

**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**

Netflix Studios, LLC  
5808 Sunset Boulevard  
Los Angeles, CA 90028

**Project# PR-2020-004138**

**Application#**

**SD-2021-00142** AMENDMENT OF VACATION OF  
RIGHT OF WAY – HAWKING DRIVE AND  
EASTMAN AVENUE

### **LEGAL DESCRIPTION:**


For all or a portion of: **HAWKING DRIVE  
between STRYKER ROAD and NORTH OF  
SAGAN AVE, AND EASTMAN AVE SE  
between UNIVERSITY BLVD and HAWKING  
DRIVE, MESA DEL SOL INNOVATION PARK**  
zoned PC, located on **EASTMAN AVE SE and  
HAWKING DR SE, EAST OF UNIVERSITY  
BLVD** containing approximately 11.2 acre(s).  
(R-16)

On July 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to amend a vacation of right-of-way request previously recommended for approval by the DRB on June 16, 2021 per PR-2020-004138/SD-2021-00104. The original vacation request recommended for approval by the DRB on June 16, 2021 was for the entirety of Hawking Drive (132-feet of right-of-way) from the Mesa del Sol Level B Master Plan boundary to Stryker Road (approximately 2,960 linear feet), and the entirety of Eastman Crossing (114-feet of right-of-way) from the eastern property line of Tracts OS-7 and OS-6 to Hawking Drive (approximately 470 linear feet) for a total of 10.9 acres. The amended vacation request is to vacate an additional 0.32 acres at a proposed roundabout as depicted on the Vacation Exhibit in the application submittal.

2. Because the additional area of vacation in the amended vacation request is less than 10% of the original vacation request and meets the requirements of 6-4(Y)(2)(a) of the IDO for a Minor Amendment, the applicant was not required to provide notice as required in table 6-1-1 of the IDO for a Vacation of Public Right-of-Way – Council. Nevertheless, the applicant emailed notifications to affected Neighborhood Association representatives to notify them of the amended vacation request.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The applicant stated that the additional 0.32 acres of area at the proposed roundabout was no longer necessary given the vacation of Hawking Drive, and the applicant (Netflix) wants to include it with the area of vacation previously recommended for approval by the DRB.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the amended request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).

Sincerely,



Jolene Wolfley  
DRB Chair

JW/jr

Bohannon Huston, Inc., 7500 Jefferson Street NE, Courtyard 2, Albuquerque, NM 87109