



## 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-2023-005597      Date: 05/10/2023      Agenda Item: #2 Zone Atlas Page: G-11

Legal Description: [X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER]

Location: [3801 COORS BLVD NW between COORS BLVD and ST JOSEPH'S]

Application For: SD-2023-00092-FINAL PLAT (DHO)

1.

1. **Comment:** Pro Rata:

a. Pro rata is owed for this property in the following amounts:

- i. Water = PENDING Project #26-6588.92.16
- ii. Sewer = \$25,265.09
- iii. Total = \$25,265.09

Note that water assessment is to same property owner

2. **Comment:** Availability Statement #230338 has been issued and provides the conditions for service. Public extensions are required.

3. **Comment:** Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.

**ABCWUA Public Water & Sanitary Sewer Easements**

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005597  
3901 Coors

AGENDA ITEM NO: 2

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.
2. Informational: Future site plans require a Traffic Circulation Layout approval prior to building permit. Follow all DPM and IDO Requirements.

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 10, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



# DEVELOPMENT HEARING OFFICER

## Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 5/10/2023

### **AGENDA ITEM NO: 2**

### **DHO PROJECT NUMBER:**

**PR-2023-00597**

**SD-2023-00092 – FINAL PLAT**

**IDO - 2021**

### **PROJECT NAME:**

**MODULUS ARCHITECTS AND LAND USE PLANNING** agent for **RED SHAMROCK 12 LLC** requests the aforementioned action(s) for all or a portion of: **X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3801 COORS BLVD NW between COORS BLVD and ST JOSEPH'S** containing approximately 26.5 acre(s). (G-11)

**PROPERTY OWNERS:** RED SHAMROCK 12 LLC

**REQUEST:** SUBDIVIDE ONE EXISTING LOT INTO 10 SMALLER LOTS, GRANT ACCESS EASEMENTS, DEDICATE RIGHT-OF-WAY

### **COMMENTS:**

1. Code Enforcement has no comments or objections.



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 5/10/23 -- **AGENDA ITEM:** #2

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

**Application Number:** SD-2023-00092

**Project Name:** Lots 1 Thru 10, The University of Albuquerque Urban Center

**Request:**

*Final Plat*

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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:**

- The Final Plat is consistent with the Preliminary Plat for Lots 1 thru 10, The University of Albuquerque Urban Center, which was approved by the Development Review Board (DRB) on September 28, 2022 per PR-2021-005597/SD-2022-00026, and subdivides an existing tract (Tract X-2-A of the University of Albuquerque Urban Center) a total of 26.4992 acres in size into 10 lots, dedicates 0.6318-acres of right-of-way as depicted on the Plat, and grants easements as depicted and noted on the Plat.
- An Infrastructure List was approved by the DRB on September 28, 2022 per PR-2021-005597/SD-2022-00026, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
- The application number on the Plat must be corrected to SD-2023-00092.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning should the Plat be approved by the Development Hearing Officer.



*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: Jay Rodenbeck  
Planning Department

DATE: 5/8/23

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## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

**PR-2021-005597**

SD-2023-00092 – FINAL PLAT

IDO - 2021

MODULUS ARCHITECTS AND LAND USE PLANNING agent for RED SHAMROCK 12 LLC requests the aforementioned action(s) for all or a portion of: X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER zoned NR-C, located at 3801 COORS BLVD NW between COORS BLVD and ST JOSEPH'S containing approximately 26.5 acre(s). (G-11)

PROPERTY OWNERS: RED SHAMROCK 12 LLC

REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 10 SMALLER LOTS, GRANT ACCESS EASEMENTS, DEDICATE RIGHT-OF-WAY

**Comment:**

06-23-2021

Coors Blvd NW, St Josephs Dr NW, and Atrisco Dr NW are roadway classifications requiring street trees upon development that meets applicability in IDO Section 5-6 (B).

03-16-2022, 04-27-2022, 05-11-2022, 05-18-2022, 06-15-2022, 08-03-2022, 08-24-2022, 09-28-2022

No additional comments.

05-08-2023

No additional comments or objections to the request.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.