



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

| Administrative Decisions | Decisions Requiring a Public Meeting or Hearing | Policy Decisions |
|---|---|--|
| <input type="checkbox"/> Archaeological Certificate (Form P3) | <input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1) | <input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z) |
| <input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L) | <input type="checkbox"/> Master Development Plan (Form P1) | <input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L) |
| <input type="checkbox"/> Alternative Signage Plan (Form P3) | <input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L) | <input type="checkbox"/> Amendment of IDO Text (Form Z) |
| <input type="checkbox"/> Minor Amendment to Site Plan (Form P3) | <input type="checkbox"/> Demolition Outside of HPO (Form L) | <input type="checkbox"/> Annexation of Land (Form Z) |
| <input type="checkbox"/> WTF Approval (Form W1) | <input type="checkbox"/> Historic Design Standards and Guidelines (Form L) | <input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z) |
| | <input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2) | <input type="checkbox"/> Amendment to Zoning Map – Council (Form Z) |
| | VACATION of ROW - COUNCIL | |
| | | Appeals |
| | | <input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A) |

APPLICATION INFORMATION

| | | |
|--|--|---------------------|
| Applicant: MACRITCHIE STORAGE VENTURES, LLC | | Phone: 505-440-4948 |
| Address: C/O AGENT | | Email: |
| City: | State: | Zip: |
| Professional/Agent (if any): MICHELLE HENRIE | | Phone: 505-440-4948 |
| Address: PO BOX 8370 | | Email: michelle@ |
| City: SANTA FE | State: NM | Zip: 87504 |
| Proprietary Interest in Site: CONTRACT PURCHASER | List all owners: JUANITA GARCIA GONZALES ET AL | |

BRIEF DESCRIPTION OF REQUEST

VACATE A PORTION (~9347 SF) OF VOLCANO RD.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|---|------------------------|--------------------------------------|
| Lot or Tract No.: C48 & C49 TOWN of ATRISCO GRANT | Block: | Unit: 4 |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): K-09-2 | Existing Zoning: NR-BP | Proposed Zoning: |
| # of Existing Lots: 2 | # of Proposed Lots: | Total Area of Site (acres): 9.59 AC. |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 VOLCANO RD. Between: CENTRAL AVE SW and: 98th ST.

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

VA-2020-00394 and VA-2020-00395 GRANTED CONDITIONAL USE for OUTDOOR STORAGE

| | |
|-------------------------------|---|
| Signature: <i>[Signature]</i> | Date: 4/20/2021 |
| Printed Name: MICHELLE HENRIE | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FOR OFFICIAL USE ONLY

| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
|--------------|--------|------|--------------|--------|------|
| | | | | | |
| | | | | | |
| | | | | | |

| | |
|-----------------------|------------|
| Meeting/Hearing Date: | Fee Total: |
| Staff Signature: | Date: |
| | Project # |

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY - DRB

VACATION OF RIGHT-OF-WAY - COUNCIL

Interpreter Needed for Meeting? No if yes, indicate language: _____
 A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.

- 1 Zone Atlas map with the entire site clearly outlined and labeled
- 2 Letter of authorization from the property owner if application is submitted by an agent
- 3 Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Not required for City owned public right-of-way. N/A

4 Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")

If easements, list number to be vacated N/A
 Square footage to be vacated (see IDO Section 14-16-6-6(M)) 9,347 sf (see drawing at 4)

- 5 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes N/A

Required notices with content per IDO Section 14-16-6-4(K)(6)

- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

Interpreter Needed for Meeting? _____ if yes, indicate language: _____
 A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated _____
- Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

| | |
|---|---|
| <p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p> | |
| Signature: | Date: <u>4/20/2021</u> |
| Printed Name: <u>MICHELLE HENRIE</u> | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |
| FOR OFFICIAL USE ONLY | |
| Case Numbers: | Project Number: |
| | |
| Staff Signature: | |
| Date: | |

1. Zone Atlas Map
Project Site Triggering the Vacation Request
Is Shown in Yellow

2. Letters of Authorization From
Property Owner and Macritchie Storage (Contract Purchaser)



LETTER OF AUTHORIZATION

Subject Property: *Tracts C48 and C49 Unit 4 Town of Atrisco Grant, Central and Volcano (containing approximately 9.59 Acres).*

I, the undersigned current owner of the subject property, hereby designate Michelle Henrie, LLC (Michelle Henrie) to be my authorized representative for all planning and zoning requests associated with the subject property, including any appeals.

By: Stephanie H. Garcia

Date: October 30, 2020



MHenrie | Land ◦ Water ◦ Law

LETTER OF AUTHORIZATION

Subject Property: *Tracts C48 and C49 Unit 4 Town of Atrisco Grant, Central and Volcano (containing approximately 9.59 Acres).*

I, the undersigned, am the authorized representative of Macritchie Storage Ventures LLC, which is under contract to purchase the subject property. As the contractual owner of the subject property, Macritchie Storage Ventures LLC hereby designate Michelle Henrie, LLC (Michelle Henrie) to be its authorized representative for all planning and zoning requests associated with the subject property, including any appeals.

Macritchie Storage Ventures LLC

A handwritten signature in blue ink, appearing to read 'W Matthews', written over a horizontal line.

By: Will Matthews

Its: Authorized Signatory

Date: 10/30/2020

3. Justification Letter



April 20, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque

Re: Vacation of a Portion of the Right-of-Way for Volcano Rd. (~9,347 sf)

Dear Ms. Wolfley:

I am the agent for Macritchie Storage Ventures, LLC (“Macritchie”). Macritchie is under contract to buy two parcels in the vicinity of Central Ave. NW and Volcano Rd. SW (a City-owned right-of-way). Macritchie would like to build a storage facility for outdoor storage of recreational vehicles. It received a Conditional Use from the Zoning Hearing Examiner in December 2020 to allow this use. It has also been working with the Development Review Board to finalize a site plan.

Through the interaction with the Development Review Board (“DRB”), and in particular with Transportation Planning, there has been scrutiny of the intersection of Volcano Rd. and Central Ave. In this area of Albuquerque between Unser and 98th St., the north side of Central Ave. has a frontage road running parallel to it. Traveling westerly on Central Ave., Volcano Rd. currently branches off of Central Ave in a “Y” fashion, crosses the frontage road, and then proceeds west to 98th Street. The combination of a “Y” junction plus a frontage road crossing makes a very awkward intersection and raises safety concerns.

For these reasons, and consistent with discussions with DRB, my client is requesting to vacate of a portion of Volcano Rd. The net effect will be to make Volcano Rd. dead end with a cul-de-sac in front of my client’s property. Stated differently, Volcano Rd. access to my client’s property will be from 98th St. driving east down Volcano Rd., not directly from Central Ave. From Central Ave., there will still be access to the frontage road. In addition, the neighboring property to the east—a gravel / cement operation—will still have direct access from Central Ave. Their trucks will be able to turn off of Central, cross the frontage road, and

Macritchie Storage
Page 2 of 3

drive directly into the yard without having the danger of competing with vehicle traffic using Volcano Rd. as a cut-thru between 98th St. and Central Ave.

Macritchie Storage believes that the current configuration of the Central Ave. NW and Volcano Rd. SW intersection is not in the public welfare. The IDO allows vacation when the public welfare does not require that the public right-of-way be retained. 6-6(M)(3)(a). In this case, the intersection's layout is inconsistent with contemporary practices for safe transportation planning. At the same point of exit from Central Ave., some vehicles (gravel trucks) turn northerly into the gravel yard's driveway and others head west on Volcano Rd. Each path crosses the frontage road. There is insufficient room for queuing traffic. The intersections are undeveloped, i.e., there is no striping or extra safety features beyond stop signs.

With regard to traffic circulation, drivers will still be able to use the frontage road for east-west travel and there are several north-south connectors between Central Ave. and Volcano Rd., so the public welfare does not require that the public right-of-way be retained.

The IDO also allows vacation when there is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. 6-6(M)(3)(b). Clearly some drivers will be inconvenienced by the change in traffic circulation, which will be a minor detriment. However, the property that will be most detrimentally affected is my client's property. The commercial property now has easy access from Central Ave., but that easy access will disappear with the vacation action. Instead, customers of the RV storage facility will need to take a more circuitous route from Central Ave. or drive east from 98th St. to the end of Volcano Rd. For my client, the ability to proceed with its planned development outweighs the inconvenience.

For the general public, development of the RV storage facility will provide a benefit for RV owner/ customers (my client has identified a need for additional RV storage space in the Albuquerque metro area), benefits from construction jobs

Macritchie Storage
Page 3 of 3

and permanent jobs on site, benefit due to a higher property tax valuation for Bernalillo County, and benefit generally from development of a 9.59 acre property that is currently vacant ground and a source of dust. Further benefits of the vacation will be improvement of Volcano Rd. which currently has no curb, gutter, or sidewalks in this area. Removing the ability to use Volcano Rd. as a cut-thru should also help reduce traffic speed, which is important because Volcano Rd. also provides access to several mobile home communities.

For the foregoing reasons, Macritchie Storage believes that the public welfare does not require that the right-of way be retained. Macritchie Storage also believes that there is a net benefit to the public welfare because development of its project is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

We therefore ask for your recommendation of support for this vacation request.

Yours sincerely,

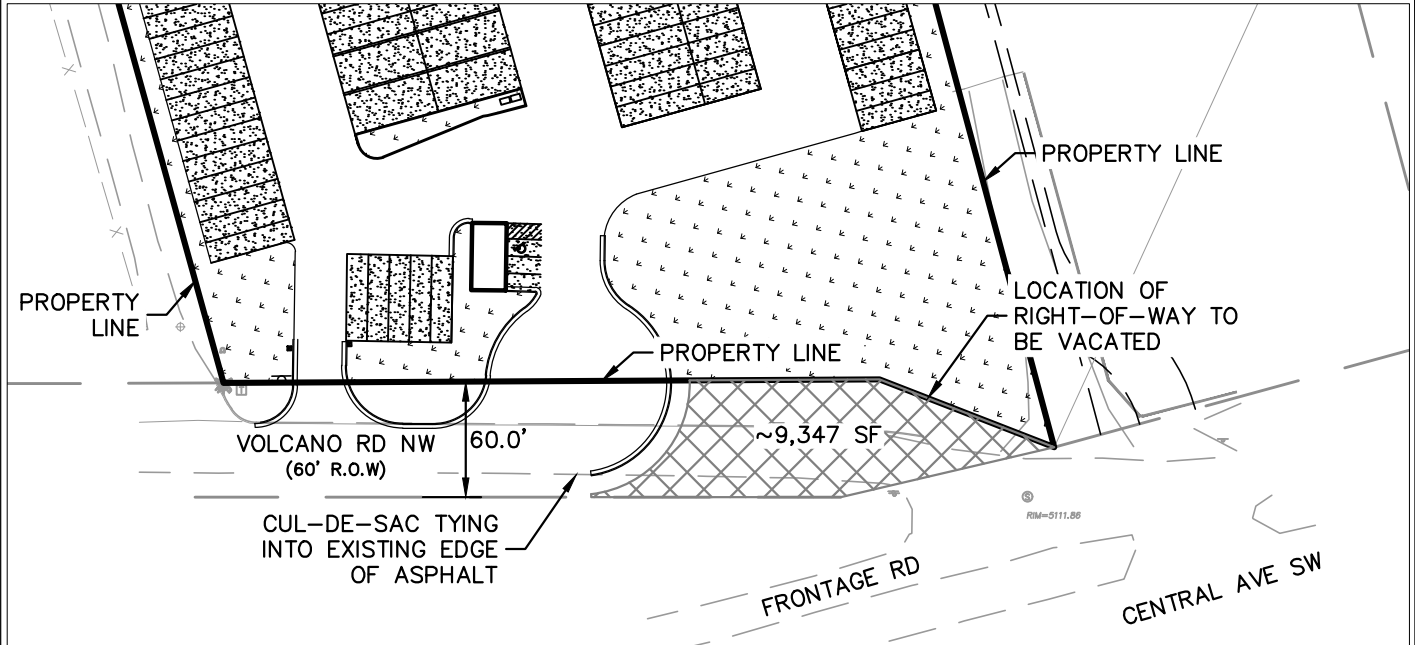
A handwritten signature in black ink, appearing to read 'Michelle Henrie', with a long horizontal line extending to the right.

Michelle Henrie

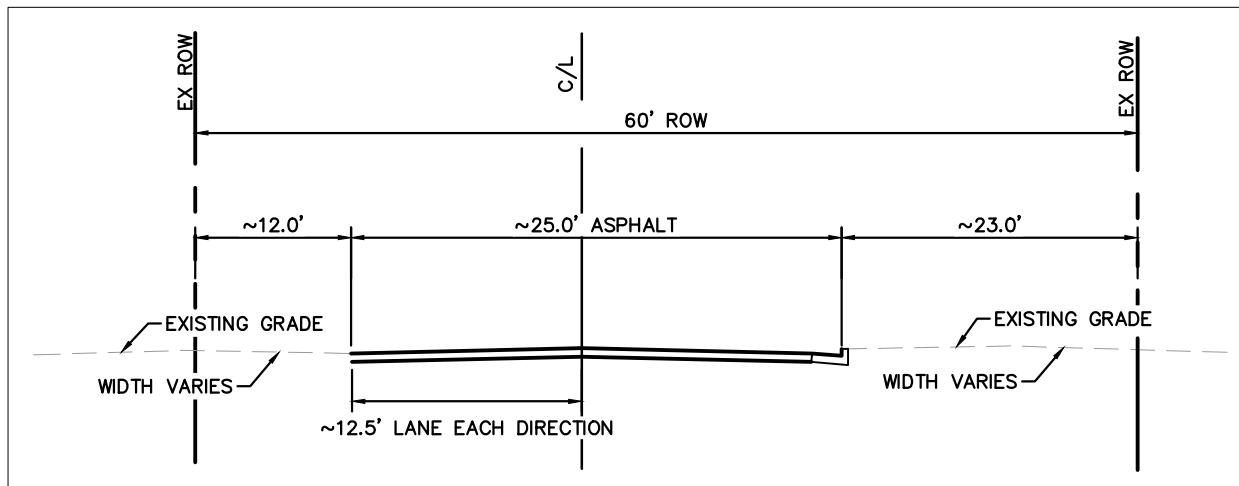
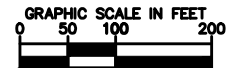
4. Drawing Showing the Right-of-Way to Be Vacated
And Number of Square Feet (~9,347 sf)

RIGHT-OF-WAY VACATION EXHIBIT

VACATION EXHIBIT FOR A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



LOCATION OF R.O.W. TO BE VACATED



EXISTING R.O.W. CROSS-SECTION

N.T.S.

K:\DEN_Civil\096648005_RV Storage ABQ\CADD\Exhibits\Vacation Exhibit\ABQ Vacation Exhibit.dwg

CITY OF ALBUQUERQUE, NEW MEXICO

DRAWN BY: NER SCALE:
CK'D BY: SAL DATE: 04/14/2021

VACATION EXHIBIT FOR A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237
PHONE: 303-228-2300

DRAINAGE CALCULATIONS:
(ALBUQUERQUE DEVELOPMENT PROCESS MANUAL)

PART A:

PRECIPITATION ZONE 2

AREA IN EACH TREATMENT:

A_A = 0.86 ACRES
A_D = 8.74 ACRES

COMPUTE WEIGHTED EXCESS PRECIPITATION (WEIGHTED E*):

$$E = \frac{E_A A_A + E_D A_D}{A_A + A_D} = \frac{0.53(0.86) + 2.12(8.74)}{0.86 + 8.74}$$

E = 0.1648 FT

REQUIRED VOLUME (V₃₆₀):

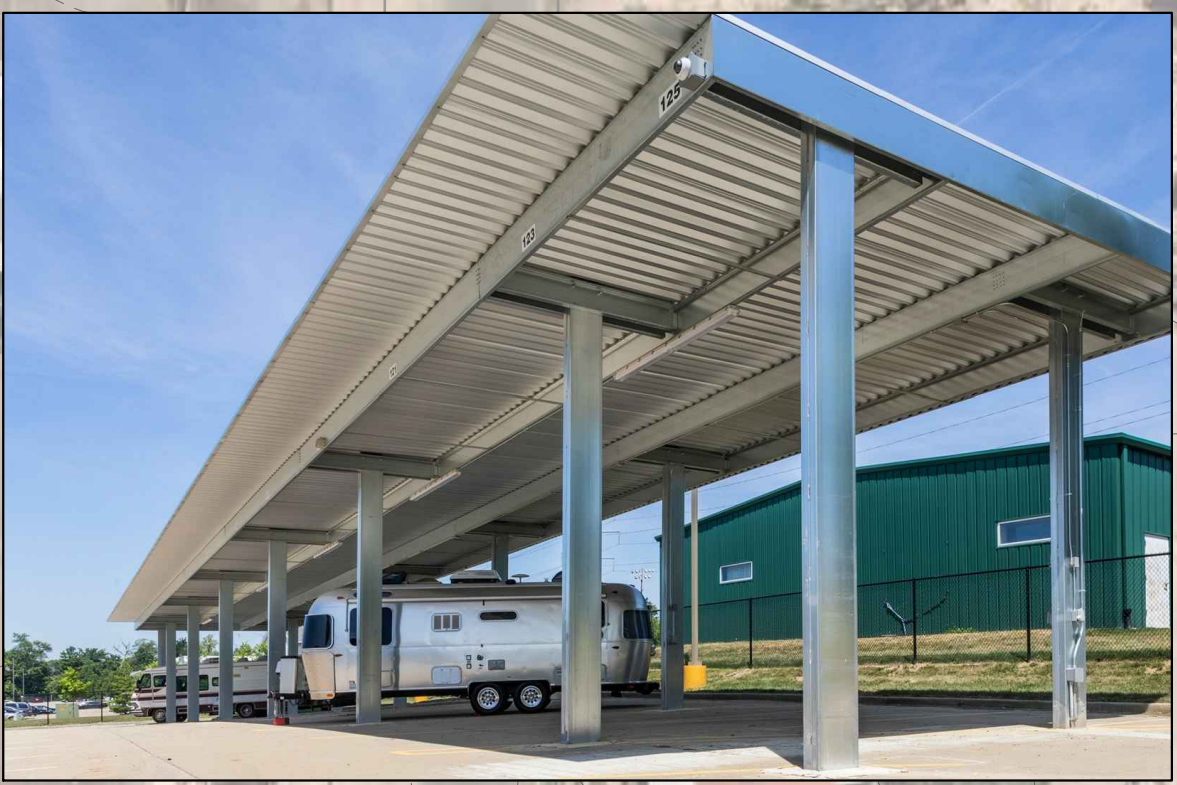
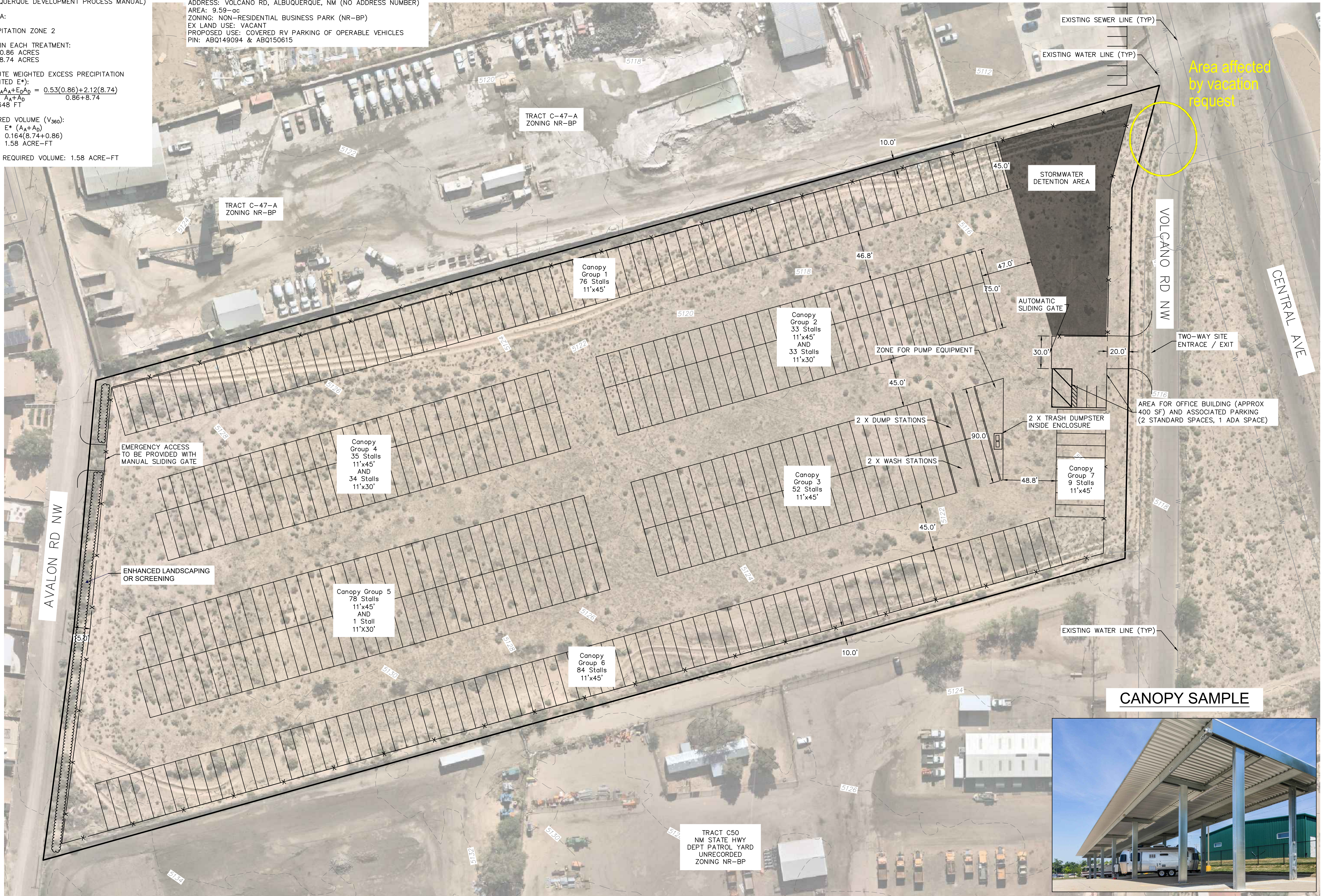
$$V_{360} = E * (A_A + A_D)$$

$$V_{360} = 0.164(8.74 + 0.86)$$

$$V_{360} = 1.58 \text{ ACRE-FT}$$

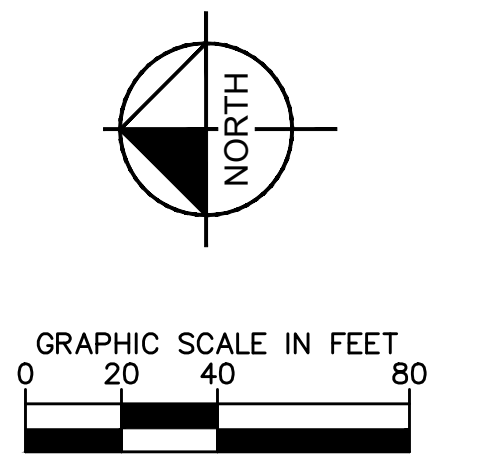
TOTAL REQUIRED VOLUME: 1.58 ACRE-FT

SITE DETAILS:
ADDRESS: VOLCANO RD, ALBUQUERQUE, NM (NO ADDRESS NUMBER)
AREA: 9.59-ac
ZONING: NON-RESIDENTIAL BUSINESS PARK (NR-BP)
EX LAND USE: VACANT
PROPOSED USE: COVERED RV PARKING OF OPERABLE VEHICLES
PIN: ABQ149094 & ABQ150615



RV STORAGE -ALBUQUERQUE- CONCEPTUAL SITE PLAN
7 CANOPIES:
367 (11'X45') SPOTS AND 68 (11'X30') SPOTS

DATE: 10/30/2020



5. Neighborhood Meeting Request Was Sent by Email (Read Receipt) on April 1, 2021. No Meeting Was Requested.

Notice Was Mailed by First Class Mail to Property Owners on April 20, 2021.

Notice Was Emailed to Neighborhood Association Representatives on April 20, 2021.

From: michelle@mhenrie.com
To: ava99secretary@gmail.com; avalon3a@yahoo.com; aboard111@gmail.com; ekhaley@comcast.net; luis@wccdg.org; jgallegoswccdg@gmail.com
Cc: michelle@mhenrie.com
Subject: 99999 Volcano Rd NW Neighborhood Meeting Request
Date: Thursday, April 1, 2021 4:25:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[NeighborhoodMeetingRequest-Print&Fill.pdf](#)
[CABQ-Official_public_notice_form-2019.pdf](#)
[CABQ-supporting materials for NHA Notification.pdf](#)

Dear Neighborhood Association Representatives,

The Office of Neighborhood Coordination has provided your name for the attached notice and meeting request. This request is in connection with a project to build an RV Storage facility near the intersection of Volcano Rd NW and Central Ave. DRB has requested offsite improvements on Volcano Rd requiring the developer to vacate a portion of Volcano Rd. This action will be heard first by DRB, on or after April 28, 2021 and then eventually by City Council. If you would like more information, a meeting, or notice of when the bodies will hear this action, please let me know.

Attached is the checklist and meeting request as well as some additional information about the RV Storage project site and the portion of Volcano Rd that would be affected by the requested vacation.

Best regards,
 Michelle Henrie
 505-440-4948
 michelle@mhenrie.com

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Thursday, April 1, 2021 1:42 PM
To: michelle@mhenrie.com
Subject: 99999 Volcano Rd NW Neighborhood Meeting Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|---------------|--|--------------------------|-------------|-------|-------|--------------|------------|
| Avalon NA | Samantha | Pina | ava99secretary@gmail.com | 423 Elohim Court NW | Albuquerque | NM | 87121 | 5053633455 | |
| Avalon NA | Lucy | Anchondo | avalon3a@yahoo.com | 601 Stern Drive NW | Albuquerque | NM | 87121 | | 5058396601 |
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis | Hernandez Jr. | luis@wccdg.org | 5921 Central Avenue NW | Albuquerque | NM | 87105 | | |
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry | Gallegos | jgallegoswccdg@gmail.com | 5921 Central Avenue NW | Albuquerque | NM | 87105 | 5053855809 | 5058362976 |
| Westside Coalition of Neighborhood Associations | Elizabeth | Haley | ekhaley@comcast.net | 6005 Chaparral Circle NW | Albuquerque | NM | 87114 | 5054074381 | |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard111@gmail.com | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | | 5058982114 |

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thanks,



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, April 01, 2021 9:35 AM

To: Office of Neighborhood Coordination <michelle@mhenrie.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

City Council decision following DRB recommendation

Contact Name

Michelle Henrie

Telephone Number

505-440-4948

Email Address

michelle@mhenrie.com

Company Name

Michelle Henrie LLC for Macritchie Storage Ventures

Company Address

PO Box 8370

City

Santa Fe

State

NM

ZIP

87504

Legal description of the subject site for this project:

Lots C-48 and C-49, Town of Atrisco Grant, Unit 4

Physical address of subject site:

99999 Volcano Rd NW

Subject site cross streets:

Volcano Rd NW and Central Ave

Other subject site identifiers:

This site is located on the following zone atlas page:

K=09

From: michelle@mhenrie.com
To: michelle@mhenrie.com
Subject: Read: 99999 Volcano Rd NW Neighborhood Meeting Request
Date: Thursday, April 1, 2021 4:29:34 PM
Attachments: [Read 99999 Volcano Rd NW Neighborhood Meeting Request.txt](#)

Your message
To: Unknown
Subject:

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: April 1, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Avalon Neighborhood Association

Name of NA Representative*: Samantha Pina and Lucy Anchondo

Email Address* or Mailing Address* of NA Representative¹: ava99secretary@gmail.com; avalon3a@yahoo.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: michelle@mhenrie.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Volcano Rd NW
Location Description Vicinity of Volcano Road NW and Central Ave
2. Property Owner* Juanita G Gonzales et al / Macritchie Storage Ventures (under contract)
3. Agent/Applicant* [if applicable] Michelle Henrie
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation Public Right-of-Way (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Vacate a portion of Volcano Road abutting project property as requested by DRB. The project, a storage facility for recreational vehicles, was approved by the ZHE on December 30, 2020,

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{*4}:
Michelle Henrie, Agent: 505-440-4948 or michelle@mhenrie.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)^{*5} K-09
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
Conditional use for the project was approved by the ZHE on December 30, 2020

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: N/A
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Area to be vacated is >500 sf
 - b. IDO Zone District NR-BP (Non-residential- Business Park)
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] Right-of-way is used as a portion of Volcano Rd.
(RV storage project site, 9.59 acres, is currently vacant.)

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: South West Alliance of Neighborhoods (SWAN Coalition) [Other Neighborhood Associations, if any]
via Luis Hernandez Jr. (luis@wccd.org) and
Jerry Gallegos (jgallegoswccd@gmail.com)

and
Westside Coalition of Neighborhood Associations
via Elizabeth Haley (ekhaley@comcast.net) and
Rene Horvath (aboard111@gmail.com)

⁶ Available here: <https://tinurl.com/idozoningmap>



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Vacation of Public Right-of-Way

Decision-making Body: City Council

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

Is this a Site Plan Application: Yes No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Volcano Rd. NW

Name of property owner: Juanita G Gonzales et al

Name of applicant: Macritchie Storage Ventures

Date, time, and place of public meeting or hearing, if applicable: Application has not been made yet.

Please watch DRB agendas starting April 28, 2021

Address, phone number, or website for additional information: Michelle Henrie, Agent

505-440-4948 or michelle@mhenrie.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property.

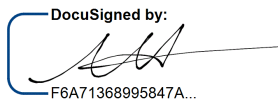
Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

DocuSigned by:

F6A71368995847A...

4/20/2021

(Applicant signature)

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:


- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

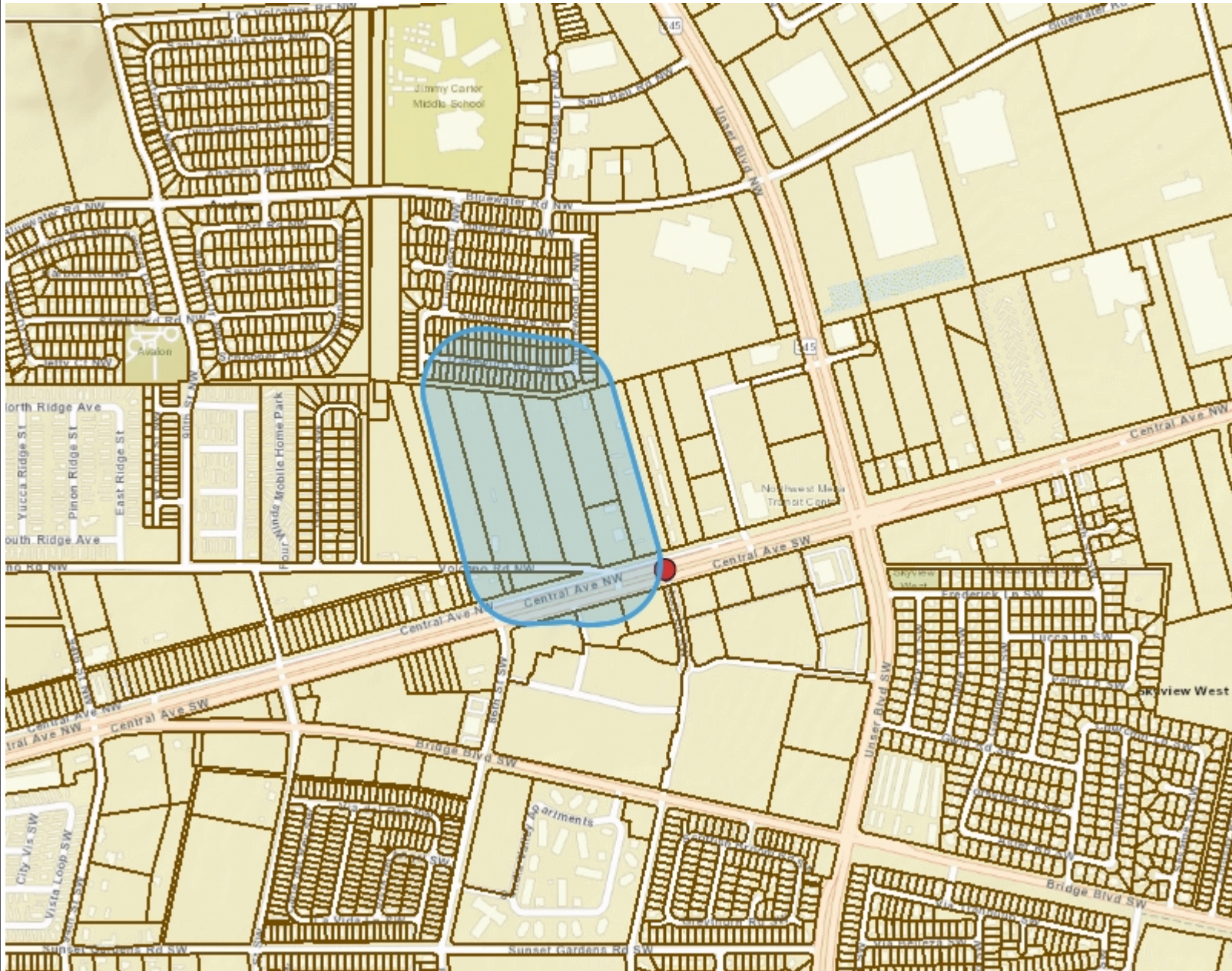


Central Ave Sw and Valcano Rd Nw



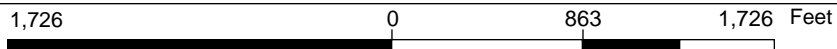
Legend

 Bernalillo County Parcels



Notes

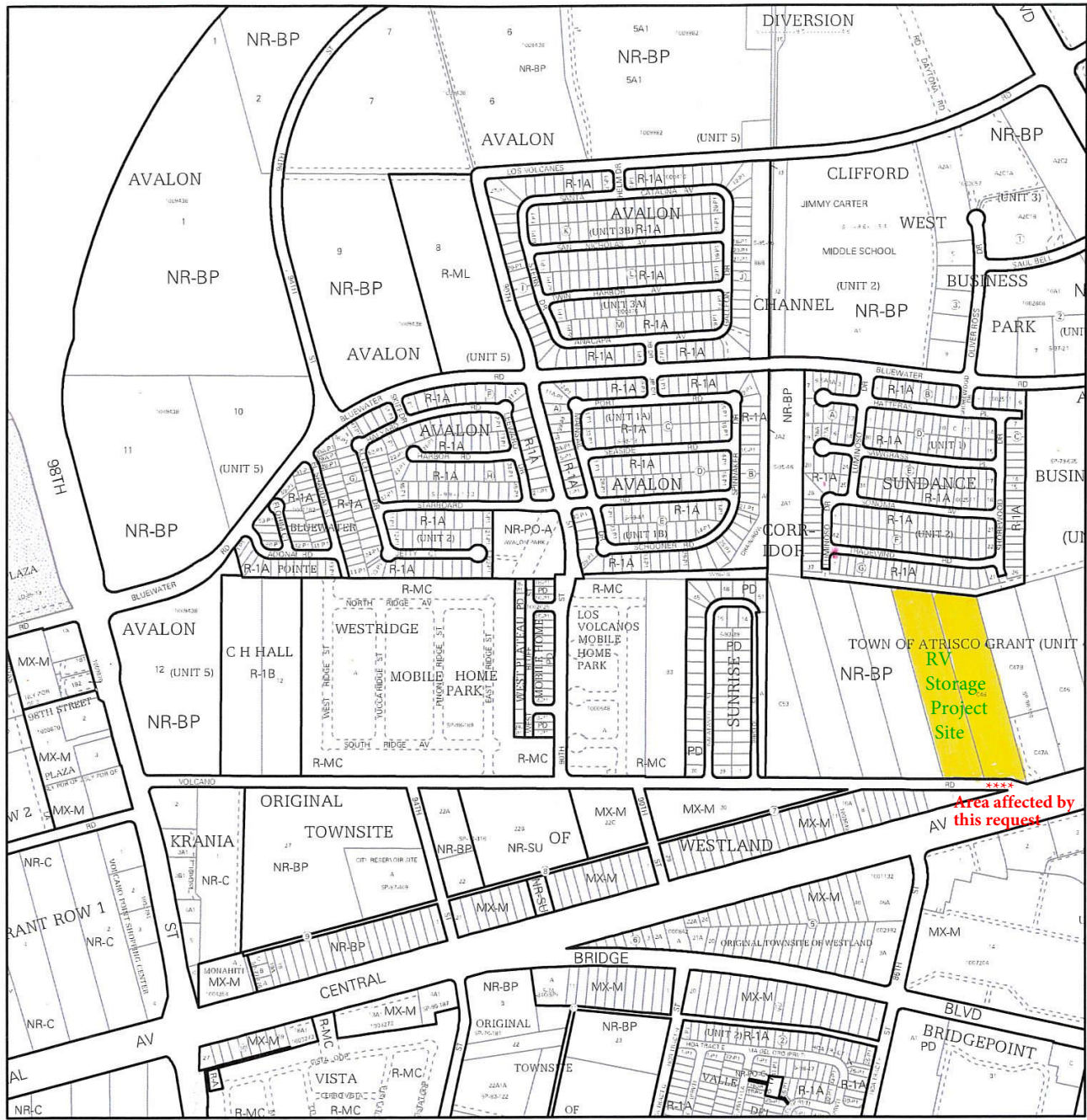
Buffer: 355 Ft.
ROW Central Ave SW: 255 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
1/15/2021 © City of Albuquerque


1: 10,354

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

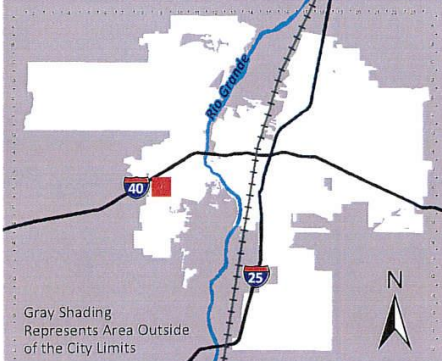


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

DRAINAGE CALCULATIONS:
(ALBUQUERQUE DEVELOPMENT PROCESS MANUAL)

PART A:

PRECIPITATION ZONE 2

AREA IN EACH TREATMENT:

A_A = 0.86 ACRES
A_D = 8.74 ACRES

COMPUTE WEIGHTED EXCESS PRECIPITATION (WEIGHTED E*):

$$E = \frac{E_A A_A + E_D A_D}{A_A + A_D} = \frac{0.53(0.86) + 2.12(8.74)}{0.86 + 8.74}$$

E = 0.1648 FT

REQUIRED VOLUME (V₃₆₀):

$$V_{360} = E * (A_A + A_D)$$

$$V_{360} = 0.164(8.74 + 0.86)$$

$$V_{360} = 1.58 \text{ ACRE-FT}$$

TOTAL REQUIRED VOLUME: 1.58 ACRE-FT

SITE DETAILS:

ADDRESS: VOLCANO RD, ALBUQUERQUE, NM (NO ADDRESS NUMBER)

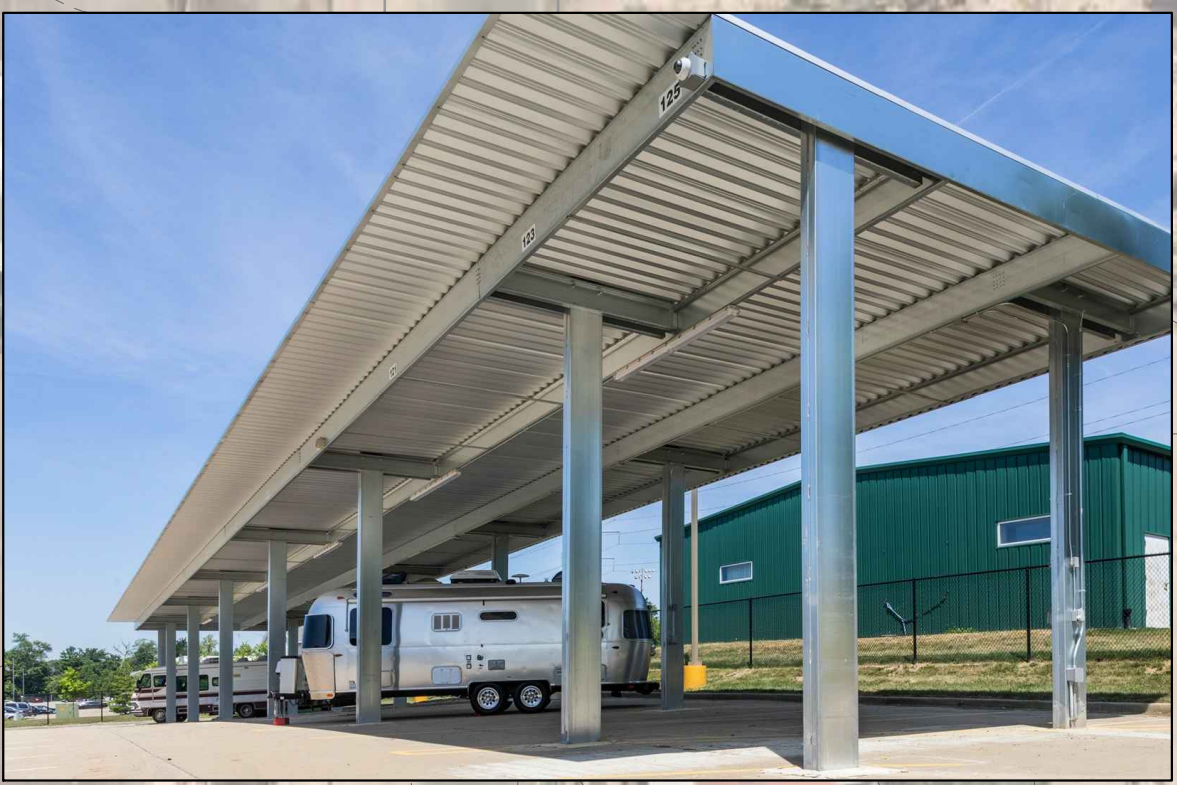
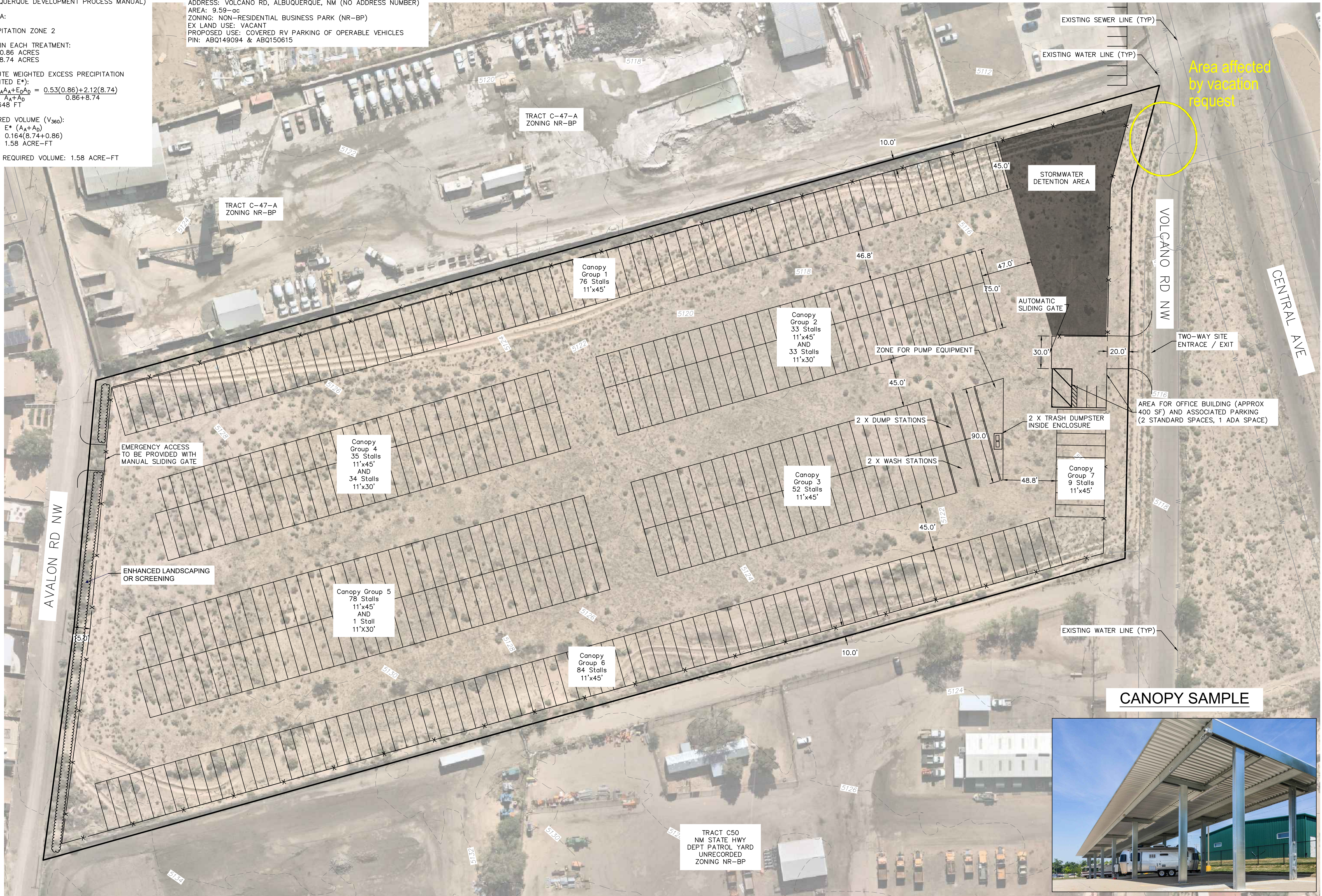
AREA: 9.59-ac

ZONING: NON-RESIDENTIAL BUSINESS PARK (NR-BP)

EX LAND USE: VACANT

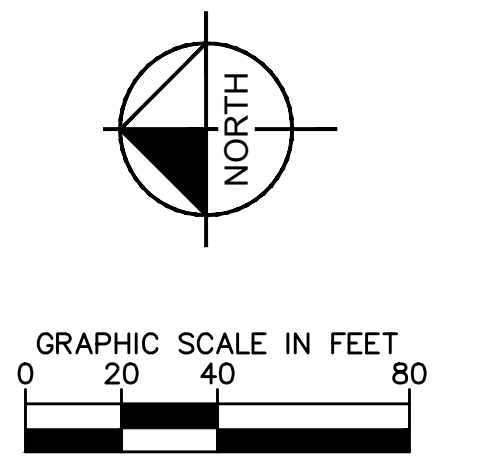
PROPOSED USE: COVERED RV PARKING OF OPERABLE VEHICLES

PIN: ABQ149094 & ABQ150615



RV STORAGE -ALBUQUERQUE- CONCEPTUAL SITE PLAN
7 CANOPIES:
367 (11'X45') SPOTS AND 68 (11'X30') SPOTS

DATE: 10/30/2020



From: [Ewell, Diego](#)
To: michelle@mhenrie.com
Subject: RE: List of property owners
Date: Thursday, April 15, 2021 4:30:29 PM
Attachments: [Buffer Map - Central Ave Sw and Valcano Rd Nw.pdf](#)
[List of Property Owners - Central Ave Sw and Valcano Rd Nw.docx](#)

Good afternoon,

I have included the buffer map with 100 ft. excluding the right of way (ROW), also I have included the list of property owners with-in the buffer.

If you have any questions feel free to ask.

Thank You,



Diego Ewell
senior office assistant
administration
o 505.924.3811
e dewell@cabq.gov
cabq.gov/planning

From: michelle@mhenrie.com <michelle@mhenrie.com>
Sent: Thursday, April 15, 2021 10:50 AM
To: Ewell, Diego <dewell@cabq.gov>
Subject: FW: List of property owners

External

Good morning Diego,

The property is unaddressed at this point in time. It's known as 99999 Volcano Rd SW, or Tracts C48 and Tract C49 Unit 4 Town of Atrisco Grant. It's the intersection of Central NW and Volcano SW, Albuquerque, NM, 87121. DRB has asked us to vacate a portion of Volcano Rd (greater than 500 sf), so this will be for the next available DRB meeting followed by City Council for final action.

I've attached additional information and the zone map page if you need it.

I appreciate your help!

Best regards,
Michelle Henrie

From: Gould, Maggie S. <MGould@cabq.gov> **On Behalf Of** Planning Dev Help
Sent: Thursday, April 15, 2021 10:37 AM
To: michelle@mhenrie.com; Planning Dev Help <devhelp@cabq.gov>
Cc: Ewell, Diego <dewell@cabq.gov>
Subject: RE: List of property owners

Hello,

Diego Ewell can help you with that. You will need to provide the address and he can generate a map and a list.



MAGGIE GOULD
planning manager
land development coordination
o 505-924-3880
c 505-553-0682
e mgould@cabq.gov
cabq.gov/planning

From: michelle@mhenrie.com <michelle@mhenrie.com>
Sent: Thursday, April 15, 2021 9:55 AM
To: Planning Dev Help <devhelp@cabq.gov>
Subject: List of property owners

Good morning,

Can you kindly point me to where I can get a list of property owners for purposes of noticing a DRB application (vacation public right-of-way/ City Council)?

Best regards,
Michelle Henrie
505-440-4948

RAMIREZ FRANCISCO J & EDUWIGES
8616 SONOMA AVE NW
ALBUQUERQUE NM 87121

GASSON MARGARITA
408 SHOREWOOD DR NW
ALBUQUERQUE NM 87121-7227

GONZALES JUANITA GARCIA ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

ALVARADO MICHAEL
8805 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7021

DIETMEIER KOLL PEGGY JO TRUSTEES
JOSEPH W DIETMEIER & MARGARET E
FAMILY TRUST
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87105

SEWARD JOAN
8819 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7021

YAZZIE LEVI N & DANNY RAELENE J
8700 SONOMA AVE NW
ALBUQUERQUE NM 87121-7015

SILVA MATTHEW J
8809 TRADEWIND RD NW
ALBUQUERQUE NM 87121

VALDEZ SHARON
2637 CARDENAS DR NE
ALBUQUERQUE NM 87110-3201

GIESE RYAN
8835 TRADEWIND RD NW
ALBUQUERQUE NM 87121

FLORES LEANNE
8720 TRADEWIND RD NW
ALBUQUERQUE NM 87121

GREIFINGER DOMINIC
8816 SONOMA AVE NW
ALBUQUERQUE NM 87121-7017

RAUB WADE Y
8701 TRADEWIND RD NW
ALBUQUERQUE NM 87121

QUAM JONES & QUAM DURAN
DEVONA
8820 SONOMA AVE NW
ALBUQUERQUE NM 87121

DEFELIPPO RALPH & ALLISON
8627 TRADEWIND RD NW
ALBUQUERQUE NM 87121

BOEHLAND SUZANNE
8716 TRADEWIND RD NW
ALBUQUERQUE NM 87121

ESTRADA CARLOS
412 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

CORLEW CHARLES V
8708 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7007

DAVENPORT RICK J
8824 SONOMA AVE NW
ALBUQUERQUE NM 87121-7017

HERRERA ROSELYN
8639 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SAN KINSHIN LLC C/O LEWINGER
2424 LOUISIANA BLVD SPACE 401
ALBUQUERQUE NM 87110-4402

ARAGON LEONARD
8615 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7010

GOMEZ MELISSA Y
8640 SONOMA AVE NW
ALBUQUERQUE NM 87121

GATICA-LARES ADOLFO A
8719 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7008

MALDONADO ANDREA A
8827 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SANDOVAL RICARDO P & MARTINEZ
MARIA V
8816 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7020

SAROMINES REGINA S & EDWIN C
8631 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7010

SANCHEZ NAOMI
8801 TRADEWIND DR NW
ALBUQUERQUE NM 87121

GARCIA BEATRICE
7624 WINTER NE
ALBUQUERQUE NM 87110

ACOYA VICTOR R
8832 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7020

SANDOVAL AARON P & VALERIE A
8624 TRADEWIND RD NW
ALBUQUERQUE NM 87121

CARDENAS JOEL C
8808 TRADEWIND RD NW
ALBUQUERQUE NM 87121

PACHECO TERIN A & MELANIE
8623 TRADEWIND RD NW
ALBUQUERQUE NM 87121

CHARLEY WINFRED V
1002 CALLE SERRANO
ESPANOLA NM 87532-2736

GOMEZ LUIS H & VIVIANA
8720 SONOMA AVE NW
ALBUQUERQUE NM 87121

MARTINEZ KATHY QUANZ
8704 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7007

TAYLOR MARGUERITE
8709 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7008

GALVAN JORGE A & PATRICIA GRIEGO
8800 SONOMA AVE NW
ALBUQUERQUE NM 87121-7017

BANUELOS SEBASTIAN
8628 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

CORDOVA PATSY
8820 TRADEWIND RD NW
ALBUQUERQUE NM 87121

APODACA LEONARD & MICHELLE
8636 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7009

GONZALES JUANITA G ETAL
1219 ISLETA BLVD SW
ALBUQUERQUE NM 87105

MARTEL GIOVANNI J
8640 TRADEWIND RD NW
ALBUQUERQUE NM 87121

CHAVEZ DAVID R
8828 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7020

TYLER DESIREE L & PETERSEN COLTON
J
416 SHOREWOOD DR NW
ALBUQUERQUE NM 87121-7227

ZAPIEN JAMIE F
8836 TRADEWIND RD NW
ALBUQUERQUE NM 87121

TRAN NGOC HONG & NGUYEN HUONG
8716 SONOMA AVE NW
ALBUQUERQUE NM 87121

TOBAR JUAN S
8632 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

TAPIA STEVEN A & LEE A TAPIA
8619 TRADEWIND RD NW
ALBUQUERQUE NM 87121

MADRID VINCENT
8624 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

NIETO ISAAC
8715 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7008

ALMAGER GILBERT
8217 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2109

AGUILAR LEROY A
8628 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7009

GARCIA ADAM J
8804 SONOMA AVE NW
ALBUQUERQUE NM 87121-7017

STATE HIGHWAY DEPT OF NM
PO BOX 1149
SANTA FE NM 87504-1149

GARCIA RICHARD R & MATHEWS
DEBORAH A & MATHEWS CAITLIN D
8704 SONOMA AVE NW
ALBUQUERQUE NM 87121-7015

LYKE JAMES CLABORN & HOOD LELIA
LORRAINE
10809 CHICOBUSH DR NW
ALBUQUERQUE NM 87114

CHAVEZ YANET
8620 SONOMA AVE NW
ALBUQUERQUE NM 87121-7013

MCCULLOUGH JOHN & KIMBERLY D
8815 TRADEWIND RD NW
ALBUQUERQUE NM 87121

STATE HIGHWAY DEPT OF NM
PO BOX 1641
SANTA FE NM 87501-1641

PALERMO LYNN M
8705 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7008

ROMERO CALVIN J & EVA A
400 SHOREWOOD DR NW
ALBUQUERQUE NM 87121-7227

ROMERO DANIEL & VIRGINIA
404 SHOREWOOD DR NW
ALBUQUERQUE NM 87121

JENSEN-FISHER JESSICA L
8828 SONOMA AVE NW
ALBUQUERQUE NM 87121

DOMINGUEZ JAVIER G & DOMINGUEZ
LEOPOLDO
8636 SONOMA AVE NW
ALBUQUERQUE NM 87121

BACA VALERIEANN C
8804 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SMOCK SEAN
8831 TRADEWIND RD NW
ALBUQUERQUE NM 87121

LOPEZ HERMAN III & LOPEZ MELISSA B
8708 SONOMA AVE NW
ALBUQUERQUE NM 87121

DIAZ PHILIP C
8808 SONOMA AVE NW
ALBUQUERQUE NM 87121

MADRID LAWRENCE
8620 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7009

LOPEZ LORI JEAN
8635 TRADEWIND RD NW
ALBUQUERQUE NM 87121

SAN KINSHIN LLC C/O LEWINGER
2424 LOUIDIANA BLVD NE SPACE 401
ALBUQUERQUE NM 87110-4402

NORRIS DARLENE L & JIMMY
8616 TRADEWIND RD NW
ALBUQUERQUE NM 87121-7009

ARMSTRONG CENTRAL UNSER BLVD
LLC
1 ARMSTRONG PL
BUTLER PA 16001

ARMSTRONG CENTRAL UNSER BLVD
LLC
1 ARMSTRONG PL
BUTLER PA 16001

ARMSTRONG CENTRAL UNSER BLVD
LLC
1 ARMSTRONG PL
BUTLER PA 16001

KB HOME NEW MEXICO INC
7807 E PEAKVIEW AVE SUITE 300
CENTENNIAL CO 80111-6849

BERNALILLO COUNTY C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

GONZALEZ CHARLES J & JUANITA M
PO BOX 26613
ALBUQUERQUE NM 87125





From: michelle@mhenrie.com
To: ava99secretary@gmail.com; avalon3a@yahoo.com; aboard111@gmail.com; ekhaley@comcast.net; luis@wccdg.org; jgallegoswccdg@gmail.com
Bcc: michelle@mhenrie.com
Subject: RE: 99999 Volcano Rd NW Notice of Hearing
Date: Tuesday, April 20, 2021 3:53:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Notice of Hearing 1.pdf](#)

Dear Neighborhood Association Representatives,

The Office of Neighborhood Coordination has provided your name for the attached notice of hearing. This request is in connection with a project to build an RV Storage facility near the intersection of Volcano Rd SW and Central Ave. DRB has requested offsite improvements on Volcano Rd requiring the developer to vacate a portion of Volcano Rd. This action will be heard first by DRB, on or after April 28, 2021 and then eventually by City Council. If you would like more information, a meeting, or notice of when the bodies will hear this action, please let me know.

Attached is additional information about the RV Storage project site and the portion of Volcano Rd that would be affected by the requested vacation.

Best regards,
 Michelle Henrie
 505-440-4948
michelle@mhenrie.com

From: Carmona, Dalaina L. <dcarmona@cabq.gov>
Sent: Thursday, April 1, 2021 1:42 PM
To: michelle@mhenrie.com
Subject: 99999 Volcano Rd NW Neighborhood Meeting Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State | Zip | Mobile Phone | Phone |
|---|------------|---------------|--|--------------------------|-------------|-------|-------|--------------|------------|
| Avalon NA | Samantha | Pina | ava99secretary@gmail.com | 423 Elohim Court NW | Albuquerque | NM | 87121 | 5053633455 | |
| Avalon NA | Lucy | Anchondo | avalon3a@yahoo.com | 601 Stern Drive NW | Albuquerque | NM | 87121 | | 5058396601 |
| South West Alliance of Neighborhoods (SWAN Coalition) | Luis | Hernandez Jr. | luis@wccdg.org | 5921 Central Avenue NW | Albuquerque | NM | 87105 | | |
| South West Alliance of Neighborhoods (SWAN Coalition) | Jerry | Gallegos | jgallegoswccdg@gmail.com | 5921 Central Avenue NW | Albuquerque | NM | 87105 | 5053855809 | 5058362976 |
| Westside Coalition of Neighborhood Associations | Elizabeth | Haley | ekhaley@comcast.net | 6005 Chaparral Circle NW | Albuquerque | NM | 87114 | 5054074381 | |
| Westside Coalition of Neighborhood Associations | Rene | Horvath | aboard111@gmail.com | 5515 Palomino Drive NW | Albuquerque | NM | 87120 | | 5058982114 |

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Thanks,



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



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From: webmaster-cabq.gov@mailgun.org [mailto:webmaster-cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, April 01, 2021 9:35 AM

To: Office of Neighborhood Coordination <michelle@mhenrie.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

City Council decision following DRB recommendation

Contact Name

Michelle Henrie

Telephone Number

505-440-4948

Email Address

michelle@mhenrie.com

Company Name

Michelle Henrie LLC for Macritch Storage Ventures

Company Address

PO Box 8370

City

Santa Fe

State

NM

ZIP

87504

Legal description of the subject site for this project:

Lots C-48 and C-49, Town of Atrisco Grant, Unit 4

Physical address of subject site:

99999 Volcano Rd NW

Subject site cross streets:

Volcano Rd NW and Central Ave

Other subject site identifiers:

This site is located on the following zone atlas page:

K=09

From: michelle@mhenrie.com
To: michelle@mhenrie.com
Subject: Read: 99999 Volcano Rd NW Notice of Hearing
Date: Tuesday, April 20, 2021 3:53:57 PM
Attachments: [Read 99999 Volcano Rd NW Notice of Hearing.txt](#)

Your message
To: Unknown
Subject:

Public Notice of Hearing

Date: April 16, 2021

To Whom This May Concern:

I am requesting a recommendation of approval from the Development Review Board of the City of Albuquerque for vacation of a portion of a public right-of-way. The request is greater than 500 square feet and will need final approval from City Council. The vacation is being made in connection with building an RV storage facility.

To Attend the DRB Hearing on Wednesday, April 28, 2021 at 9:00 AM

<https://cabq.zoom.us/j/95040525532>

Meeting ID: 950 4052 5532

by phone +1 312 626 6799 or

Find your local number: <https://cabq.zoom.us/u/aqx1411>

The application has not been submitted yet, so it is possible that the hearing will take place at the Development Review Board meeting on May 5 or May 12, 2021. You can check DRB agendas here: <https://www.cabq.gov/planning/boards-commissions/development-review-board>

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 99999 Volcano Rd SW (No assigned street address yet. Tracts C48 and C49 Unit 4 Town of Atrisco Grant. The property is next door to Designco Construction at 8207 Central Ave NW, Albuquerque, NM 87121 on Central NW and Volcano SW, Albuquerque, NM, 87121.)

Location Description: Intersection of Volcano SW and Central NW.

2. Property Owner: Juanita G. Gonzales et al. Applicant: Macritchie Storage Ventures, LLC

3. Agent: Michelle Henrie 505-440-4948 or michelle@mhenrie.com

4. Application Type per IDO [Table 6-1-1: Vacation of public right-of-way](#)

Summary of project/request: Vacate a portion of Volcano Rd. abutting project property as requested by DRB. A conditional use to allow the project, a storage facility for recreational vehicles, was granted by the Zoning Hearing Examiner on December 30, 2020.

5. This type of application will be decided by City Council, after receiving a recommendation from DRB.

6. Where more information about the project can be found: Michelle Henrie 505-440-4948 or michelle@mhenrie.com

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(b)

1. Zone Atlas Page(s): K-09, see attached

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice.

3. The following exceptions to IDO standards will be requested for this project: A conditional use to allow the project, a storage facility for recreational vehicles, was granted by the Zoning Hearing Examiner on December 30, 2020.

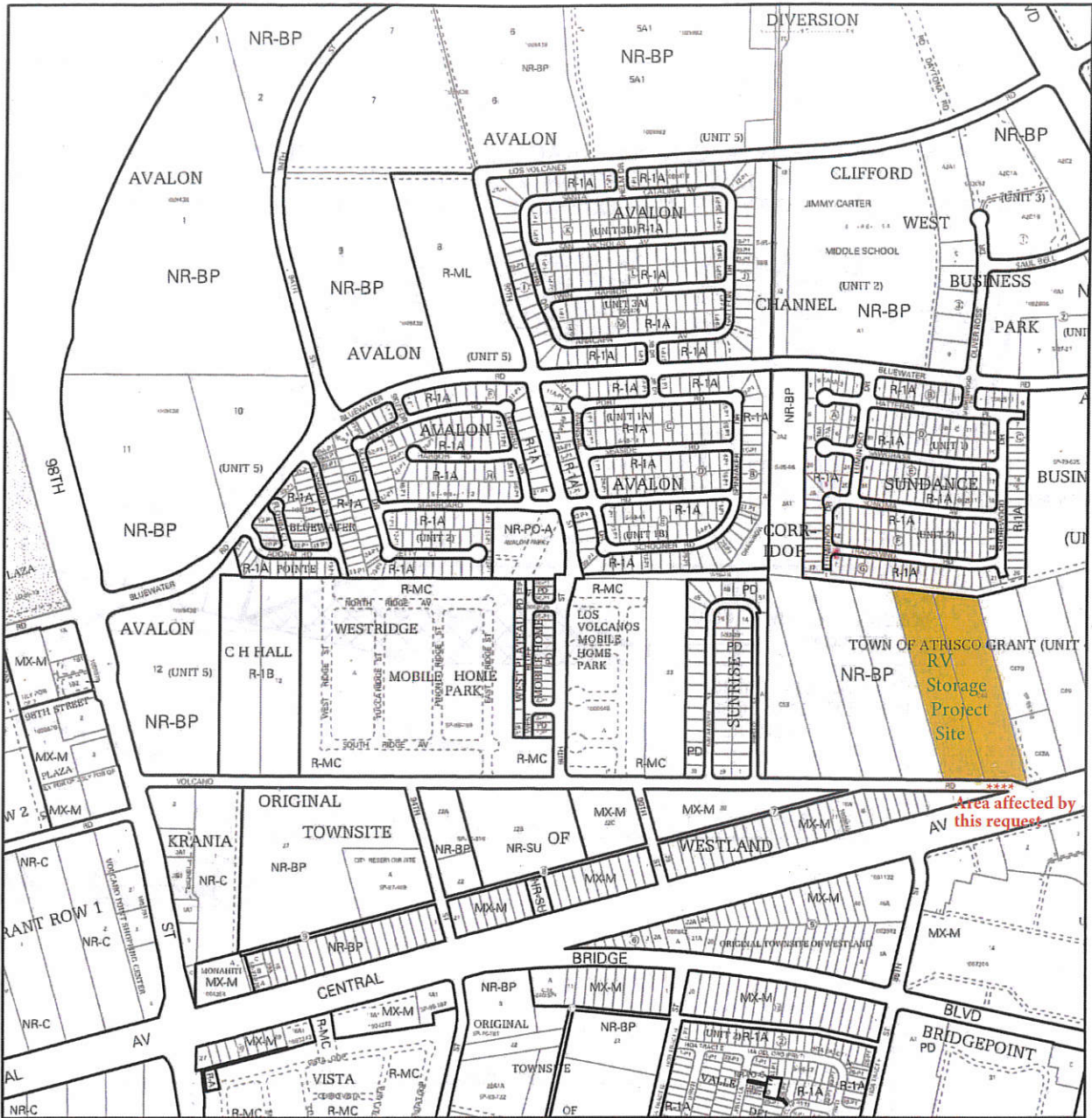
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: Yes. An email was sent to two representatives of Avalon Neighborhood Association, the Southwest Alliance of Neighborhoods, and the Westside Coalition of Neighborhood Associations on April 1, 2021.

Additional Information:

1. Area of Property: Area to be vacated is >500 sf.

IDO Zone District: NR-BP (Non-Residential Business Park)

2. Current Land Use(s): The project site is vacant. The area to be vacated currently serves as a portion of Volcano Rd.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
K-09-Z

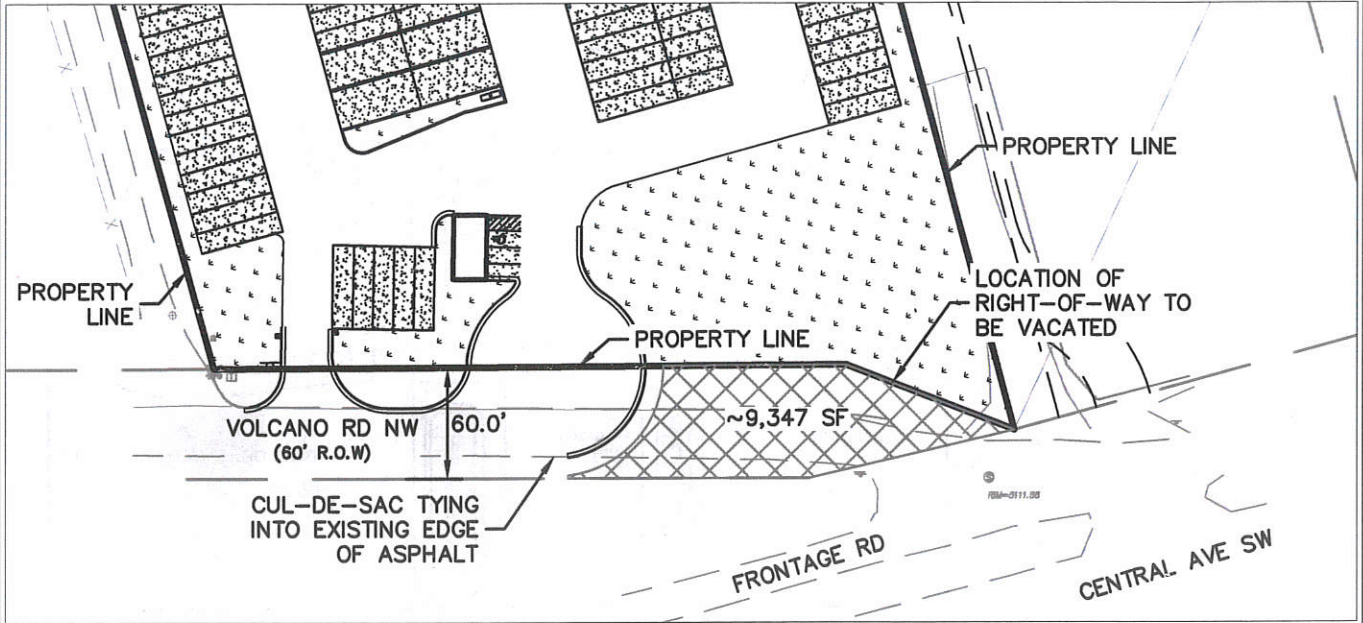
Gray Shading
Represents Area Outside
of the City Limits

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

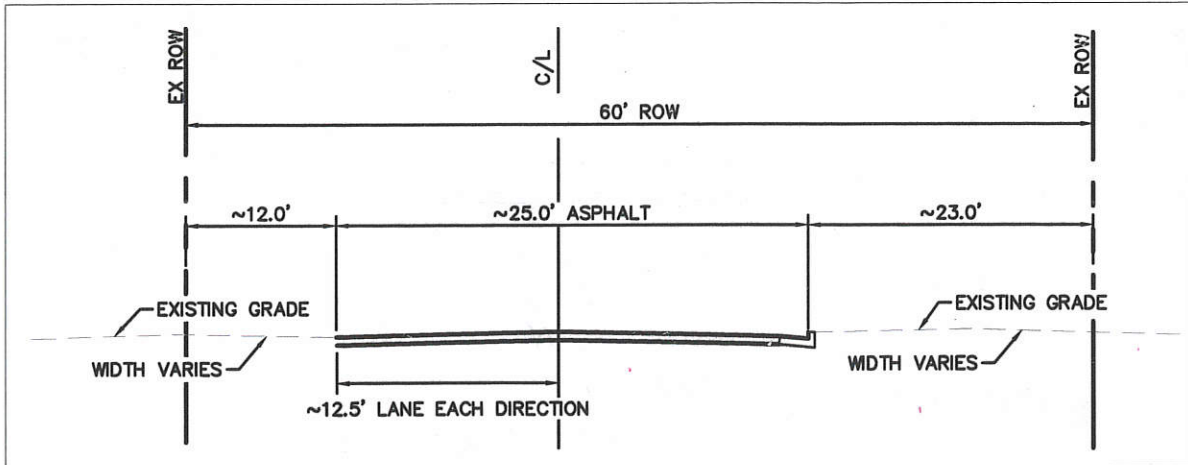
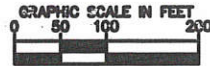
0 250 500 1,000
Feet

RIGHT-OF-WAY VACATION EXHIBIT

VACATION EXHIBIT FOR A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



LOCATION OF R.O.W. TO BE VACATED



EXISTING R.O.W. CROSS-SECTION

N.T.S.

CITY OF ALBUQUERQUE, NEW MEXICO

DRAWN BY: NER SCALE:
CK'D BY: SAL DATE: 04/14/2021

VACATION EXHIBIT FOR A CERTAIN TRACT OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, 80237
PHONE: 303-228-2300

K:\DEN_CHM\086648005_RV_Storage_ABO\CADD\Exhibits\Vacation Exhibit\ABQ_Vacation Exhibit.dwg

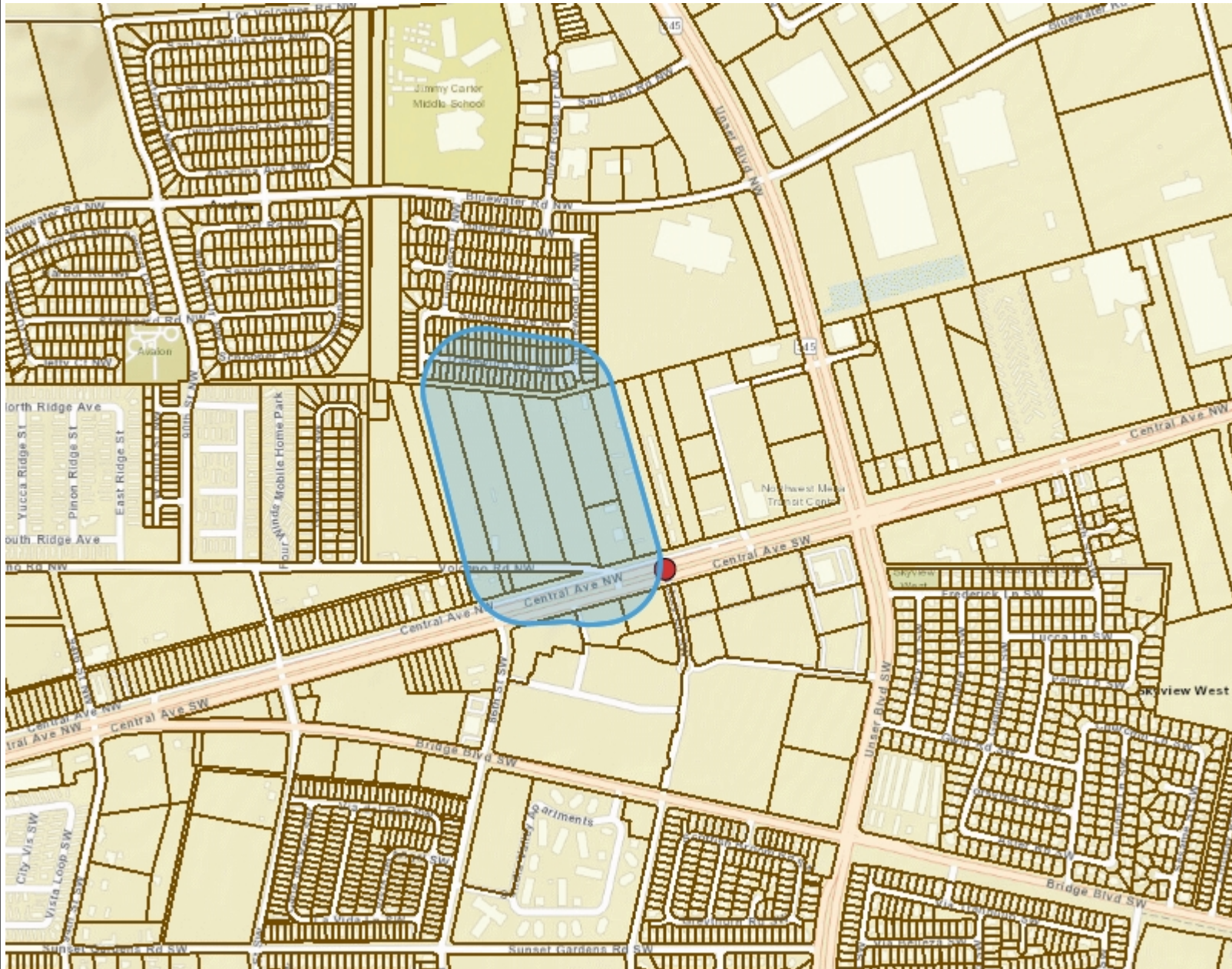


Central Ave Sw and Valcano Rd Nw



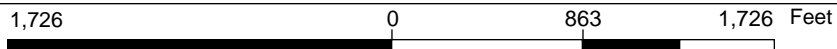
Legend

□ Bernalillo County Parcels



Notes

Buffer: 355 Ft.
ROW Central Ave SW: 255 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 10,354

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