

**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

Kenneth Falcon
5808 W. Sunset Blvd.
Los Angeles, CA 90028

Project# PR-2021-005573
Application#
SD-2022-00080 FINAL PLAT

For all or a portion of:
TRACTS N, O, Q-2, 17, 26, OS-7, AND A-1-A-6, MESA DEL SOL INNOVATION PARK I & II
zoned **PC**, located at **5650 UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD** containing approximately **162.78** acre(s). **(R-16)**

On June 8, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Hydrology and Planning, based on the following Findings:

1. This Final Plat replats eight existing lots into three tracts a total of 162.78 acres in size, and vacates 10.5824 acres of portions of public ROW of Eastman Avenue and Hawking Drive. The Final Plat grants easements as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the PC zone district and the MdS Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved by the DRB on March 2, 2022 per SD-2021-00171, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00171).

6. The necessary paper easement for the interim reservoir drain line shall be recorded immediately following the final plat.
7. The WUA requires the drainage plan to be modified such that proposed Pond 7 is relocated out of the WUA expansion site (Tract 3).
8. The final drainage easements for Pond 7, as modified, are required to be placed on the final plat prior to signature.
9. Completion of the revised Pond 7 shall be tied to a building permit on the Netflix site.

Conditions:

1. Final sign-off is delegated to Hydrology for completion of the revised Grading and Drainage Plan.
2. Final sign-off is delegated to Planning for Easement Avenue to be corrected to Easement Crossing and for the AGIS DXF File and the application number to be added to the Plat.
3. The applicant will obtain final sign off from Planning by August 10, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE 23, 2022**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to 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

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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 of each word being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

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