



## **Development Facilitation Team (DFT) – Review Comments**

**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2019-002765 Date: 04/9/2025 Agenda Item: #6 Zone Atlas Page: G-11, F-11**

**Legal Description: Lot/Tract 8B, 9A, 9C, 8C, 8A, COORS PAVILION**

**Request: Minor Plat: Consolidating 5 existing lots into one new lot. Has associated vacation of easements and site plan.**

**Location: 5801 St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW (13.047 acres)**

**Application For: – MINOR PLT – 2025-00009 – PRELIMINARY/FINAL PLAT**

1. No objection.

**Application For: – VAC-2025-00004 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00005 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00006 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00007 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00008 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00009 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00010 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00011 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00012 – VACATION OF PUBLIC EASEMENT**

1. No objection.

**Application For: – VAC-2025-00013 – VACATION OF PUBLIC EASEMENT**

1. No objection.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2019-002765**

MINOR\_PLT-2025-00009 -PRELIMINARY/FINAL PLAT

VAC-2025-00004 – VACATION OF PUBLIC EASEMENT

VAC-2025-00005 – VACATION OF PUBLIC EASEMENT

VAC-2025-00006 – VACATION OF PUBLIC EASEMENT

VAC-2025-00007 – VACATION OF PUBLIC EASEMENT

VAC-2025-00008 – VACATION OF PUBLIC EASEMENT

VAC-2025-00009 – VACATION OF PUBLIC EASEMENT

VAC-2025-00010 – VACATION OF PUBLIC EASEMENT

VAC-2025-00011 – VACATION OF PUBLIC EASEMENT

VAC-2025-00012 – VACATION OF PUBLIC EASEMENT

VAC-2025-00013 – VACATION OF PUBLIC EASEMENT

RYAN MULHALL agent for RED SHAMROCK 4 JOSHUA SKARSGUARD requests the aforementioned action(s) for all or a portion of: LOTS/TRACTS 8B, 9A, 9C, 8C, 8, COORS PAVILION zoned NR-C, located at 5801 ST JOSEPH'S DR between COORS BLVD AND ATRISCO DR NW containing approximately 13.047 acre(s). (G-11, F-11)

PROPERTY OWNERS: Red Shamrock 4 Joshua Skarsguard

#### REQUEST:

Minor Plat: Consolidating 5 existing lots into one new lot. Has associated vacations of easements and site plan.

*SKETCH PLAT 2-12-25 (DFT)*

*IDO - 2023*

#### **Comments:**

**4.8.2025**

Parks and Recreation has no objections to the requested actions.

## DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

DRB Project Number: 2019-002765

Hearing Date: **04-09-2025**

LOTS/TRACTS 8B, 9A, 9C, 8C, 8,  
COORS PAVILION  
5801 ST JOSEPH'S DR  
Between COORS BLVD AND  
ATRISCO DR NW

Project: \_\_\_\_\_

Agenda Item No: **6**

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Extension of Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

### ENGINEERING COMMENTS:

- Cross-lot and/or offsite/onsite drainage easements may be required and should be demonstrated on an updated Grading & Drainage Plan for any proposed onsite and public Right-of-Way improvements.
- Hydrology has no objection to the Preliminary – Final Plat action.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met: (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002765  
Coors Pavilion

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat, Vacation of Easements

ENGINEERING COMMENTS:

1. Transportation has no objection to the plat or vacations.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: April 9, 2025

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ACTION:

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

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



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 4/9/25 -- **AGENDA ITEM:** #6

**Project Number:** PR-2019-002765

**Application Number:** (1 Plat) PLT-2025-00009, (10 Vacations) VAC-2025-00004 thru VAC-2025-00013

**Project Name:** 5801 St. Joseph's Dr. (West of Coors & St. Joseph's)

**Request:**

*Preliminary/Final Plat and several Vacation actions.*

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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.*

**COMMENTS:**

Items in **orange type** need comment or corrections.

**Background:**

- A sketch plat was completed in November of 2024 and February of 2025. Review comments were provided to the applicant.
- Previous DRB approval for a Preliminary/Final Plat was completed in April of 2021.
- A separate Site Plan Administrative DFT submittal was received and is currently under DFT review.
- This is a request to create one new tract from five (5) existing tracts, grant and vacate easements. The properties (Tracts 8-A, 8-B, 8-C, 9-A and 9-C) are all vacant and located near the northwest intersection of Saint Joseph's Drive NW and Coors Boulevard NW. The request includes vacating easements that are necessary to supply the newly created lots with access and utilities. Clearing the way for the site plan on the consolidated lot.
- Future development must meet all applicable standards and provisions of the IDO (per NR-C 7 CPO-2) and the DPM. Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

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### 1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat for the DHO.
- Clarify changes to the previously approved Infrastructure List and/or Infrastructure Improvements Agreement. Have those changes already been submitted?
- Confirm compliance with *Section 7 of the DPM Table 7.2.29* and the Required Improvements section from 5-4(N) of the IDO. \*Regarding Sidewalk width requirements and the landscape buffer.  
***\*Verification of standards per Transportation\****
- The Project and Application numbers must be added to the plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

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### 2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- \*Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

- Justification detail and criteria:

#### **Vacating Easements**

*[1] - private access and surface drainage*

*[5] - private drainage easement (blanket)*

*[10] - (Private Access Driveway)*

*[13] - (Public Water + SAS in easement 10 up to south of former Lot 9-A)*

*[17] - (Private Sidewalk ringing easement 10)*

*[18] - (PUE on N and W side of easement 10)*

*[19] - (SAS Private from 16 along N of former Lot 8-B)*

*[20] - (Private Drainage from pond to easement 10)*

*[21] - (Pub Water N of easement 20)*

*[22] - (Private SAS from Quaker Heights to former 9-C)*

#### **Existing Private Access and Surface Drainage Easement [1]**

The existing private drainage easement was granted as part of the management of the originally planned drainage pond in the NW of the site. With greater development of the overall Coors Pavilion area, the ponding and drainage is being redefined and so some of that area originally used for access and surface drainage will become part of the pond. So, we now request vacating portions of it as part of our platting action of these properties.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the easement is private and the remaining access will lead to the proposed pond easement. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated portions of the easement clears up the record and frees up these areas for even greater development as needed by the private owners that improves the area for their public patrons.

#### **Existing Private Drainage Easement (blanket) [5]**

The existing private drainage easement was granted as part of the initial management of the original site drainage, before ponding, storm drain lines, and ponding we so thoroughly defined. So, with greater development of the overall Coors Pavilion area, the ponding and drainage is being fully (re)defined and so the blanket easement has become unnecessary to retain. So, we now request vacating it as part of our platting action of these properties.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the easement is private and the site grading and drainage has been fully defined with more targeted easements. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated portions of the easement clears up the record and frees up these areas for greater development as needed by the private owners that improves the area for their public patrons.

**Existing Private Access Easement [10]**

The existing private ingress/egress easement for access was granted to benefit the newly created lots we not seek to reconsolidate and to reaffirm access to the other lots of Coors Pavilion. So, this easement will be made redundant with the consolidation of our subject lots and we would like to vacate it.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and the remainder of easement [1] preserves access for the businesses and vacant lots of Coors Pavilion. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the existing private access to remain as-is, allowing sufficient access to the public along the drive aisle.

**Existing Public Sewer and Water Easement [13]**

The existing public sewer and water easement [13] was granted by plat to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to reserve a defined space for future sewer and waterline improvements along the drive aisle, but with the consolidation of the subject lots, it greatly simplifies how we need to provide water and sewer to our subject lot and so we seek to vacate easement [13]. The easement will be made redundant with this dedication of easement [25] for public water and the existing sewer easement 16 right-of-way and existing sewer line in place. The existing sewer line is shown on the ABCWUA exhibit in this application.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the consolidation of our parcels removes the need for the easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined public utility easements for the subject property.

**Existing Private Sidewalk Easement [17]**

The existing private sidewalk easement was granted as part of the subdivision of our subject lots, and with the consolidation of the lots and a finalized site plan imminent, the sidewalk easement is obsolete for the site design of a big box store. So, we now request vacating the easement as part of our platting action of these properties.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the easement is private and easement 23 will lead the public sidewalk to the commercial building sufficiently. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined public connectivity of the subject property.



**Existing Public Utility Easement [18]**

The existing public utility easement [18] was granted by the 2021 subdivision plat to bridge the gap and offer coverage for our subject lots which will now be consolidated into one. The consolidation of the subject lots greatly simplifies how we need to provide utilities to each lot and so we seek to vacate easement [18]. The easement is unnecessary with utility easements [3], [12], and [24] in place to serve our proposed single lot.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the consolidation of our parcels removes the need for the easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined public utility easements over the subject property.

**Existing Private Sanitary Sewer Easement [19]**

The existing private sanitary sewer easement [19] was granted to benefit Lot 8-B, which is being consolidated with the proposed plat. The consolidation greatly simplifies how we need to provide sewer services to our subject lot and so we seek to vacate easement [19].

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the consolidation of our parcels removes the need for the easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined easements for the subject property.

**Existing Private Drainage Easement [20]**

The existing private drainage easement was granted as part of the initial management of the site drainage after the subdivision plat of 2021. With the consolidation of lots and changes in our site plan, this easement is no longer needed and on-site drainage lines leading to the NW ponding are planned. So, we now request vacating it as part of our platting action of these properties.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the easement is private and the site grading and drainage has been fully defined with more targeted easements. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated portions of the easement clears up the record and frees up these areas for greater development as needed by the private owners that improves the area for their public patrons.

**Existing Public Water Easement [21]**

The existing public water easement [21] was granted by plat to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to reserve a defined space for future waterline improvements along the drive aisle to reach Lots 9-A and 9-B, but with the consolidation of the subject lots, it greatly simplifies how we need to provide water and sewer to our subject lot and so we seek to vacate easement [23]. The easement will be made redundant with this dedication of easement [25] for public water.

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the consolidation of our parcels removes the need for the easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined public utility easements for the subject property.

#### **Existing Private Sanitary Sewer Easement [22]**

The existing private sanitary sewer easement [22] was granted to benefit Lot 9-C, which is being consolidated with the proposed plat. The consolidation greatly simplifies how we need to provide sewer services to our subject lot and so we seek to vacate easement [22].

**Per section 6-6(M)(3)(a)** of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the consolidation of our parcels removes the need for the easement.

**Per section 6-6(M)(3)(b)** of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and allows for better defined easements for the subject property.

***\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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#### **Future Development Guidance**

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- Future development is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned NR-C and CPO-2.

***\*Submitted plans should demonstrate how standards are being met.***

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors, AC-Activity Center, MT-Major Transit.**
- ❖ **3-4(C) COORS BOULEVARD – CPO-2**
- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO.
- ❖ **5-1 Dimension Standards.** 5-1-G Exceptions and Encroachments.  
*\*Plans should include measurements for setback, separation, height elevations, etc.*  
*All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*  
*Be aware of several sections related to new development –*  
*5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot*  
*Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**

- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 Development and use definitions.**



*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: Robert Webb/ Jay Rodenbeck  
Planning Department

DATE: 4/8/25