

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Red Shamrock
Attn: Joshua Skarsguard
8220 San Pedro Dr. NE Suite 500
Albuquerque, NM 87113

Project# PR-2021-005597
Application#
MINOR_PLT-2025-00022 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

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)

On May 21st, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to replat existing lots 9-A and 10-A of the University of Albuquerque Urban Center subdivision into two new lots; enlarging Lot 9-A from 0.8732 to 2.7815 acres in size (Lot 9-A1) and reducing Lot 10-A from 14.6801 to 12.7680 acres in size (Lot 10-A1), while granting additional public sidewalk easements as depicted on the Plat.
2. The subject property is zoned NR-C (Non-Residential – Commercial Zone District), and is located within the Ladera Activity Center, Major Transit Corridor, and within the Coors Blvd. Overlay Zone, CPO-2. Future development must be consistent with all relevant standards.
3. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.

4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criterion.
6. Per 6-6(K)(2)(I), after approval by the DHO, 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 Plat shall be voided.
7. Previously, this site has gone through several pre-application meetings with City staff, followed by several different platting actions approvals by the DRB and DHO.

CONDITIONS

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The Project and Application numbers must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 9th, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Official Notice of Decision

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You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permits prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert Lucero

[Robert Lucero \(May 30, 2025 13:19 MDT\)](#)

Robert L Lucero Jr.

Development Hearing Officer

RLL/rw/jr

Modulus Architects-Regina Okoye, 8220 San Pedro Dr. NE, Suite 520, Albuquerque, NM 87113






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Final Audit Report

2025-05-30

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