

No comments or objections to the requested action.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.