

**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.
8500 Washington St. NE, Suite A-5
Albuquerque, NM 87113

Project# PR-2019-002668
Application#
SD-2023-00086 PRELIMINARY/FINAL PLAT
SD-2023-00087 VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

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)

On April 26, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

SD-2023-00086 PRELIMINARY/FINAL PLAT

1. This is a request for a replat of Tract 28-A, Interstate Industrial Tract to vacate and grant easements as depicted on the Plat.
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the final sign-off of the Plat by DFT staff. Alternatively, the Applicant must provide proof of construction in lieu of a recorded IIA prior to final sign-off of the Plat by DFT staff.

4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

- a. An Infrastructure List (IL) must be submitted which includes a sidewalk.
- b. The recorded Infrastructure Improvement Agreement (IIA) or proof of construction must be submitted.
- c. The Project number and the Application number must be added to the Plat.
- d. DXF approval from AGIS must be submitted prior to final sign-off.

SD-2023-00087 VACATION OF PUBLIC EASEMENT

1. 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. These two existing easements are shown as easement #7 on the Plat.
2. The applicant justified the vacation request for the easements pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the easement be retained, as the easement will be non-functional and unnecessary with the replat of the site.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 11TH, 2023**. 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 Applications# SD-2023-00086, SD-2023-00087

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Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is written in a cursive style with a large, stylized initial "D".

David S. Campbell

Development Hearing Officer

DSC/lis

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






PR-2019-002668_April_26_2023 - Notice of Decision

Final Audit Report

2023-04-29

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