



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008842

Date: 02/28/2024

Agenda Item: #6 Zone Atlas Page: R-16

Legal Description: [TRACT P-1-A AND TRACT 1-A, INNOVATION PARK

Location: [UNIVERSITY BLVD SE between EASTMAND CROSSING and UNIVERSITY BLVD]

Application For: SD-2024-00036-PRELIMINARY/FINAL PLAT (DHO)

1. Please identify all existing easements adjacent to the Water Authority facility that include public waterlines.
 - a. Acquire line spots as necessary to ensure all lines are within the easements.
2. Otherwise, no objection to the proposed lot line adjustments.

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

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

DATE: 02/28/2024

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2023-008842

SD-2024-00036 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 7-12-23 (DFT)

IDO - 2022

PROJECT NAME:

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for **NETFLIX STUDIOS, LLC | KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACT P-1-A AND TRACT 1-A, INNOVATION PARK** zoned PC, located on **UNIVERSITY BLVD SE** between **EASTMAN CROSSING** and **UNIVERSITY BLVD** containing approximately **171.6593** acre(s). **(R-16)**

PROPERTY OWNERS: ESPAT OPPORTUNITY ZONE FUND LLC

REQUEST: COMBINE TRACTS P-2 AND TRACT 1 AND TO MODIFY TRACT LINES FOR TRACT P-1

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008842

SD-2024-00036 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 7-12-23 (DFT)

IDO - 2022

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for NETFLIX STUDIOS, LLC | KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACT P-1-A AND TRACT 1-A, INNOVATION PARK zoned PC, located on UNIVERSITY BLVD SE between EASTMAN CROSSING and UNIVERSITY BLVD containing approximately 171.6593 acre(s). (R-16)

PROPERTY OWNERS: ESPAT OPPORTUNITY ZONE FUND LLC

REQUEST: COMBINE TRACTS P-2 AND TRACT 1 AND TO MODIFY TRACT LINES FOR TRACT P-1

Comments:

02-28-2024

No comments or objections to the requested action.

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

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

DRB Project Number: 2023-008842 Hearing Date: 02-28-2024
Project: Tract P-1-A & Tract 1-A, Innovation Park II Agenda Item No: 6

<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.

☐ 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: 2023-008842
5650 University

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. As a reminder, an approved TCL will be required prior to site plan or building permit.

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

DATE: February 28, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 2/28/24 -- **AGENDA ITEM:** # 6

Project Number: PR-2023-008842

Application Number: SD-2024-00036

Project Name: Tract P-1-A and Tract 1-A, Innovation Park

Request:

Minor Preliminary/Final Plat

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

BACKGROUND

- This is a request for a replat to consolidate Tracts P-2 and Tract 1 of the Innovation Park subdivision into Tract 1-A, and adjust the boundary of Tract P-1, creating Tract P-1-A.
- The subject site features Final Plats which were approved by the Development Review Board (DRB) on November 17, 2021 per PR-2021-005629 / SD-2021-00214, and on June 8, 2022 per PR-2021-005573 / SD-2022-00080.
- Infrastructure Lists (IL's) were approved on the site with the previously noted platting actions, with Financial Guaranty's approved and Infrastructure Improvement Agreements recorded that were based on the approved IL's.
- On November 9, 2023, Development Facilitation Team (DFT) staff approved a Site Plan Administrative DFT on the site per PR-2023-008842 / SI-2023-01484, which is an amendment of two existing Site Plans to consolidate the Site Plans into one governing Site Plan.

**(See additional comments on next page)*

COMMENTS:

Items in **Orange** color need to be addressed.

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- Confirmation must be provided if any additional infrastructure must be approved and financially-guaranteed beyond what's already been approved and financially-guaranteed on the site.
- Confirmation must be provided by the Applicant how the proposed replat will work with the approved development on the site.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- The application number must be added to the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Angela Gomez at agomez@cabq.gov and to Jay Rodenbeck at jrodenbeck@cabq.gov.
- Any future amendments to approved site development on the site (Site Plan Administrative DFT for PR-2023-008842 / SI-2023-01484) that meet the criteria for a minor amendment would require a future minor-administrative amendment application(s), while any future amendments to approved site development on the site that don't meet the criteria for a minor amendment (including the removal of portions of the Site Plan) would require a major amendment application to the original approving body; in the case of this site another Site Plan Administrative DFT application(s).

2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner(s) signatures on the Plat.
- The Applicant properly notified the affected Neighborhood Associations via email per 6-4(K)(2) and Table 6-1-1 of the IDO.



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: 2/27/24
