



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

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

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

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

DATE: May 21, 2025

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

**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>

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 and Angela Gomez at 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.
- 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.

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.***

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