



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	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

Request to subdivide one 14.68 AC lot and one 0.87AC to create one 1.57AC. Request to develop a 5,200SF convenience store and fuel station south of St. Joseph's Dr. between Atrisco Drive and Coors Blvd.

APPLICATION INFORMATION

Applicant/Owner: Red Shamrock 12 LLC	Phone:
Address: 8220 San Pedro Dr NE	Email:
City: Albuquerque	State: NM
Professional/Agent (if any): Matrix Design Group	Phone: (719)575-0100
Address: 2435 Research Parkway Suite 300	Email: nicole.schanel@matrixdesigngroup.com
City: Colorado Springs	State: CO
Proprietary Interest in Site: Development of site	List all owners: Red Shamrock 12 LLC

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

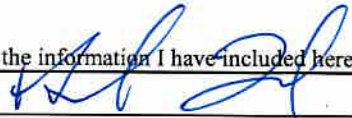
Lot or Tract No.: LT 9 & 10 of Lots 1 thru 10	Block:	Unit:
Subdivision/Addition: The University of Albuquerque Urban Center Cont	MRGCD Map No.:	UPC Code: 101106016237321410; 101106016341121409
Zone Atlas Page(s): G-11-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 1.57AC

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5810 Saint Josephs DR NW Between: **Artisco Dr NW** and: **Coors Blvd NW**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: **6/17/2024**

Printed Name: Nicole Schanel Applicant or Agent

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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- 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 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**

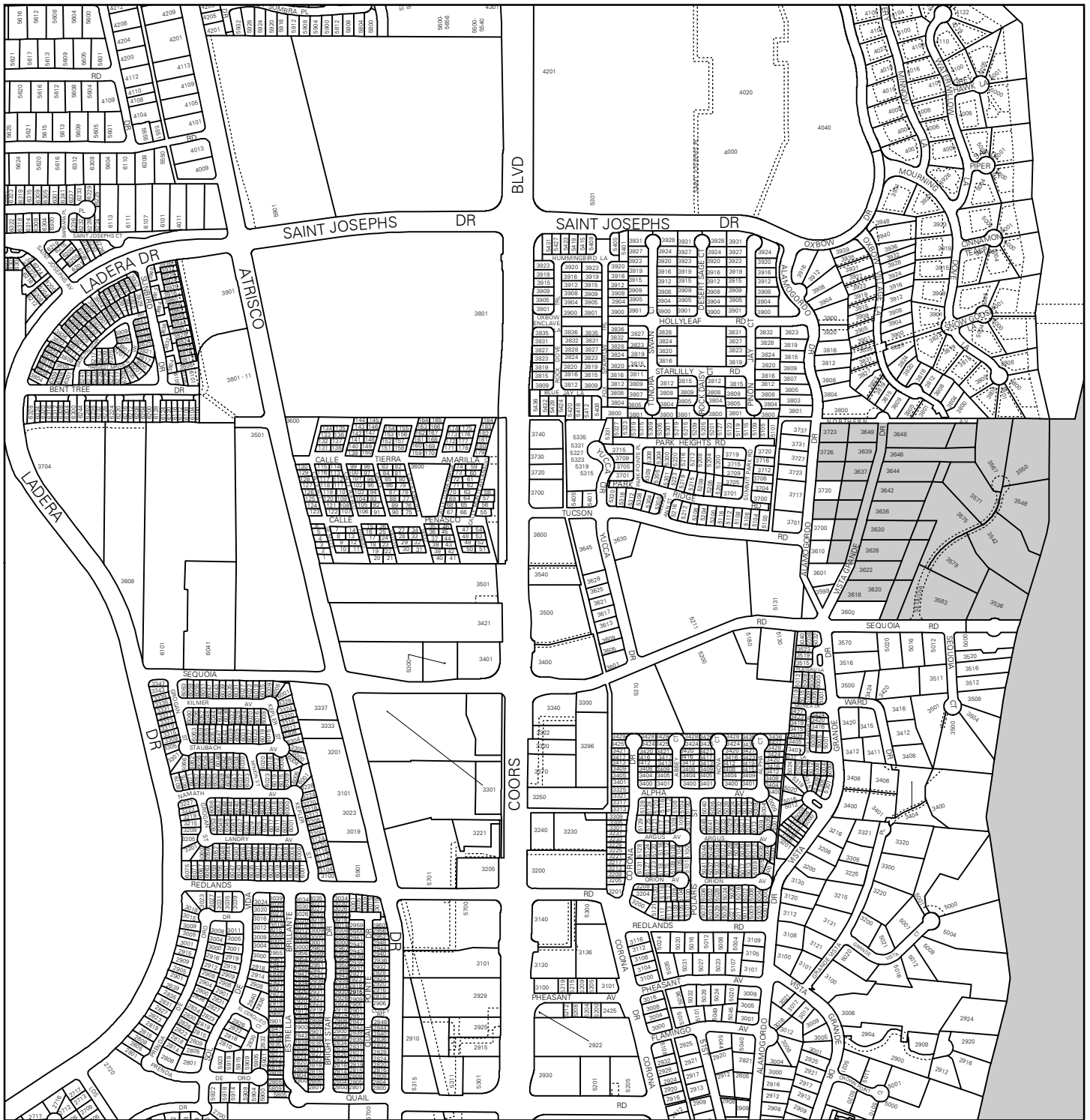
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner 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

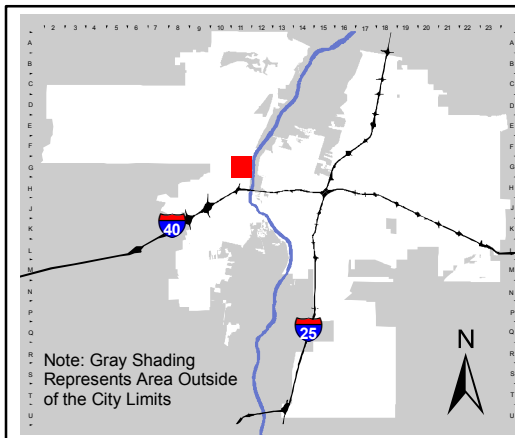
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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- ___ 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 current information and details visit: www.cabq.gov/gis

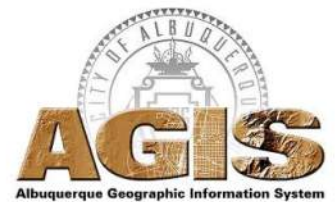


Note: Gray Shading Represents Area Outside of the City Limits

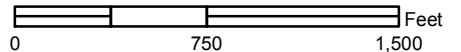
Address Map Page:

G-11-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.





Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
O 719.575.0100
F 719.575.0208
matrixdesigngroup.com

June 18, 2024
Alan Varela
Planning Director
600 2nd NW
Albuquerque, NM 87102
(505)924-3860

RE: Sketch Plat Application

Dear Mr. Varela,

We are requesting for the development of a 5,200SF convenience store and fuel station on 1.57AC located immediately south of St. Josephs Dr. between Atrisco Dr. and Coors Blvd. The minor subdivision process will allow for 0.8AC of a 14.68AC parcel (UPC 101106016237321410) and a 0.87AC (UPC 101106016341121409) parcel to be replatted to create a 1.57AC lot. Both existing parcels are presently vacant and zoned NR-C, Non-Residential Commercial.

Proposed uses of this site support the purpose of the NR-C zone by providing medium-scale commercial and fuel where additional residential is not appropriate or desired. The proposed commercial uses will support the surrounding NR-C and adjacent MX-T zones. The proposed site layout meets the setback standards set forth in the IDO and within the Coors Boulevard – CPO-2, character protection zone. Furthermore, this development is supportive of Coors Blvd. as a major transit corridor as outlined in the Albuquerque and Bernalillo County Comprehensive Plan. Development of a convenience store and fuel station will contribute to the corridors' transit, auto and pedestrian orientation.

Access into the site is provided by two existing curb cuts along St. Joseph's Ave NW. With this development, a private road will be installed from the two access points looping around the exterior of the site, providing connections on the east and west ends of the site. A conventional bike lane runs along St. Josephs Ave NW. Bike and vehicular parking are provided interior to the site. Pedestrian connectivity is provided by a proposed sidewalk which will connect St. Josephs Ave NW the front of the building.

Please let us know of any questions, thank you.
Sincerely,

A handwritten signature in blue ink that reads "Nicole M Schanel".

Nicole Schanel, PE
Director of Civil
Matrix Design Group

Excellence by Design

Anniston, AL | Atlanta, GA | Colorado Springs, CO | Denver, CO | Niceville, FL | Parsons, KS | Phoenix, AZ
Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

SITE LEGEND:

- BUILDING & GREEN SPACE SETBACK LINE
- PROPERTY LINE
- # NUMBER OF PARKING SPACES

SITE DATA:

- ZONING:** NR-C (COMMERCIAL NON RESIDENTIAL)
CURRENT LAND USE: VACANT
- TOTAL LOT AREA:** ±1.57 ACRES
 ±68,292 SQ. FT.
- AREA OF OUTPARCEL 1:** N/A
AREA OF OUTPARCEL 2: N/A
AREA OF COMMERCIAL PARCEL: N/A
AREA OF OPEN SPACE: ±22,107 SQ. FT.
GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.
- BUILDING SETBACKS:**
- | | |
|----|----------------------------|
| 5' | FRONT (ST JOSEPHS DRIVE) |
| 0' | SIDE (ADJACENT COMMERCIAL) |
| 0' | REAR (ADJACENT COMMERCIAL) |
| 0' | SIDE (ADJACENT COMMERCIAL) |
- GREENSPACE SETBACKS:**
- | | |
|-----|-------------|
| 10' | FRONT |
| 6' | SIDE - EAST |
| 6' | SIDE - WEST |
| 5' | REAR |

- PARKING REQUIRED:**
- (4) SPACES FOR EVERY 1000 SQUARE FEET OF GROSS FLOOR AREA
 - AREA - 5,200 / 1000 = 21 SPACES
 - ADA PARKING = MIN (1) SPACE FOR EVERY (1-25) PARKING SPACES.
 - BICYCLE PARKING: (1) BIKES SPACE PER 20 CAR SPACES = 2 BIKE SPACES
- PARKING PROVIDED:**
- 22 SPACES +1 ADA = 23 PARKING & 12 PUMP SPACES
 - PARKING SPACES DIMENSION = 9.5x18'
 - 0 SEMI-TRUCK PUMP SPACES
 - BICYCLE PARKING: 2 U-RACKS (4 SPACES)

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

- GENERAL NOTES:**
- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
 - THIS SITE PLAN IS BASED ON AERIAL IMAGERY AND A PDF SITE PLAN OF THE OVERALL DEVELOPMENT

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
 NMS
PROJECT MANAGER
 NMS
QUALITY CONTROL
 TRS
DRAWN BY
 RAD
DATE ISSUED
 04-08-2024

PROJECT NAME

**COORS & ST JOSEPHS
 ALBUQUERQUE,
 NEW MEXICO 87120,
 BERNALILLO COUNTY**



CIRCLE K STORES INC.

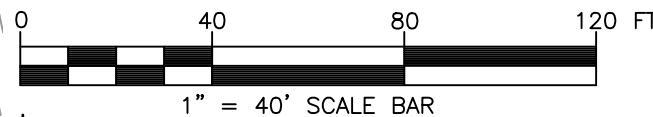
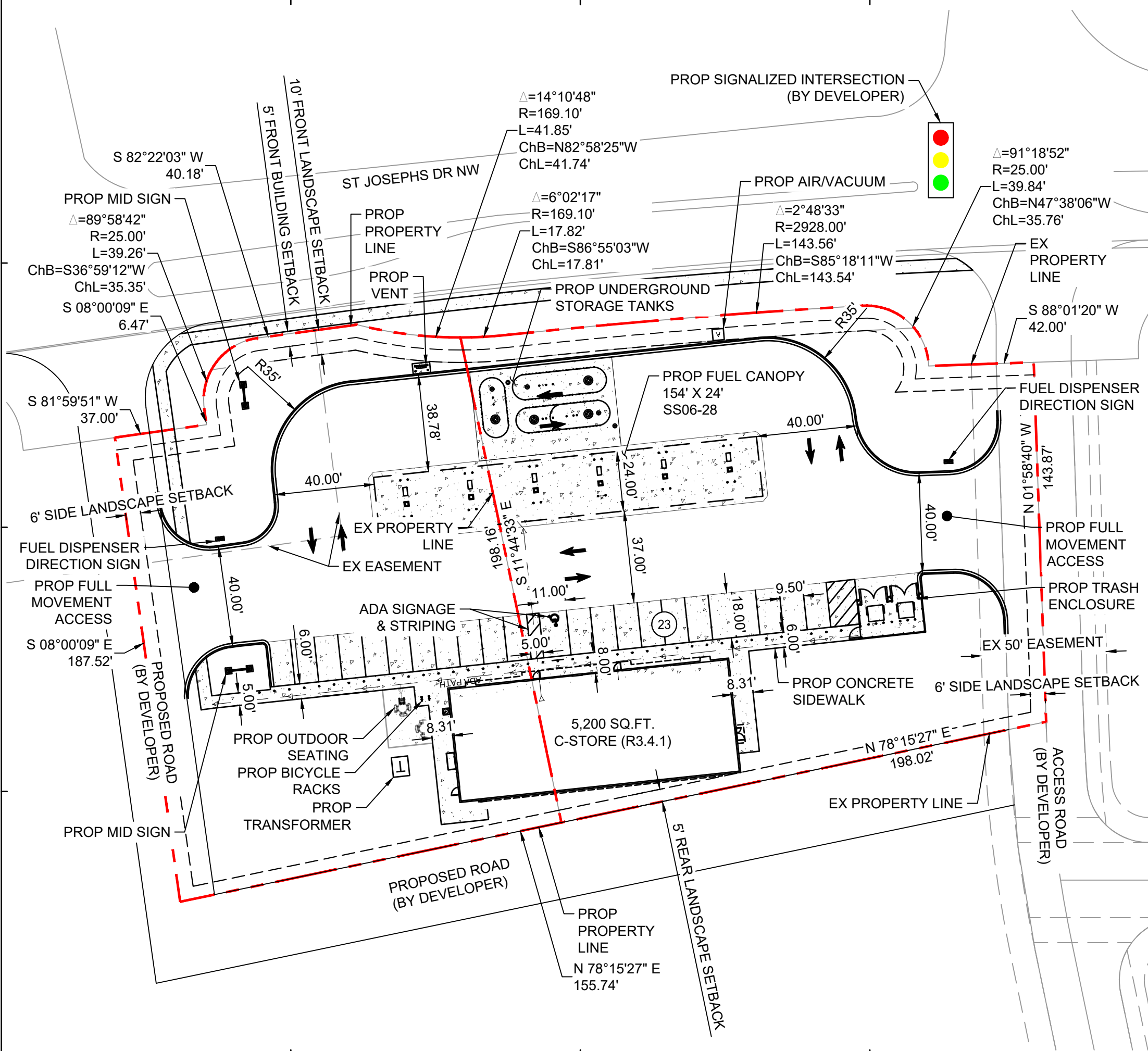
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 24.XXXX.XX

SHEET TITLE

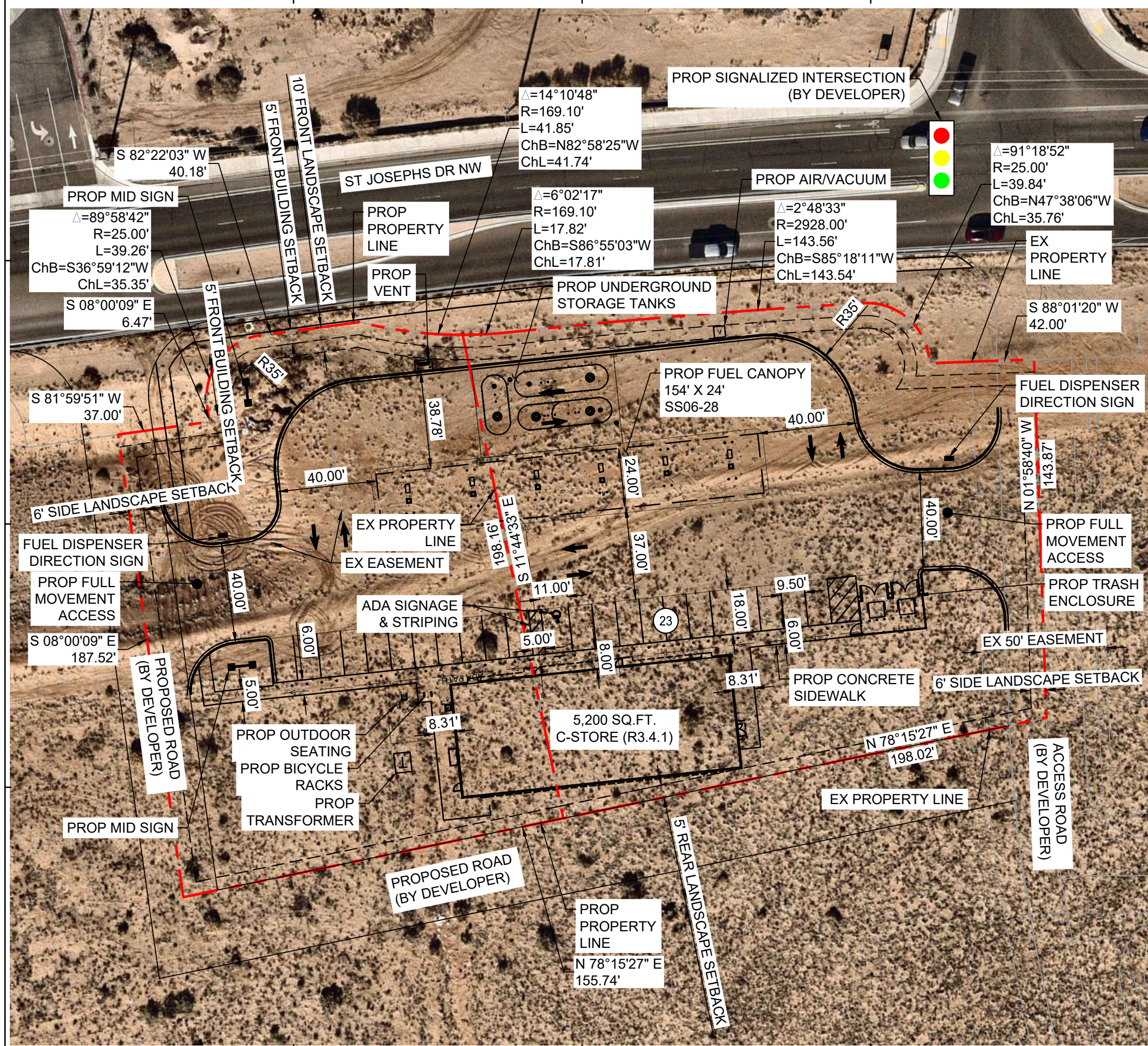
CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .002W



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SITE LEGEND:

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

SITE DATA:

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 CURRENT LAND USE: VACANT
 TOTAL LOT AREA: ±1.57 ACRES
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 AREA OF COMMERCIAL PARCEL: N/A
 AREA OF OPEN SPACE: ±22,107 SQ. FT.
 GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.

BUILDING SETBACKS:

5'	FRONT (CERRILLOS ROAD)
0'	SIDE (ADJACENT COMMERCIAL)
0'	REAR (ADJACENT COMMERCIAL)
0'	SIDE (ADJACENT COMMERCIAL)

GREENSPACE SETBACKS:

10'	FRONT
6'	SIDE - EAST
6'	SIDE - WEST
5'	REAR

PARKING REQUIRED:

(4) SPACES FOR EVERY 1000 SQUARE FEET OF GROSS FLOOR AREA
 AREA - 5,200 / 1000 = 21 SPACES
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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE	NMS
PROJECT MANAGER	NMS
QUALITY CONTROL	TRS
DRAWN BY	RAD
DATE ISSUED	04-08-2024

PROJECT NAME

**COORS & ST JOSEPHS
 ALBUQUERQUE,
 NEW MEXICO 87120,
 BERNALILLO COUNTY**



CIRCLE K STORES INC.

PROJECT NUMBER
24.XXXX.XX

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .002A



SITE LEGEND:

- BUILDING & GREEN SPACE SETBACK LINE
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- # NUMBER OF PARKING SPACES

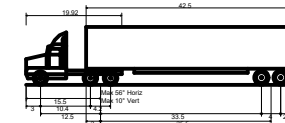
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0' REAR (ADJACENT COMMERCIAL)
0' SIDE (ADJACENT COMMERCIAL)
- GREENSPACE SETBACKS:
10' FRONT
6' SIDE - EAST
6' SIDE - WEST
5' REAR

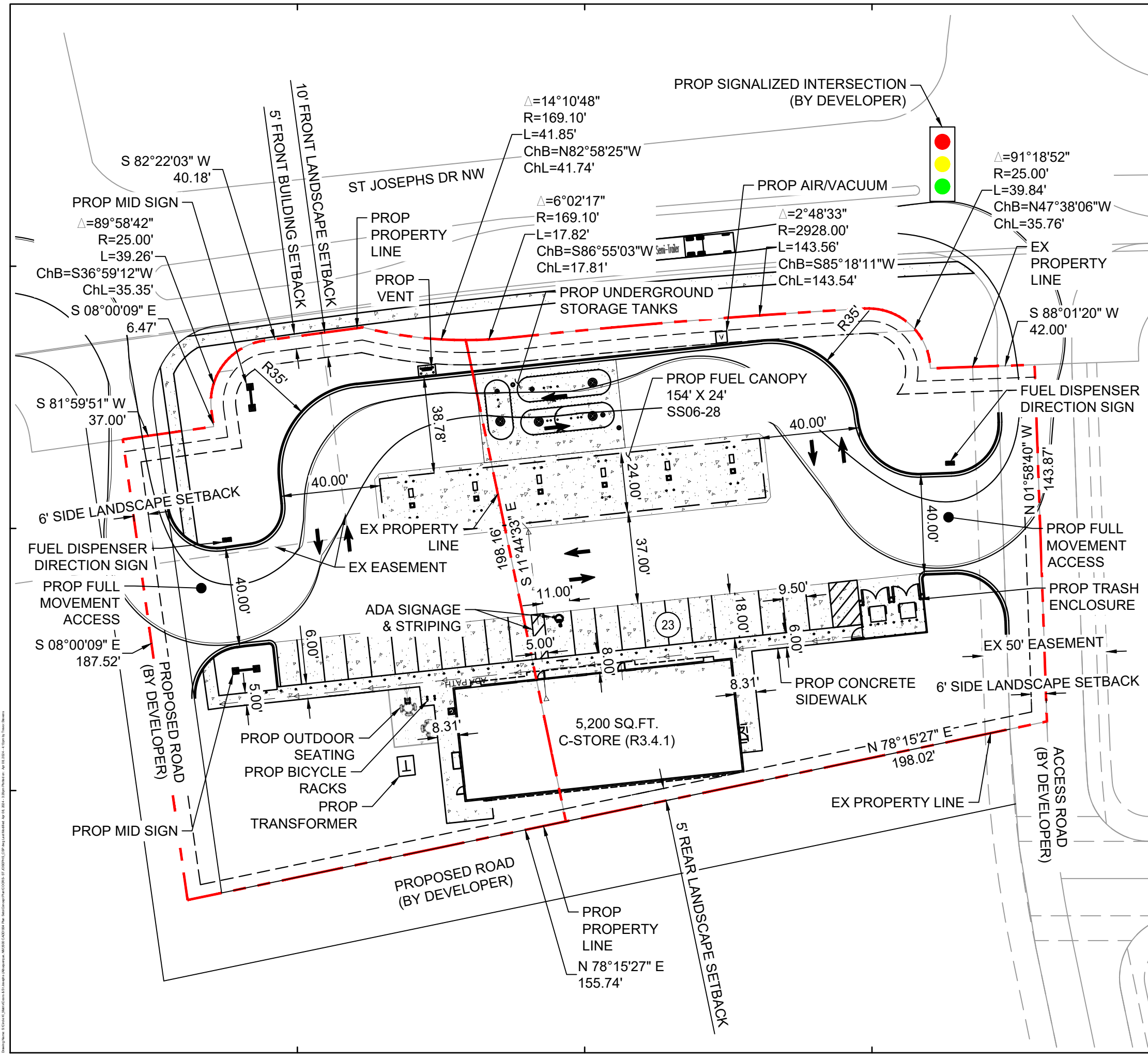
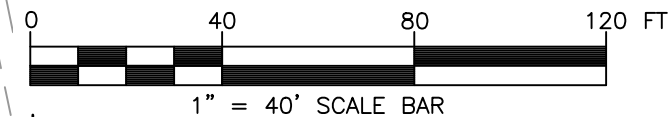
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WB-50 - Intermediate Semi-Trailer
Overall Length 55.00ft
Overall Width 8.50ft
Overall Body Height 12.05ft
Min Body Ground Clearance 1.34ft
Max Track Width 8.50ft
Lock-to-lock time 6.00sec
Max Steering Angle (Virtual) 17.90°



PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
NMS
PROJECT MANAGER
NMS
QUALITY CONTROL
TRS
DRAWN BY
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DATE ISSUED
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BERNALILLO COUNTY**



CIRCLE K STORES INC.

PROJECT NUMBER
24.XXXX.XX

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP .002T



SITE LOCATION

LADERA DR NW

ATRISCO DR NW

ST JOSEPHS DR NW

COORS BLVD NW



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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DATE	DESCRIPTION

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**CONCEPTUAL SITE
PLAN**

SHEET NUMBER

CSP .002