



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.				
MISCELLANEOUS APPLICATIONS		☐ Extension of Infrastructure List or IIA (Form S3)		
☐ Site Plan Administrative DFT (Forms SP & P2)		PRE-APPLICATIONS		
☐ Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		☐ Sketch Plat Review and Comment (Form S3)		
☐ Infrastructure List or Amendment to Infrastructure List (Form S3)		Sketch Plan Review and Comment (Form S3)		
☐ Temporary Deferral of S/W (Form S3)		APPEAL		
☐ Extension of IIA: Temp. Def. of S/W (Form S3)		□ Decision of Site Plan Administrative DFT (Form A)		
BRIEF DESCRIPTION OF REQUEST				
We would like to develop this property with a big box retail store and surrounding parking as depicted on the attached site and facade plan. We are looking for preliminary feedback on this concept from the DFT.				
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UPC Codes: 101106017544420810; 101106017544420811; 101106017544420812; 101106017544420813; 101106017544420814;				
101100017344420013, 1011000173	777420014,			
APPLICATION INFORMATION				
Applicant/Owner: Red Shamrock 4, LLC			Phone:	
Address: 8220 San Pedro Dr. NE			Email:	
City: Albuquerque		State: NM	Zip: 87113-27476	
Professional/Agent (if any): Kimley Horn/ Francisco Her	rnandez III		Phone: 619-272-7187	
Address: 401 B Street, Suite 600			Email:	
City: San Diego		State: CA	Zip: 92101	
Proprietary Interest in Site:		List all owners: Red Shamrock 4, LLC		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)				
Lot or Tract No.: Tracts 8-A, 8-B, 8-C, 9-A and 9-C		Block:	Unit:	
Subdivision/Addition: Coors Pavilion		MRGCD Map No.:	UPC Code: See Above	
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C		Proposed Zoning G-11-Z	
# of Existing Lots: 5	# of Existing Lots: 5 # of Proposed Lots: 1		Total Area of Site (Acres): 13.05	
LOCATION OF PROPERTY BY STREETS				
Site Address/Street: St. Joseph's Dr. NW Between: Coors Blvd. NW and: Atrisco Dr NW				
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)				
PR-2019-002765, SD-2020-00218,				
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.				
Signature:			Date: 11/08/2024	
Printed Name: Francisco Hernandez III			■ Applicant or □ Agent	

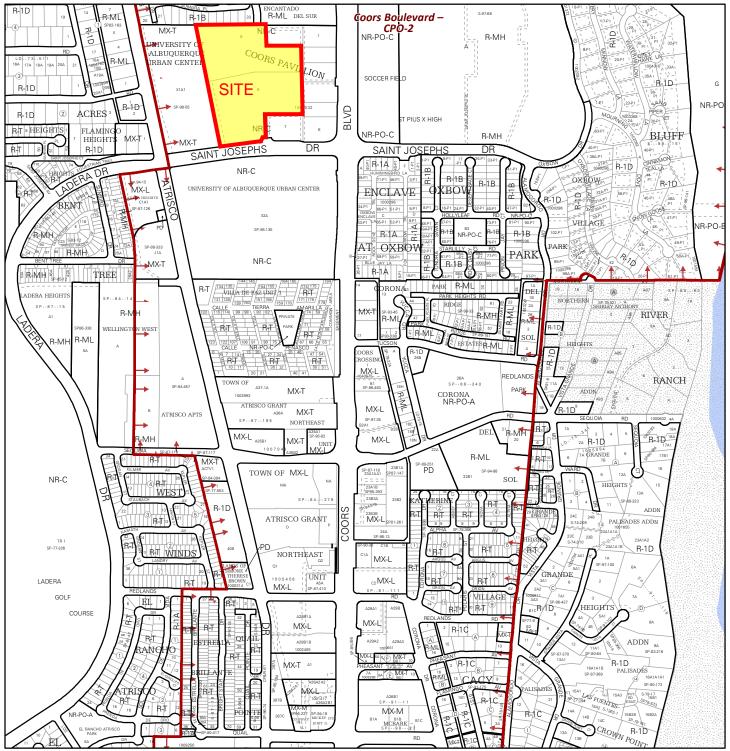
FORM S3 Page 1 of 2

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022			
AMENDMENT TO INFRASTRUCTURE LIST			
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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below .			
1) DFT Application form completed, signed, and dated			
2) Form S3 with all the submittal items checked/marked			
3) Zone Atlas map with the entire site clearly outlined and labeled			
4) Letter of authorization from the property owner if application is submitted by an agent			
5) Proposed Amended Infrastructure List			
6) Original Infrastructure List			
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION			
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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.			
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4) Letter of authorization from the property owner if application is submitted by an agent			
5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions			
EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION			
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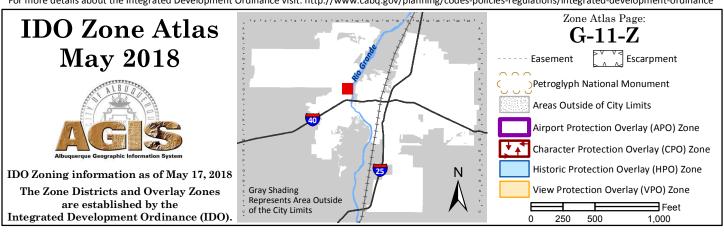
FORM S3 Page 2 of 2 4) Letter of authorization from the property owner if application is submitted by an agent 5) Letter describing, explaining, and justifying the deferral or extension 6) Drawing showing the sidewalks subject to the proposed deferral or extension INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) **EXTENSION** 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. _____1) DFT Application form completed, signed, and dated ____ 2) Form S3 with all the submittal items checked/marked _____ 3) Zone Atlas map with the entire site clearly outlined and labeled _____ 4) Letter of authorization from the property owner if application is submitted by an agent 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4) 6) Preliminary Plat or Site Plan 7) Copy of DRB approved Infrastructure List _____ 8) Copy of recorded IIA SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT 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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. 1) DFT Application form completed, signed, and dated 2) Form S3 with all the submittal items checked/marked 3) Zone Atlas map with the entire site clearly outlined and labeled 4) Letter describing, explaining, and justifying the request 5) Scale drawing of the proposed subdivision plat or Site Plan

6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-

of-way, and street improvements, if there is any existing land use



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





November 8, 2024

Development Facilitation Team (DFT) City of Albuquerque

Re: Sketch Plan Review for Proposed Site Plan for Proposed Tract 8-A-1, Coors Pavilion located near the Northwest Corner of Coors Blvd. N.W. and St. Joseph's Dr. N.W.

Dear Members of the Board:

Kimley-Horn is acting as an agent for the owner, Red Shamrock 4, LLC, and requests a sketch plan review of the preliminary site plan for a big-box retail store and surrounding parking lots. The property is currently zoned NR-C (Non-Residential – Commercial). Previous subdivision actions for this property were heard under PR-2019-002765 / SD-2020-00218.

Please note, this application encompasses the site plan and façade plan. The required platting to consolidate existing lots is being prepared separately by CSI-Cartesian Surveys.

Thank you very much,

KIMLEY-HORN AND ASSOCIATES

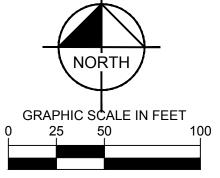
Francisco Hernandez III, P.E.



PARKING SUMMARY				
	REQUIRED	PROVIDED		
STANDARD SPACES	-	453		
COMPACT SPACES	-	-		
ADA SPACES	10	10		
EV SPACES	24	4		
MOTORCYCLE	6	6		
TOTAL SPACES	511**	477*		

- 4 SPACES/1000 SF GFA REQUIREDAPPROXIMATE BUILDING SIZE = 127,735

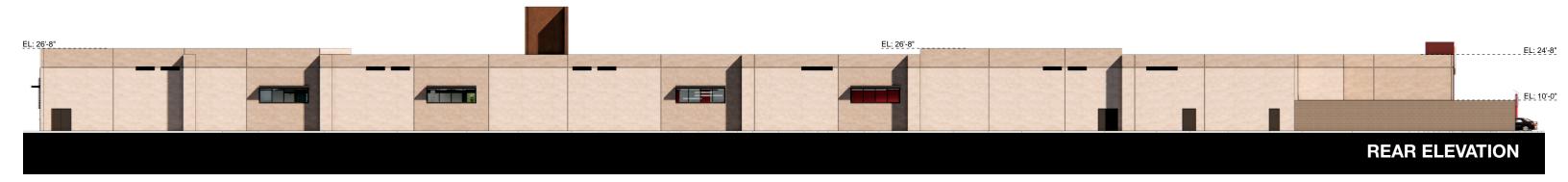
- STANDARD SPACES (9'x18')
 25% OF TOTAL PARKING MAY BE COMPACT (8.5'x15')
 2% OF TOTAL PARKING PROVIDED IN EACH LOT OR STRUCTURE MUST BE ADA OF
 - WHICH 1/6 MUST BE VAN ACCESSIBLE
- 5% OF TOTAL PARKING PROVIDED IN EACH LOT OR STRUCTURE MUST BE EV • *PER ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE 5-5-C-5 ELECTRIC VEHICLE CHARGING STATION CREDIT: EACH OFF-STREET ELECTRIC VEHICLE CHARGING STATION WITH A RATING OF 240 VOLTS OR HIGHER SHALL COUNT AS 2 VEHICLE PARKING SPACES TOWARD THE SATISFACTION OF MINIMUM OFF-STREET PARKING REQUIREMENTS.
- **THIS SITE QUALIFIES FOR A 20% PARKING REDUCTION BECAUSE IT IS WITHIN AN AC, MT AND AN AREA OF CHANGE, REDUCING THE REQUIRED PARKING FROM 511 TO 409.



ALBUQUERQUE

SHEET NUMBER





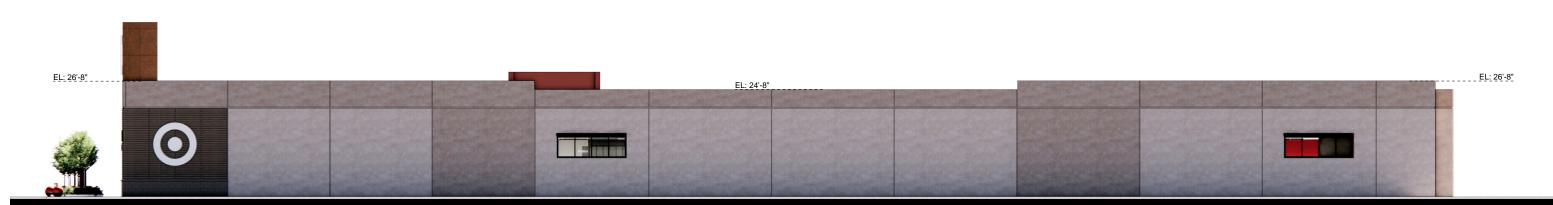
Target - Albuquerque West

Albuquerque, New Mexico

Design Package



EAST ELEVATION



WEST ELEVATION

Target - Albuquerque West

Albuquerque, New Mexico

Design Package