



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat review of the proposed RV Storage Facility, on a 9.59-ac site located at the northwest corner of Central Ave and Volcano Rd		

APPLICATION INFORMATION		
Applicant: Macritchie	Phone: +1 403-973-4882	
Address: 715 5th Ave SW, Suite 1700	Email: blokhorst@macritchie.biz	
City: Calgary	State: Alberta	Zip: T2P 2X6
Professional/Agent (if any): Kimley-Horn	Phone: 720-647-6231	
Address: 4582 S Ulster St, Suite 1500	Email: stephen.litsas@kimley-horn.com	
City: Denver	State: CO	Zip: 80237
Proprietary Interest in Site: Developer	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract C48 and C49,	Block:	Unit: Unit 4
Subdivision/Addition: Town of Atrisco Grant	MRGCD Map No.:	UPC Code: 100905746717740609
Zone Atlas Page(s): K-09-Z	Existing Zoning: NR-BP	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 9.59
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: No Address, Volcano Rd	Between: Central Ave	and: Bristol St
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
None known		

Signature:	Date: 11/24/20				
Printed Name: Stephen Litsas	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:	Date:			Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? 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 S2 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

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 11/24/20</p>
<p>Printed Name: Stephen Litsas</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<div style="text-align: right;"> </div>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



11/24/2020

City of Albuquerque
Development Review Board
600 2nd Street NW
Albuquerque, NM 87102

Re: RV Storage – Albuquerque: Sketch Plat Review - Letter of Introduction

Dear DRB,

Kimley-Horn is pleased to submit this Letter of Introduction on behalf of our Client, Macritchie, for the Sketch Plat Review process (herein referred to as the “Project”).

The Project is to be a RV Storage development consisting of approximately +/- 9.59 acres of land. The entire site is intended to be developed in one singular phase. A stormwater detention pond containing 1.58 ac-feet of volume is proposed in the southeast corner of the site, which will be sized to serve the entire development.

The RV Storage facility will consist fully of RV canopies; therefore all storage spaces will be covered. In total, 363 x 45' long and 67 x 30' long spaces will be provided. The interior spaces will be designed flexibly so they can conform to various lengths totaling the two head-to-head stalls (such as 30' & 60' stalls, as opposed to 2 x 45' stalls) based upon the future demand requirements. Enhanced screening will be used along the northern border of the site adjacent to the residential properties.

An approximately 650 sf office building will be provided near the entrance of the site, along the projects southern border. In addition, two RV Wash Stations and two RV Dump Stations will be provided near the office building.

The site will have one primary point of access, from Volcano Rd. This will be adjacent to the office, serving as both an access point for visitors and regular users. This gate will have automatic secured access to provide after-hours entry to the site for regular users. A second point of access for emergency access only will be provided, located along Volcano Rd on the southwest corner of the site.

In early discussions with Jeanne Wolfenbarger at the City, the City has discussed the desire for future improvements of the Volcano Rd / Central Ave intersection. In particular, for Volcano Rd to intersect perpendicular to Central Ave. The developer is willing to dedicate right-of-way to the City to allow this to happen in the future. In exchange, the developer would request the stormwater detention area to be allowed to sit within the 20' setback zone along the area of dedication.

Avalon Road falls to the north of the site. Avalon Road is currently an unimproved road that is not accessible to public traffic. In addition, nearby recent developments adjacent to Avalon

Road have not improved this section of roadway. Therefore, no improvements are proposed to Avalon Road as part of this project.

The above described use will adhere to the codes and requirements outlined within the City's design standards. We are excited to bring this project to the City.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Litsas". The signature is fluid and cursive, with a large loop at the end.

Stephen Litsas
Kimley-Horn

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 (V_{360}):

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

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

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

TOTAL REQUIRED VOLUME: 1.58 ACRE-FT

SITE DETAILS:

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

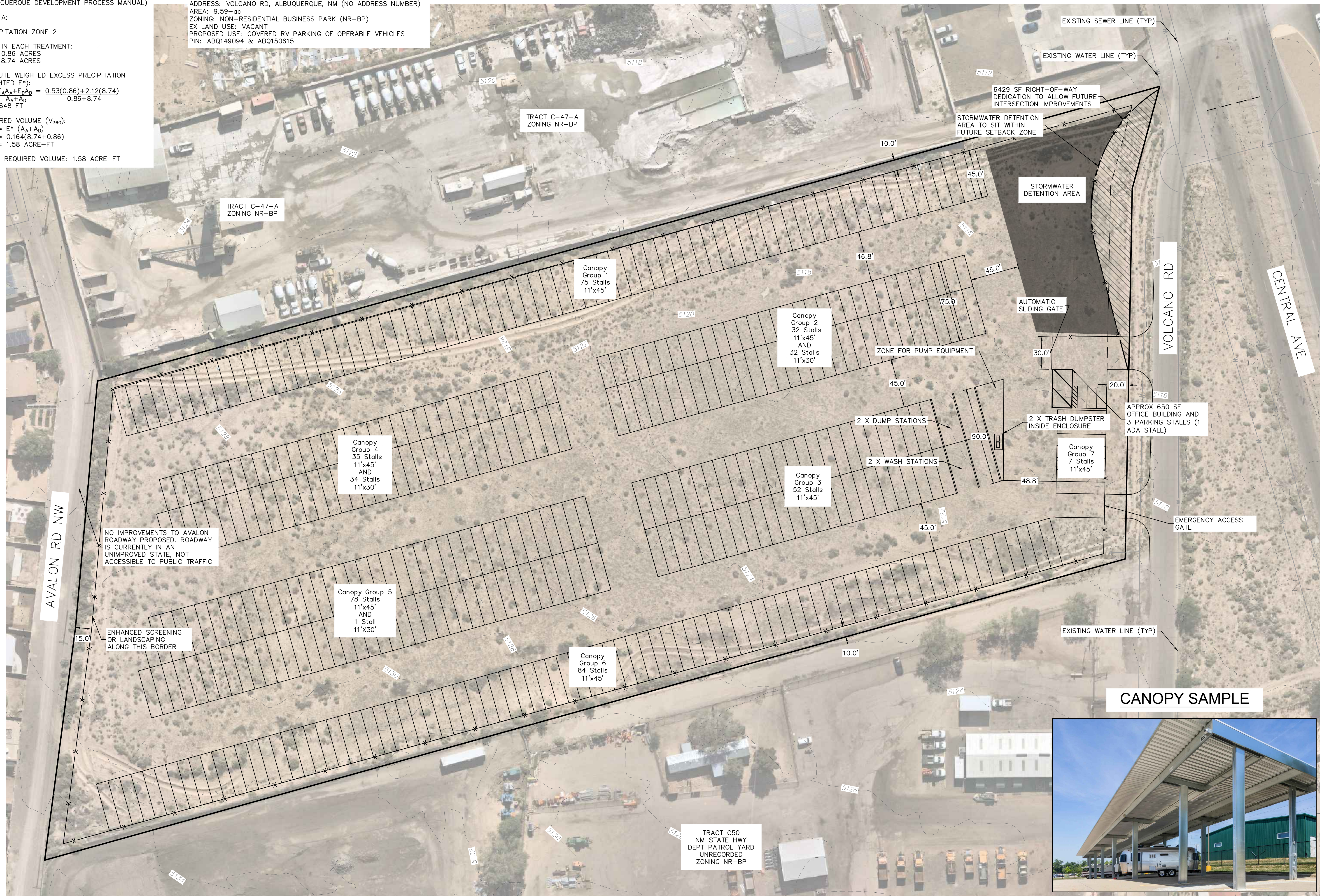
AREA: 9.59-ac

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- OFF-SITE IMPROVEMENTS PLAN

7 CANOPIES:
363 (11'X45') SPOTS AND 67 (11'X30') SPOTS

DATE: 11/23/2020

