

**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

Security Self Storage, Inc.
John Mechenbier, Vice President
8500 Washington St. NE, Ste. A5
Albuquerque, NM 87113

Project# PR-2019-002668
Application#
SD-2024-00124 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT/TRACT 28-A-1, INTERSTATE
INDUSTRIAL TRACT** zoned **NR-LM**, located
at **4000 ELLISON DRIVE NE between
SOUTHWEST CORNER OF ELLISON ST and
WASHINGTON ST NE** containing
approximately **4.9146** acre(s). **(D-17)**

On July 31, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a replat to create Lot 28-A-1-A & 28-A-1-B of the Interstate Industrial Tract and to dedicate Lot 28-A-1-B to AMAFCA in fee simple per agreement between owner and AMAFCA; Lot 28-A-1-B contains AMAFCA's existing concrete channel and facilities.
2. Current and previous platting action is paired with a separate DRB site plan approval from 2022 and 2023. The required infrastructure is tied to the site plan action.
3. The subject property is zoned NR-LM (NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT). Future development must be consistent with the underlying zone district.
4. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it 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. This request complies with these criteria.
6. Per 6-6(K)(2)(I), the applicant shall record the plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

Conditions of Approval

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

- a) The Project and Application numbers must be added to the Plat.
- b) A copy of the AGIS-approved DXF file must be submitted.
- c) The date of the DHO approval shall be recorded on the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 16TH, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th 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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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-2019-002668 Application# SD-2024-00124

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Sincerely,

Brennon Williams

[Brennon Williams \(Aug 2, 2024 15:38 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jw/jr

Aldrich Land Surveying, Tim Aldrich., P.O. Box 30701, Albuquerque, NM 87190







PR-2019-002668 July 31st, 2024 Notice of Decision

Final Audit Report

2024-08-02

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