

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

Volcano RV LP  
142 Hawley St., Suite 3A  
Graylake, IL 60030

**Project# PR-2020-004757**  
**Application#**  
**SI-2024-00157 – ACCELERATED EXPIRATION OF**  
**SITE PLAN**

### LEGAL DESCRIPTION:

For all or a portion of: **TRACT C48 AND C49,**  
**TOWN OF ATRISCO GRANT,** zoned **NR-BP,**  
located on **VOLCANO RD between CENTRAL**  
**AVE and BRISTOL ST** containing  
approximately **9.59** acre(s). **(K-9)**

On February 14, 2024, the Development Facilitation Team (DFT) administratively approved an accelerated expiration of a site plan concerning the above referenced application based on the Findings noted below:

1. This is a request to accelerate the expiration of a Site Plan pursuant to 14-16-6-4(X)(2)(c); 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 Site Plan-DRB approval was an Infrastructure List. The Applicant is seeking a repeal of the Site Plan-DRB approval through an accelerated expiration of the Site Plan to enable the vacation of the associated Infrastructure List and the release of the Financial Guaranty (the Site Plan would not otherwise expire until May 5, 2028).
2. As the DFT is responsible for approving Site Plans formerly approved by the DRB as well as approving 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 Site Plan-DRB for PR-2020-004757/ SI-2021-00307.

3. As the Site Plan-DRB for PR-2020-004757/SI-2021-00307 is repealed per the DFT approval of this request, future proposed development on the subject property of the repealed Site Plan-DRB will require the submittal and approval of a Site Plan that meets the IDO requirements effective at that time.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DFT's decision or by **MARCH 4<sup>TH</sup>, 2024**. The date of the the DFT staff's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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](mailto: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](mailto: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 a 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).

Sincerely,



For Alan Varela,

JW/jr