



PLAN SNAPSHOT REPORT PA-2025-00222 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2019-002765 (PR-2019-002765) **App Date:** 07/28/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 01/24/2026
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Montoya, Yolanda **Approval**
Description: Proposed Circle K **Expire Date:**

Parcel: 101106021144720807 Main **Address:** 5701 St Josephs Dr Nw Main
Albuquerque, NM 87120

Zone:

Applicant
Andre Sutiono
1101 Central Expressway S.,
Suite 215 Suite 215
Allen, TX 75013
Business: (214) 705-3182

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres	1.25	Site Address/Street5701 St. Josephs Drive NW
Site Location Located Between StreetsCoors Blvd. NW and Atrisco Dr. NW	Case History	N/A	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings	5200	Lot and/or Tract Number7
Block Number0000	Subdivision Name and/or Unit Number	COORS PAVILION	Legal DescriptionLT 7 PLAT OF LOTS 1 THRU 9 COORS PAVILION (BEING A REPLAT OFTRACT X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER)CONT 1.2764 AC
Existing Zone DistrictNR-C	Zone Atlas Page(s)	G-11	Acreage1.2764
Calculated Acreage1.27651	Council District	1	Community Planning Area(s)West Mesa
Character Protection OverlayCoors Boulevard – CPO-2	Development Area(s)	Change	Current Land Use(s)15 Vacant
IDO Use Development Standards NameCoors Boulevard – CPO-2	IDO Use Development Standards Subsection	Portable Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	Corridor TypeMajor Transit (MT) Area
Center TypeActivity	Pre-IDO Zoning District	SU-3	Pre-IDO Zoning Description
Major Street Functional Classification3 - urban minor arterial	FEMA Flood Zone	X	Total Number of Dwelling Units0
Total Gross Square Footage20	Total Gross Square Footage40		Total Gross Square Footage0
Total Gross Square Footage30			

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Andre_Sutiono_7/28/2025.jpg	07/28/2025 7:48	Sutiono, Andre		Uploaded via CSS

PLAN SNAPSHOT REPORT (PA-2025-00222)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00037389	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00037389		<u>\$53.50</u>	<u>\$53.50</u>
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/06/2025	Sketch Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		07/28/2025 16:43	
Associate Project Number v.1	Generic Action		07/28/2025 16:43
DFT Meeting v.1	Hold Meeting	07/29/2025 7:39	07/29/2025 7:40
Screen for Completeness v.1	Generic Action		07/29/2025 7:40
Verify Payment v.1	Generic Action		07/29/2025 7:40
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Andre Sutiono

From: Andre Sutiono
Sent: Thursday, July 24, 2025 9:59 AM
To: Griego, Robert E.; Planning Code Enforcement; Planning Dev Help; Planning Department; Aranda, James M.; Planning Development Review Services; Gould, Maggie S.; Garcia, Carl A.; annetteortiz@cabq.gov; vsegura@cabq.gov
Cc: Kyle Flaming; Metzgar, Angelo D.; Biazar, Shahab
Subject: Circle K - 5701 St Joseph's Dr NW (NW corner of St Joseph's Dr NW and Coors Blvd. NW) - PA-2025-00219
Attachments: 250-122 - 5701 St.Josephs Dr - FINAL.pdf

Good morning City of Albuquerque team,

Our client is looking into developing a Circle K on the NW corner of St Joseph's Dr NW and Coors Blvd. NW. Please find attached the Concept Site Plan for your reference.

We have submitted a Pre-application meeting through your portal but we did not received any confirmation email. Just wondering if we need to set up the Pre-application meeting directly to the Planning Department? If so, can you let us know the next available date for the Pre-application meeting?

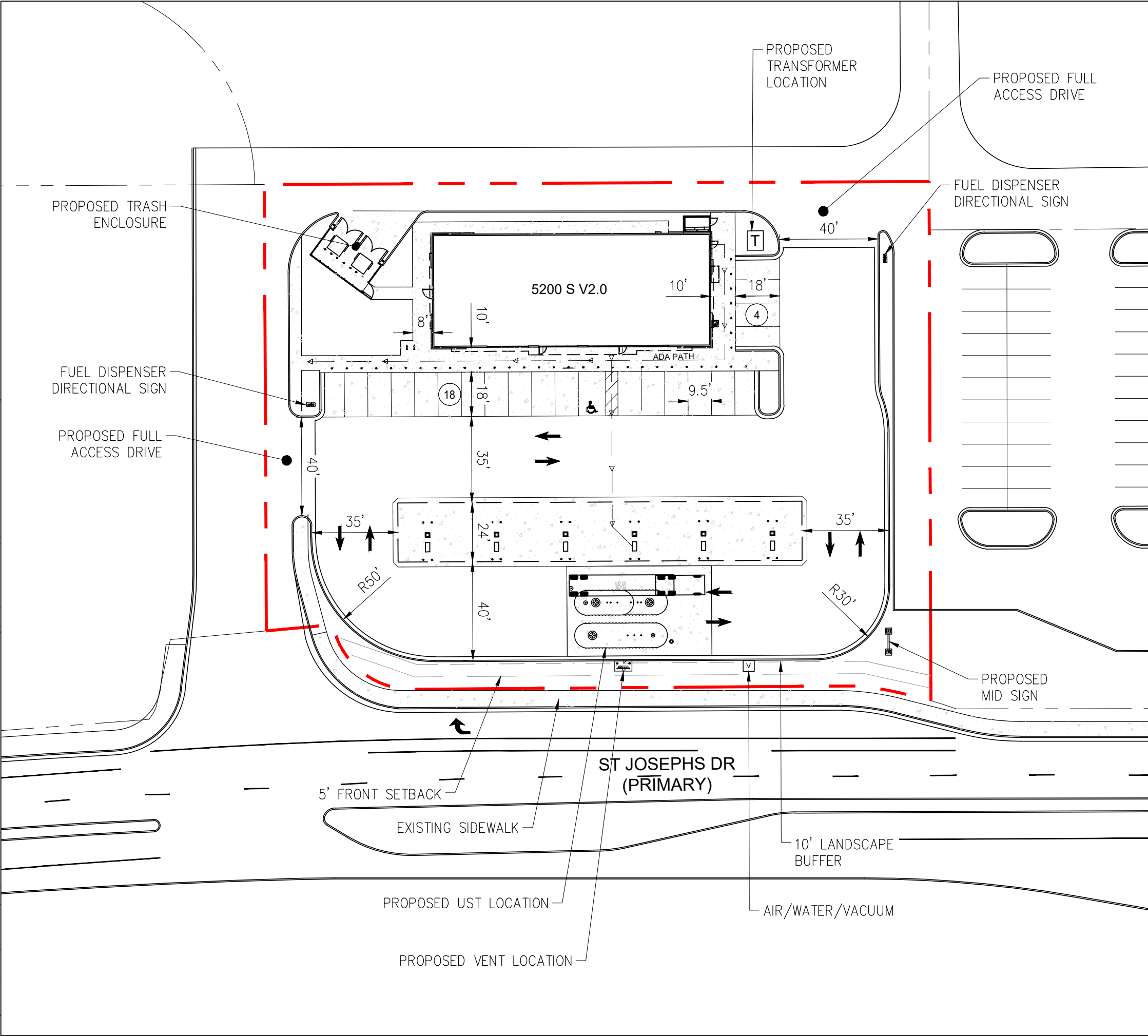
Thank you in advance for any info you can provide.

Thank You



Andre Sutiono, P.E.
Director of Engineering
JM Civil Engineering
1101 Central Expy S., Ste. 215
Allen, Texas 75013
214.705.3182 (direct)
asutiono@jmcivileng.com

Drawing name: L:\Circle K\2025 PMF Projects\250-122 - Albuquerque, NM - Cors Blvd & St. Joseph's Dr. NWC\01 Preliminary\Conceptual Site Plan (CSP)\250-122 - 5701 St. Josephs Dr - FINAL.dwg Apr 29, 2025 - 1:05pm



SITE LEGEND:

- PROPERTY SETBACK LINE
- GREEN SPACE SETBACK
- PROPERTY LINE
- NUMBER OF PARKING SPACES

SITE DATA:

ZONING: NR-C (NON-RESIDENTIAL COMMERCIAL)

CURRENT LAND USE: UNDEVELOPED

TOTAL LOT AREA: ±1.25 ACRES
±54,461 SQ. FT.

AREA OF OUTPARCEL 1: N/A
AREA OF OUTPARCEL 2: N/A
AREA OF COMMERCIAL PARCEL: 54,461 SQ. FT.
AREA OF OPEN SPACE: 6,462 SQ. FT.
GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.

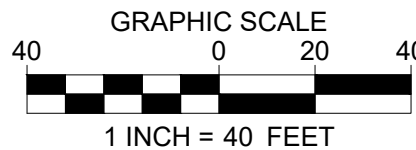
BUILDING SETBACKS: 5' FRONT
N/A SIDE (NORTH)
N/A SIDE (SOUTH)
N/A REAR

GREENSPACE SETBACKS: N/A FRONT
N/A SIDE (NORTH)
N/A SIDE (SOUTH)
N/A REAR

PARKING REQUIRED: (9'x18' PER CODE)
FOUR (4) SPACE PER 1000 SQUARE FEET OF
5200 / 1000 = 21 SPACES

PARKING PROVIDED:
21 SPACES + 1 ADA = 22 PARKING
PARKING SPACES DIMENSION = 9.5'x18'

TRUCK USED: WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT



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CONCEPTUAL SITE PLAN	5701 ST. JOSEPHS DRIVE NW ALBUQUERQUE, NEW MEXICO
SHEET	CSP1.0W

