

**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-2021-005629**

**Application#**

**SD-2021-00182** PRELIMINARY PLAT

**SD-2021-00183** VACATION OF PRIVATE  
EASEMENT – STORM DRAIN

**SD-2021-00184** VACATION OF PUBLIC  
EASEMENT – 10 FT PNM

**SD-2021-00185** VACATION OF PUBLIC  
EASEMENT – 10 FT COMCAST

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 22A, 22B, 22C,  
AND TRACT P, MESA DEL SOL INNOVATION  
PARK I & II** zoned PC, located on **5630  
UNIVERSITY BLVD SE between EASTMAN  
CROSSING and UNIVERSITY BLVD** containing  
approximately 41.3495 acre(s). (R-16)

On October 6, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

### **SD-2021-00182 PRELIMINARY PLAT**

1. This Preliminary Plat consolidates four lots a total of 41.3495 acres in size into two lots (Tract P-1 at 22.806 acres in size and Tract P-2 at 18.5393 acres in size), and grants a 10-foot public utility easement and a cross lot drainage easement as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**SD-2021-00183 VACATION OF PRIVATE EASEMENT-STORM DRAIN**

1. The applicant proposes to vacate a stormwater detention ponds easement recorded on July 7, 2006.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The public welfare does not require that the easement be retained as the drainage on the site will be modified and the existing easement is no longer needed.

**SD-2021-00184 VACATION OF PUBLIC EASEMENT-10 FOOT PNM**

1. The applicant proposes to vacate a portion of a 10-foot PNM/Qwest easement recorded on December 14, 2006.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The proposed development will remove the lot line that this easement follows. The public welfare does not require that the easement be retained with the new Site Plan. A new easement will be provided along University and Eastman to accommodate the new utility easement.

**SD-2021-00185 VACATION OF PUBLIC EASEMENT-10 FOOT COMCAST**

1. The applicant proposes to vacate a portion of a 10-foot Comcast easement recorded recorded on December 27, 2006.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO. The proposed development will remove the lot line that this easement follows. The public welfare does not require that the easement be retained with the new Site Plan. A new easement will be provided along University and Eastman to accommodate the new utility easement.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 21, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as 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 via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive 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 permit 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).

Official Notice of Decision

Project # PR-2021-005629 Applications# SD-2021-00182, SD-2021-00183, SD-2021-00184, SD-2021-00185

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley  
DRB Chair

JW/jr

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