



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

REVIEW DATE: 2/8/23 --

Project Number: PR-2019-2284 AKA 2018-001774

Application Number: PS-2023-00168

Project Name: Andretti's Racing

Request:

Final Sign-off of EPC Site Plan

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- A Major Amendment to Site Plan – EPC to approve a new site plan for the subject parcel was approved on August 18, 2022 per PR-2019-002284 / SI-2022-01301. The Plat must be approved by the DHO prior to the approval of the Final Sign-off of EPC Site Plan administratively by DFT staff, and the Plat must be recorded prior to the sign-off of the Final Sign-off of EPC Site Plan by DFT staff.
- An Infrastructure List is included with the Plat submittal for the DHO. Staff recommends that the Infrastructure List be tied to the Final Sign-off of EPC Site Plan rather than the Plat. If the Infrastructure List is tied to the Final Sign-off of EPC Site Plan, a recorded IIA must be submitted prior to the sign-off of the Final Sign-off of EPC Site Plan by DFT staff.
- A memo from the EPC Planner indicates that the building is 9 inches taller than allowed in the zone and recommended a determination be considered by the DRB (now the final sign-off is per the Development Facilitation team as of 12.25.22). **The applicant needs to submit a deviation request and the justification per IDO 6-4(O)(3) for the building to exceed the 38-foot maximum for the zone.**
- The applicant submitted a Parking Study and Request for a Parking Reduction to the Planning Director. **Please provide the Study and the approval documentation as a supplemental submittal as it was after the EPC approval of the Site Plan.**
- **The notes on the Landscaping Plan regarding 'Drainage Basin Treatments' need to be updated** to reflect the following Standard Specifications for Drainage Ponds.

**(See additional comments on next page)*

[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Those submitted have been sealed and signed.

Previous Sketch Plat:

HEARING DATE: 5/25/22 -- AGENDA ITEM: #5

Project Number: PR-2018-001774

Application Number: PS-2022-00102



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: Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 02/8/23

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002284 (2019-001774)
1500 Desert Surf Circle – Andretti Racing

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat, Vacation of Easements

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 11/22/2022 and an approved TIS dated 10/24/2022.
2. The new 5' sidewalk along Desert Surf should be listed on the infrastructure list.

. 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: February 8, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2019-002284(AKA PR-2018-001774 Date: 02/08/2023 Agenda Item: #4 Zone Atlas Page: F-16

Legal Description: [PARCEL B-1-A, CORRECTION PLAT OF PARCELS C-1A. V-1B AND B-1-A, RENAISSANCE CENTER III]

Location: [1500 DESERT SURF CIRCLE NE]

Application For: SD-2023-00033 – PRELIMINARY/FINAL PLAT (DHO)

1. Prior to final signature:
 - a. Please confirm the location of the existing waterline and ensure it is within the existing easement shown on the plat.
 - i. If the easement shown is not adequate, please provide an additional easement as needed for the existing waterline.

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2023-00035 – VACATION OF PUBLIC STORM SEWER EASEMENT (DHO)

1. No comments or objections

Comment: (Provide written response explaining how comments were addressed)

Application For: SD-2023-00036 – VACATION OF PRIVATE DRAINAGE EASEMENT (DHO)

2. No comments or objections

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-002284 Hearing Date: 02-08-2023
Project: Andretti Racing Agenda Item No: 4

<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 checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (F16D003E3).
- Hydrology has no objection to the Vacation of the Public Drainage Easement.
- Hydrology has no objection to the Vacation of the Private Storm Drain Easement.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER (DHO) 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

DATE: 2/8/2023

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2019-002284

AKA PR-2018-001774

SD-2023-00033 – PRELIMINARY/FINAL PLAT

SD-2023-00035– VACATION OF PUBLIC STORM SEWER EASEMENT

SD-2023-00036 – VACATION OF PRIVATE DRAINAGE EASEMENT

SKETCH PLAT 5-25-22 (DRB)

IDO - 2021

PROJECT NAME:

TIERRA WEST, LLC agent for **ALBUQUERQUE INVESTORS LLC | WOODSONIA REAL ESTATE INC.** requests the aforementioned action(s) for all or a portion of: **PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, V-1-B and B-1-A, RENAISSANCE CENTER III** zoned **NR-C**, located at **1500 DESERT SURF CIRCLE NE** containing approximately **9.2281** acre(s). **(F-16)**

PROPERTY OWNER: ALBUQUERQUE INVESTORS LLC ATTN: WOODSONIA REAL ESTATE INC

REQUEST: PRELIMINARY/FINAL PLAT REVIEW

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2019-002284

AKA PR-2018-001774

SD-2023-00033 – PRELIMINARY/FINAL PLAT

SD-2023-00035– VACATION OF PUBLIC STORM SEWER EASEMENT

SD-2023-00036 – VACATION OF PRIVATE DRAINAGE EASEMENT

SKETCH PLAT 5-25-22 (DRB)

IDO – 2021

TIERRA WEST, LLC agent for ALBUQUERQUE INVESTORS LLC | WOODSONIA REAL ESTATE INC. requests the aforementioned action(s) for all or a portion of: PARCEL B-1-A CORRECTION PLAT OF PARCELS C-1-A, V-1-B and B-1-A, RENAISSANCE CENTER III zoned NR-C, located at 1500 DESERT SURF CIRCLE NE containing approximately 9.2281 acre(s). (F-16)

PROPERTY OWNERS: ALBUQUERQUE INVESTORS LLC ATTN: WOODSONIA REAL ESTATE INC

REQUEST: PRELIMINARY/FINAL PLAT REVIEW

COMMENTS:

02-08-2023

No Comments for requested plat. Please address trees in streetscape with Site Plan.