



## **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)**

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**Project No: PR-2020-004757 Date: 02/14/2024      Agenda Item: #2      Zone Atlas Page: NR-BP**

**Legal Description: Section 21, Township 10 North, Range 2 East, Tracts C48 and C49, Town of Atrisco Grant**

**Request: Accelerated Expiration of Site Plan Application For The Previously Approved RV Storage Development On Volcano Rd (Si-2021-00307 SITE PLAN)**

**Location: 8301 Volcano Rd NW between Central Ave and Bristol St**

**Application For: SI-2024-00157 – ACCELERATED EXPIRATION OF SITE PLAN**

**1. No Comments**

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



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2020-004757**

SI-2024-00157 – ACCELERATED EXPIRATION OF SITE PLAN

REQUEST: Accelerated Expiration Of Site Plan Application For The Previously Approved RV Storage Development On Volcano Rd (SI-2021-00307 SITE PLAN)

LOTS/SUBDIVISION: Section 21, Township 10 North, Range 2 East, TRACTS C48 AND C49, TOWN OF ATRISCO GRANT

ADDRESS/LOCATION: 8301 Volcano Rd NW between Central Ave and Bristol St

ZONED: NR-BP

IDO: 2022

**Comments:**

02-14-2024

No comments or objections to the request.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2020-004757 Hearing Date: 02-14-2024  
Project: Tracts C48 & C49, Unit 4, Town of  
Atrisco Grant Agenda Item No: 2

☐ Sketch Plat

☒ Expire Site Plan for  
Bldg. Permit

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the accelerated expiration of the Site Plan for Building Permit.
- Hydrology has no objection to the accelerated expiration of the Infrastructure List and returning the Financial Guarantee.
- Comment – Hydrology also voids the approval of the Conceptual Grading & Drainage Plan for this site. If the development at this site wishes to move forward, an updated Conceptual Grading & Drainage will have to be submitted to Hydrology for approval

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004757  
Volcano and Central

AGENDA ITEM NO: 2

SUBJECT: Preliminary and Final Plat

ENGINEERING COMMENTS:

1. No objection. As a reminder by pulling this project you will have to reapply and go through the review process again and meet whatever requirements may be in place at that time if you wish to build this in the future.

. 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: February 14, 2024

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ACTION:

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

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



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**MEETING DATE:** 2/14/24 -- **AGENDA ITEM:** #5

**Project Number:** PR-2020-004757

**Application Number:** SI-2024-00157

**Project Name:** RV Storage – Albuquerque @ 8301 Volcano Road NW

**Request:**

*Accelerated Expiration of Site Plan*

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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.*

**BACKGROUND:**

- On May 5, 2021, the Development Review Board (DRB) approved a Site Plan proposing to construct an RV storage facility consisting of 429 parking spaces with covered canopies as well as a temporary office building at 8301 Volcano Road NW (off of Central Avenue NW) per PR-2020-004757 / SI-2021-00307. Included with the DRB Site Plan approval was an Infrastructure List.
- The Applicant proceeded to receive approval for a Financial Guaranty (based on the approved Infrastructure List) from the DRC section, which was for \$296,518.71, and a cashier's check was used for the Financial Guaranty. However (according to the letter in the application submittal for this application), as a result of unforeseen economic difficulties, the Applicant is seeking a withdrawal of the Site Plan application through an accelerated expiration of the Site Plan to enable the vacation of the associated Infrastructure List and the release of the \$296,518.71 Financial Guaranty (the Site Plan would not otherwise expire until May 5, 2028 provided that the thresholds of 6-4(X)(3)(a)(1) of the IDO have not been exceeded).
- Per 6-4(X)(2)(c) of the IDO, on properties that have not been developed pursuant to thresholds established in Subsection 6-4(X)(3)(a)(1) of the IDO, the Applicant, property owner, or an agent of the applicant or property owner can apply to the decision-making body that originally approved the Site Plan to accelerate the expiration.

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

As the Development Facilitation Team (DFT) is responsible for approving Site Plans formerly approved by the DRB as well as major amendments to those Site Plans per 6-4(Y)(3)(c)(1) of the IDO, they (DFT staff) are responsible for approving an accelerated expiration of the DRB-Site Plan for PR-2020-004757 / SI-2021-00307.

## **COMMENTS**

**Note:** Items in **orange type** need to be addressed.

### **1. Items Needing to be Completed or Corrected**

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- To ensure that the Site Plan could expire and the DFT can accelerate the expiration of the Site Plan for PR-2020-004757 / SI-2021-00307, the Applicant must confirm that the following thresholds of 6-4(X)(3)(a)(1) of the IDO have not been exceeded (in bold):

**At least 50 percent of the site area or 50 percent of the approved gross floor area has been developed.**

- Ben Lockhorst with Macritchie, Inc. is listed as the authorized signatory in the letter included in the application submittal, and is also listed as the Applicant/Owner on the application form for the application. However, Volcano RV LP is the owner of the subject property according to Bernalillo County property records. Therefore, either:
  1. Provide documentation confirming Mr. Lockhorst as an authorized signatory and representative for Volcano RV LP, and provide a signed letter from Mr. Lockhorst describing and justifying the application, or:
  2. Provide a signed letter of authorization from an authorized representative of Volcano RV LP confirming that Mr. Lockhorst can represent the owner (Volcano RV LP) as the agent, and provide a revised application form noting Mr. Lockhorst as the agent and Volcano RV LP as the Applicant/Owner.



*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: Jay Rodenbeck  
Planning Department

DATE: 2/13/24

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