



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

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

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**Project No: PR-2021-005597    Date: 5/21/2025    Agenda Item: #9    Zone Atlas Page: G-11**

**Legal Description: Lots/Tract 9 & 10, University of Albuquerque Urban Center**

**Request: Re-divide existing lot 9-A and 10-A into two new lots and grand additional sidewalk easements**

**Location: 5810 SAINT JOSEPHS CT NW between COORS BLVD NW and ST JOSEPHS NW**

☐ **Approved No Conditions**

☒ **Approved W/Conditions**

☐ **Not Approved**

**Application For: MINOR\_PLT-2025-00022-PRELIMINARY/FINAL PLAT**

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1. Please revise easement (A) to also call out “PUBLIC” Sanitary Sewer also. e.g. “Public Water and Public Sanitary Sewer”...



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2021-005597**

**MINOR\_PLT-2025-00022 – PRELIMINARY/FINAL PLAT**

MODULUS ARCHITECTS | REGINA OKOYE agent for RED SHAMROCK 4 JOSHUA SKARSGAURD requests the aforementioned action(s) for all or a portion of: Lots/Tract 9 & 10, UNIVERSITY OF ABQ URBAN CENTER zoned NR-C, located at 5810 SAINT JOSEPHS CT NW between COORS AND ST JOSEPHS containing approximately 15.6 acre(s). (G-11)

PROPERTY OWNERS: Red Shamrock 4 Joshua Skarsgaard REQUEST: Re-divide existing lot 9-A and 10-A into two new lots and grand additional sidewalk easements

***SKETCH 12-11-24 (DFT)***

***IDO – 2025***

**Comments:**

**5.20.2025**

Parks and Recreation has no objections to this request.

For future development please note that per IDO 5-6(D)(1) Required Street Trees, trees are generally required along street frontages every 25 feet on center.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2021-005597 Hearing Date: 05-21-2025  
Lots/Tract 9 & 10, UNIVERSITY  
OF ABQ URBAN CENTER,  
located at  
5810 SAINT JOSEPHS CT NW  
between COORS AND ST  
JOSEPHS  
Project: \_\_\_\_\_ Agenda Item No: 10

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<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:**

- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, 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: 2021-005597  
3801 Coors

AGENDA ITEM NO: 9

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

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: May 21, 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:** 5/21/25 -- **AGENDA ITEM:** #9

**Project Number:** PR-2021-005597

**Application Number:** PLT-2025-00022

**Project Name:** Coors and St. Joseph

**Request:**

*Preliminary/Final Plat and grant easements*

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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 and several previous platting actions were completed for this site from 2023 to 2025.
- This is a request for a Preliminary Final Plat while also granting additional sidewalk easements. It is a lot line adjustment that will increase the size of lot 9-A and decrease the size of lot 10-A.
- The IDO Zone District for the subject property is NR-C. The site and development are subject to the standards of the IDO and DPM.
- Future development must meet all applicable standards and provisions of the IDO (per NR-C & 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, easements, and previous approvals for the DHO.

- The Project and Application numbers must be added to the plat before final sign-off.
- 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)(I) 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.
- DFT staff must confirm if any additional public infrastructure must be included on an Infrastructure List (IL) or amended IL beyond what's previously been financially-guaranteed.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

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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.
- \*Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- 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.
- A Sensitive Lands Analysis was previously completed for the site.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

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

- ❖ **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 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: 5/21/25