

# 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:** 05/22/2024

### **AGENDA ITEM NO: 3**

#### **DHO PROJECT NUMBER:**

**PR-2021-005684**

SD-2024-00094 – PRELIMINARY/FINAL  
PLAT IDO - 2022

#### **PROJECT NAME:**

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for MESA INDUSTRIAL OZ I, LLC requests the aforementioned action(s) for all or a portion of: LOTS E & F, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II zoned PC, located between CRICK AVE SE and WATSON DR SE containing approximately 13.2254 acre(s). (Q-16)

#### **PROPERTY OWNERS:**

MESA INDUSTRIAL OZ I LLC

#### **REQUEST:**

REPLAT OF TRACTS E AND F INTO THREE (3) TRACTS, F1, F-2, AND F-3.

#### **COMMENTS:**

1. Code Enforcement has no comments and no objections to the proposed replat action.

## **DEVELOPMENT HEARING OFFICER**

### **Code Enforcement Comments**

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

**DATE:** 05/22/2024

*Comments from, DFT Sketch Plat 05/15/2024:  
Code Enforcement has no comments or objections.*

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005684  
Mesa del Sol Tracts F-1, F-2 & F-3

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Please indicate when deferred sidewalk will be built and under what infrastructure list.  
We need to ensure these improvements will be built and no deferred indefinitely.

Disclaimer: The comments provided are based upon the information received from the applicant. 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 22, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2021-005684 Hearing Date: 05-22-2024  
Project: Tracts F1, F2, & F3 Mesa del Sol Agenda Item No: 3

<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 will need to approve a Conceptual Grading & Drainage Plan for these Tracts prior to approval of the platting action. Please note that the Conceptual Grading & Drainage Plan will have to follow the Mesa del Sol Master Drainage Plan.
- 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

### Planning Comments

**HEARING DATE:** 5/22/24 -- **AGENDA ITEM:** #3

**Project Number:** PR-2021-005684

**Application Number:** SD-2024-00094

**Project Name:** Lots E & F, Mesa Del Sol Innovation Park II

**Request:**

*Preliminary/Final Plat, from Bulk Land 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:**

Items in **orange type** need comment or corrections.

**Background:**

- A Sketch Plat comprising the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant in November of 2023.
- Applicant is requesting a Preliminary/Final Plat to replat of Tracts E and F into three (3) tracts, F-1, F-2, and F-3.
- The property is within the Mesa del Sol Innovation Park II subdivision and the MDS Employment Center mapped area. It is subject to the MDS Framework Plan.  
The IDO zone district for the subject site is PC-Planned Community. It is in an area of Change, and within the APO-Airport Protection Overlay zone.

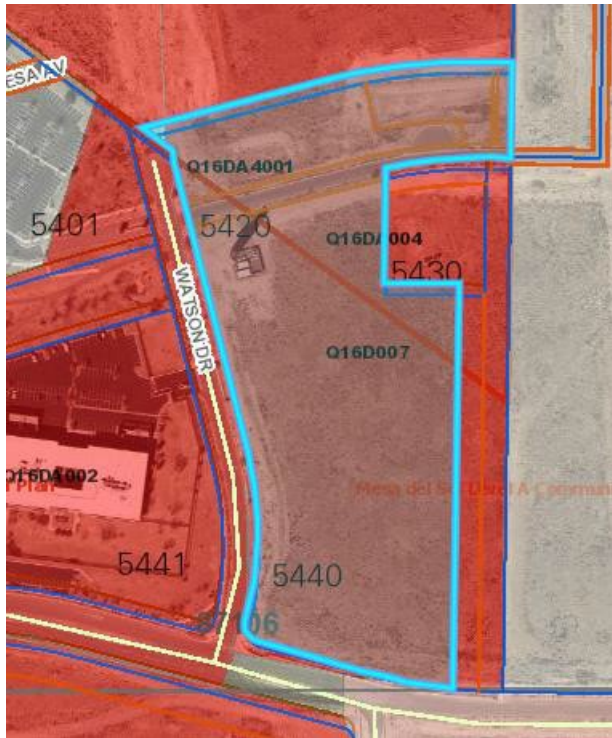
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**1. Items that need to be completed or corrected**

- **Please confirm the details of the proposed Preliminary/Final plat for the DHO.** Subdivision of land, two existing lots in three.

*\*(See additional comments on next pages)*

- \*Clarify the details of existing development, roadways, and easements. Will the platting action affect the easements showing in AGIS:



- Demonstrate compliance with *Section 7 of the DPM Table 7.2.29, Mesa Del Sol streetscape plan, and the Required Improvements section from 5-4(N) of the IDO.* \*Regarding Sidewalk width requirements and the landscape buffer. Clarify the construction detail and the need for an IL-infrastructure List.  
***\*Verification of standards per Transportation\****

\*Since the IL is not a part of this plat submittal, the final sign-off of the Plat will require that the Site plan be approved with an Infrastructure List for all outstanding improvements.

- An Archaeological Certificate was issued by Lone Mountain Archaeological Services Inc., noting a Certificate of No Effect.
- Clarify if these agencies and MDS have been contacted and/or provided comments on the proposed platting action.\*  
Property is within the APO and mapped area for Commenting Agencies, KAFB & Albuquerque Sunport.  
-The contact for KAFB is Lead Community Planner; Janet Cunningham-Stephens. Email -- [janet.cunningham-stephens.ctr@us.af.mil](mailto:janet.cunningham-stephens.ctr@us.af.mil) , [JCunningham-Stephens@asrcfederal.com](mailto:JCunningham-Stephens@asrcfederal.com) .  
-The contact for the Sunport is Aviation Planning Manager, Christina Sandoval. Email -- [cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov) .

- Clarify and confirm the completion of the Sensitive Lands Analysis.
  - The Project and Application numbers must be added to the plat before final sign-off.
  - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
  - 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.
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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. Related documents are included in the submittal package.
- \*Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.
- The Alleyway vacation was justified per 6-6-M-3 and the Landscape Buffer Determination was justified per IDO section 6-6-P-3. Public welfare does not require either action and approvals would not be contrary to public safety. The justification letters were included in the submittal.
- 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.
- 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 Mesa Del Sol Plan. Where silent, the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned PC.  
Here is a link to all three:

Mesa Del Sol-Employment Center --

<https://www.cabq.gov/planning/plans-publications/framework-plans>

IDO--

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

DPM--

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

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


Mesa del Sol Architectural Review Committee Contact.

Committee Chairman Jerome Gonzales

 [505 730 0082](tel:5057300082)

 [jerome@mesadelsolnm.com](mailto:jerome@mesadelsolnm.com)

 [www.mesadelsolnm.com](http://www.mesadelsolnm.com)

 5700 University Blvd., Albuquerque, NM 87106

- ❖ **4-2 Allowed Uses**, table 4-2-1. Subject to the MDS Plan and where silent the IDO.  
Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.
- ❖ **5-1 Dimension Standards** per the MDS Plan. Where silent, per the IDO.  
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.*
- ❖ **5-2 Site Design and Sensitive Lands.**
- ❖ **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-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
  
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development and use definitions.**



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FROM: Robert Webb/Jay Rodenbeck  
 Planning Department

DATE: 5/22/24



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2021-005684**

SD-2024-00094 – PRELIMINARY/FINAL PLAT

IDO - 2022

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for MESA INDUSTRIAL OZ I, LLC requests the aforementioned action(s) for all or a portion of: LOTS E & F, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II zoned PC, located between CRICK AVE SE and WATSON DR SE containing approximately 13.2254 acre(s). (Q-16)

PROPERTY OWNERS: MESA INDUSTRIAL OZ I LLC

REQUEST: REPLAT OF TRACTS E AND F INTO THREE (3) TRACTS, F-1, F-2, AND F-3.

**Comments:**

05-22-2024

Parks and Recreation no objections to the requested action.

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.