



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS		
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:		Block:
Subdivision/Addition:		Unit:
MRGCD Map No.:		UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:		Date:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:	Date: 7/15/21		Fee Total:
Staff Signature: [Signature]	Project #		

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL

- Interpreter Needed for Meeting? NO if yes, indicate language: N/A
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated N/A **489,119 sf**
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

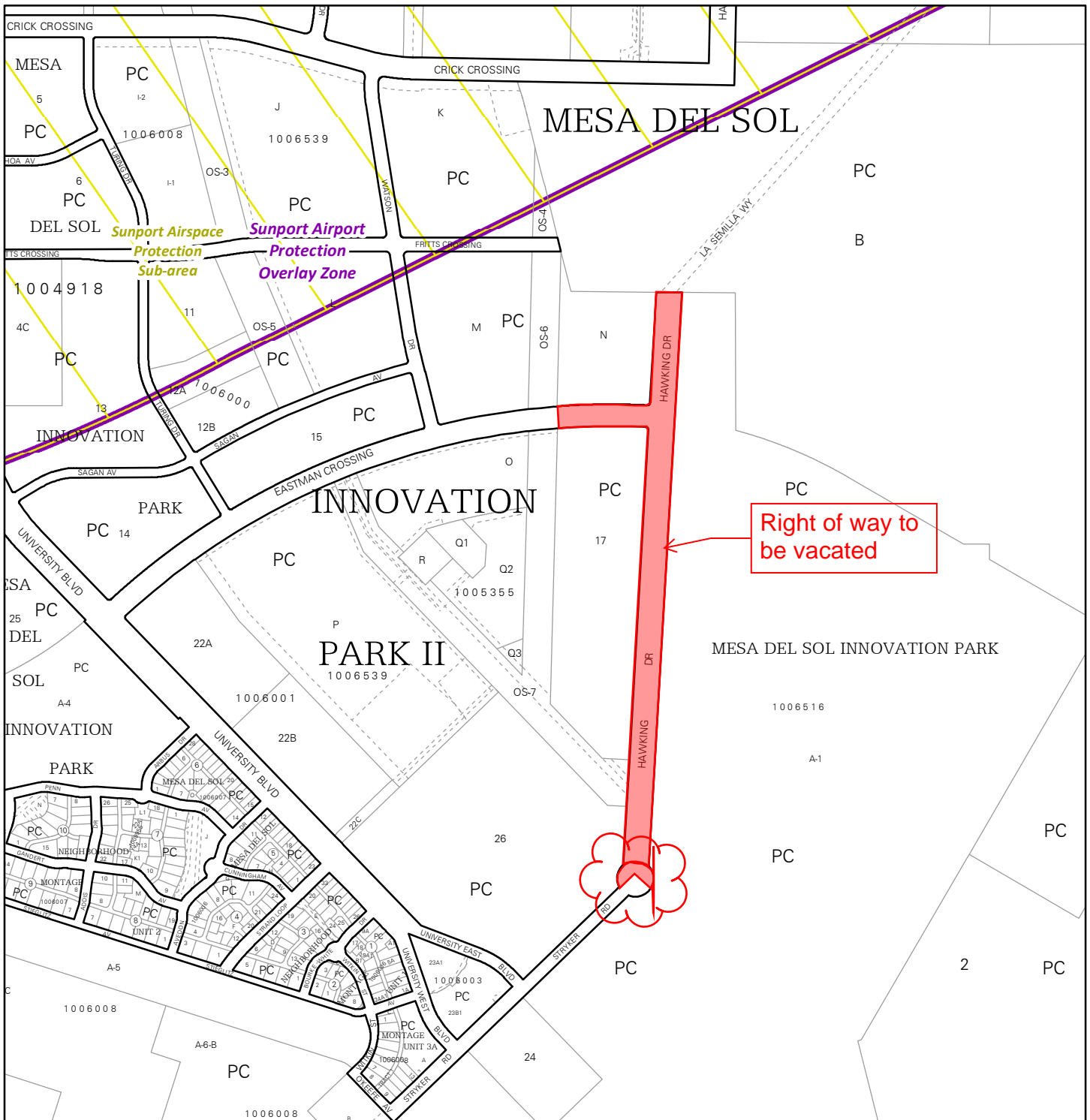
VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ Copy of the complete document which created the easement(s) (7 copies, folded)
- ___ Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- ___ List number to be vacated _____
- ___ Proof of Pre-Application meeting


The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 7/15/21
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



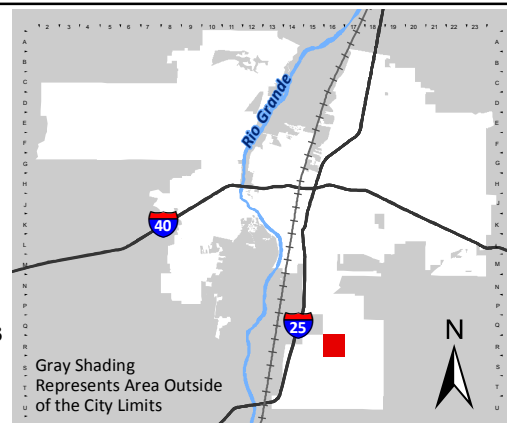
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

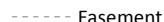









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

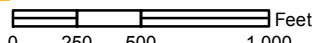
Zone Atlas Page:
R-16-Z



Gray Shading
Represents Area Outside
of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



NETFLIX

May 14, 2021

RE: Mesa del Sol, Tracts 22-A, 22-B, 22-C, P, OS-7, O, Q-1, Q-2, 17, 26, A-1-A-1

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. and Dekker Perich Sabatini staff to act as our agent in all matters associated with Environmental Planning Commission (EPC) and Development Review Board submittals associated with the above mentioned tracts. This includes, but is not limited to, vacation requests, plats, and site plan submittals for building permit approval.

Sincerely,

DocuSigned by:
Daniel Wright
1F55D6F42FA14B4...

Dan Wright, AIA
Manager, Design & Construction

Michael Balaskovits

From: Michael Balaskovits
Sent: Friday, July 16, 2021 4:11 PM
To: mandy@theremedaydayspa.com
Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC
Attachments: Warr-Wilson NeighborhoodAssociationRepresentatives-PrintandFill.pdf

Good afternoon Ms. War, this email and attached PDF is to serve as notification of an amendment to the original approved vacation of Right of Way request in support of the future Netflix Expansion. During the site planning process of the future Netflix expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as a minor amendment to the DRB. The original area of vacation request was approximately 10.9 acres. The additional area noted within the attached pdf increase this to approximately 11.22 acres which is a 3% increase in area to be vacated.

DRB hearing for this minor amendment is scheduled for the July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>
Meeting ID: 964 6411 9110
+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Please don't hesitate to reach out to me for additional information if necessary. Thank you have a great weekend!



Mike Balaskovits, PE

Senior Vice President [Community Development and Planning](#)

Bohannon Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: [bhinc.com](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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July 16, 2021

Re: Notification Letter - DRB Amendment to ROW Vacation Recommended for Approval
by the DRB on June 16, 2021 - Netflix Studios, LLC

To Whom it May Concern:

Good afternoon, this letter with attachments is to serve as notification of a request for an amendment that was recommended for approval at the DRB hearing on June 16th 2021. The original right of way request was in support of future expansion of the Netflix Studios expansion expected in the near future.

During the site planning process of the expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking Dr, so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as an amendment.

The original area of vacation request was approximately 10.9 acres. The additional area noted within the attachments increases this area to approximately 11.22 acres which is approximately a 3% increase in total area to be vacated.

This minor amendment will be heard at the DRB on July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>

Meeting ID: 964 6411 9110

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

If you should have any questions or need further information, please don't hesitate to let me know. Thank you.

Sincerely,



Mike Balaskovits, PE
Senior Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Emailed to a Neighborhood Association Representative**

Date of Notice*: July 16, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr / Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedyspa.com, info@willsonstudio.com

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2660 Eastman Crossing SE
Location Description Intersection of Hawking Dr. and Eastman Crossing
2. Property Owner* Netflix Studios, LLC
3. Agent/Applicant* [if applicable] Bohannan Huston, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960LF 3,000LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx 470LF)

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: July 21, 2021

Location*²: Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>
Meeting ID: 964 6411 9110

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to this email.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ R-16.
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Attached to this email.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] Approx. 11.2 acres of Right Of Way Vacation
 - 2. IDO Zone District PC
 - 3. Overlay Zone(s) [if applicable] NA
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

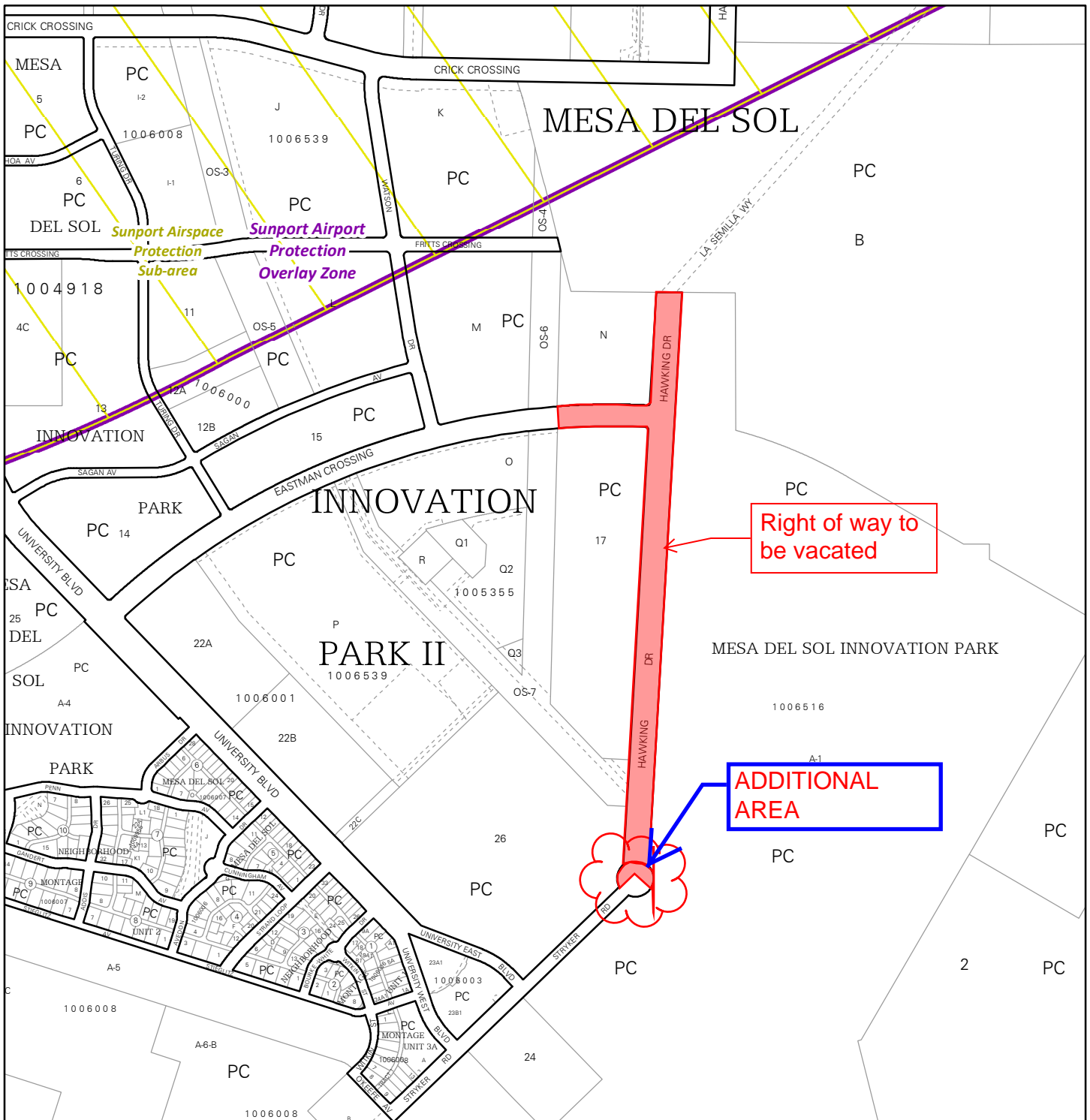
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

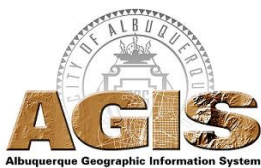
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

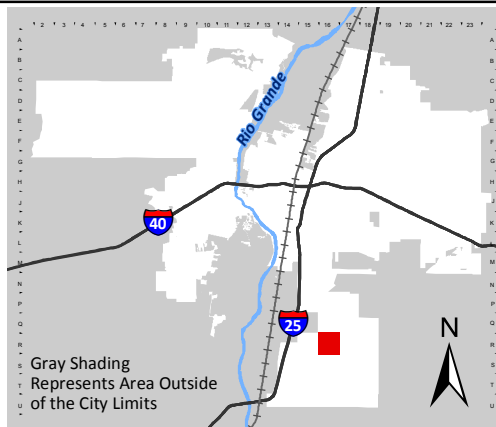


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

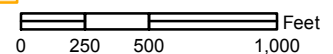


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



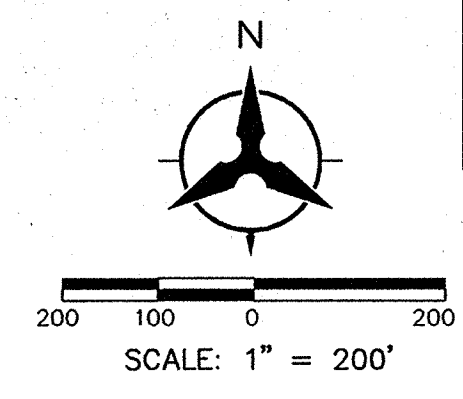
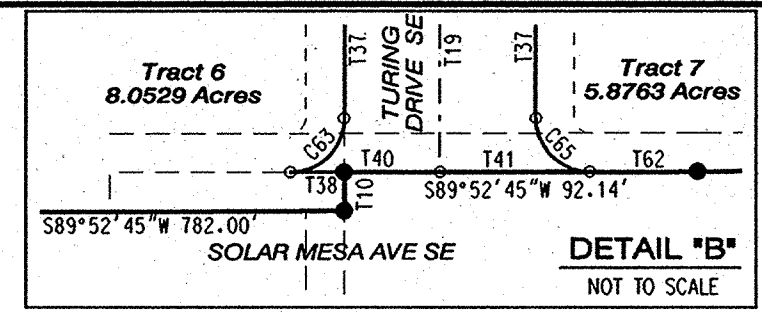
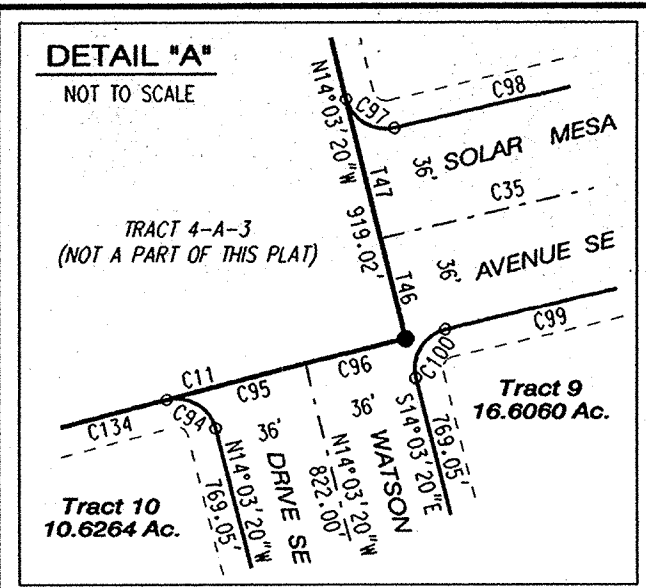
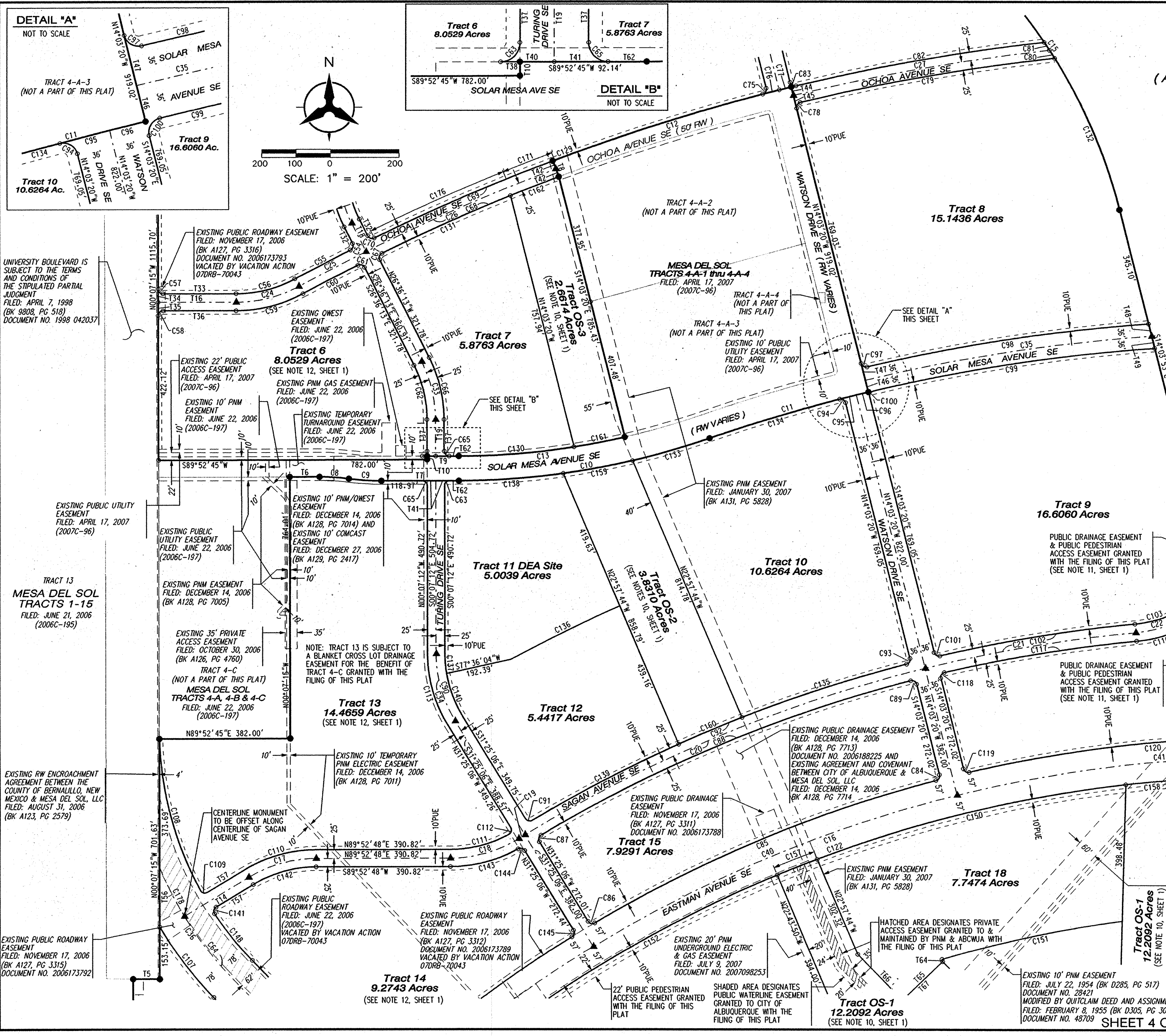
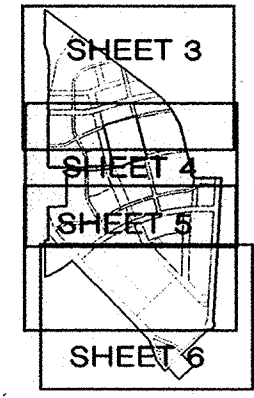
Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2007

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



UNIVERSITY BOULEVARD IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STIPULATED PARTIAL JUDGMENT FILED: APRIL 7, 1998 (BK 9808, PG 518) DOCUMENT NO. 1998 042037

EXISTING PUBLIC UTILITY EASEMENT FILED: APRIL 17, 2007 (2007C-96)

TRACT 13 MESA DEL SOL TRACTS 1-15 FILED: JUNE 21, 2006 (2006C-195)

EXISTING RW ENCROACHMENT AGREEMENT BETWEEN THE COUNTY OF BERNALILLO, NEW MEXICO & MESA DEL SOL, LLC FILED: AUGUST 31, 2006 (BK A123, PG 2579)

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3315) DOCUMENT NO. 2006173792

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3316) DOCUMENT NO. 2006173793 VACATED BY VACATION ACTION 070RB-70043

EXISTING 22' PUBLIC ACCESS EASEMENT FILED: APRIL 17, 2007 (2007C-96)

EXISTING 10' PNM EASEMENT FILED: JUNE 22, 2006 (2006C-197)

EXISTING 10' PNM/OWEST EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7014) AND EXISTING 10' COMCAST EASEMENT FILED: DECEMBER 27, 2006 (BK A129, PG 2417)

EXISTING 35' PRIVATE ACCESS EASEMENT FILED: OCTOBER 30, 2006 (BK A126, PG 4760)

EXISTING PNM EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7005)

EXISTING 10' TEMPORARY PNM ELECTRIC EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7011)

EXISTING PUBLIC ROADWAY EASEMENT FILED: JUNE 22, 2006 (2006C-197) VACATED BY VACATION ACTION 070RB-70043

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3312) DOCUMENT NO. 2006173789 VACATED BY VACATION ACTION 070RB-70043

EXISTING 20' PNM UNDERGROUND ELECTRIC & GAS EASEMENT FILED: JULY 9, 2007 DOCUMENT NO. 2007098253

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3311) DOCUMENT NO. 2006173788

EXISTING PUBLIC DRAINAGE EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7713) DOCUMENT NO. 2006188225 AND EXISTING AGREEMENT AND COVENANT BETWEEN CITY OF ALBUQUERQUE & C84 MESA DEL SOL, LLC FILED: DECEMBER 14, 2006 BK A128, PG 7714

EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5828)

EXISTING PUBLIC DRAINAGE EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7714)

EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5828)

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709

NOTE: TRACT 13 IS SUBJECT TO A BLANKET CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT 4-C GRANTED WITH THE FILING OF THIS PLAT

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWA WITH THE FILING OF THIS PLAT

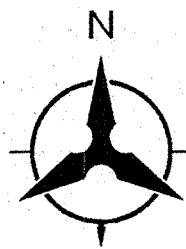
SHADED AREA DESIGNATES PUBLIC WATERLINE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

22' PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT

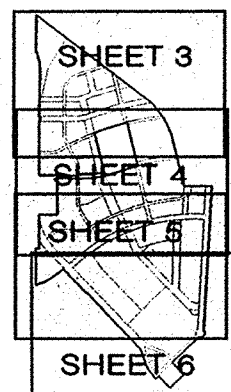


Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



EXISTING RW ENCROACHMENT AGREEMENT BETWEEN THE COUNTY OF BERNALILLO, NEW MEXICO & MESA DEL SOL, LLC FILED: AUGUST 31, 2006 (BK A123, PG 2579)

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3315) DOCUMENT NO. 2006173792

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3314) DOCUMENT NO. 2006173791

TRACT 13
MESA DEL SOL TRACTS 1-15 FILED: JUNE 21, 2006 (2006C-195)

EXISTING PUBLIC DRAINAGE EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7711) DOCUMENT NO. 2006188223 AND EXISTING AGREEMENT & COVENANT BETWEEN CITY OF ALBUQUERQUE & MESA DEL SOL, LLC FILED: DECEMBER 14, 2006 (BK A128, PG 7712)

TRACT 25
6.4638 Acres (SEE NOTES 12 & 13, SHEET 1)

EXISTING PUBLIC DRAINAGE EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3313) DOCUMENT NO. 2006173790 VACATED BY VACATION ACTION 07DRB-70043

HATCHED AREA DESIGNATES EXISTING PUBLIC ROADWAY EASEMENT FILED: JUNE 22, 2006 (2006C-197) VACATED BY VACATION ACTION 07DRB-70043

EXISTING 60' RIGHT-OF-WAY PERMIT GRANTED TO CIVIL AERONAUTICS AUTHORITY DATED: JULY 22, 1939 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE

TRACT A
1898.5739 Acres (SEE NOTE 12, SHEET 1)

EXISTING 10' PNM EASEMENT FILED: JULY 22, 1954 (BK D285, PG 5171) DOCUMENT NO. 28421 MODIFIED BY QUILTAM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709

EXISTING PUBLIC DRAINAGE EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3321) DOCUMENT NO. 2006173798 VACATED BY VACATION ACTION 07DRB-70043

SEE DETAIL "A" SHEET 6

EXISTING PUBLIC DRAINAGE EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7713) DOCUMENT NO. 2006188225 AND EXISTING AGREEMENT AND COVENANT BETWEEN CITY OF ALBUQUERQUE & MESA DEL SOL, LLC FILED: DECEMBER 14, 2006 (BK A128, PG 7714)

TRACT 15
7.9291 Acres

EXISTING PUBLIC ROADWAY EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3312) DOCUMENT NO. 2006173789 VACATED BY VACATION ACTION 07DRB-70043

TRACT 14
9.2743 Acres (SEE NOTE 12, SHEET 1)

SHADED AREA DESIGNATES PUBLIC WATERLINE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING PRIVATE ACCESS EASEMENT GRANTED TO PACIFICA MESA STUDIOS, LLC FILED: JULY 7, 2006 (BK A120, PG 645) DOCUMENT NO. 2006100929 VACATED BY VACATION ACTION 07DRB-70046

TRACT 22
15.8242 Acres (SEE NOTE 12, SHEET 1)

EXISTING PRIVATE ACCESS EASEMENT GRANTED TO PACIFICA MESA STUDIOS, LLC FILED: JULY 7, 2006 (BK A120, PG 645) DOCUMENT NO. 2006100929

EXISTING 10' PNM/QWEST EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7014) AND EXISTING 10' COMCAST EASEMENT FILED: DECEMBER 27, 2006 (BK A129, PG 2417)

TRACT 21
25.5254 Acres

EXISTING PNM UNDERGROUND ELECTRIC & GAS EASEMENT FILED: JULY 9, 2007 DOCUMENT NO. 2007098253

EXISTING STORM WATER DETENTION PONDS EASEMENT FILED: JULY 7, 2006 (BK A120, PG 639)

EXISTING TEMPORARY CONSTRUCTION EASEMENT FILED: JULY 7, 2006 (BK A120, PG 646)

EXISTING 30' COMCAST EASEMENT FILED: DECEMBER 27, 2006 (BK A129, PG 2417)

EXISTING 10' TEMPORARY PNM ELECTRIC EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7011)

EXISTING STORM WATER DETENTION PONDS EASEMENT FILED: JULY 7, 2006 (BK A120, PG 639)

EXISTING PNM/QWEST EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7014) AND EXISTING COMCAST EASEMENT FILED: DECEMBER 27, 2006 (BK A129, PG 2417)

EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT FILED: JUNE 6, 2006 (BK A119, PG 2350) VACATED BY VACATION ACTION 07DRB-70043

TRACT 26
Albuquerque Studios
28.2756 Acres (SEE NOTE 12, SHEET 1)

EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT FILED: JUNE 6, 2006 (BK A119, PG 2350) VACATED BY VACATION ACTION 07DRB-70043

TRACT OS-1
12.2092 Acres (SEE NOTE 10, SHEET 1)

TRACT 19
PNM SUBSTATION
0.9183 Acres

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWJA WITH THE FILING OF THIS PLAT

TRACT 20
6.2353 Acres

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWJA WITH THE FILING OF THIS PLAT

TRACT 18
7.7474 Acres

EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5828)

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWJA WITH THE FILING OF THIS PLAT

TRACT 17
16.8252 Acres

TRACT 19 IS SUBJECT TO AN EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5821)

TRACT 15
7.9291 Acres

EXISTING PUBLIC DRAINAGE EASEMENT FILED: NOVEMBER 17, 2006 (BK A127, PG 3311) DOCUMENT NO. 2006173788

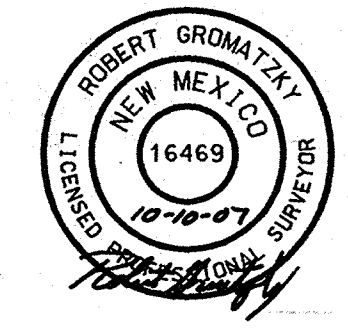
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EXISTING PUBLIC DRAINAGE EASEMENT FILED: DECEMBER 14, 2006 (BK A128, PG 7713) DOCUMENT NO. 2006188225 AND EXISTING AGREEMENT AND COVENANT BETWEEN CITY OF ALBUQUERQUE & MESA DEL SOL, LLC FILED: DECEMBER 14, 2006 (BK A128, PG 7714)

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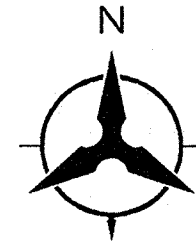


Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SHEET 5 OF 7

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

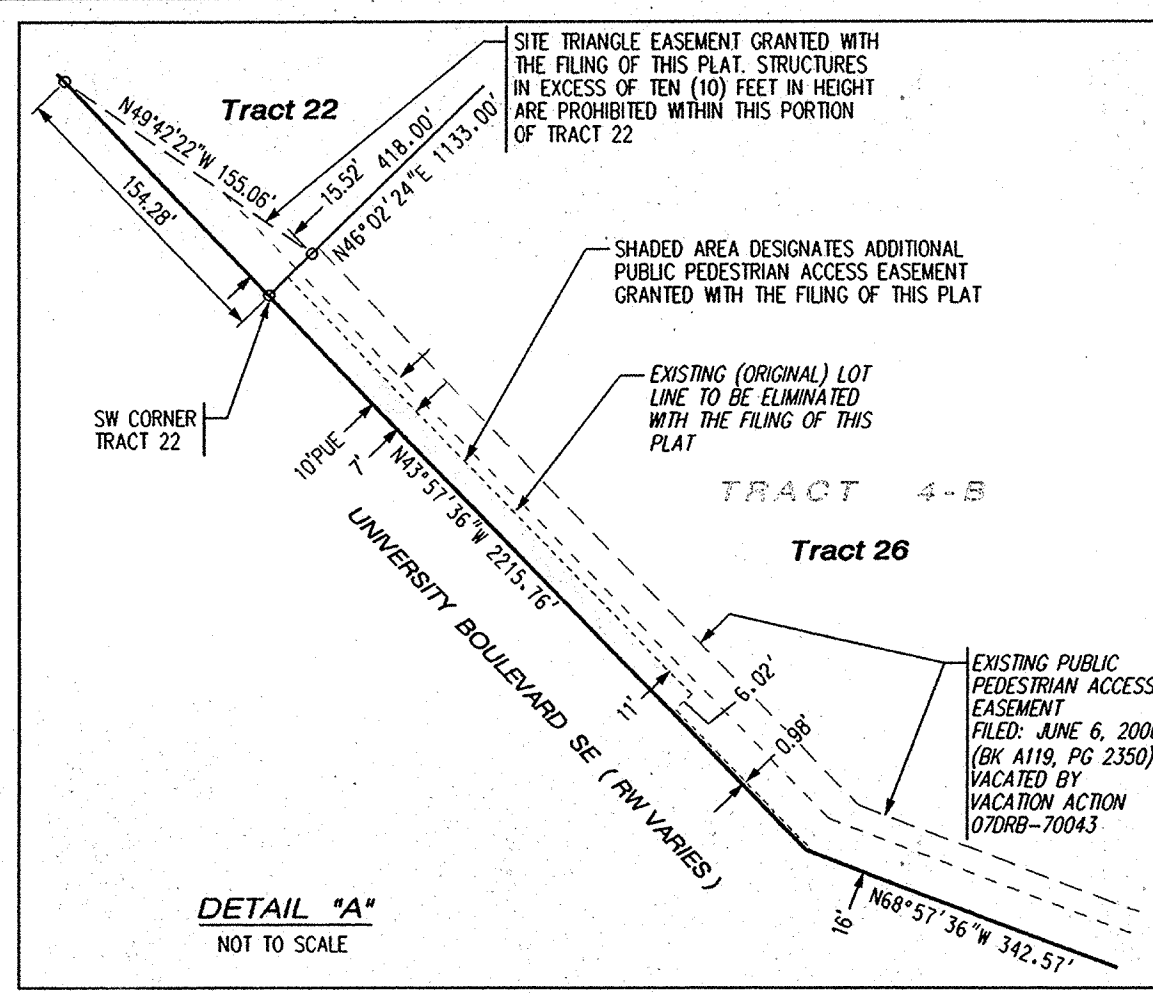


SCALE: 1" = 200'

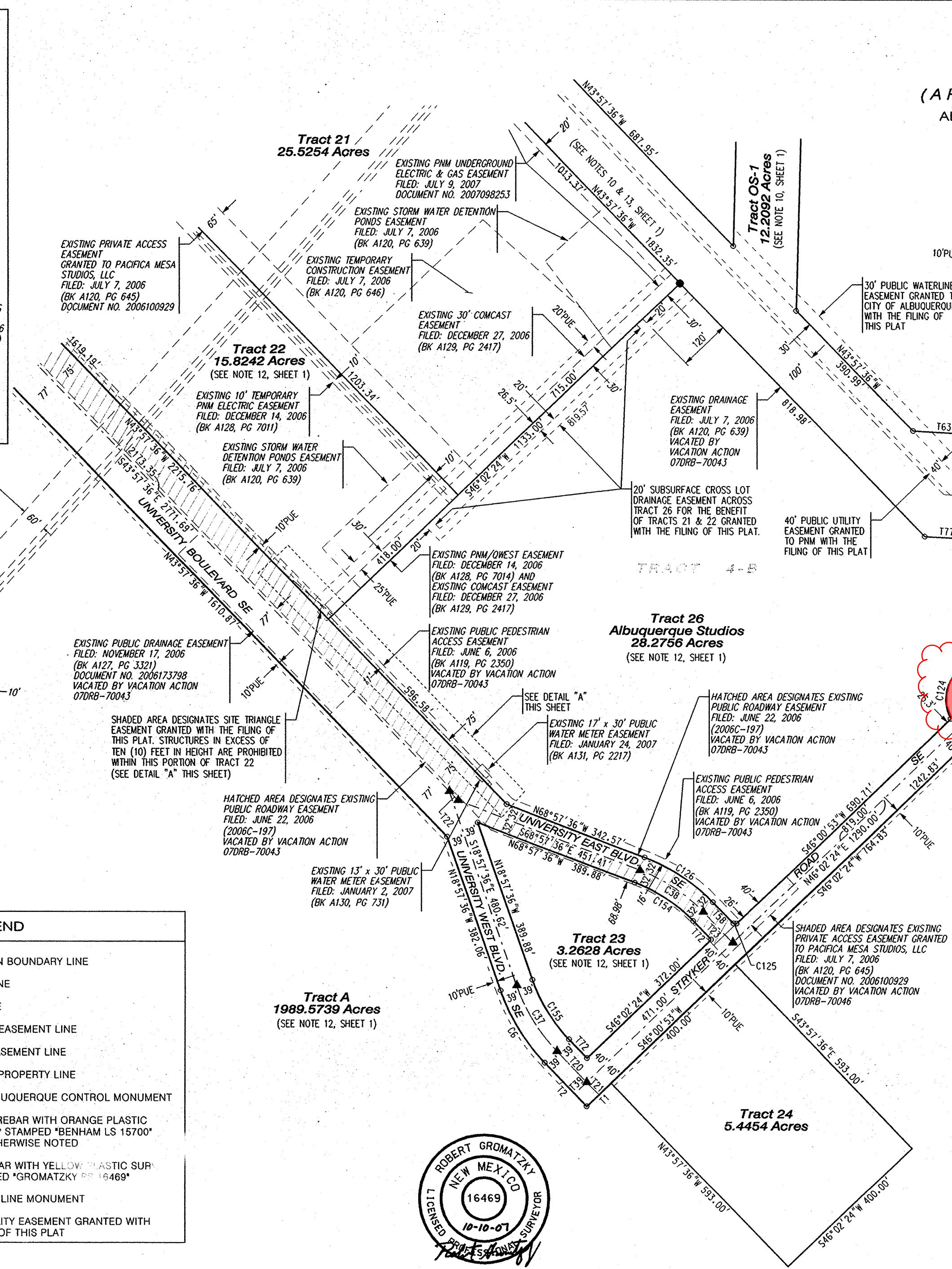
Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

ADDITIONAL
AREA

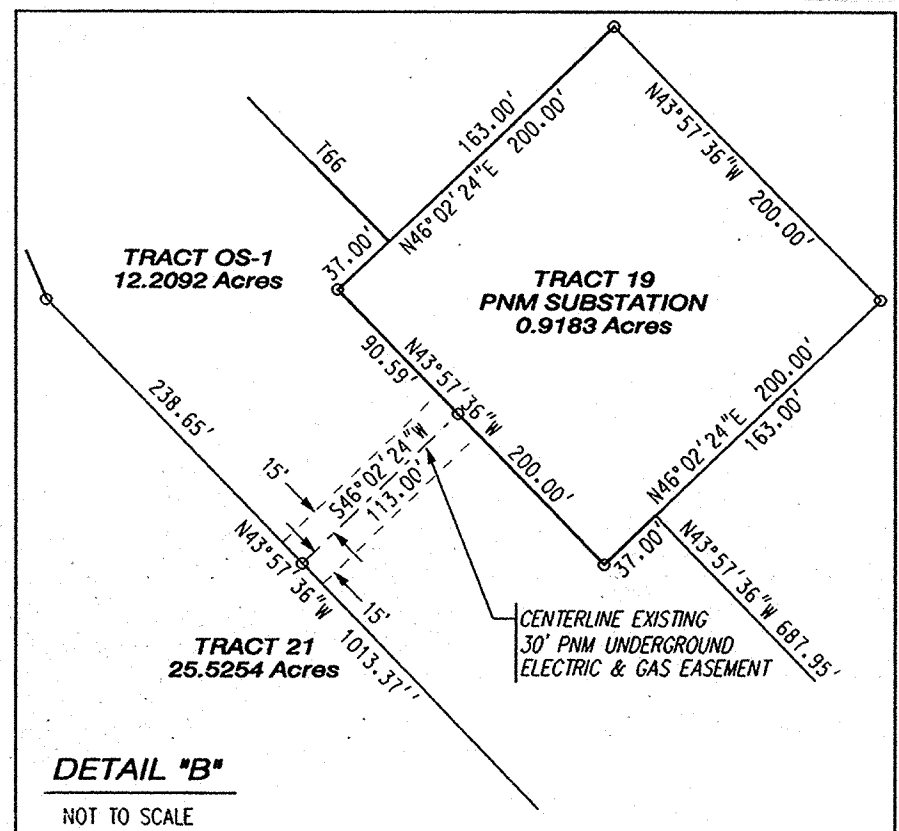
DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



DETAIL "A"
NOT TO SCALE



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY 16469'
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



DETAIL "B"
NOT TO SCALE

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Michael Balaskovits

From: Microsoft Outlook
To: mandy@theremedyspa.com
Sent: Friday, July 16, 2021 4:11 PM
Subject: Relayed: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mandy@theremedyspa.com (mandy@theremedyspa.com)

Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC



DRB Amendment
to ROW Vacation...

Michael Balaskovits

From: Michael Balaskovits
Sent: Friday, July 16, 2021 4:11 PM
To: 'info@willsonstudio.com'
Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC
Attachments: Warr-Wilson NeighborhoodAssociationRepresentatives-PrintandFill.pdf
Importance: High

Good afternoon Ms. Wilson, this email and attached PDF is to serve as notification of an amendment to the original approved vacation of Right of Way request in support of the future Netflix Expansion. During the site planning process of the future Netflix expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as a minor amendment to the DRB. The original area of vacation request was approximately 10.9 acres. The additional area noted within the attached pdf increase this to approximately 11.22 acres which is a 3% increase in area to be vacated.

DRB hearing for this minor amendment is scheduled for the July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>
Meeting ID: 964 6411 9110
+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Please don't hesitate to reach out to me for additional information if necessary. Thank you have a great weekend!



Mike Balaskovits, PE

Senior Vice President **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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July 16, 2021

Re: Notification Letter - DRB Amendment to ROW Vacation Recommended for Approval
by the DRB on June 16, 2021 - Netflix Studios, LLC

To Whom it May Concern:

Good afternoon, this letter with attachments is to serve as notification of a request for an amendment that was recommended for approval at the DRB hearing on June 16th 2021. The original right of way request was in support of future expansion of the Netflix Studios expansion expected in the near future.

During the site planning process of the expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking Dr, so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as an amendment.

The original area of vacation request was approximately 10.9 acres. The additional area noted within the attachments increases this area to approximately 11.22 acres which is approximately a 3% increase in total area to be vacated.

This minor amendment will be heard at the DRB on July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>

Meeting ID: 964 6411 9110

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

If you should have any questions or need further information, please don't hesitate to let me know. Thank you.

Sincerely,



Mike Balaskovits, PE
Senior Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Emailed to a Neighborhood Association Representative**

Date of Notice*: July 16, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr / Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedaydayspa.com, info@willsonstudio.com

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2660 Eastman Crossing SE
Location Description Intersection of Hawking Dr. and Eastman Crossing
2. Property Owner* Netflix Studios, LLC
3. Agent/Applicant* [if applicable] Bohannan Huston, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960LF 3,000LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx 470LF)

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: July 21, 2021

Location*²: Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>
Meeting ID: 964 6411 9110

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to this email.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ R-16.
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Attached to this email.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

- 1. Area of Property [typically in acres] Approx. 11.2 acres of Right Of Way Vacation
 - 2. IDO Zone District PC
 - 3. Overlay Zone(s) [if applicable] NA
 - 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

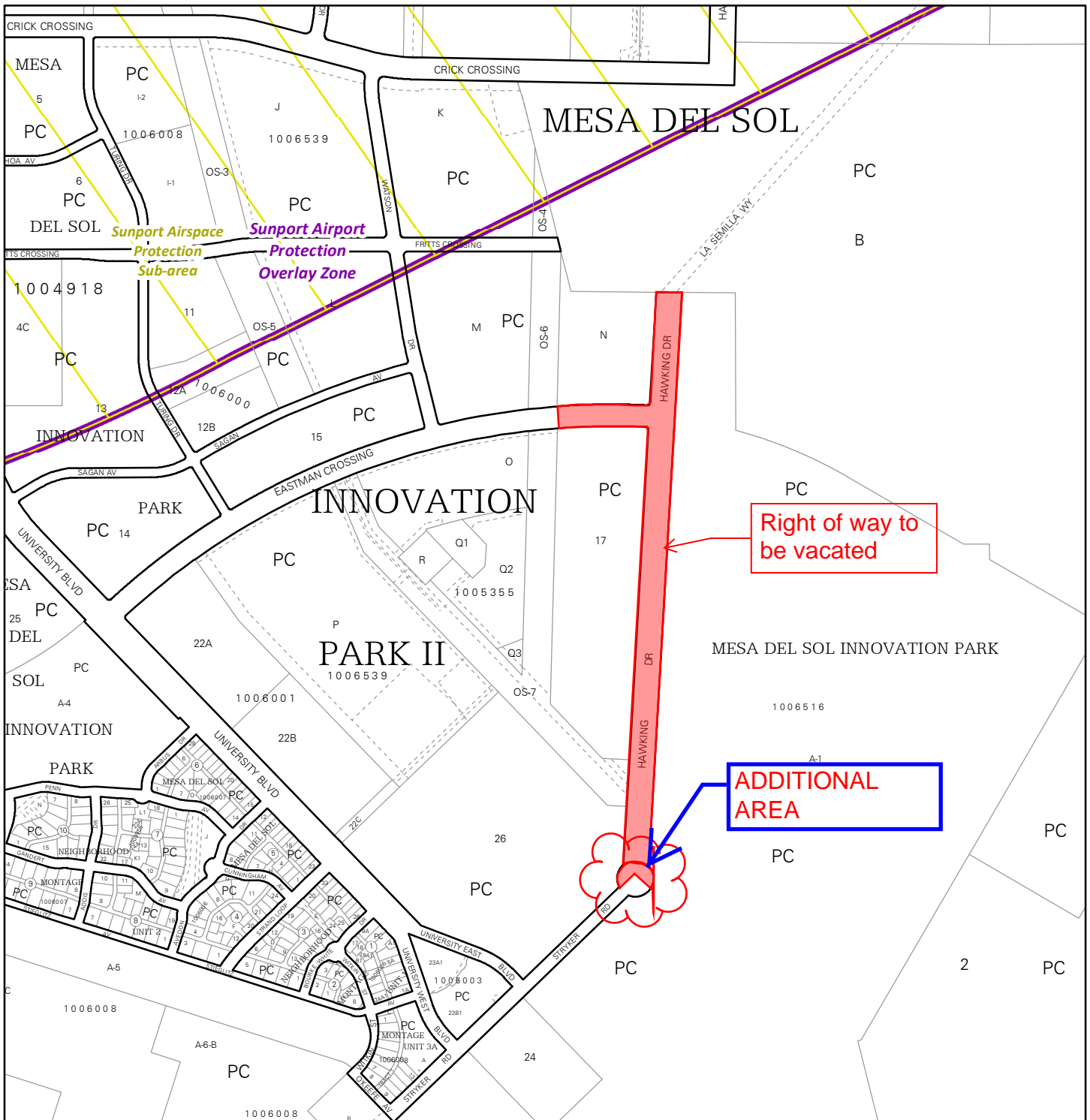
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

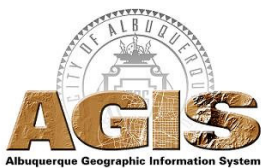
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

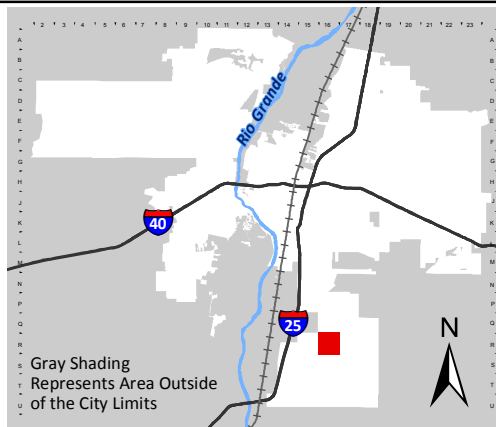


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

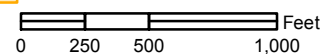


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



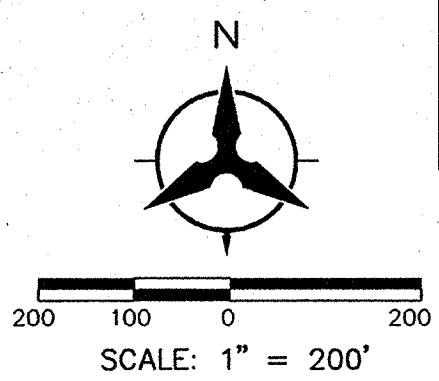
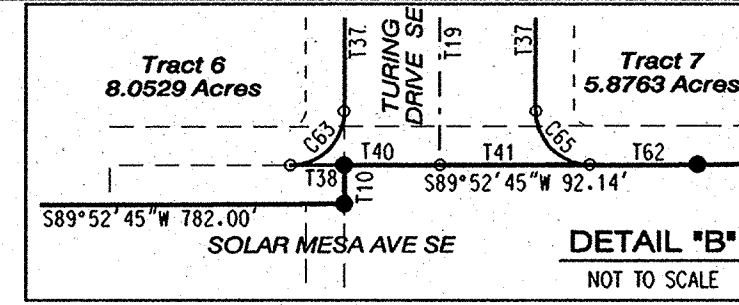
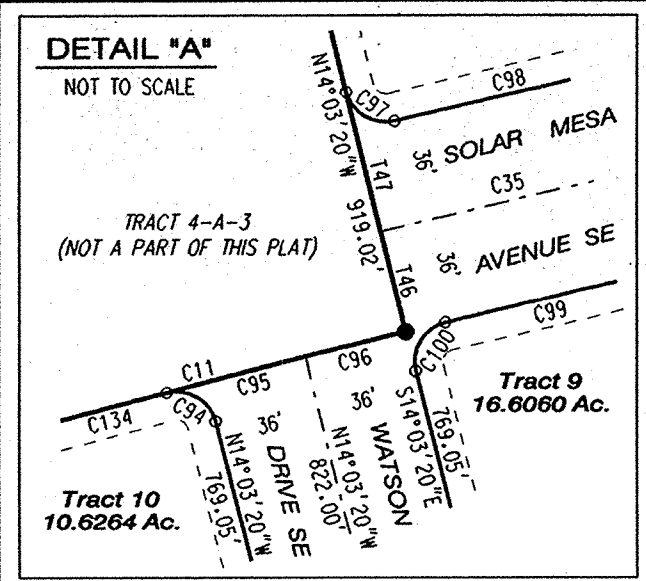
Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

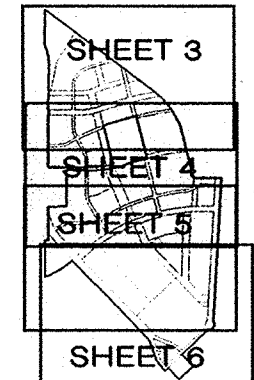


BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

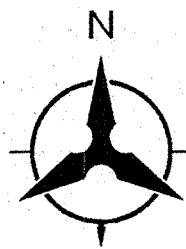


VACATION OF 475061.18 SF RIGHT OF WAY

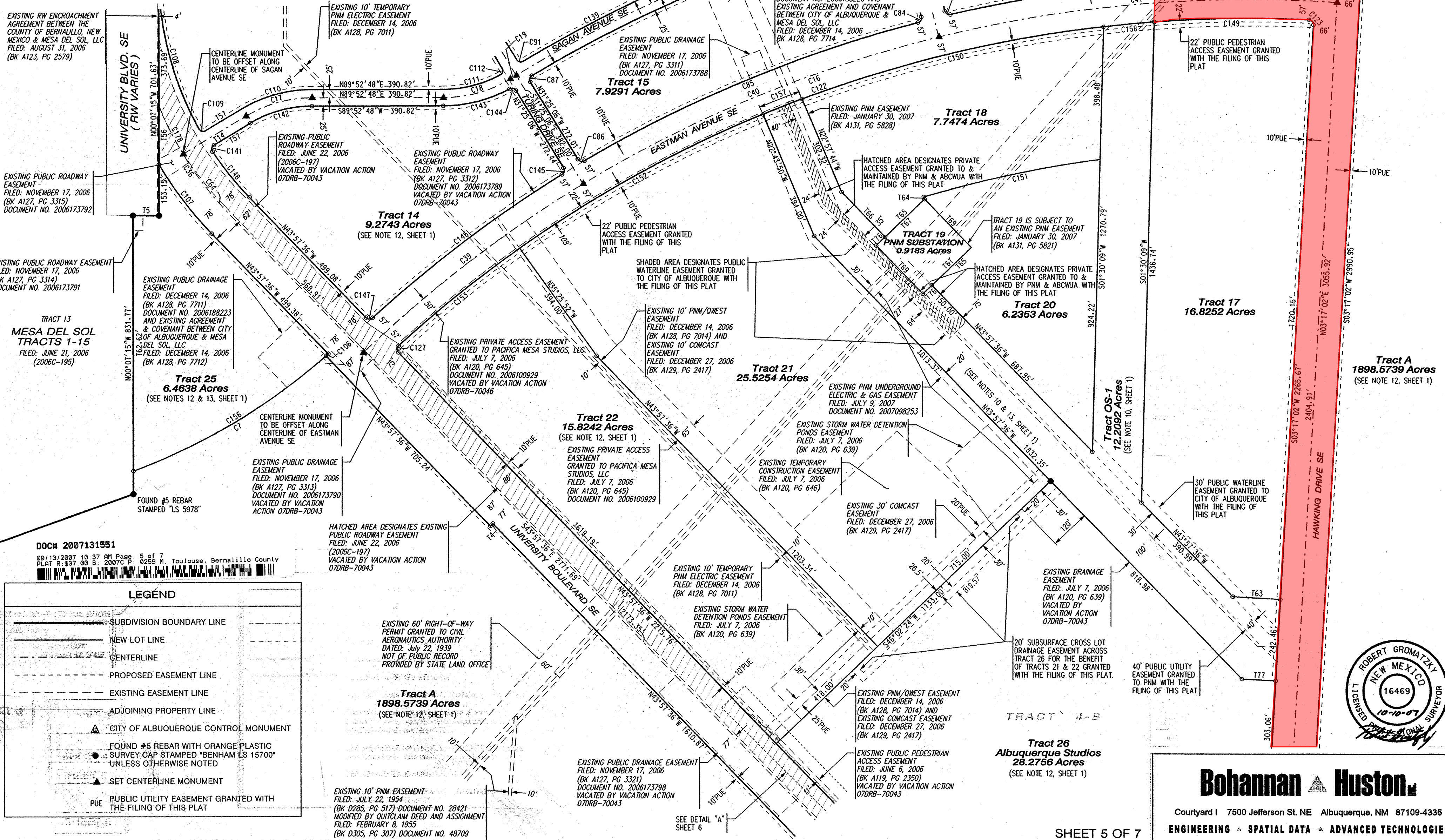
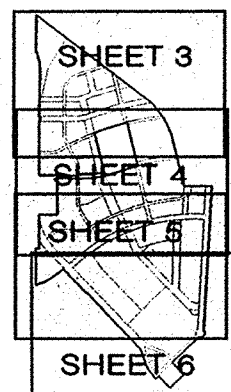


Bohannon & Huston
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**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



DOCH 2007131551
09/13/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P. 0259 M. Toulouse, Bernalillo County

LEGEND

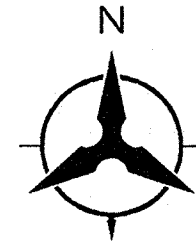
- SUBDIVISION BOUNDARY LINE
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**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

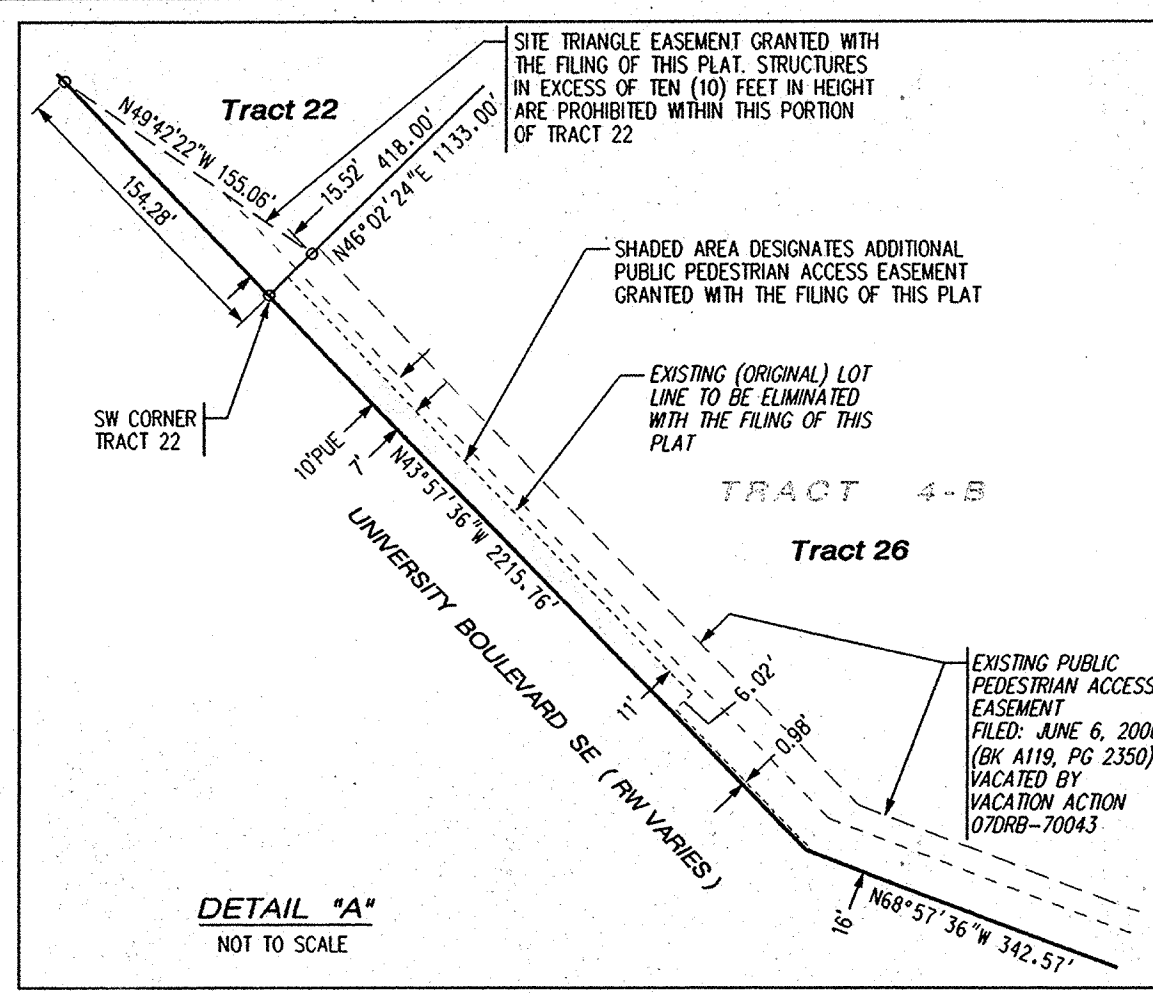


SCALE: 1" = 200'

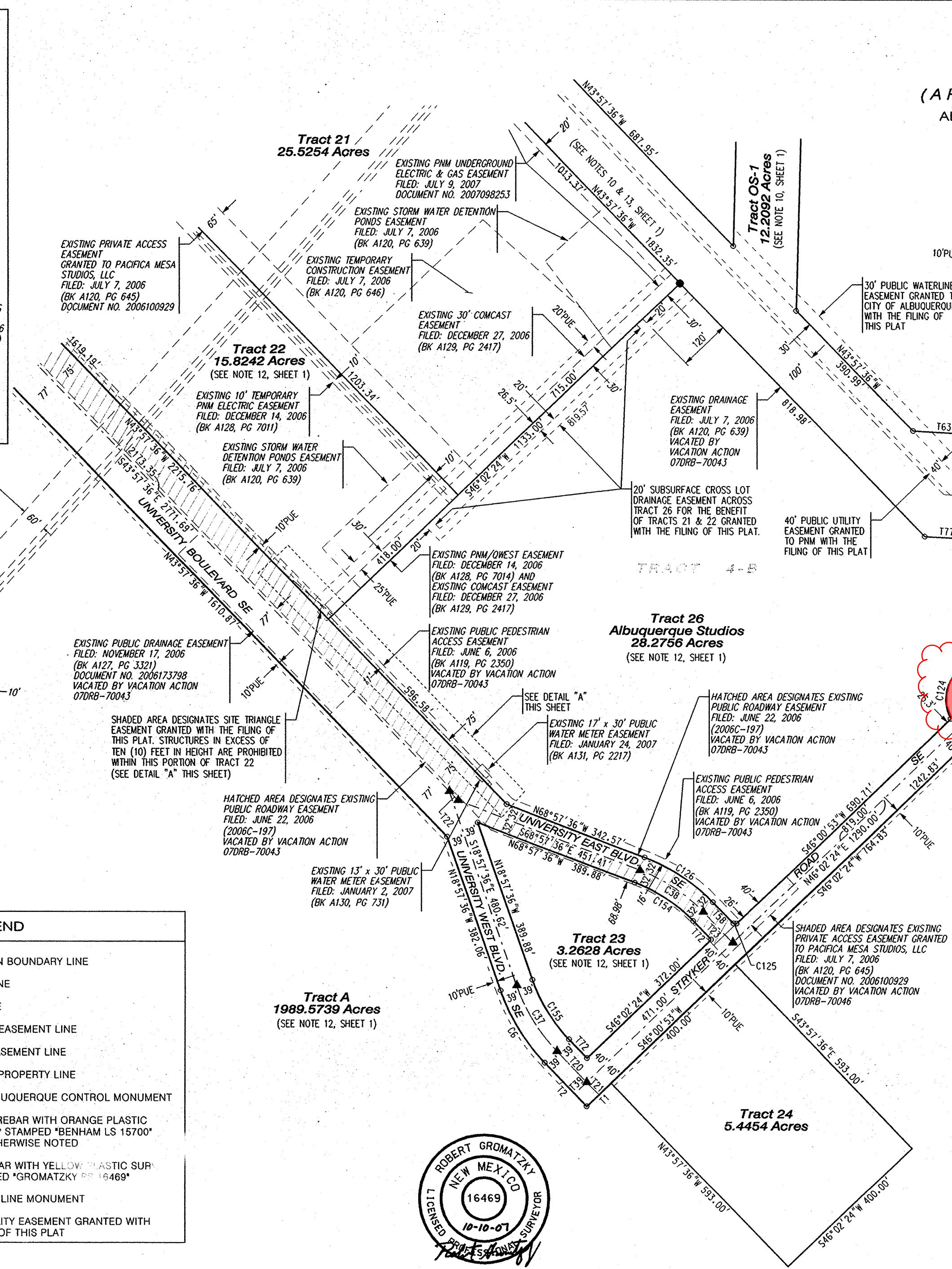
Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

ADDITIONAL
AREA

DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County

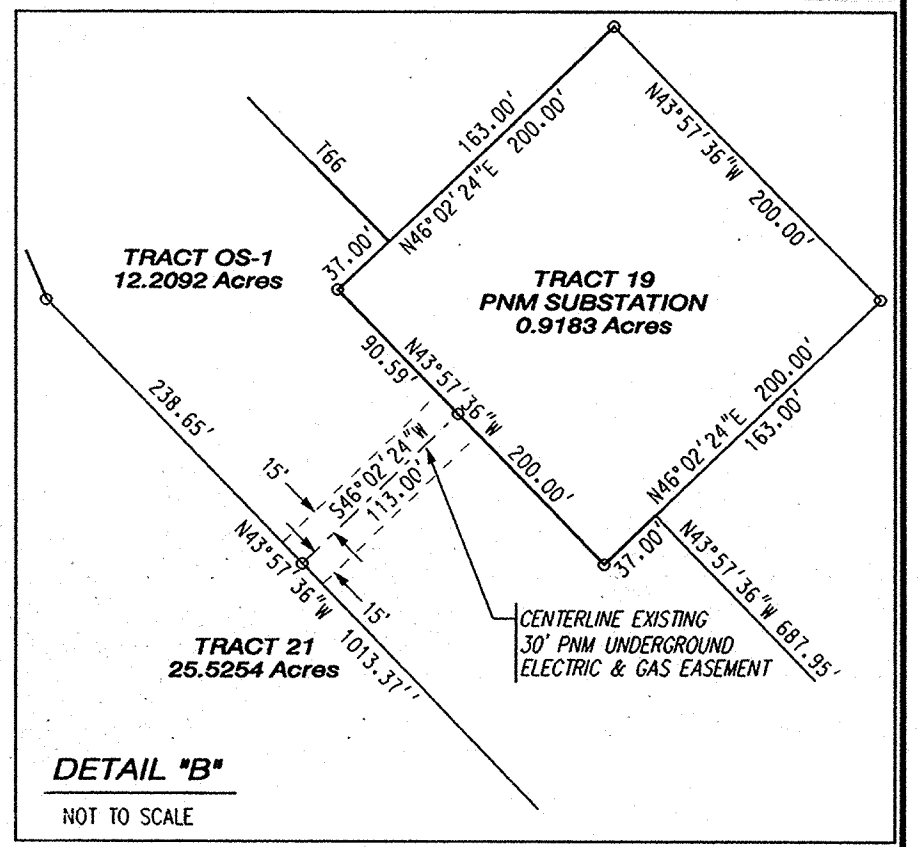
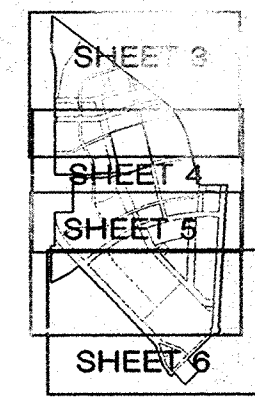


DETAIL "A"
NOT TO SCALE



LEGEND	
	SUBDIVISION BOUNDARY LINE
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	PROPOSED EASEMENT LINE
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	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 200111780
INFORMATION PROVIDED BY STATE LAND OFFICE



DETAIL "B"
NOT TO SCALE

Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Michael Balaskovits

From: Michael Balaskovits
Sent: Friday, July 16, 2021 4:11 PM
To: jamesrthompson8@gmail.com
Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC
Attachments: Thompson-Ziener NeighborhoodAssociationRepresentatives-PrintandFill.pdf

Good afternoon Mr. Thompson, this email and attached PDF is to serve as notification of an amendment to the original approved vacation of Right of Way request in support of the future Netflix Expansion. During the site planning process of the future Netflix expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as a minor amendment to the DRB. The original area of vacation request was approximately 10.9 acres. The additional area noted within the attached pdf increase this to approximately 11.22 acres which is a 3% increase in area to be vacated.

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Meeting ID: 964 6411 9110
+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Please don't hesitate to reach out to me for additional information if necessary. Thank you have a great weekend!



Mike Balaskovits, PE

Senior Vice President Community Development and Planning

Bohannan Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

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July 16, 2021

Re: Notification Letter - DRB Amendment to ROW Vacation Recommended for Approval by the DRB on June 16, 2021 - Netflix Studios, LLC

To Whom it May Concern:

Good afternoon, this letter with attachments is to serve as notification of a request for an amendment that was recommended for approval at the DRB hearing on June 16th 2021. The original right of way request was in support of future expansion of the Netflix Studios expansion expected in the near future.

During the site planning process of the expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking Dr, so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as an amendment.

The original area of vacation request was approximately 10.9 acres. The additional area noted within the attachments increases this area to approximately 11.22 acres which is approximately a 3% increase in total area to be vacated.

This minor amendment will be heard at the DRB on July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>

Meeting ID: 964 6411 9110

+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

If you should have any questions or need further information, please don't hesitate to let me know. Thank you.

Sincerely,



Mike Balaskovits, PE
Senior Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Emailed to a Neighborhood Association Representative**

Date of Notice*: July 16, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Mesa del Sol NA

Name of NA Representative*: James Thompson/Joy Ziener

Email Address* or Mailing Address* of NA Representative¹: jamesrthompson8@gmail.com, independencedayjoy@gmail.com

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2660 Eastman Crossing SE
Location Description Intersection of Hawking Dr. and Eastman Crossing
2. Property Owner* Netflix Studios, LLC
3. Agent/Applicant* [if applicable] Bohannan Huston, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*: _____

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960LF 3,000LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx 470LF)

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: July 21, 2021

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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Attached to this email.

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ R-16.
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Attached to this email.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

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[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approx. 11.2 acres of Right Of Way Vacation
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] NA
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] vacant
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NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

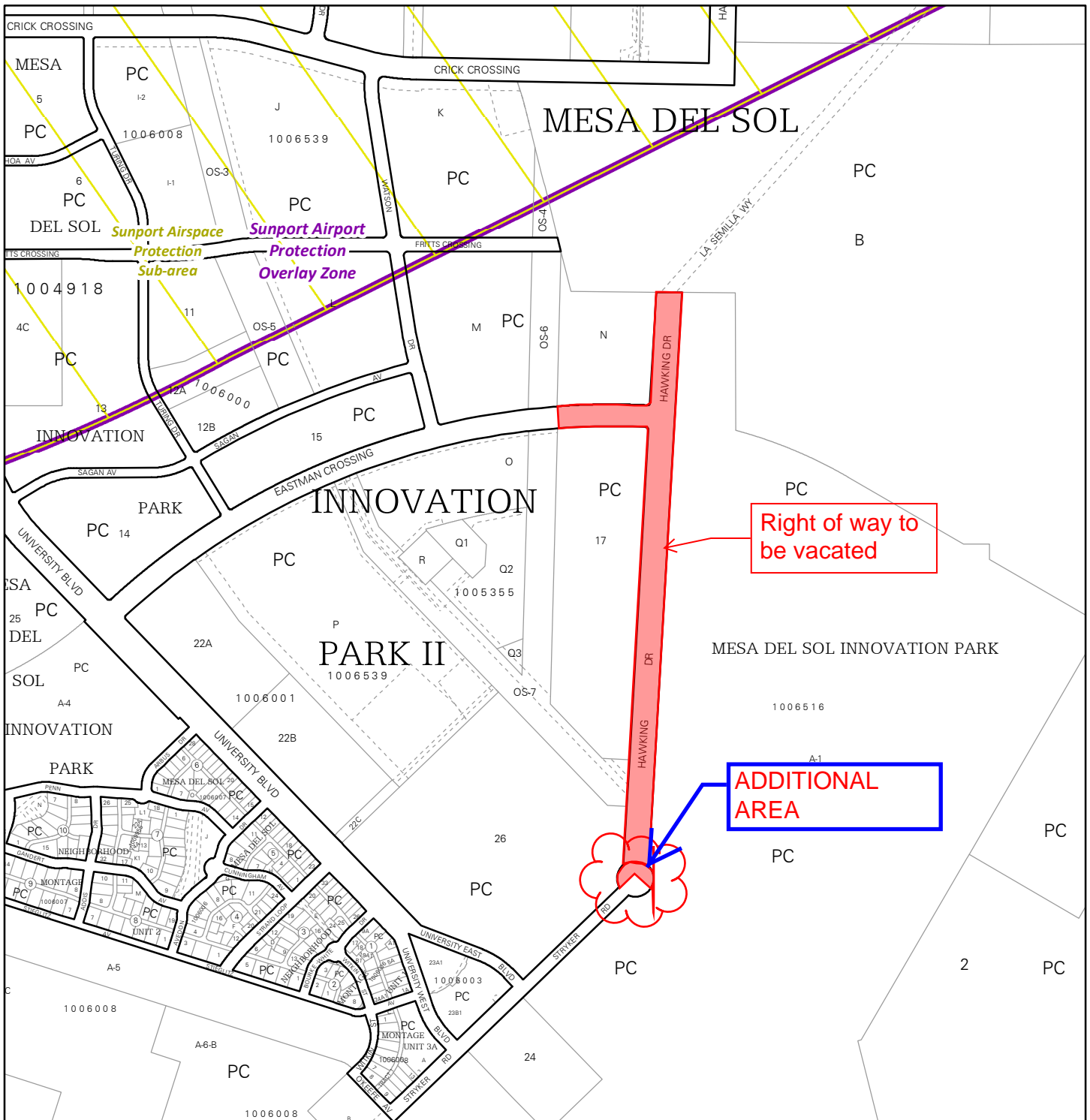
Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

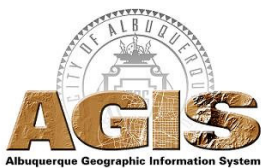
<https://tinyurl.com/IDOzoningmap>

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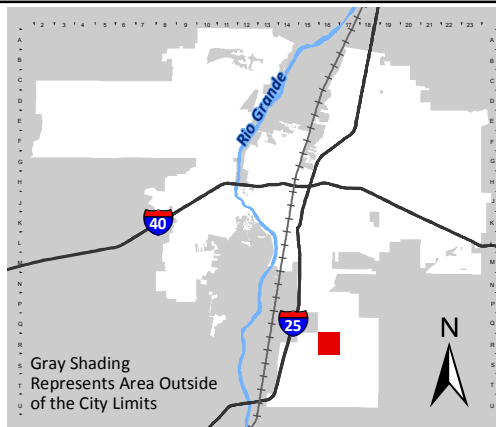


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

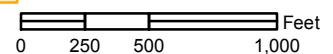


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

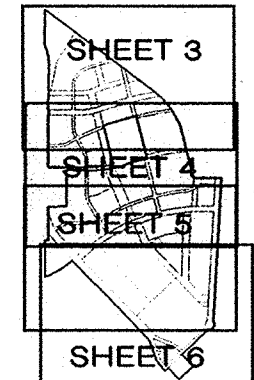
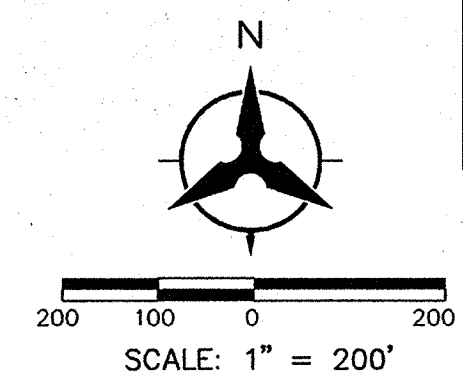
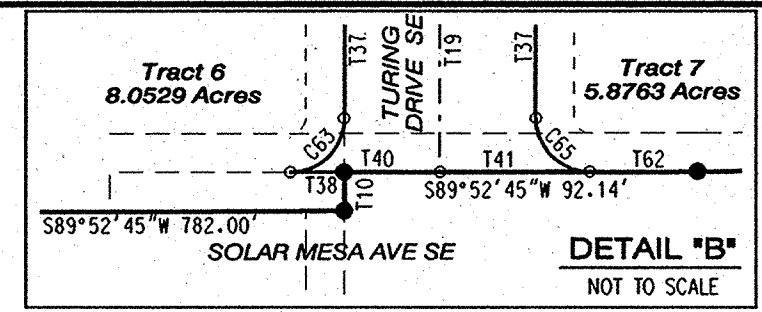
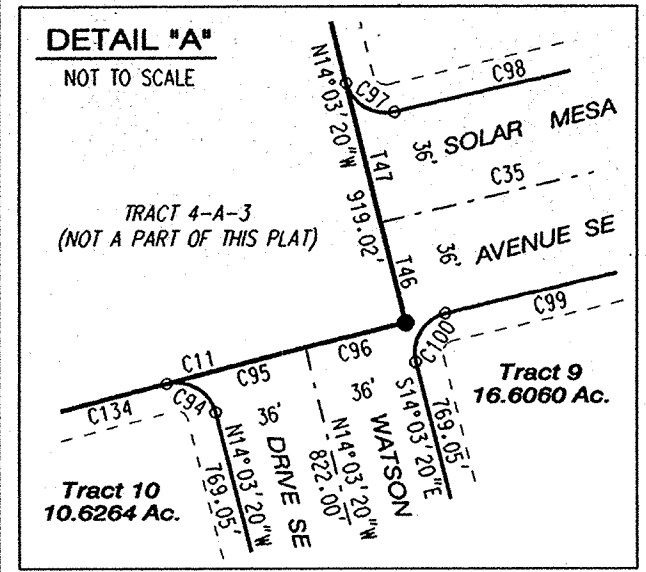
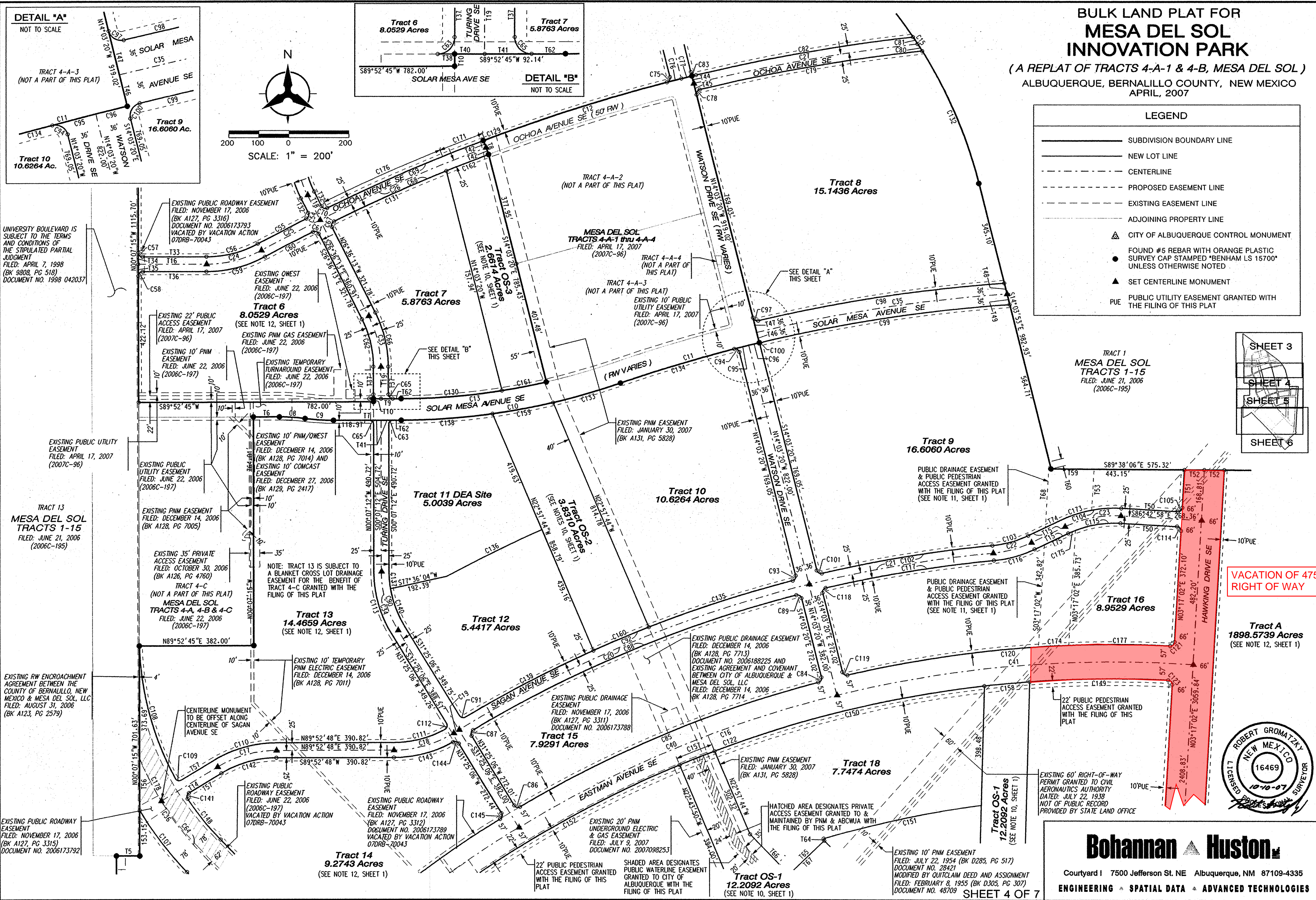
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

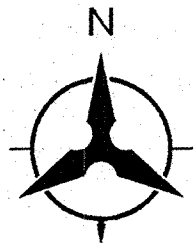


VACATION OF 475061.18 SF
 RIGHT OF WAY

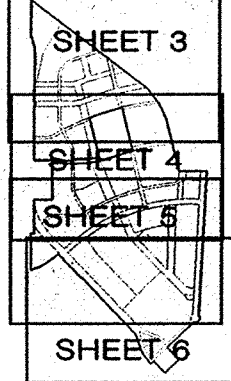


Bohannon Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

TRACT 15
7.9291 Acres

TRACT 18
7.7474 Acres

TRACT 19
PNM SUBSTATION
0.9183 Acres

TRACT 20
6.2353 Acres

TRACT 21
25.5254 Acres

TRACT 22
15.8242 Acres
(SEE NOTE 12, SHEET 1)

TRACT 17
16.8252 Acres

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOCH 2007131551
09/13/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P. 0259 M. Toulouse, Bernalillo County

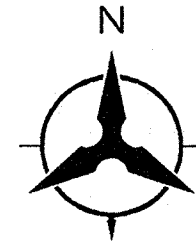
LEGEND	
	SUBDIVISION BOUNDARY LINE
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	ADJOINING PROPERTY LINE
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	SET CENTERLINE MONUMENT
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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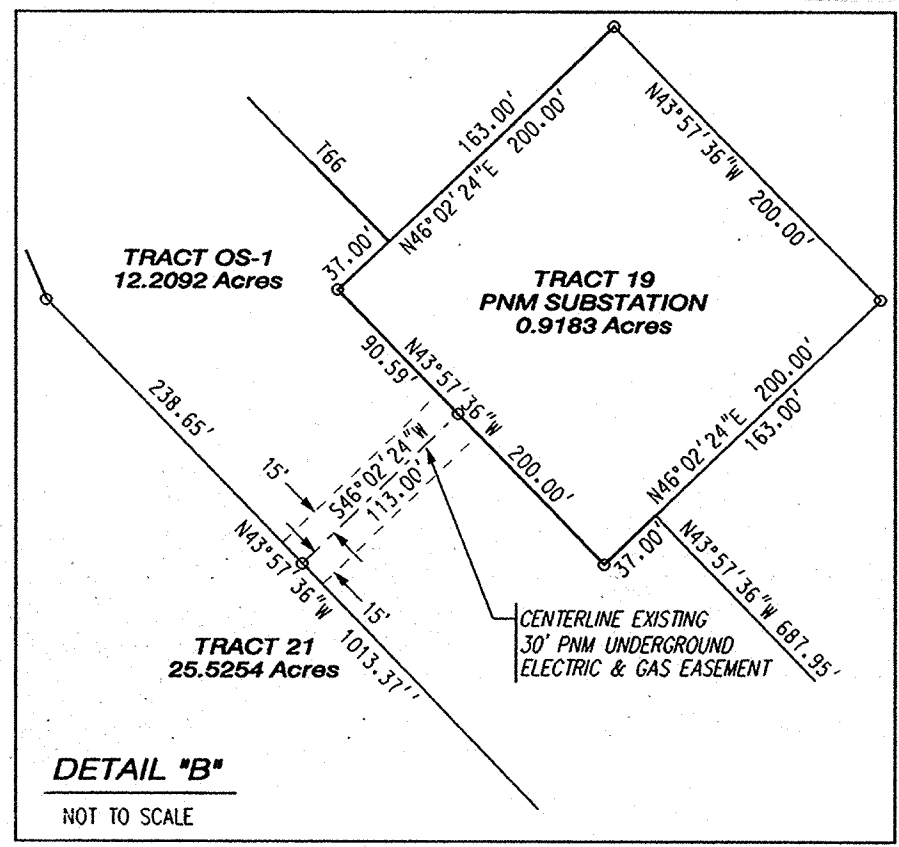
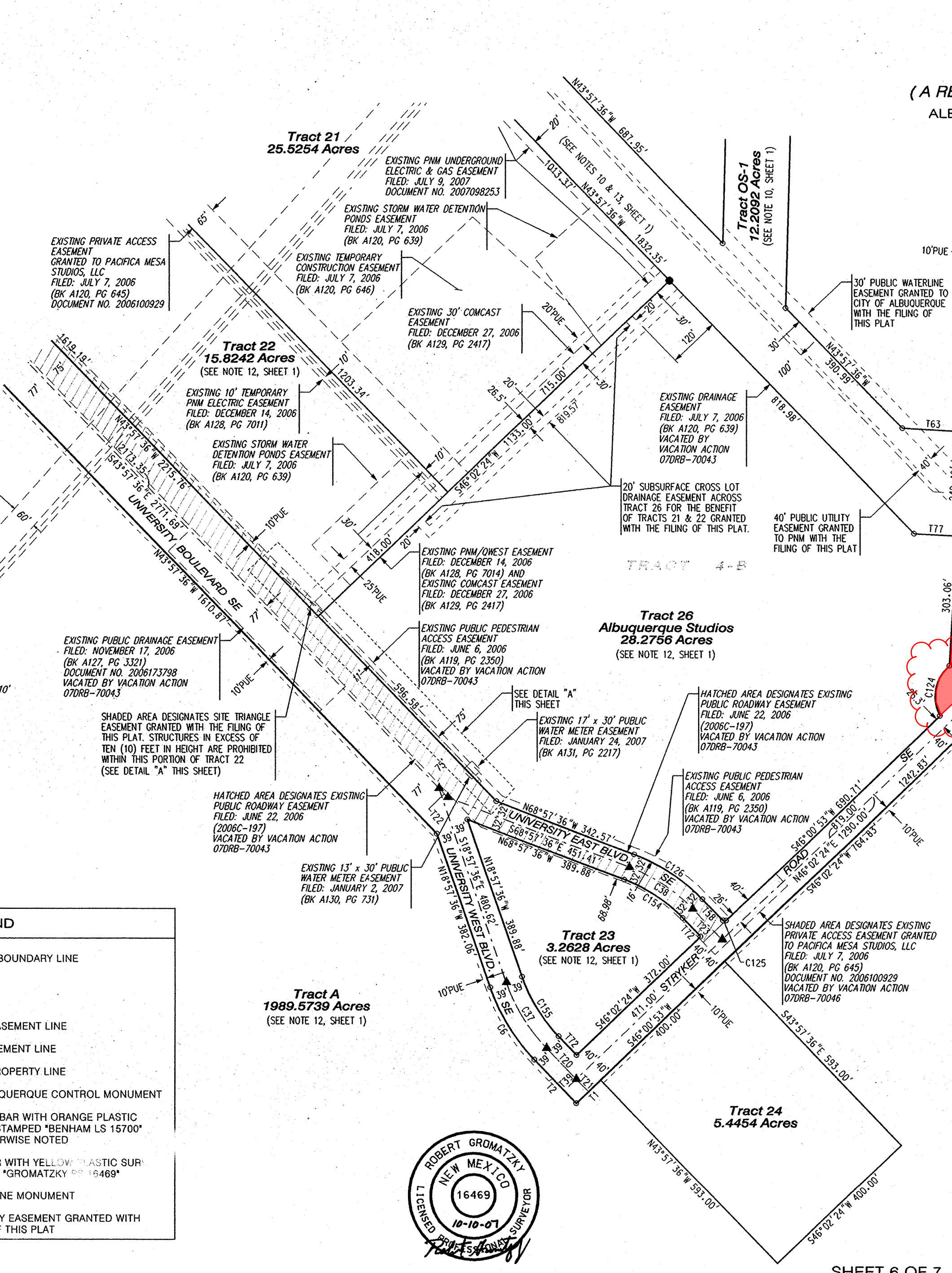
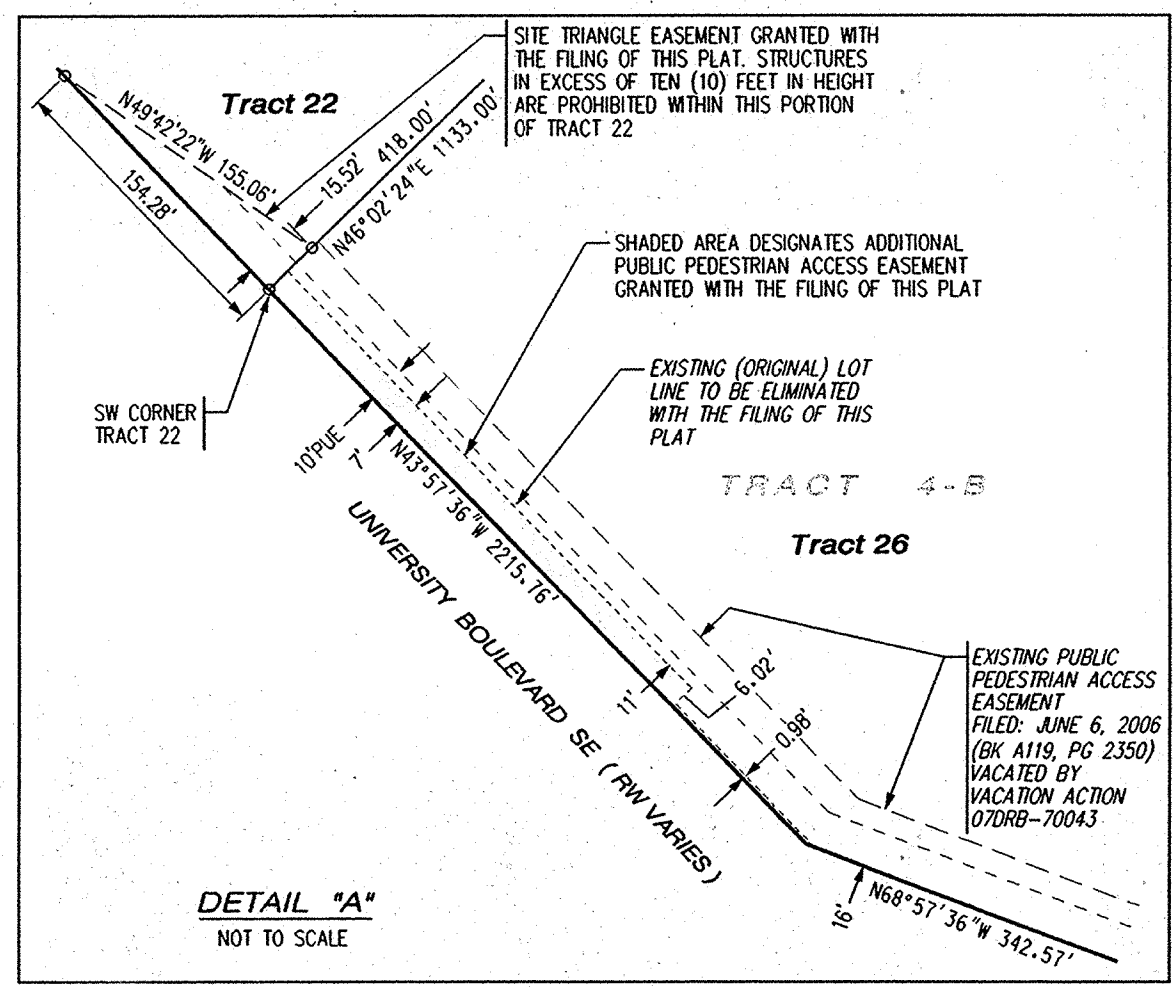


SCALE: 1" = 200'

Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

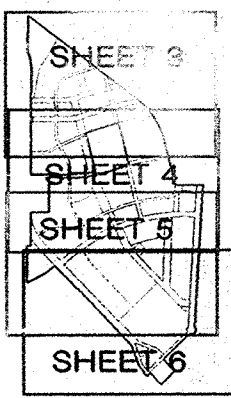
ADDITIONAL
AREA

DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



LEGEND	
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	SET CENTERLINE MONUMENT
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EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION FILED: OCTOBER 5, 2000 DOCUMENT NO. 200111786 INFORMATION PROVIDED BY STATE LAND OFFICE



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Michael Balaskovits

From: Microsoft Outlook
To: jamesrthompson8@gmail.com
Sent: Friday, July 16, 2021 4:11 PM
Subject: Relayed: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesrthompson8@gmail.com (jamesrthompson8@gmail.com)

Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC



DRB Amendment
to ROW Vacation...

Michael Balaskovits

From: Michael Balaskovits
Sent: Friday, July 16, 2021 4:11 PM
To: independencedayjoy@gmail.com
Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC
Attachments: Thompson-Ziener NeighborhoodAssociationRepresentatives-PrintandFill.pdf

Good afternoon Ms. Ziener, this email and attached PDF is to serve as notification of an amendment to the original approved vacation of Right of Way request in support of the future Netflix Expansion. During the site planning process of the future Netflix expansion, this additional area at the proposed roundabout was no longer necessary given the vacation of the Hawking so we have been asked by Netflix to include it in the previously reviewed and recommended for approval vacation request as a minor amendment to the DRB. The original area of vacation request was approximately 10.9 acres. The additional area noted within the attached pdf increase this to approximately 11.22 acres which is a 3% increase in area to be vacated.

DRB hearing for this minor amendment is scheduled for the July 21st hearing. Information on connecting via zoon can be found below.

Remote Meeting Information: <https://cabq.zoom.us/j/96464119110>
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+1 312 626 6799 or Find your local number: <https://cabq.zoom.us/u/akvSf6cwq>

Please don't hesitate to reach out to me for additional information if necessary. Thank you have a great weekend!



Mike Balaskovits, PE

Senior Vice President **Community Development and Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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July 16, 2021

Re: Notification Letter - DRB Amendment to ROW Vacation Recommended for Approval
by the DRB on June 16, 2021 - Netflix Studios, LLC

To Whom it May Concern:

Good afternoon, this letter with attachments is to serve as notification of a request for an amendment that was recommended for approval at the DRB hearing on June 16th 2021. The original right of way request was in support of future expansion of the Netflix Studios expansion expected in the near future.

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Senior Vice President
Community Development & Planning

Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Name of NA Representative*: James Thompson/Joy Ziener

Email Address* or Mailing Address* of NA Representative¹: jamesrthompson8@gmail.com, independencedayjoy@gmail.com

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Explanation*:

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Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Attached to this email.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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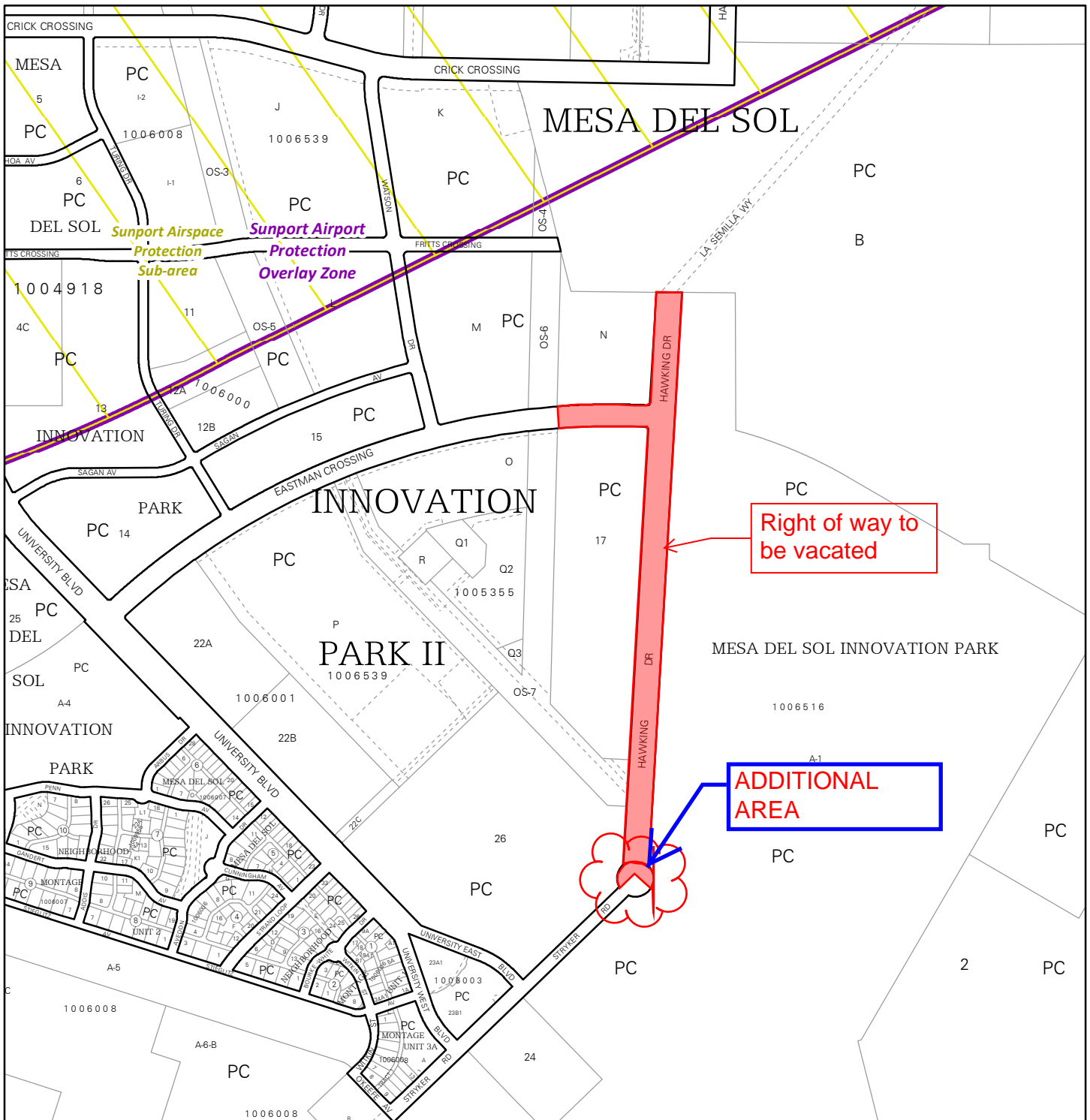
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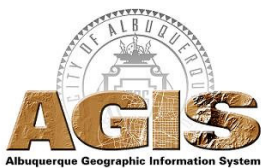
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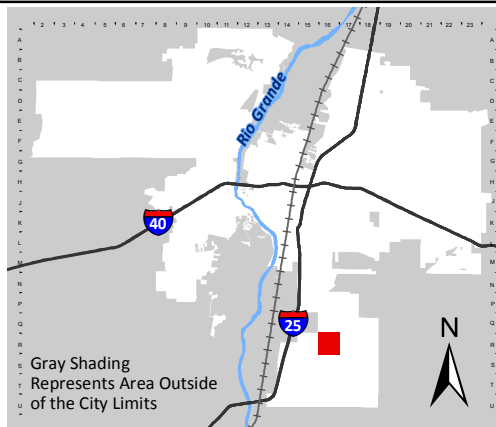


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IDO Zone Atlas May 2018

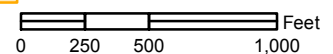


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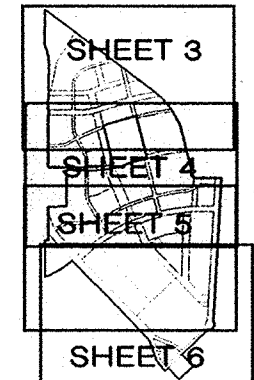
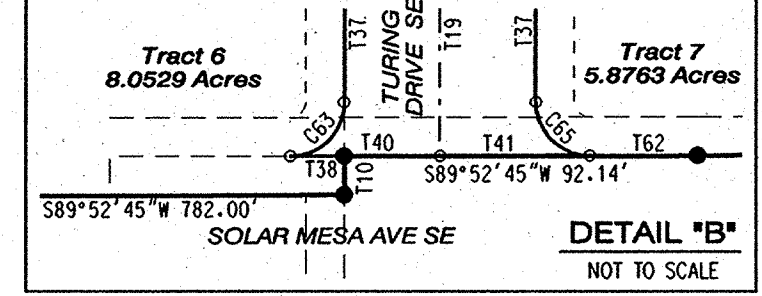
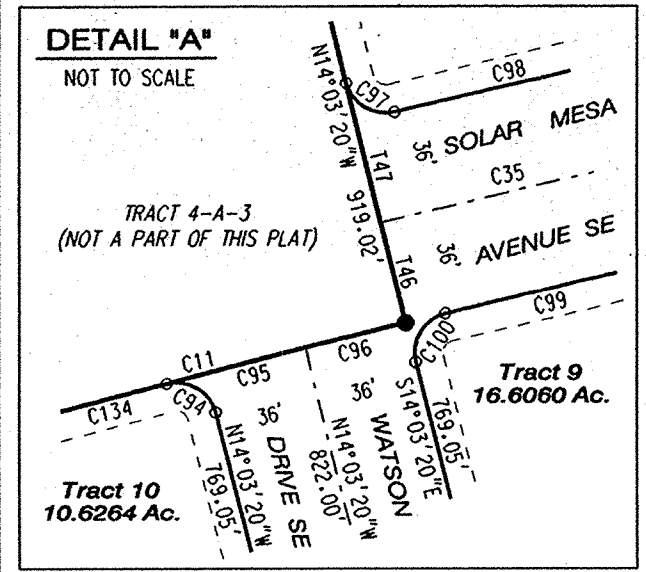
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BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

LEGEND	
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	NEW LOT LINE
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	EXISTING EASEMENT LINE
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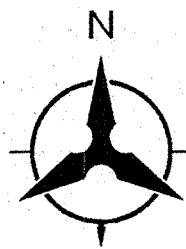
VACATION OF 475061.18 SF
RIGHT OF WAY



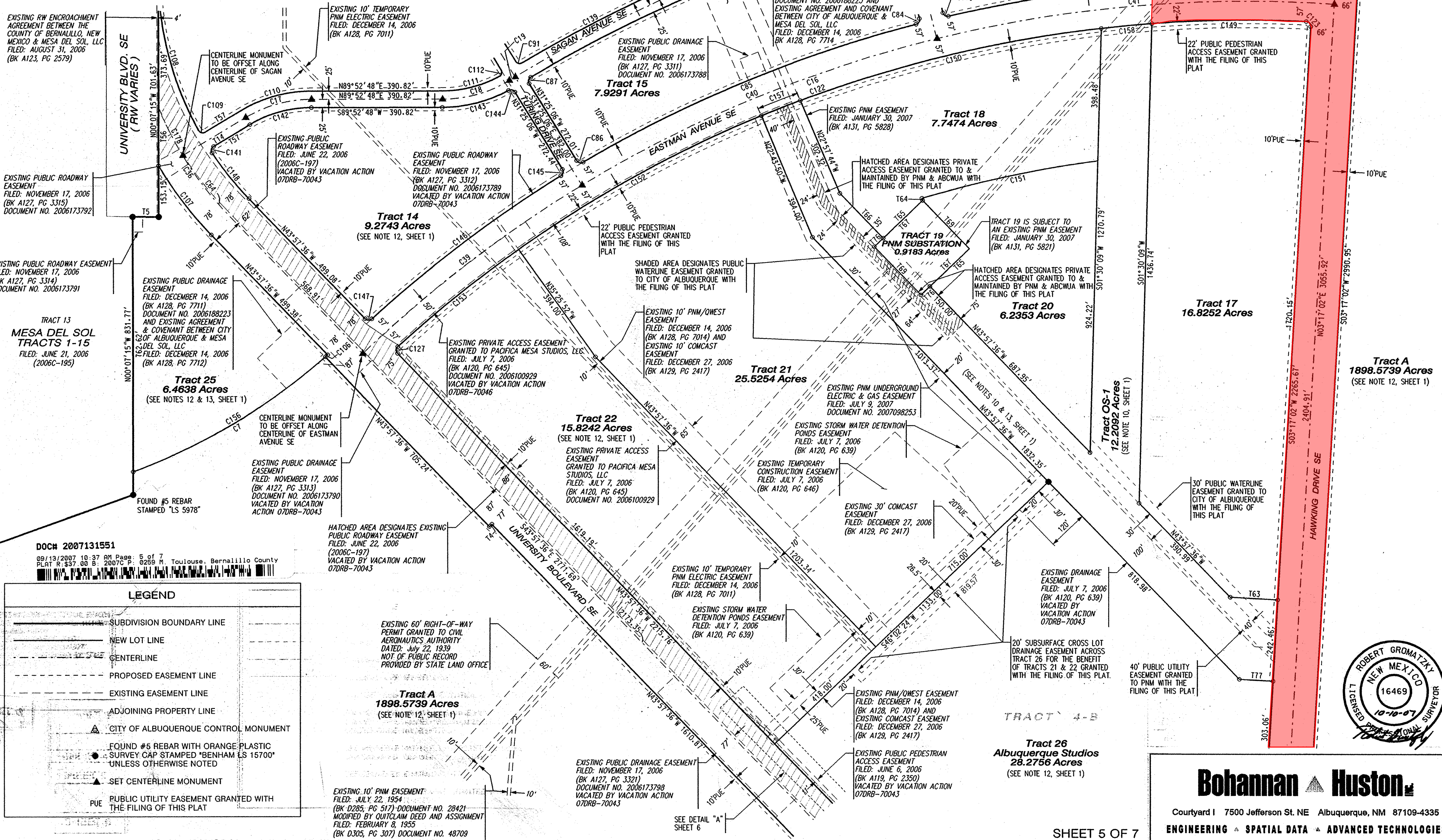
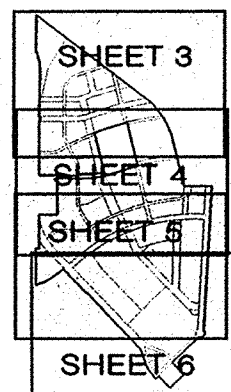
Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



DOCH 2007131551
09/13/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P-0259 M, Toulouse, Bernalillo County

LEGEND

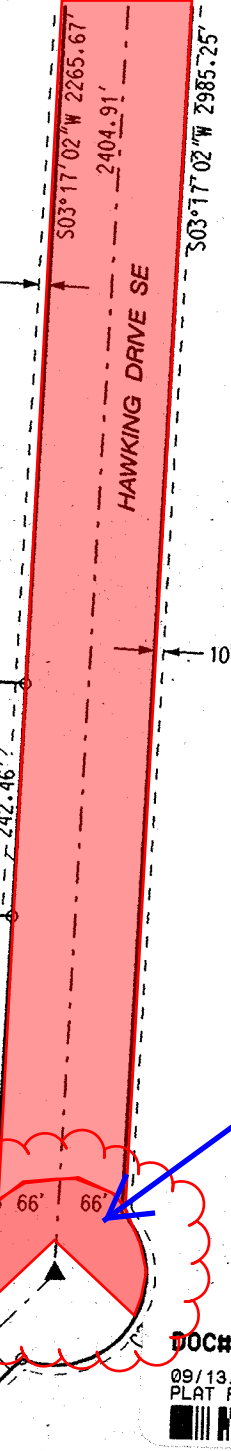
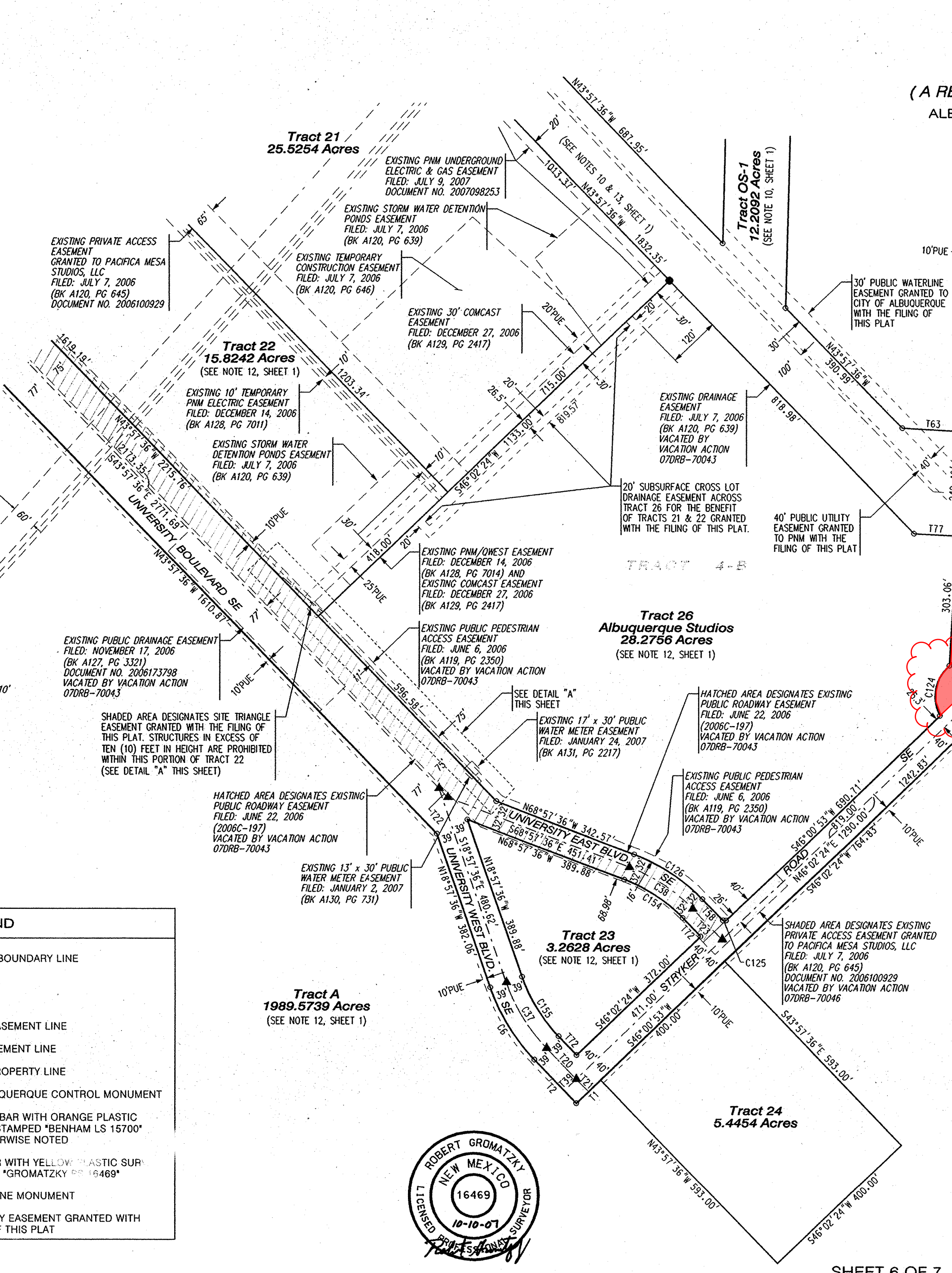
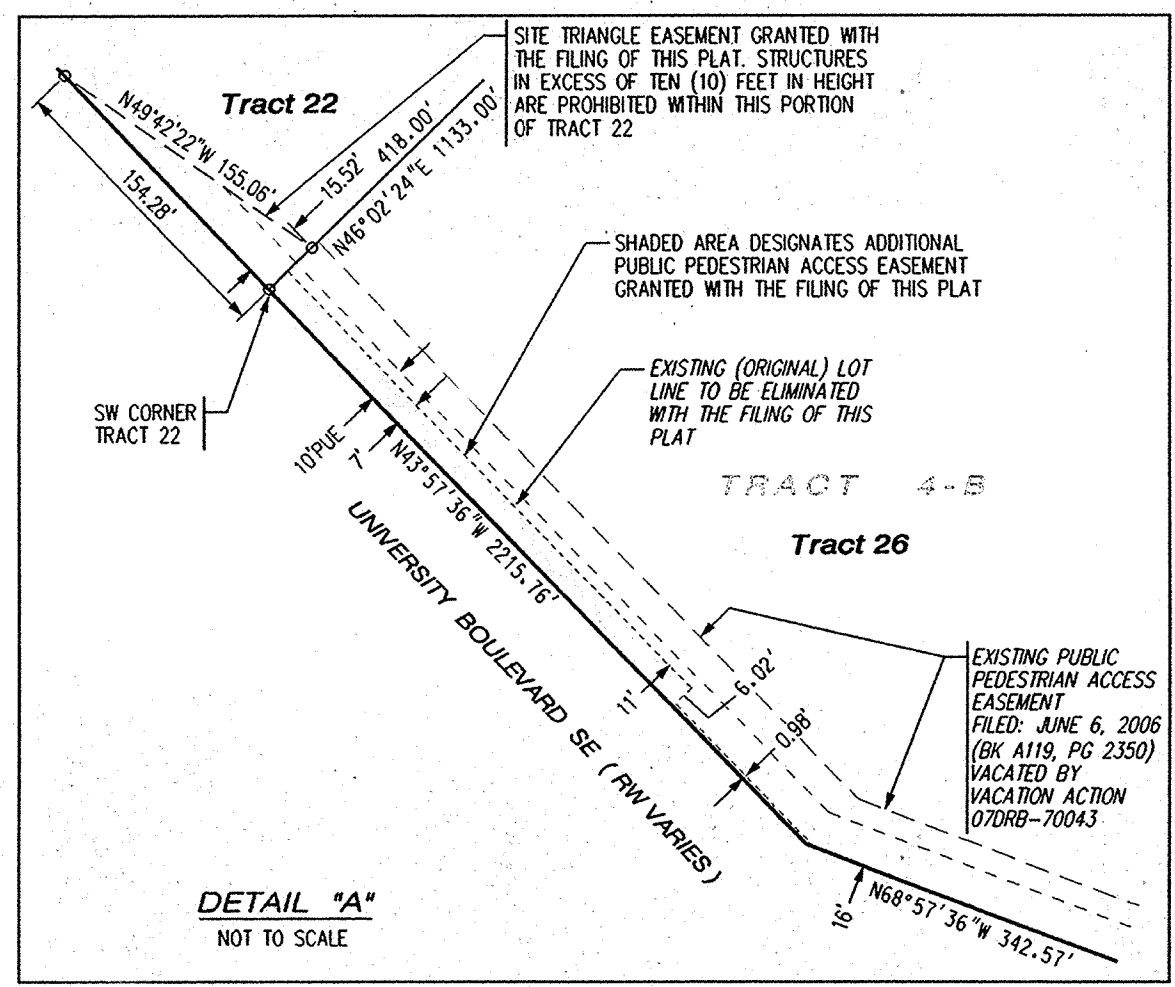
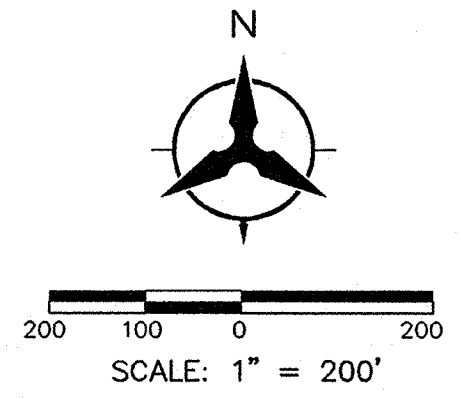
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- SET CENTERLINE MONUMENT
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

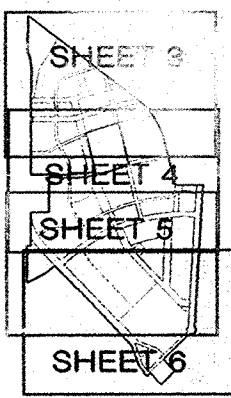
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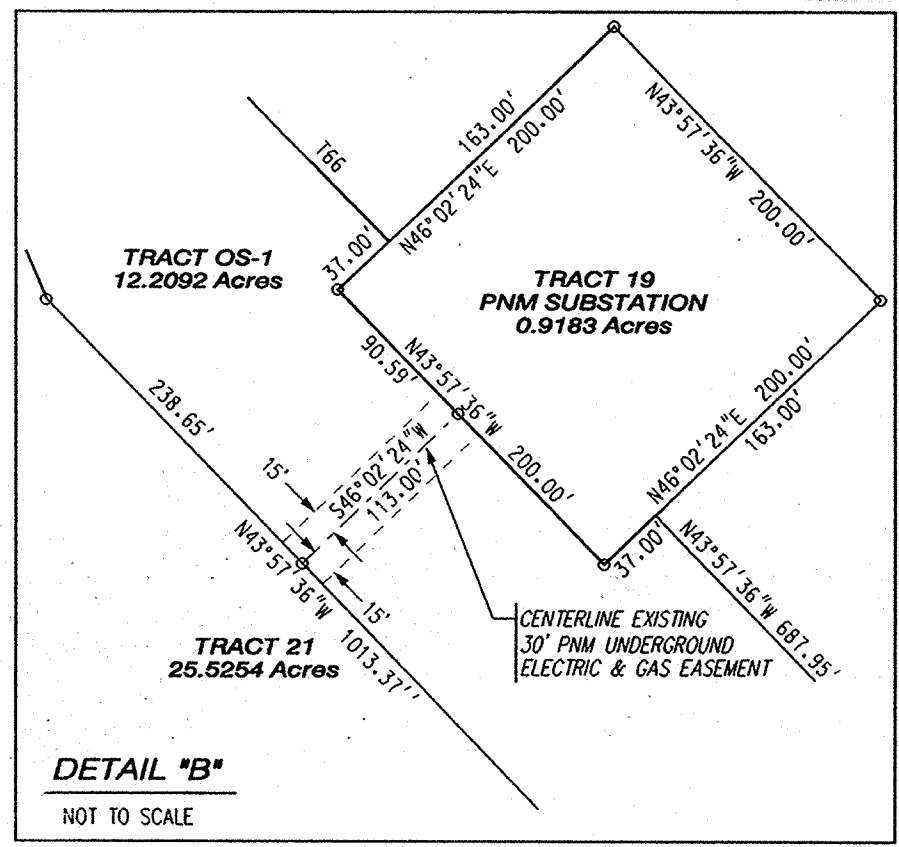


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY 16469'
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION FILED: OCTOBER 5, 2000 DOCUMENT NO. 200111786 INFORMATION PROVIDED BY STATE LAND OFFICE



DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

Michael Balaskovits

From: Microsoft Outlook
To: independencedayjoy@gmail.com
Sent: Friday, July 16, 2021 4:11 PM
Subject: Relayed: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[independencedayjoy@gmail.com \(independencedayjoy@gmail.com\)](mailto:independencedayjoy@gmail.com)

Subject: DRB Amendment to ROW Vacation recommended for approval by the DRB on June 16, 2021 - Netflix Studios, LLC



DRB Amendment
to ROW Vacation...

May 21, 2021

Jolene Wolfley
D.R.B. Chair
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: Request for Public Right-of-Way Vacation: Hawking Dr. and Eastman Ave.

Dear Chairwoman Wolfley,

This letter is to serve as the written description of the subject request and the reasoning for the Public Right-of-Way Vacation. The roadway vacation is in preparation for future subdivision actions related to the Netflix Studios expansion.

The right of way to be vacated includes the entire Hawking Drive (132' ROW) from Level B boundary to Stryker Rd. (approx. 3,000 LF) and Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF) for a total of 11.2 acres. The roadways have not been built and there are no utilities built in the right of way. Netflix plans a large studio expansion. The future subdivision and site plan actions include the plans for new internal roadways, utility, and drainage infrastructure that will connect with the Mesa del Sol infrastructure.

The public does not require that the right of way be retained as it is not built, and the vacation does not affect the existing drainage or the existing transportation network in the area. The studio expansion will provide a significant benefit to the public welfare as a job generator. With future subdivision actions the infrastructure and related easements will be guaranteed and dedicated in future subdivision actions.

Please review this request and schedule it to be heard before the next available Development Review Board hearing.

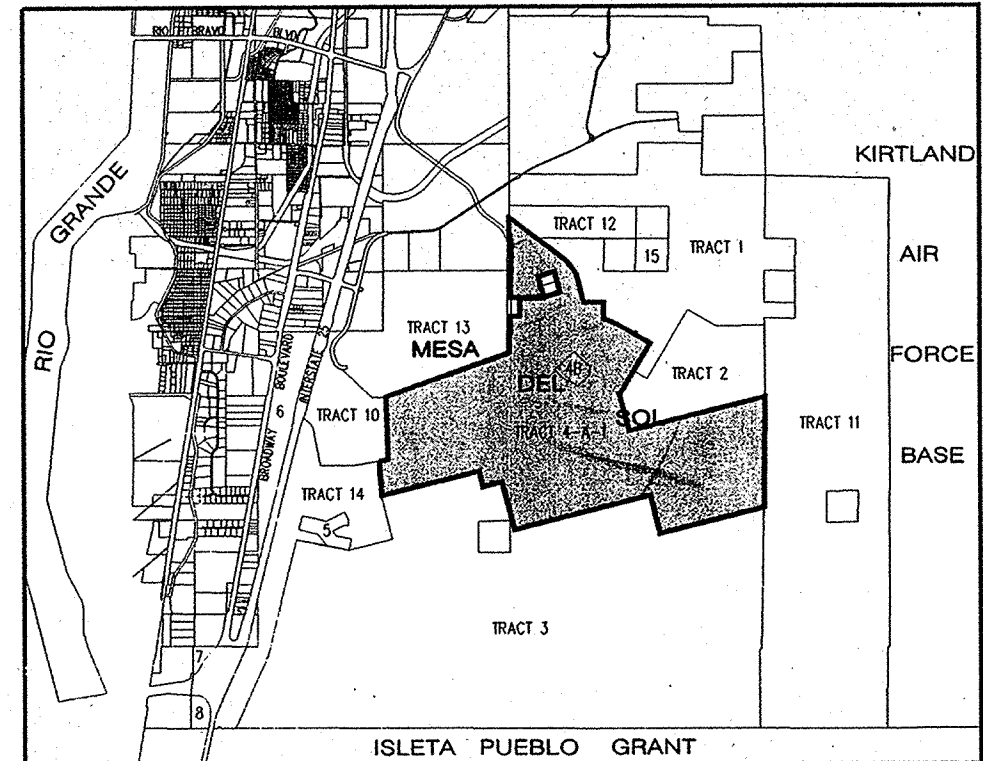
Sincerely,



Michael Balaskovits, P.E.
Senior Vice President
Community Development & Planning

MJB/rmm
Enclosures

SP-2007072567



LOCATION MAP
 ZONE ATLAS INDEX MAP Nos. Q-16, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16, T-17
 NOT TO SCALE

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330 into thirty-one (31) tracts, to dedicate public street right-of-way to the City of Albuquerque, to grant easements and to vacate easements.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (dry utilities only), including but not limited to:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. Time Warner for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities and cable and other related equipment and facilities reasonably necessary to provide communication services and cable TV service including but not limited to above ground pedestals and closures.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege, to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

DESCRIPTION

A certain tract of land being a portion of Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330.

Tract contains 2270.5622 acres, more or less.

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. Q-16, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 and T-17.
3. Zoning: PC.
4. Gross Subdivision Acreage: 2270.5622 Acres.
5. Total number of tracts Created: Thirty-one (31) Tracts.
6. Total mileage of full width public street right-of-way created: 5.132 Miles.
7. Date of Survey: February, 2007.
8. Plat is located within Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

NOTES

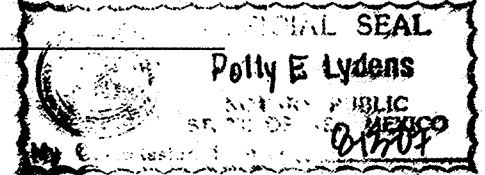
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and the basis of bearings is the Plat of Mesa Del Sol, Tracts 4-A-1 THRU 4-A-4 Albuquerque, New Mexico, filed on April 17, 2007 in Book 2007C, Page 96 as Document No. 2007056330.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol, Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico, filed on April 17, 2007 in Book 2007C, Page 96 as Document No. 2007056330 and the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico filed on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610.
3. Distances are ground distances.
4. All easements of record are shown.
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. All easements shown hereon were provided by Fidelity National Title included in the Search and Report Letter from Mesa Del Sol Plat filed: June 22, 2006 to April 4, 2007 dated April 9, 2007. Other documents not of public record in the Bernalillo County Clerk's were provided by the State Land Office as shown hereon.
7. Centerline monumentation to be installed at installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
8. All interior tract corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469".
9. All streets are public, to be dedicated to the City of Albuquerque with the filing of this plat.
10. Tracts OS-1 thru OS-4 are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and excepting Tract OS-4, are subject to a public pedestrian access and public drainage easement granted with the filing of this plat. These tracts are for the use and benefit of Tracts 1 thru 26 inclusive, in accordance with approved drainage plans on file with the City of Albuquerque.
11. Maintenance of public drainage easement and public pedestrian access easement is the responsibility of Mesa Del Sol, LLC.
12. Tract 26 benefits from existing Sign Easements filed: July 7, 2006 in Book A120, Page 647, records of Bernalillo County, New Mexico. (not plottable)

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330, now comprising Tracts 1 thru 26 inclusive, Tract A, and Tracts OS-1 thru OS-4 inclusive, Bulk Land Plat For Mesa Del Sol Innovation Park, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby certify that this subdivision is their free act and deed.

MESA DEL SOL, LLC, a New Mexico Limited Liability Company, by: Michael D. Daly, Chief Operating Officer

State of New Mexico)
 County of Bernalillo)

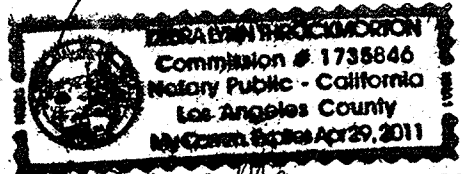


This instrument was acknowledged before me on 15 day of May, 2007, by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 6/30/11
 Notary Public

PACIFICA MESA STUDIOS, LLC
 BY: Harold Katersky, Chairman and CEO

State of California)
 County of Los Angeles)



This instrument was acknowledged before me on 21 day of May, 2007, by Harold Katersky, Chairman and CEO of Pacifica Mesa Studios, LLC, a California Limited Liability Company.

My Commission Expires: April 29, 2011
 Notary Public

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Robert Gromatzky
 New Mexico Professional Surveyor 16469

Date: April 27, 2007

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
 New Mexico Professional Surveyor 16469

Date: April 27, 2007

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK
 (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

PROJECT NUMBER 1006539

APPLICATION NUMBER 012R6-70048

PLAT APPROVAL

QWEST TELECOMMUNICATIONS	6/21/07
COMCAST CABLE	7-12-07
PNM ELECTRIC SERVICES	9-6-07
PNM GAS SERVICES	9-6-07
TIME WARNER	7/25/07

CITY APPROVALS:

CITY SURVEYOR 6-7-07

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 7-11-07

UTILITY DEVELOPMENT DEPARTMENT ABCW&A 9/13/07

PARKS & RECREATION DEPARTMENT 7/11/07

CITY ENGINEER 7/11/07

DRB CHAIRPERSON, PLANNING DEPARTMENT 9/13/07

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY 7-11-07

REAL PROPERTY DIVISION 9/13/07

ENVIRONMENTAL HEALTH DEPARTMENT 9-6-07

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

101505126126010444

PROPERTY OWNER OF RECORD State of New Mexico

BERNALILLO COUNTY TREASURER'S OFFICE 9/13/07

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



SHEET 1 OF 7

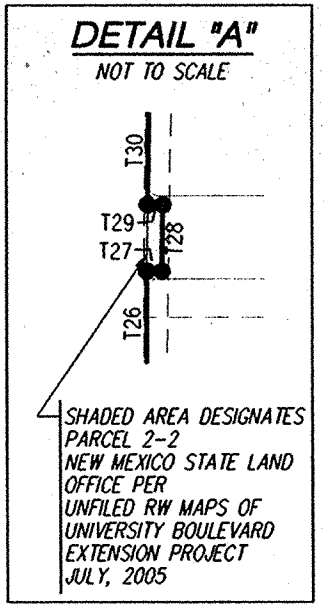
Bohannan & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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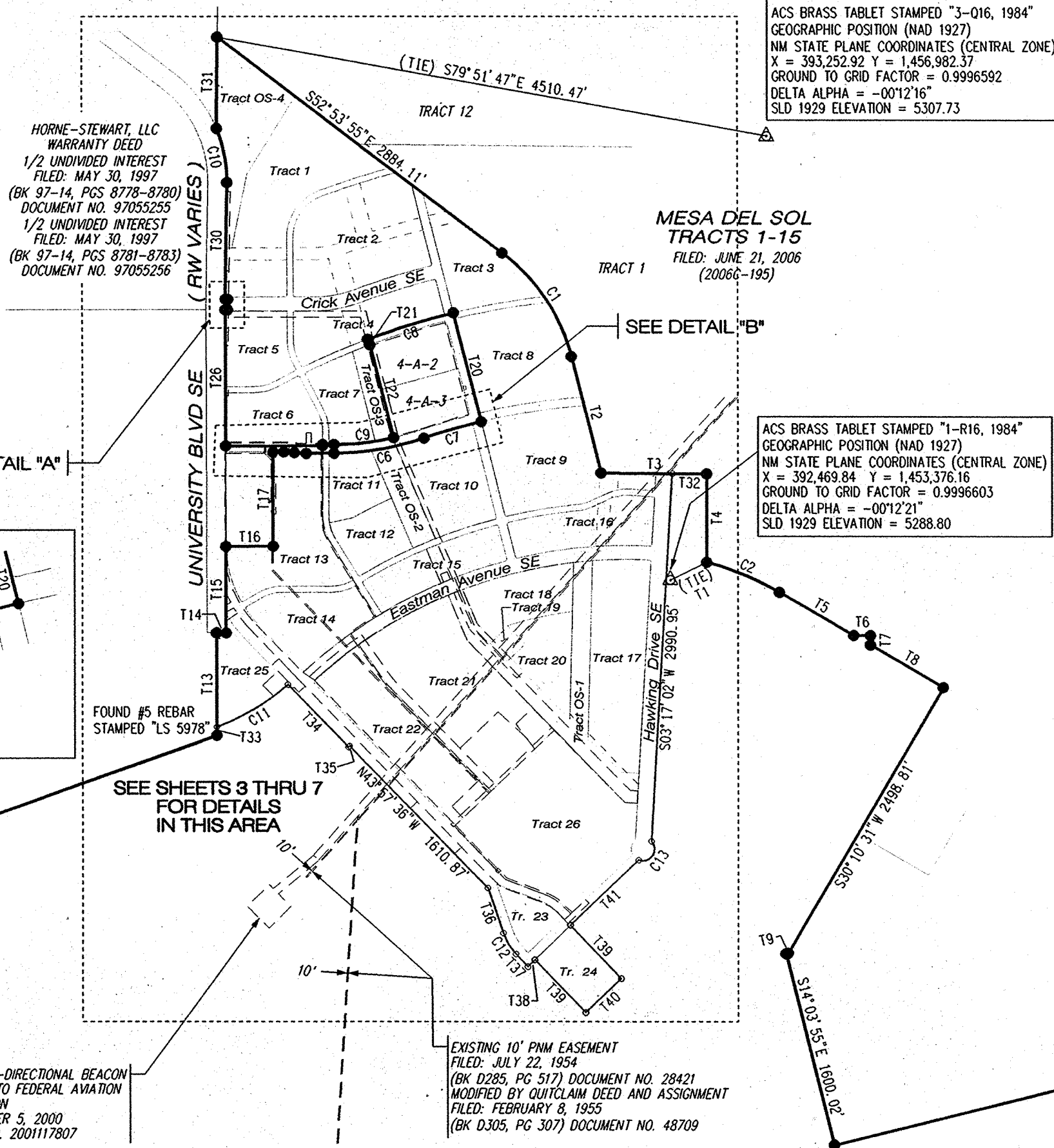
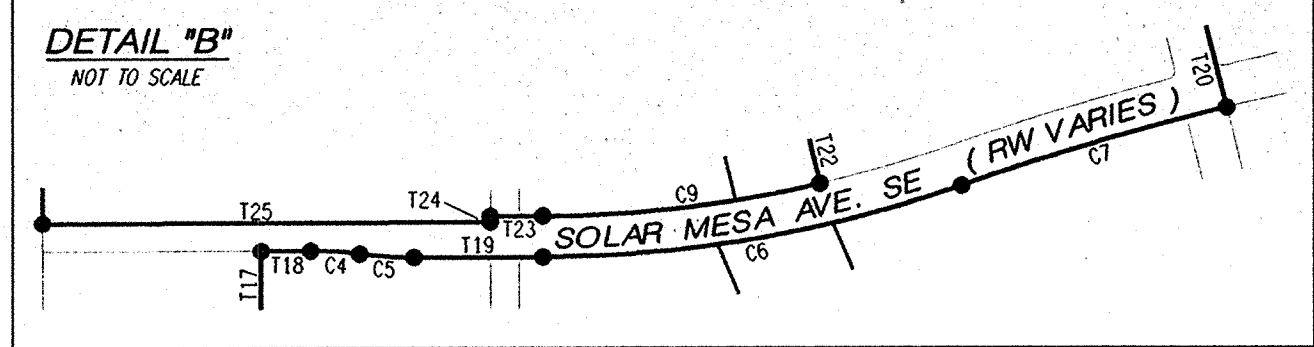
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
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- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- (x) FOUND #4 REBAR NEXT TO FALLEN STONE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



DOCH 2007131551
09/19/2007 10:37 AM Page: 2 of 7
PLAT R: 337.00 B: 2007C P: 0259 N. Toulouse, Bernalillo County



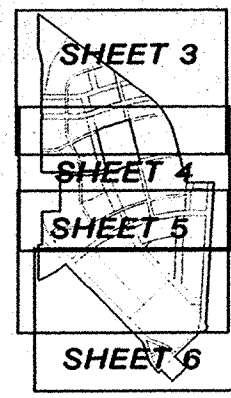
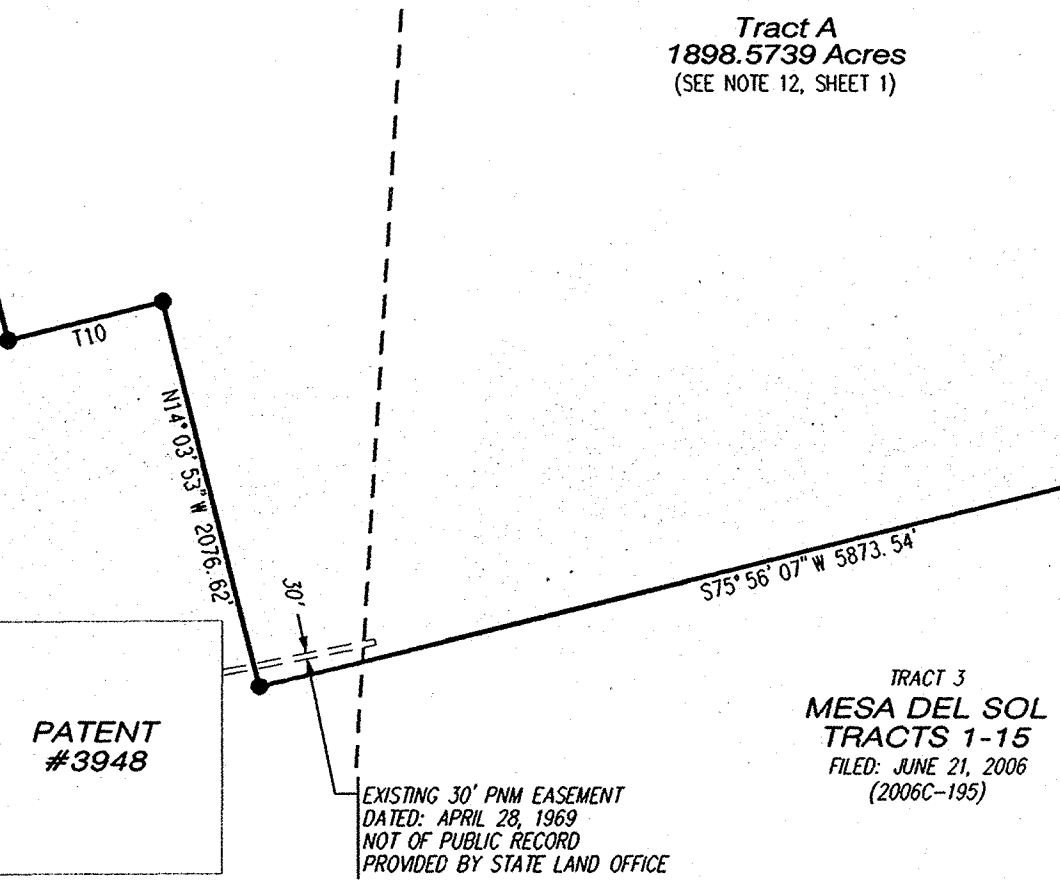
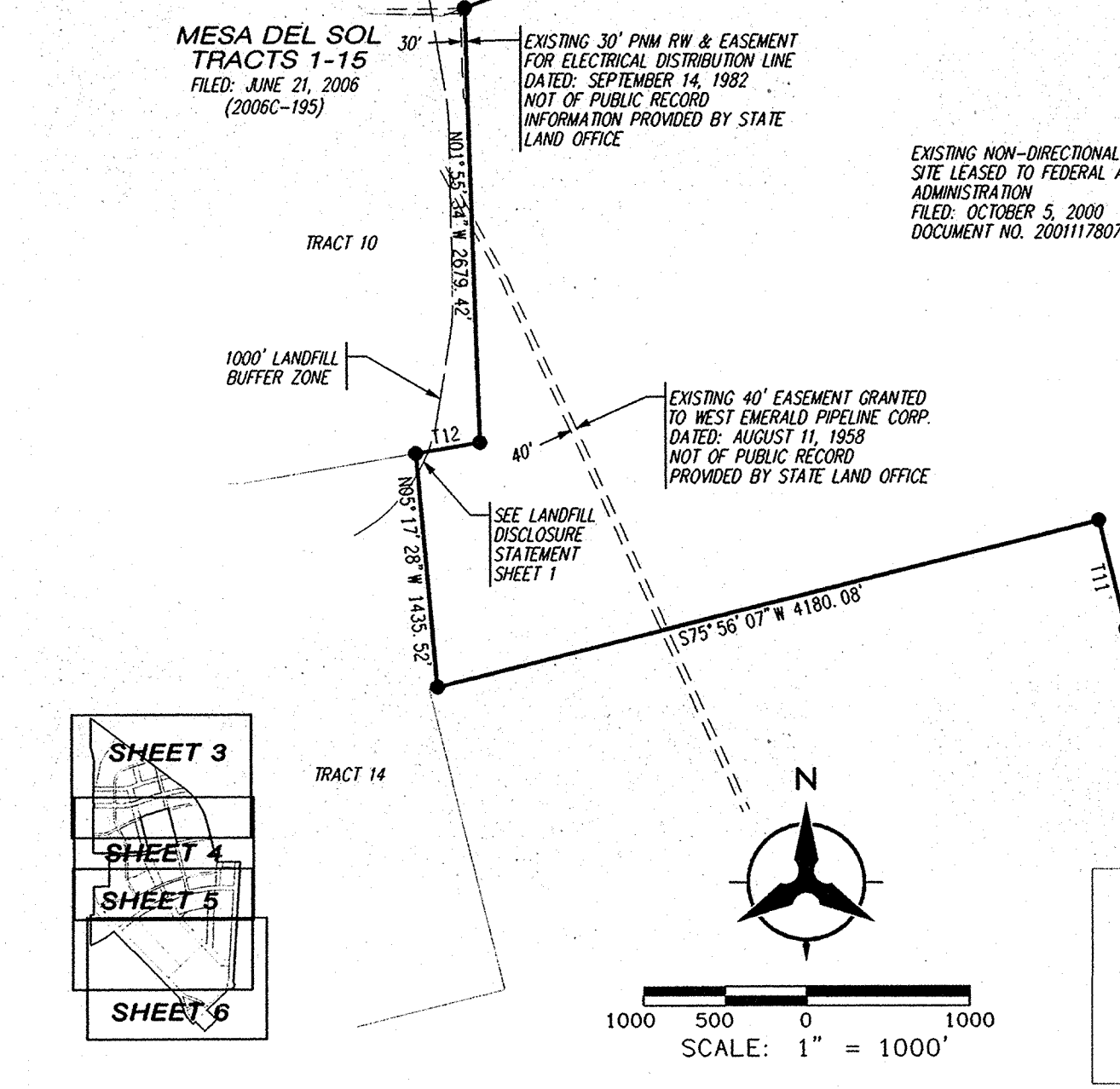
Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	38°50'02"	535.78'	1030.23'	1520.00'	1010.62'	S33°28'54"E
C2	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C3	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C4	07°37'01"	42.87'	85.61'	644.00'	85.55'	S86°18'45"E
C5	07°37'01"	47.66'	95.19'	716.00'	95.12'	S86°18'45"E
C6	19°02'15"	374.93'	742.94'	2236.00'	739.53'	N80°21'38"E
C7	05°30'55"	240.80'	481.23'	4999.32'	481.04'	N73°35'58"E
C8	07°01'56"	363.65'	726.38'	5918.32'	725.93'	S72°46'37"W
C9	12°53'21"	244.44'	486.81'	2164.00'	485.78'	S83°26'05"W
C10	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C11	20°54'50"	339.89'	672.22'	1841.64'	668.50'	N59°06'38"E
C12	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C13	153°50'56"	409.03'	255.09'	95.00'	185.07'	S34°12'52"W

Tangent Data

ID	BEARING	DISTANCE
T1	S64°05'21"W	328.32'
T2	S14°03'53"E	982.93'
T3	S89°38'06"E	854.93'
T4	S00°02'06"E	716.21'
T5	S59°49'29"E	694.35'
T6	S89°47'27"E	135.42'
T7	S00°00'22"E	78.25'
T8	S59°49'29"E	680.37'
T9	S75°56'04"W	17.45'
T10	S75°56'07"W	830.46'
T11	N14°03'53"W	683.98'
T12	N80°27'33"E	401.10'
T13	N00°07'15"W	831.77'
T14	S89°47'27"E	78.00'
T15	N00°07'15"W	701.63'
T16	N89°52'45"E	382.00'
T17	N00°07'15"W	764.01'
T18	N89°52'45"E	86.76'
T19	N89°52'45"E	225.12'
T20	N14°03'20"W	919.02'
T21	S20°44'21"E	50.00'
T22	S14°03'20"E	785.43'
T23	S89°52'45"W	92.14'
T24	S00°07'12"E	10.00'
T25	S89°52'45"W	782.00'
T26	N00°07'15"W	1115.70'
T27	S89°28'45"E	19.75'
T28	N00°59'25"E	86.76'
T29	N89°00'35"W	20.00'
T30	N00°59'25"E	946.23'
T31	N00°27'38"E	732.42'
T32	N89°38'06"W	279.61'
T33	N00°07'15"W	69.15'
T34	N43°57'36"W	705.24'
T35	S46°02'24"W	10.00'
T36	N18°57'36"W	382.06'
T37	N43°57'36"W	140.00'
T38	S46°02'24"W	78.00'
T39	N43°57'36"W	593.00'
T40	S46°02'24"W	400.00'
T41	S46°02'24"W	764.83'

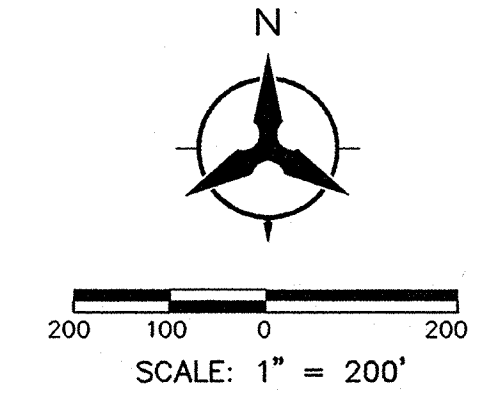
NOTE: TABLES ARE FOR THIS SHEET ONLY



Bohannon & Huston

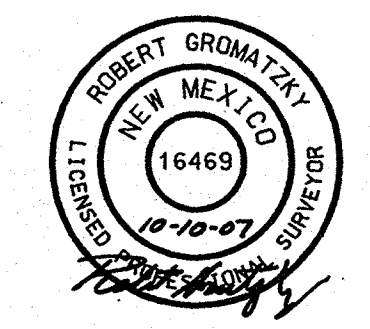
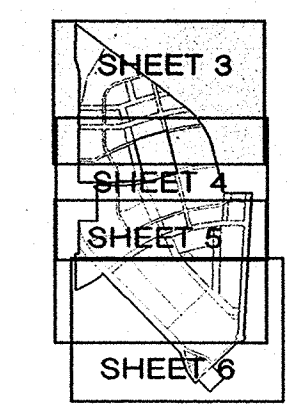
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

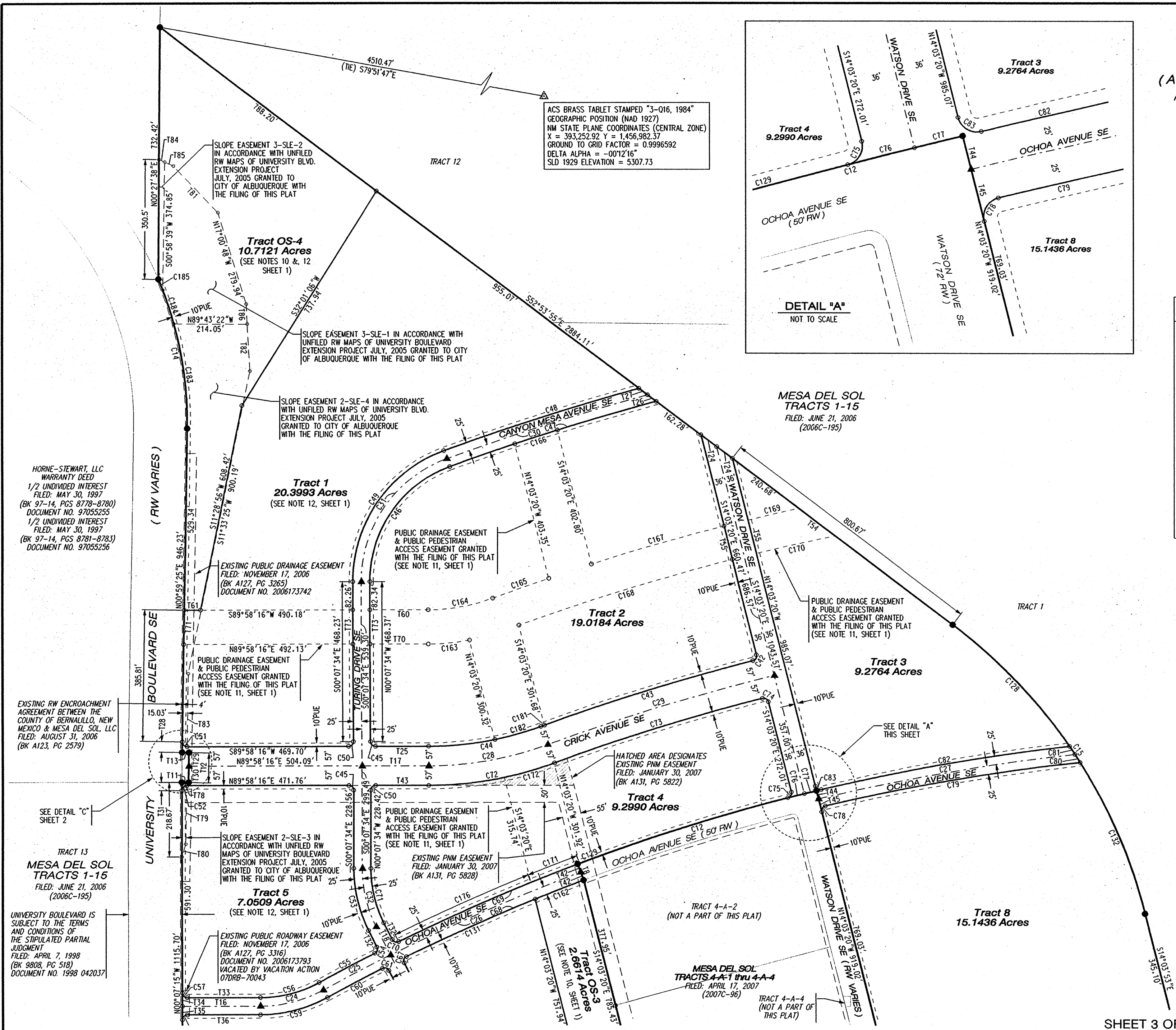
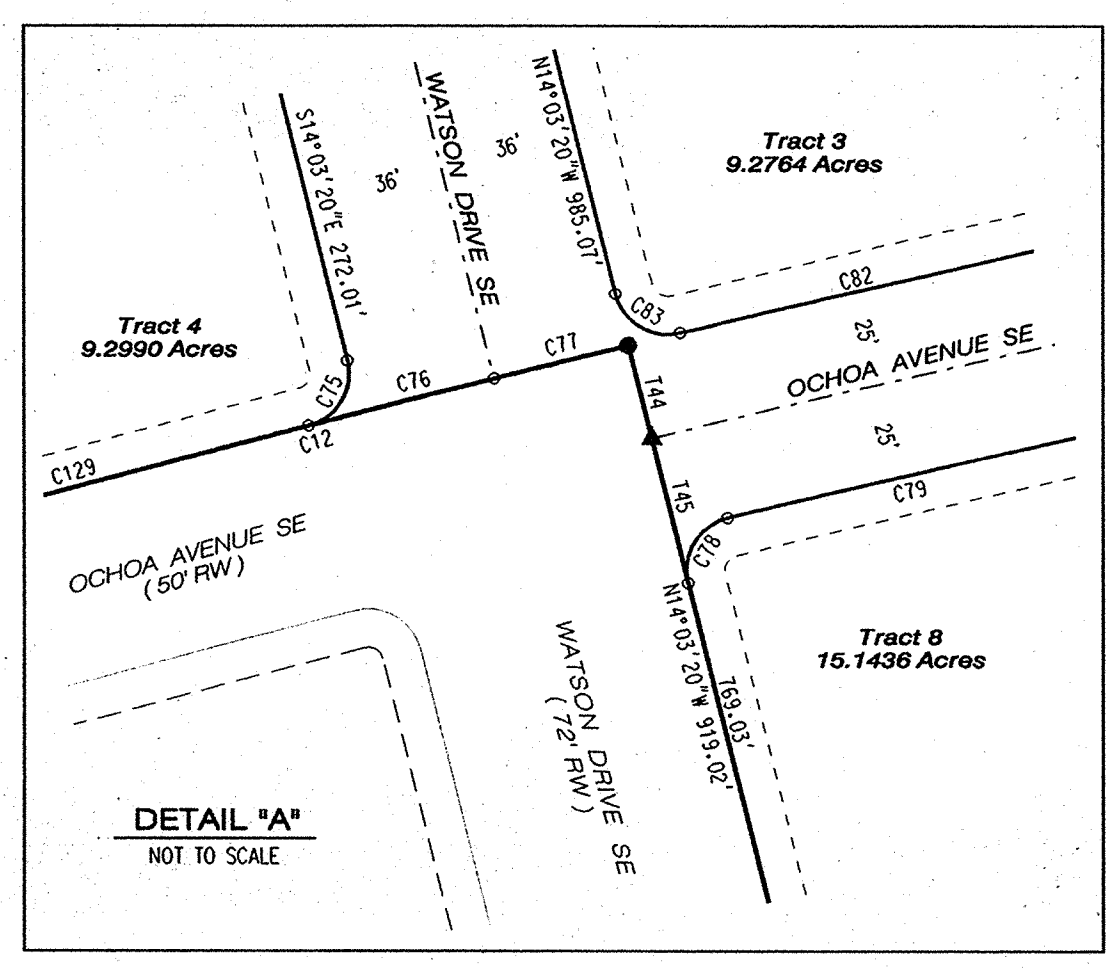


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

DOCH# 2007131551
09/13/2007 10:37 AM Page: 3 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



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Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



ACS BRASS TABLET STAMPED "3-016, 1984"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 393,252.92 Y = 1,456,982.37
GROUND TO GRID FACTOR = 0.9996592
DELTA ALPHA = -00'12"16"
SLD 1929 ELEVATION = 5307.73

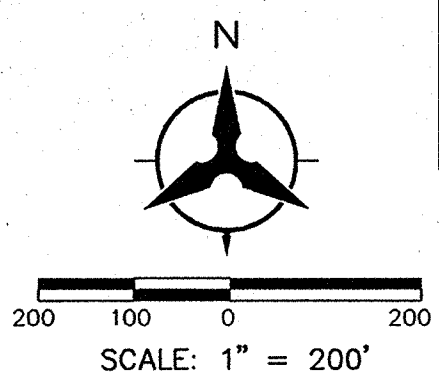
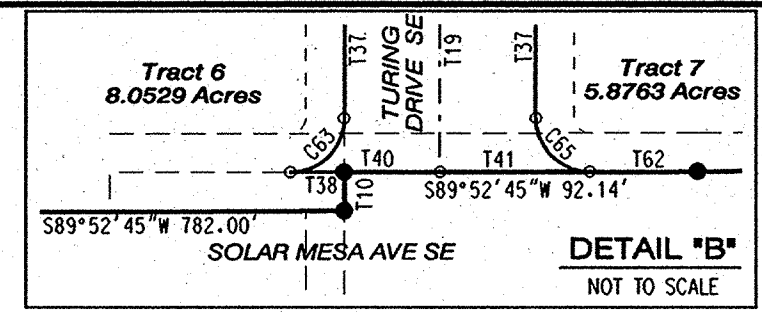
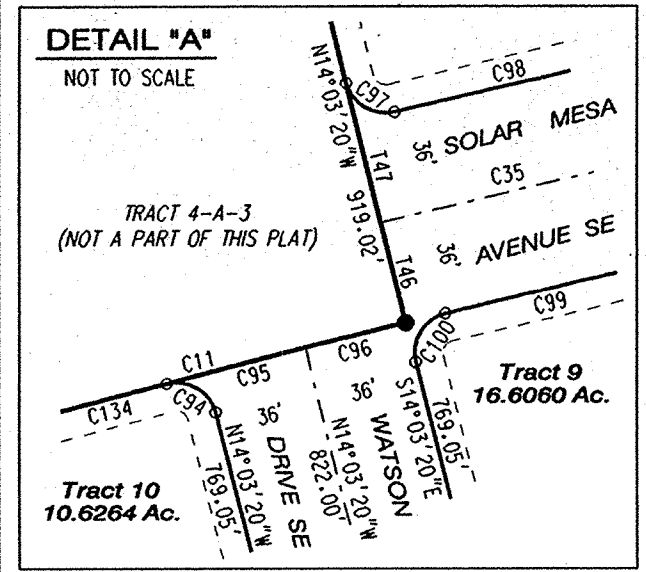
HORNE-STEWART, LLC
WARRANTY DEED
1/2 UNDIVIDED INTEREST
FILED: MAY 30, 1997
(BK 97-14, PGS 8778-8780)
DOCUMENT NO. 97055255
1/2 UNDIVIDED INTEREST
FILED: MAY 30, 1997
(BK 97-14, PGS 8781-8783)
DOCUMENT NO. 97055256

EXISTING RW ENCROACHMENT
AGREEMENT BETWEEN THE
COUNTY OF BERNALILLO, NEW
MEXICO & MESA DEL SOL, LLC
FILED: AUGUST 31, 2006
(BK A123, PG 2579)

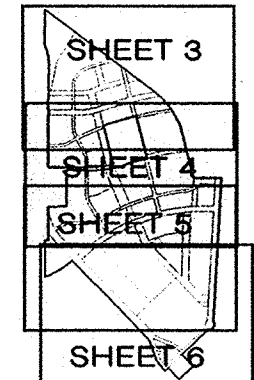
TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

UNIVERSITY BOULEVARD IS
SUBJECT TO THE TERMS
AND CONDITIONS OF
THE STIPULATED PARTIAL
JUDGMENT
FILED: APRIL 7, 1998
(BK 9808, PG 518)
DOCUMENT NO. 1998 042037

**BULK LAND PLAT FOR
 MESA DEL SOL
 INNOVATION PARK**
 (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

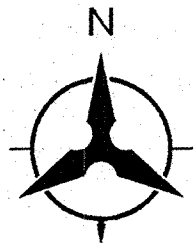


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

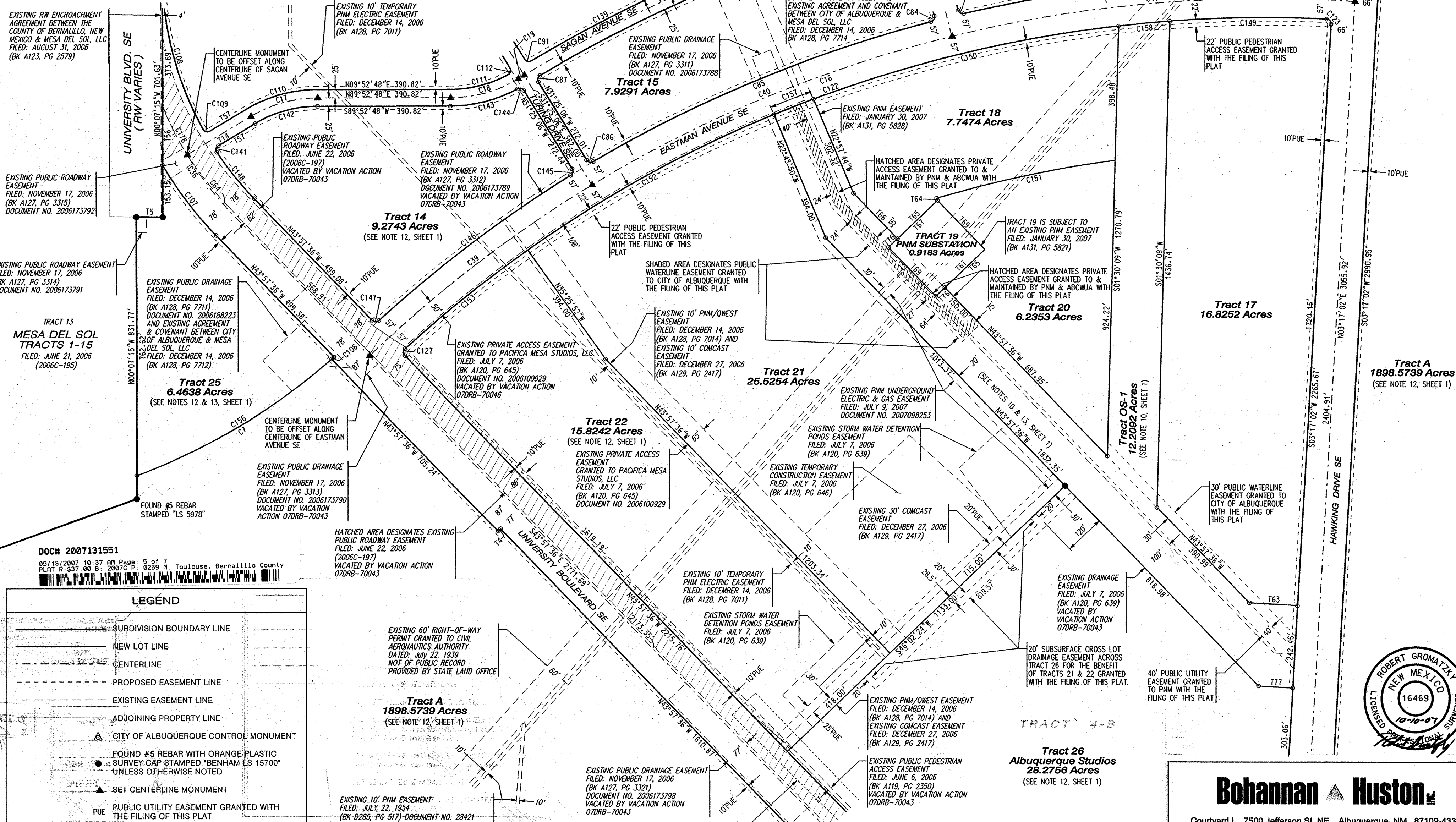
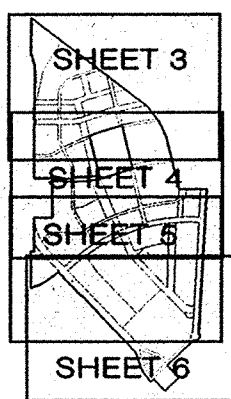


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 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



DOCH 2007131551
09/13/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P-0259 M, Toulouse, Bernalillo County

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

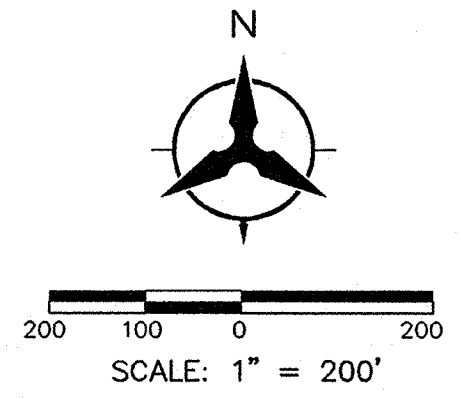


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Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

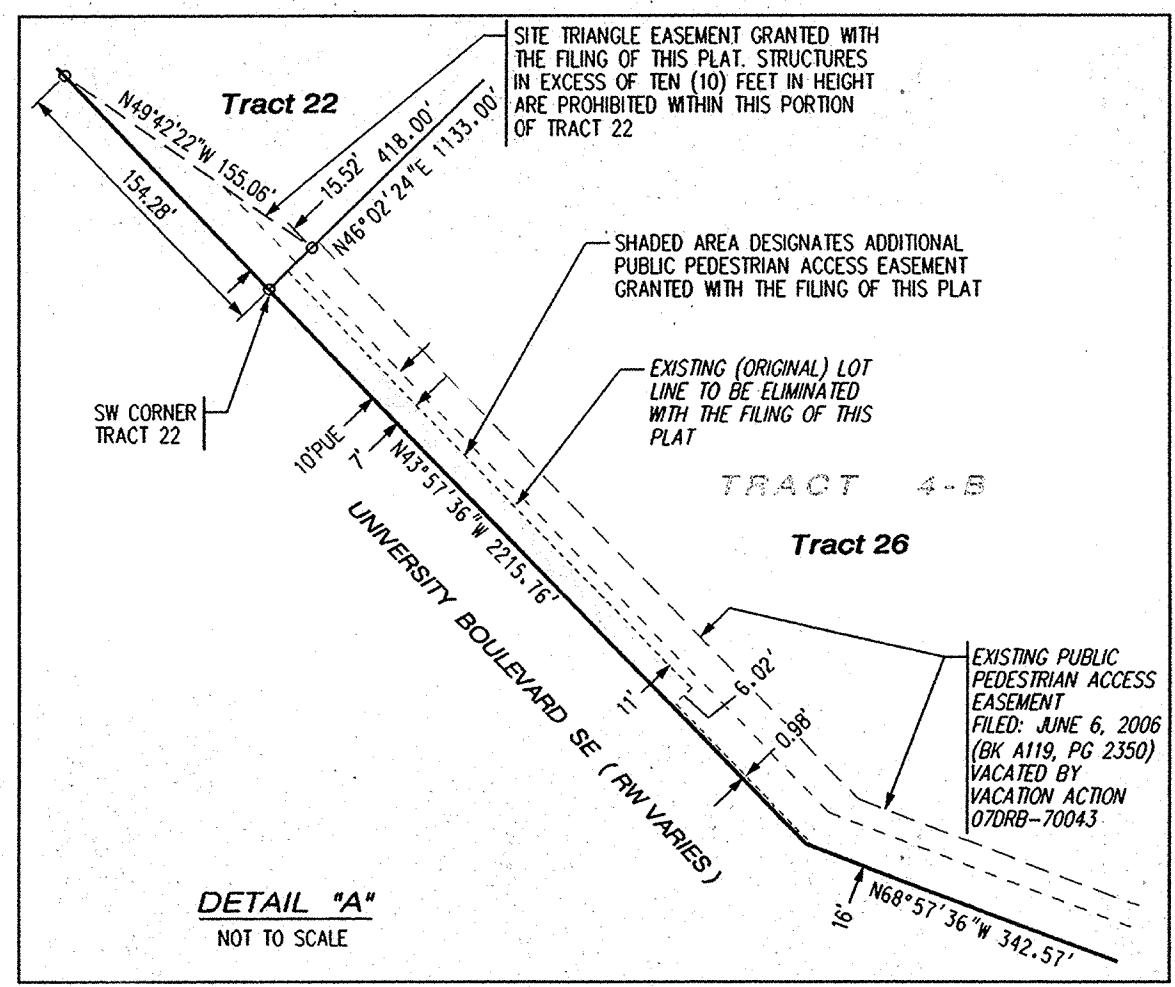
SHEET 5 OF 7

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

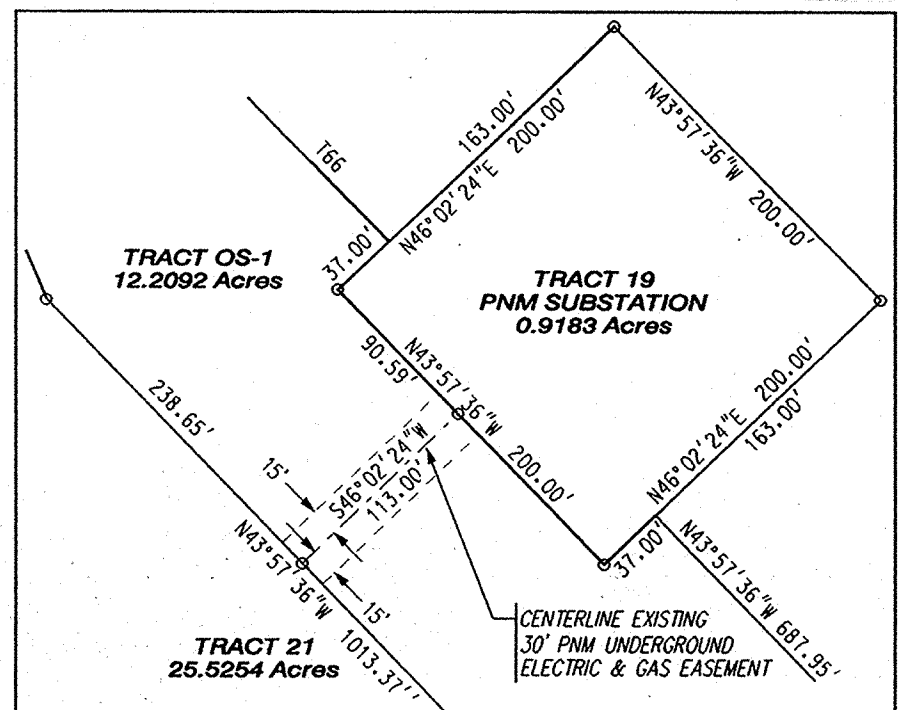


Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



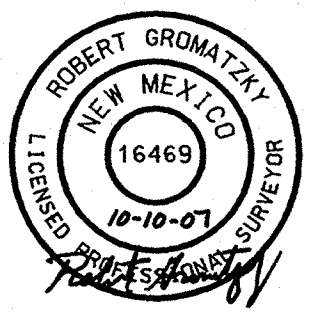
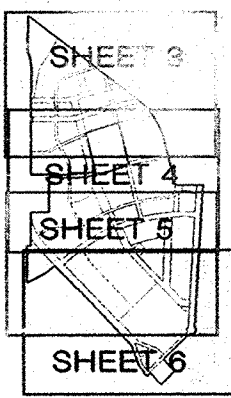
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY 16469'
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 200111786
INFORMATION PROVIDED BY STATE LAND OFFICE



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

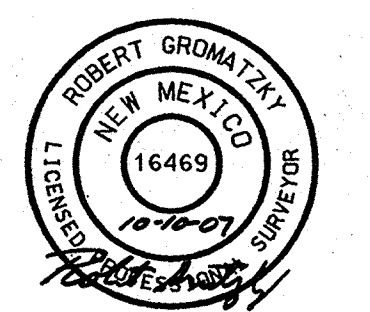
Table with columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG, ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. This is a 'Curve Data' table containing 200 rows of geometric data for a survey.

Table with columns: ID, BEARING, DISTANCE. This is a 'Tangent Data' table containing 200 rows of bearing and distance information.

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2007

DOCH 2007131551 09/19/2007 10:37 AM Page: 7 of 7 PLAT R-537-00 B-2007C P. 0299 M. Toulouse, Bernalillo County

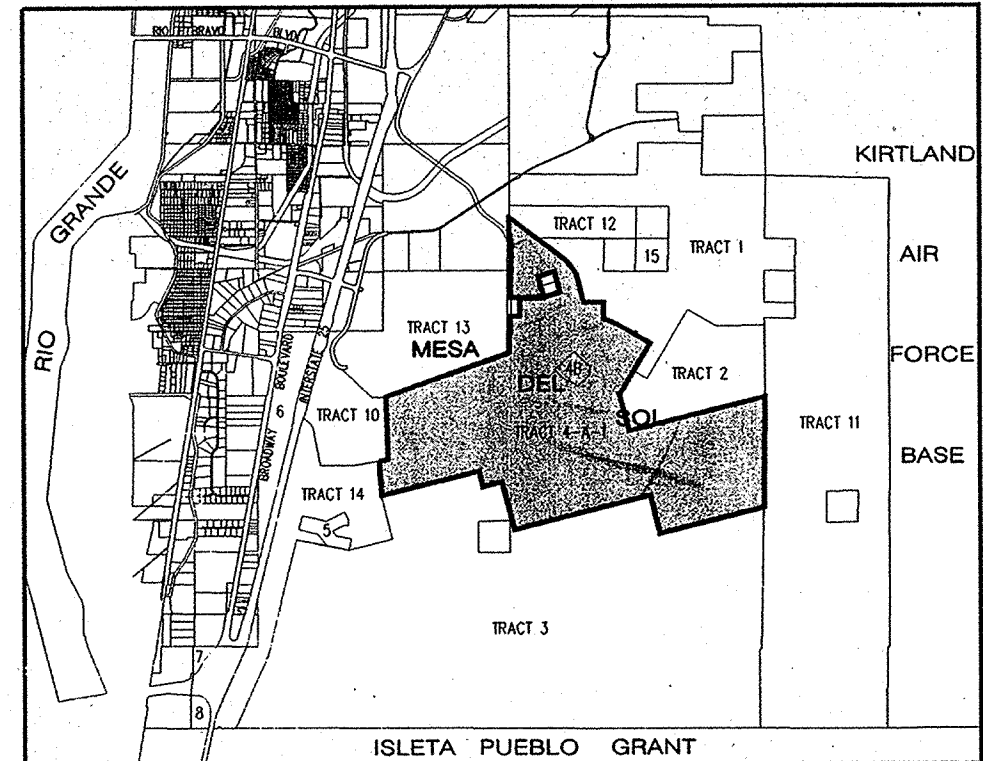
Table with columns: ID, BEARING, DISTANCE. This is a 'Tangent Data' table containing 200 rows of bearing and distance information, continuing from the previous table.



Bohannon & Huston ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 SHEET 7 OF 7

SP-2007072567



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. Q-16, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16, T-17
 NOT TO SCALE

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330 into thirty-one (31) tracts, to dedicate public street right-of-way to the City of Albuquerque, to grant easements and to vacate easements.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (dry utilities only), including but not limited to:
- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
 - B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 - C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 - D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
 - E. Time Warner for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities and cable and other related equipment and facilities reasonably necessary to provide communication services and cable TV service including but not limited to above ground pedestals and closures.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege, to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

DESCRIPTION

A certain tract of land being a portion of Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330.

Tract contains 2270.5622 acres, more or less.

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. Q-16, R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 and T-17.
3. Zoning: PC.
4. Gross Subdivision Acreage: 2270.5622 Acres.
5. Total number of tracts Created: Thirty-one (31) Tracts.
6. Total mileage of full width public street right-of-way created: 5.132 Miles.
7. Date of Survey: February, 2007.
8. Plat is located within Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 and the basis of bearings is the Plat of Mesa Del Sol, Tracts 4-A-1 THRU 4-A-4 Albuquerque, New Mexico, filed on April 17, 2007 in Book 2007C, Page 96 as Document No. 2007056330.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Mesa Del Sol, Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico, filed on April 17, 2007 in Book 2007C, Page 96 as Document No. 2007056330 and the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico filed on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610.
3. Distances are ground distances.
4. All easements of record are shown.
5. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
6. All easements shown hereon were provided by Fidelity National Title included in the Search and Report Letter from Mesa Del Sol Plat filed: June 22, 2006 to April 4, 2007 dated April 9, 2007. Other documents not of public record in the Bernalillo County Clerk's were provided by the State Land Office as shown hereon.
7. Centerline monumentation to be installed at installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
8. All interior tract corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469".
9. All streets are public, to be dedicated to the City of Albuquerque with the filing of this plat.
10. Tracts OS-1 thru OS-4 are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and excepting Tract OS-4, are subject to a public pedestrian access and public drainage easement granted with the filing of this plat. These tracts are for the use and benefit of Tracts 1 thru 26 inclusive, in accordance with approved drainage plans on file with the City of Albuquerque.
11. Maintenance of public drainage easement and public pedestrian access easement is the responsibility of Mesa Del Sol, LLC.
12. Tract 26 benefits from existing Sign Easements filed: July 7, 2006 in Book A120, Page 647, records of Bernalillo County, New Mexico. (not plottable)

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 15, 21, 22, 23, 26, 27, 28, 29, 34 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 4-B of the Plat of Mesa Del Sol Tracts 4-A, 4-B and 4-C, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, page 197 as Document No. 2006092610 together with all of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 THRU 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330, now comprising Tracts 1 thru 26 inclusive, Tract A, and Tracts OS-1 thru OS-4 inclusive, Bulk Land Plat For Mesa Del Sol Innovation Park, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the terms and conditions of this subdivision is their free act and deed.

MESA DEL SOL, LLC, a New Mexico Limited Liability Company, by: Michael D. Daly, Chief Operating Officer, State of New Mexico, County of Bernalillo.

BY: Michael D. Daly, Chief Operating Officer, State of New Mexico, County of Bernalillo. Notary Public: Polly E Lydens, State of New Mexico, County of Bernalillo.

This instrument was acknowledged before me on 15 day of May, 2007, by Michael D. Daly, Chief Operating Officer of FC Mesa, Inc., a New Mexico Corporation, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: 6/30/11 Notary Public: Polly E Lydens

PACIFICA MESA STUDIOS, LLC, by: Harold Katersky, Chairman and CEO, State of California, County of Los Angeles.

This instrument was acknowledged before me on 21 day of May, 2007, by Harold Katersky, Chairman and CEO of Pacifica Mesa Studios, LLC, a California Limited Liability Company.

My Commission Expires: April 29, 2011 Notary Public: Debra L. Shrockmeyer

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Robert Gromatzky, New Mexico Professional Surveyor 16469

Date: April 27, 2007

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky, New Mexico Professional Surveyor 16469

Date: April 27, 2007

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

PROJECT NUMBER 1006539

APPLICATION NUMBER 012R6-70048

PLAT APPROVAL	DATE
QWEST TELECOMMUNICATIONS	6/20/07
COMCAST CABLE	7-12-07
PNM ELECTRIC SERVICES	9-6-07
PNM GAS SERVICES	9-6-07
TIME WARNER	7/25/07

CITY APPROVALS: City Surveyor: 6-7-07

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: 7-11-07

UTILITY DEVELOPMENT DEPARTMENT: 9/13/07

PARKS & RECREATION DEPARTMENT: 7/10/07

CITY ENGINEER: 7/11/07

DRB CHAIRPERSON, PLANNING DEPARTMENT: 9/13/07

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY: 7-11-07

REAL PROPERTY DIVISION: 9/13/07

ENVIRONMENTAL HEALTH DEPARTMENT: 9-6-07

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

101505126126010444

PROPERTY OWNER OF RECORD: State of New Mexico

BERNALILLO COUNTY TREASURER'S OFFICE: 9/13/07

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



SHEET 1 OF 7

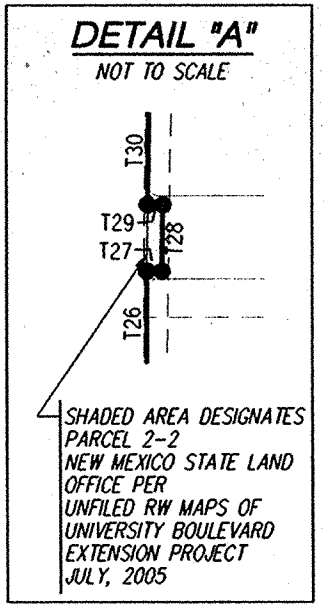
Bohannan & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

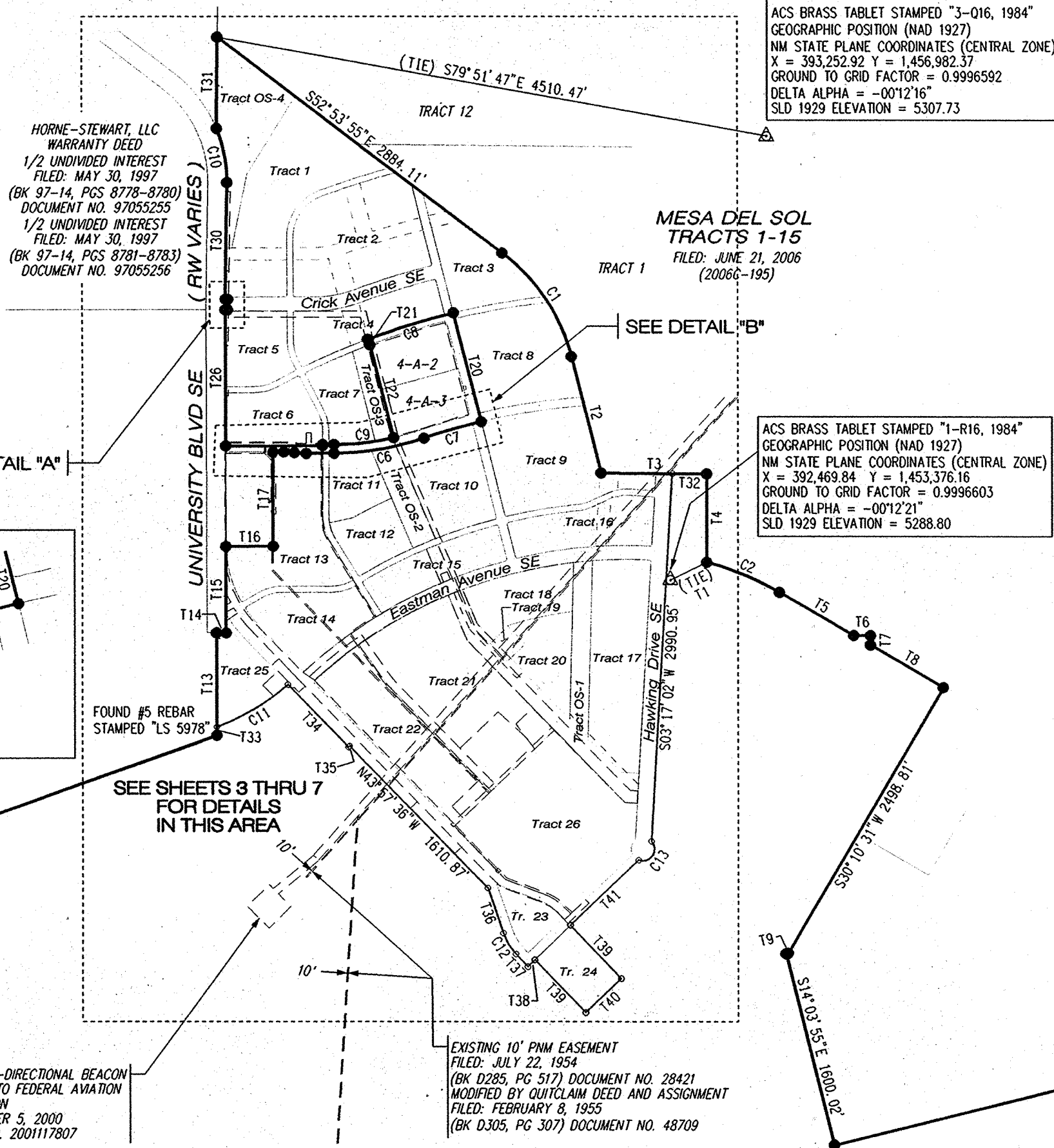
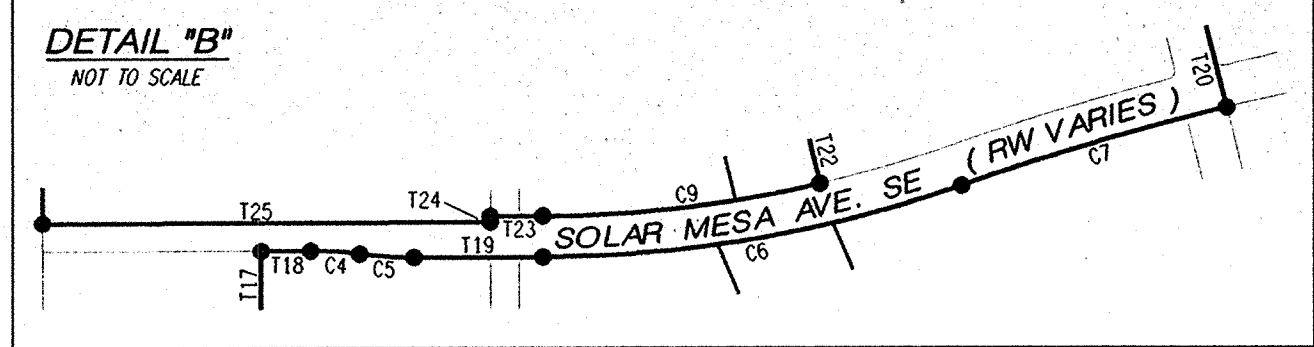
**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- ⊗ FOUND #4 REBAR NEXT TO FALLEN STONE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



DOCH 2007131551
09/19/2007 10:37 AM Page: 2 of 7
PLAT R: 337.00 B: 2007C P: 0259 N. Toulouse, Bernalillo County



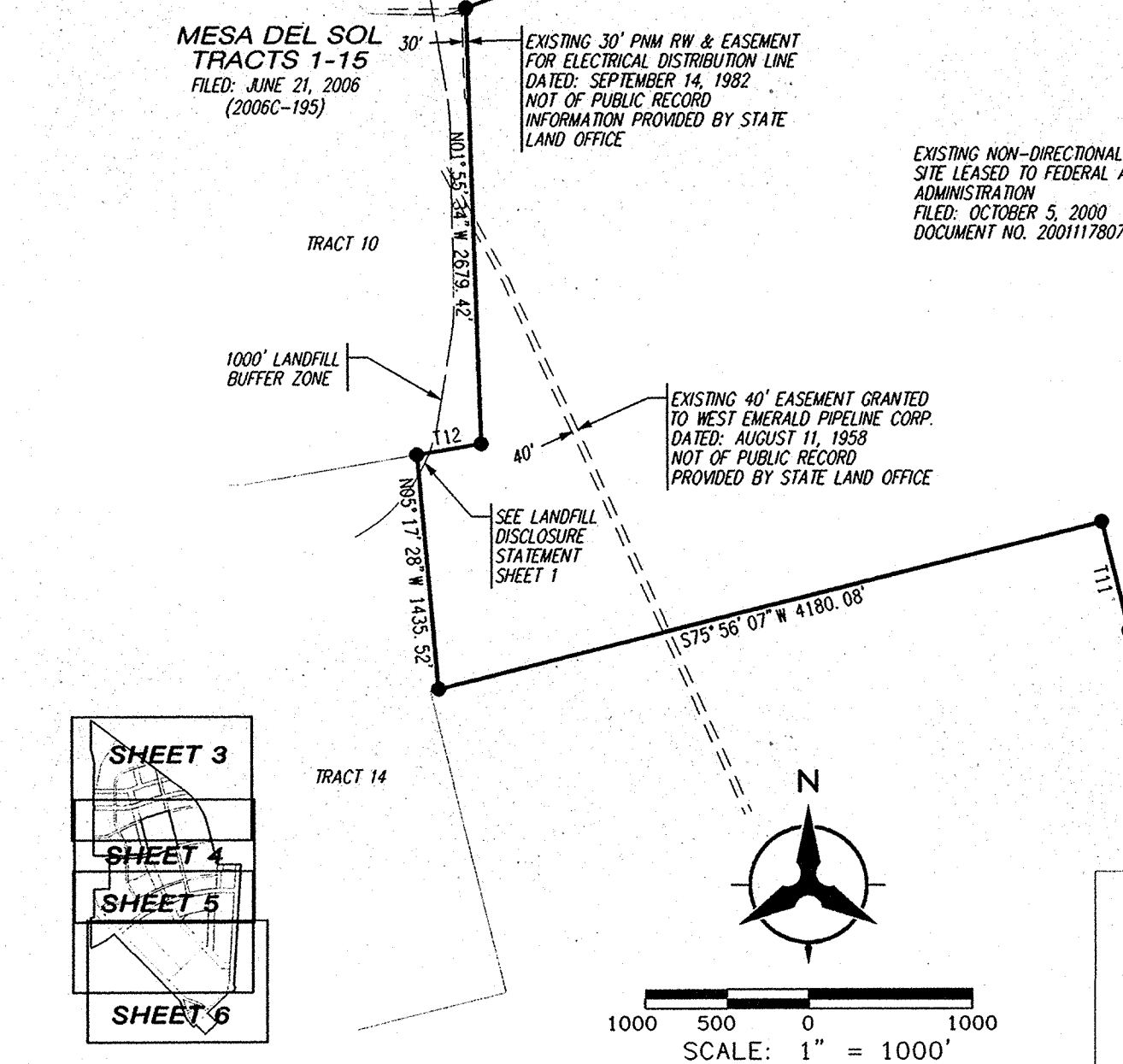
Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	38°50'02"	535.78'	1030.23'	1520.00'	1010.62'	S33°28'54"E
C2	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C3	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C4	07°37'01"	42.87'	85.61'	644.00'	85.55'	S86°18'45"E
C5	07°37'01"	47.66'	95.19'	716.00'	95.12'	S86°18'45"E
C6	19°02'15"	374.93'	742.94'	2236.00'	739.53'	N80°21'38"E
C7	05°30'55"	240.80'	481.23'	4999.32'	481.04'	N73°35'58"E
C8	07°01'56"	363.65'	726.38'	5918.32'	725.93'	S72°46'37"W
C9	12°53'21"	244.44'	486.81'	2164.00'	485.78'	S83°26'05"W
C10	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C11	20°54'50"	339.89'	672.22'	1841.64'	668.50'	N59°06'38"E
C12	25°00'00"	100.65'	198.09'	454.00'	196.53'	S31°27'36"E
C13	153°50'56"	409.03'	255.09'	95.00'	185.07'	S34°12'52"W

Tangent Data

ID	BEARING	DISTANCE
T1	S64°05'21"W	328.32'
T2	S14°03'53"E	982.93'
T3	S89°38'06"E	854.93'
T4	S00°02'06"E	716.21'
T5	S59°49'29"E	694.35'
T6	S89°47'27"E	135.42'
T7	S00°00'22"E	78.25'
T8	S59°49'29"E	680.37'
T9	S75°56'04"W	17.45'
T10	S75°56'07"W	830.46'
T11	N14°03'53"W	683.98'
T12	N80°27'33"E	401.10'
T13	N00°07'15"W	831.77'
T14	S89°47'27"E	78.00'
T15	N00°07'15"W	701.63'
T16	N89°52'45"E	382.00'
T17	N00°07'15"W	764.01'
T18	N89°52'45"E	86.76'
T19	N89°52'45"E	225.12'
T20	N14°03'20"W	919.02'
T21	S20°44'21"E	50.00'
T22	S14°03'20"E	785.43'
T23	S89°52'45"W	92.14'
T24	S00°07'12"E	10.00'
T25	S89°52'45"W	782.00'
T26	N00°07'15"W	1115.70'
T27	S89°28'45"E	19.75'
T28	N00°59'25"E	86.76'
T29	N89°00'35"W	20.00'
T30	N00°59'25"E	946.23'
T31	N00°27'38"E	732.42'
T32	N89°38'06"W	279.61'
T33	N00°07'15"W	69.15'
T34	N43°57'36"W	705.24'
T35	S46°02'24"W	10.00'
T36	N18°57'36"W	382.06'
T37	N43°57'36"W	140.00'
T38	S46°02'24"W	78.00'
T39	N43°57'36"W	593.00'
T40	S46°02'24"W	400.00'
T41	S46°02'24"W	764.83'

NOTE: TABLES ARE FOR THIS SHEET ONLY

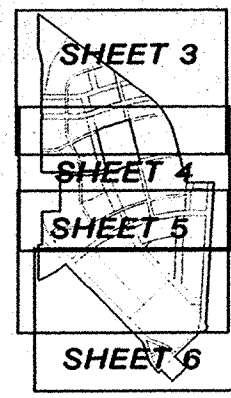


Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

Tract 3
MESA DEL SOL TRACTS 1-15
FILED: JUNE 21, 2006 (2006-195)

PATENT #3948

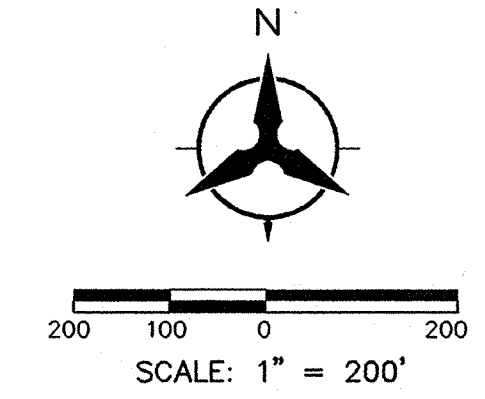
EXISTING 30' PNM EASEMENT DATED: APRIL 28, 1969 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE



Bohannon & Huston

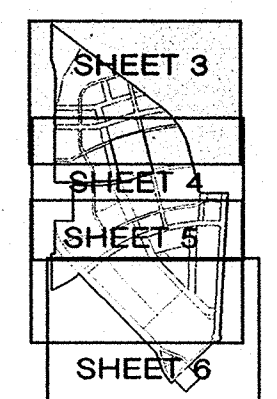
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

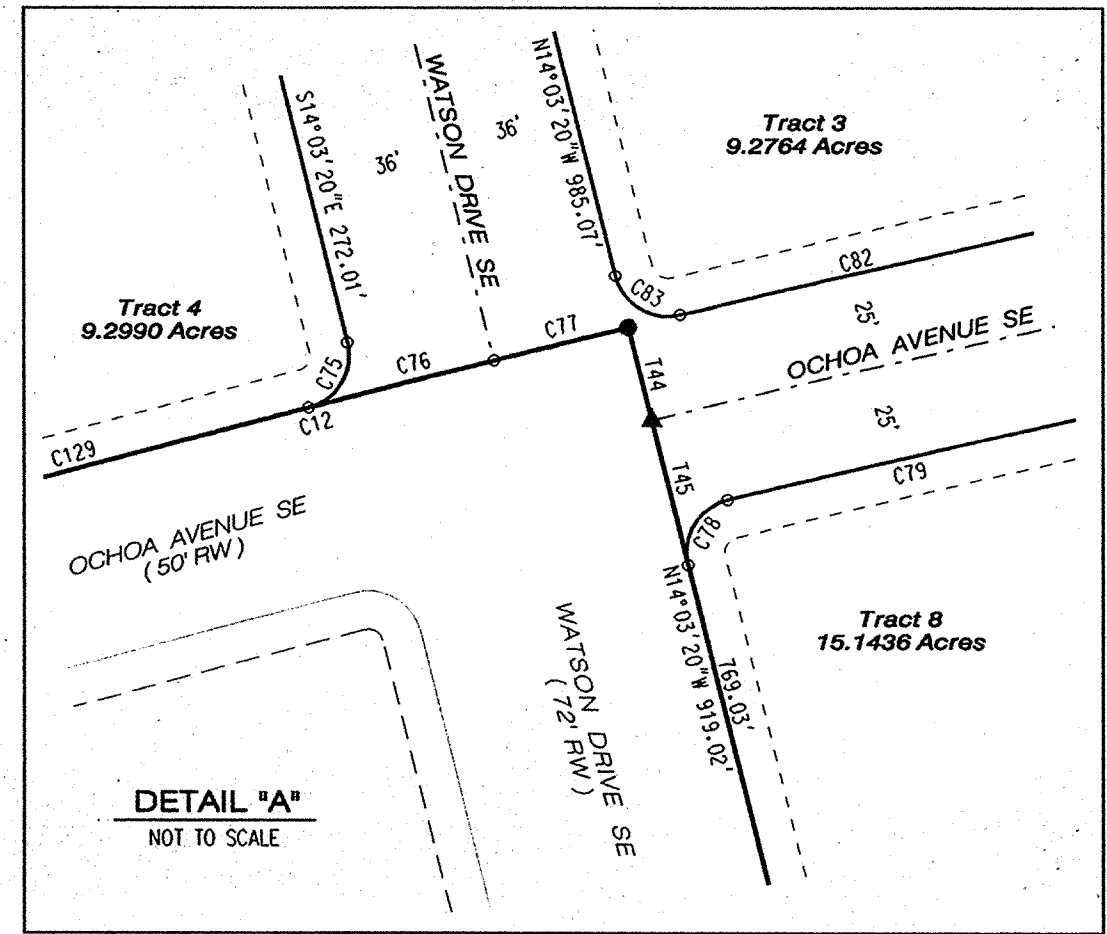


LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

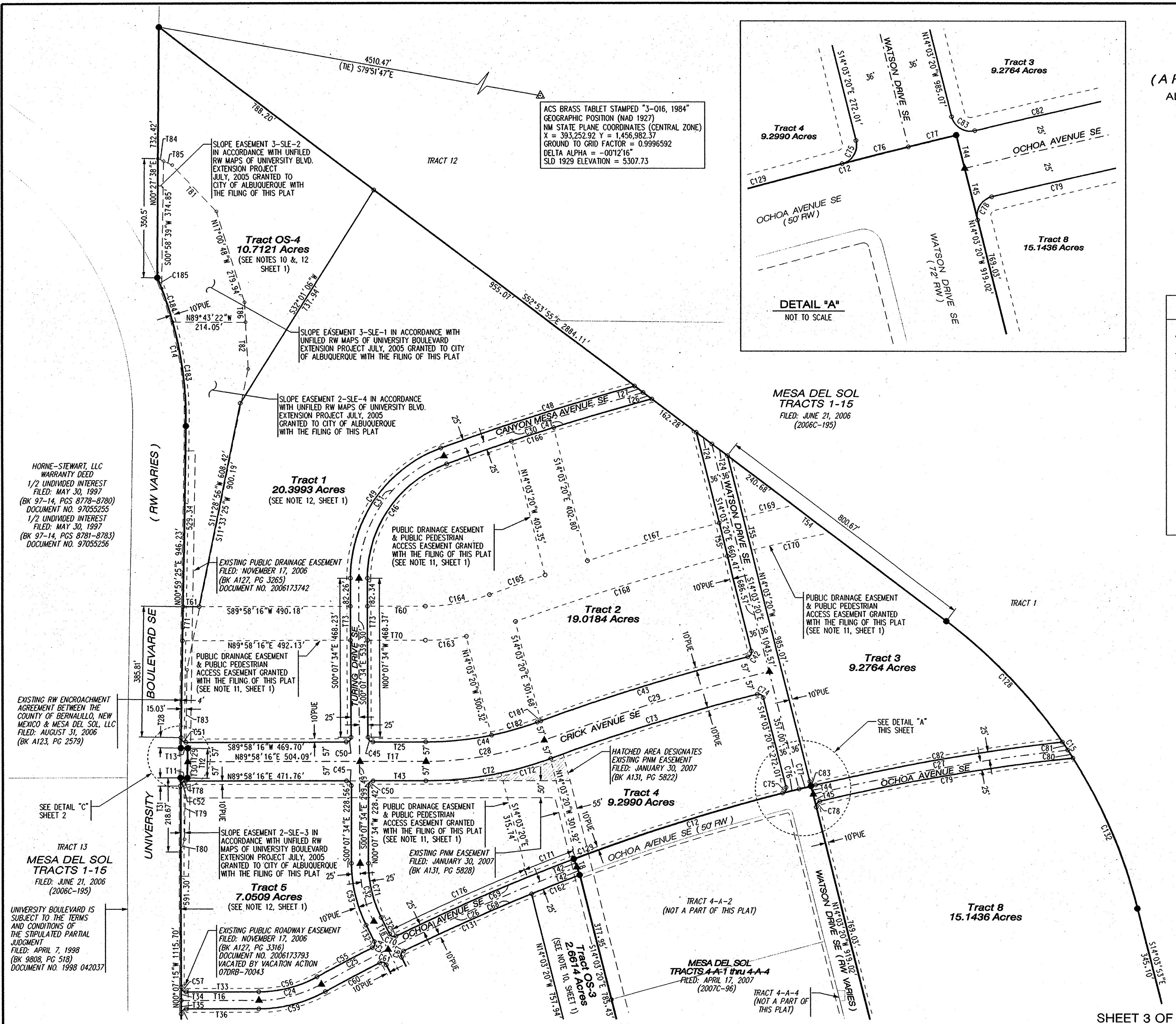
DOCH# 2007131551
09/13/2007 10:37 AM Page: 3 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



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Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



**MESA DEL SOL
TRACTS 1-15**
FILED: JUNE 21, 2006
(2006C-195)



ACS BRASS TABLET STAMPED "3-016, 1984"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 393,252.92 Y = 1,456,982.37
GROUND TO GRID FACTOR = 0.9996592
DELTA ALPHA = -00'12"16"
SLD 1929 ELEVATION = 5307.73

HORNE-STEWART, LLC
WARRANTY DEED
1/2 UNDIVIDED INTEREST
FILED: MAY 30, 1997
(BK 97-14, PGS 8778-8780)
DOCUMENT NO. 97055255
1/2 UNDIVIDED INTEREST
FILED: MAY 30, 1997
(BK 97-14, PGS 8781-8783)
DOCUMENT NO. 97055256

EXISTING RW ENCROACHMENT
AGREEMENT BETWEEN THE
COUNTY OF BERNALILLO, NEW
MEXICO & MESA DEL SOL, LLC
FILED: AUGUST 31, 2006
(BK A123, PG 2579)

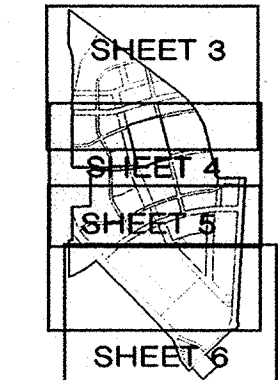
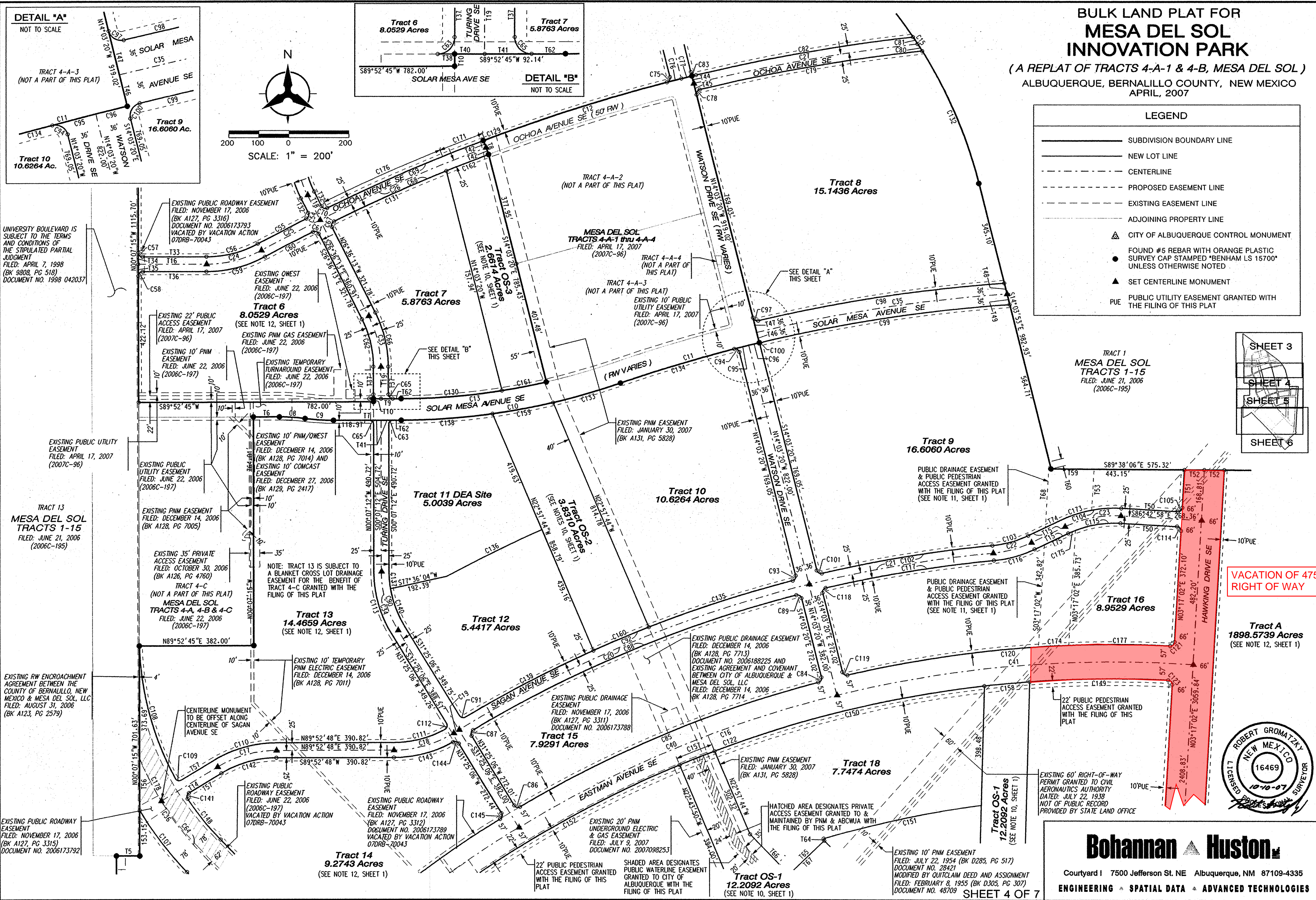
TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

UNIVERSITY BOULEVARD IS
SUBJECT TO THE TERMS
AND CONDITIONS OF
THE STIPULATED PARTIAL
JUDGMENT
FILED: APRIL 7, 1998
(BK 9808, PG 518)
DOCUMENT NO. 1998 042037

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

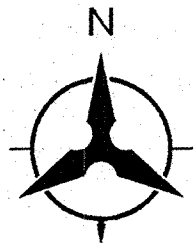


VACATION OF 475061.18 SF RIGHT OF WAY

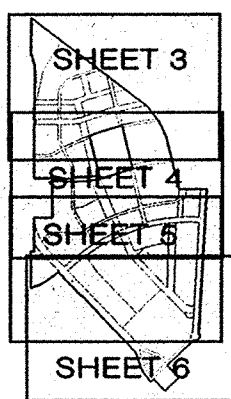


Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



**TRACT 13
MESA DEL SOL
TRACTS 1-15**
FILED: JUNE 21, 2006
(2006C-195)

**TRACT 25
6.4638 Acres**
(SEE NOTES 12 & 13, SHEET 1)

**TRACT 14
9.2743 Acres**
(SEE NOTE 12, SHEET 1)

**TRACT 15
7.9291 Acres**

**TRACT 18
7.7474 Acres**

**TRACT 19
PNM SUBSTATION
0.9183 Acres**

**TRACT 20
6.2353 Acres**

**TRACT 21
25.5254 Acres**

**TRACT 22
15.8242 Acres**
(SEE NOTE 12, SHEET 1)

**TRACT 17
16.8252 Acres**

**TRACT A
1898.5739 Acres**
(SEE NOTE 12, SHEET 1)

**TRACT OS-1
12.2092 Acres**
(SEE NOTE 10, SHEET 1)

**TRACT 26
Albuquerque Studios
28.2756 Acres**
(SEE NOTE 12, SHEET 1)

DOCH 2007131551
09/13/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P. 0259 M. Toulouse, Bernalillo County

LEGEND

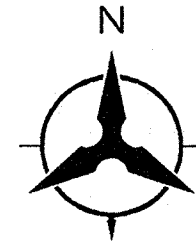
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- ▲ SET CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

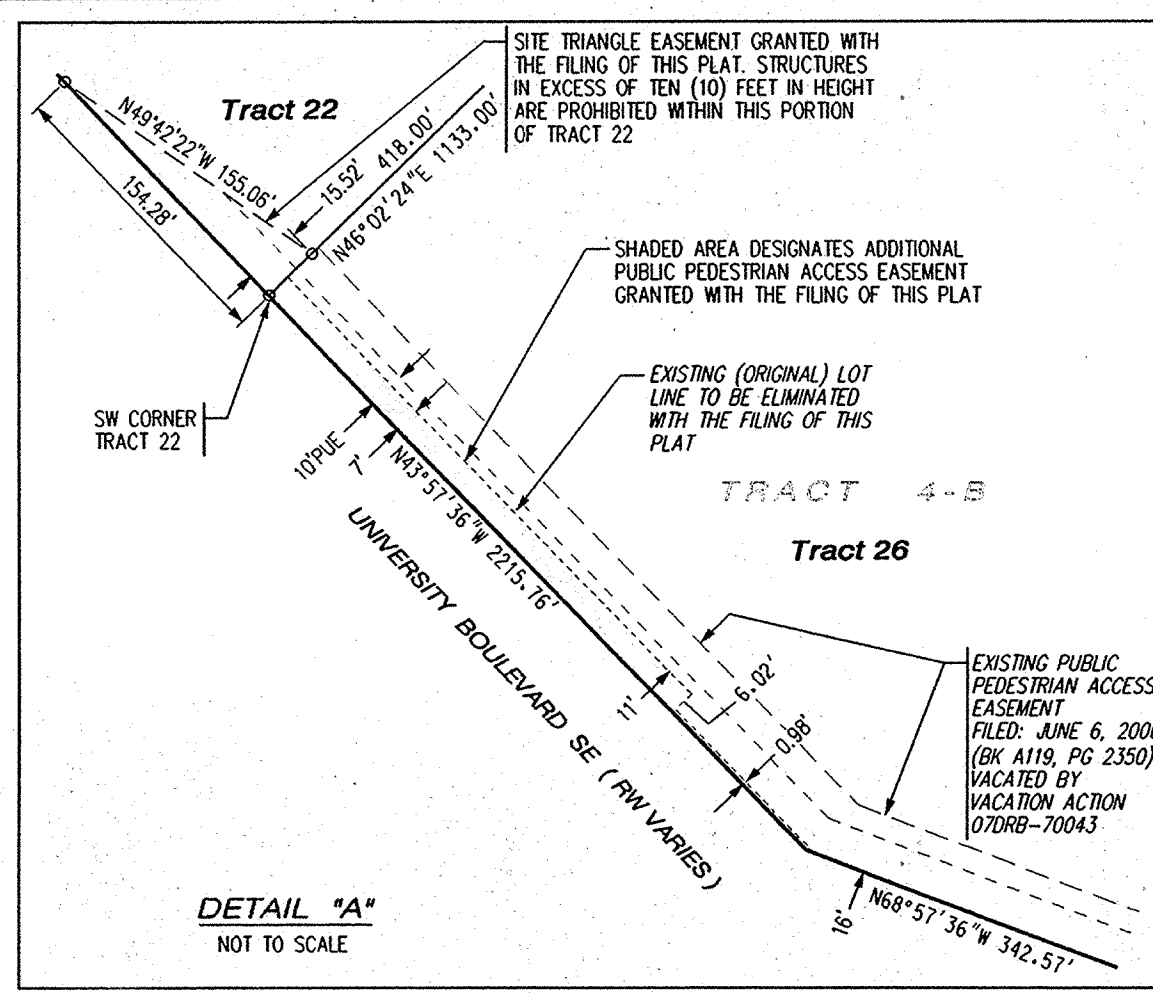
**BULK LAND PLAT FOR
MESA DEL SOL
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(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



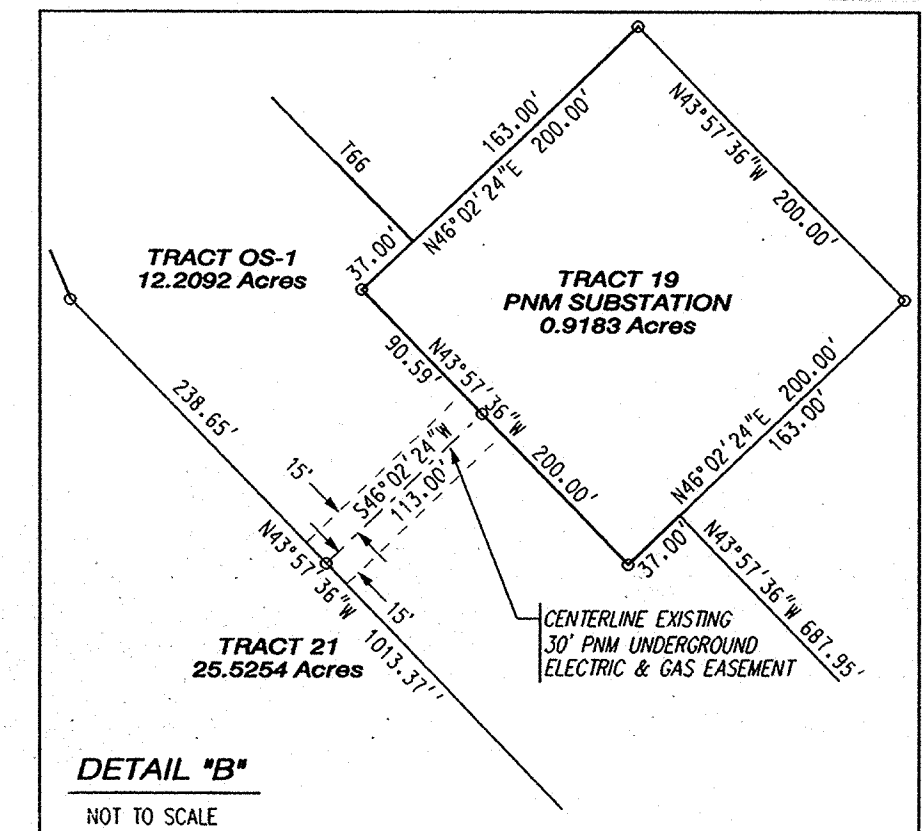
200 100 0 100 200
SCALE: 1" = 200'

Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOCH 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



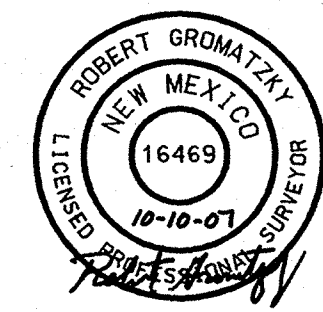
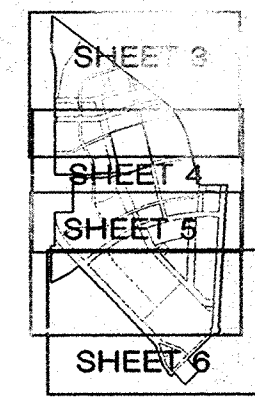
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY 16469"
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION FILED: OCTOBER 5, 2000 DOCUMENT NO. 200111786 INFORMATION PROVIDED BY STATE LAND OFFICE



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

DOCM 2007131551

09/19/2007 10:37 AM Page: 7 of 7
Plat R: 837-003-2007C.P. 0259 M. Toulouse, Bernalillo County

Tangent Data table with columns: ID, BEARING, DISTANCE. Contains 86 rows of survey data points.



Bohannon Huston

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ENGINEERING ■ SPATIAL DATA ■ ADVANCED TECHNOLOGIES

Curve Data table with columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. Contains 200 rows of detailed curve survey data.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 22, 2021 9:55 AM
To: Kate Maliskas
Subject: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_R-16-Z_ABQ Studios.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Albuquerque
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedaydayspa.com	119 Vassar Drive SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, April 21, 2021 4:41 PM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

EPC and DRB

Contact Name

Kate Maliskas

Telephone Number

505-761-9700

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21

TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC

TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC

ETC.

Physical address of subject site:

2660 Eastman Crossing SE, Albuquerque, NM 87106

Subject site cross streets:

Eastman Crossing and University Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

R-16-Z

Racquel Michel

From: Michael Balaskovits
Sent: Monday, April 26, 2021 7:04 PM
To: mandy@theremedyspa.com; info@willsonstudio.com
Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations
Attachments: NeighborhoodMeetingRequest-District6Coalition.pdf

Dear Ms. Warr and Ms. Wilson,

District 6 Coalition of Neighborhood Associations has been identified by the Office of Neighborhood Coordination that is within the vicinity of an upcoming Vacation of Public Right of Way request to the Development Review Board (DRB). Please See attached for the associated form and additional information for reference. Don't hesitate to let me know if you should have any questions or comments related to this request.

In addition, we are tentatively requesting a meeting for May 17th at 6:00 PM for a virtual meeting, please let me know if this is an acceptable date and time.

Thank you and I look forward to hearing from you both.

Mike Balaskovits, PE

Senior Vice President [Community Development and Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: [bhinc.com](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Our Values: A Spirit of Service | Integrity | Innovation | Quality & Excellence

UPCOMING PTO: May 10th, and May 26th - June 7th

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[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 04/26/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr / Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: 119 Vassar Dr Ave SE/505 Dartmouth Dr SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: mbalaskovits@bhinc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
May 17th, 2021 / 6:00 PM / Virtual Meeting
(information to be sent upon confirmation)

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

- 2660 Eastman Crossing SE
1. Subject Property Address* 2660 Eastman Crossing SE
Location Description The intersection of Hawking Dr. and Eastman Blvd.
 2. Property Owner* Netflix Studios, LLC
 3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.
 4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation PUBLIC RIGHT OF WAY (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd (approx. 2,960LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s)^{5*} R-16
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Approx. 10.5 acres of Right of Way vacation
 - b. IDO Zone District PC
 - c. Overlay Zone(s) [if applicable] NA
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

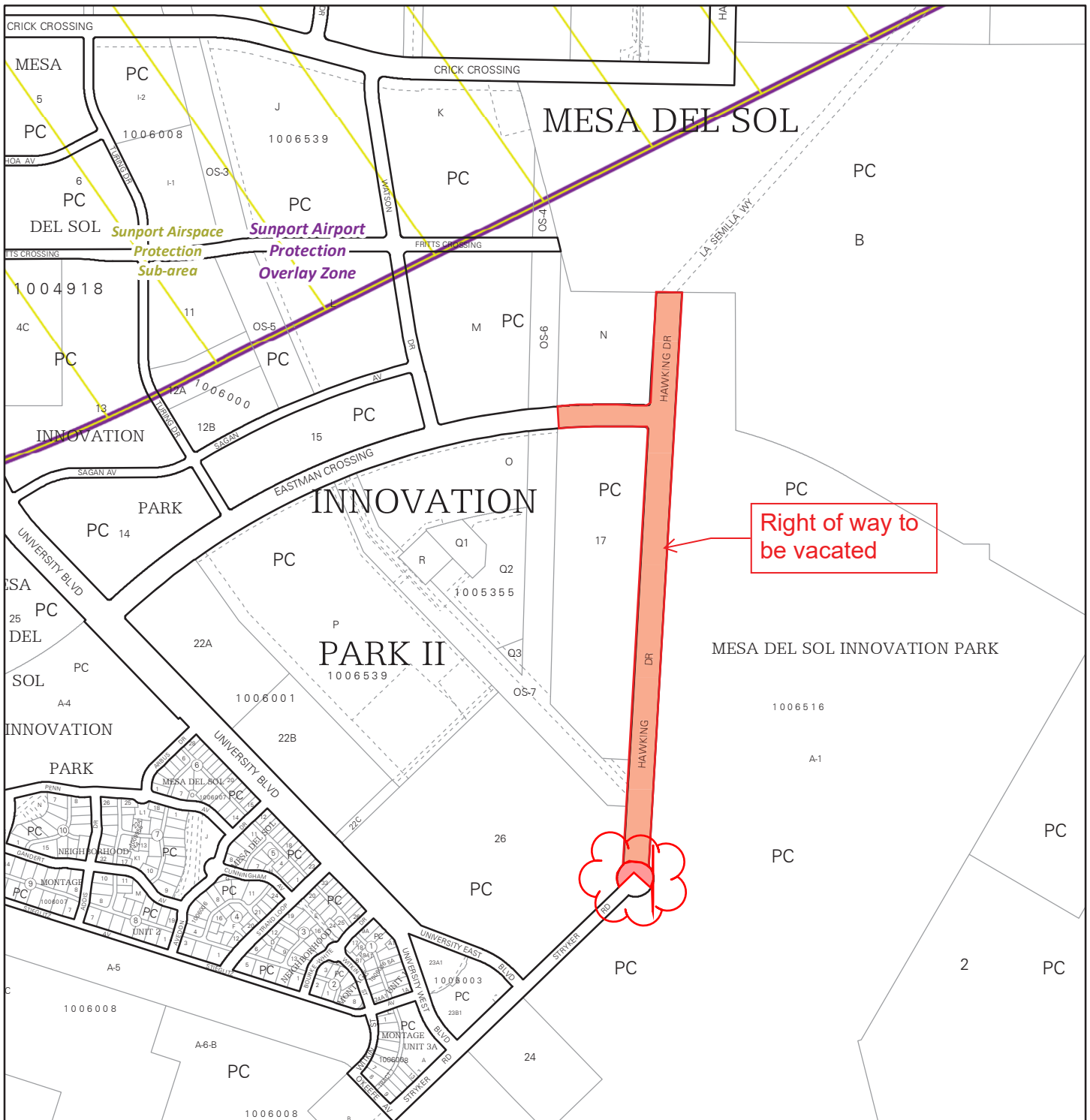
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Mesa del Sol NA [Other Neighborhood Associations, if any]

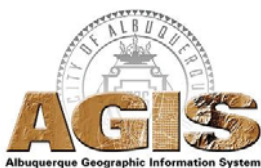
District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

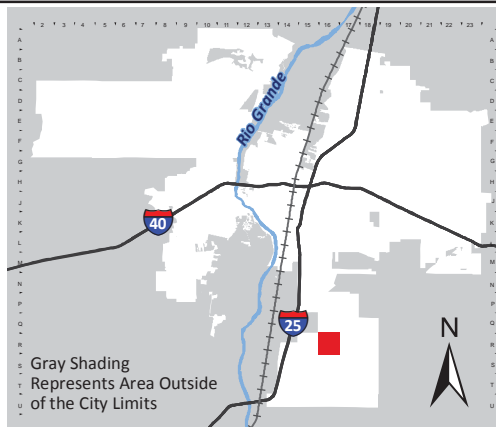


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

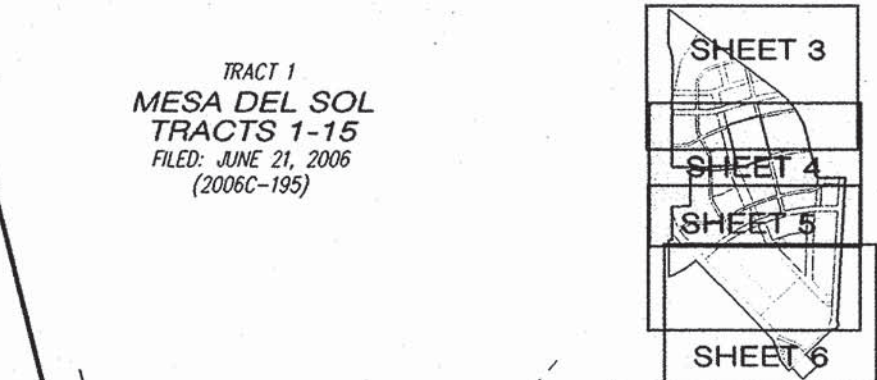
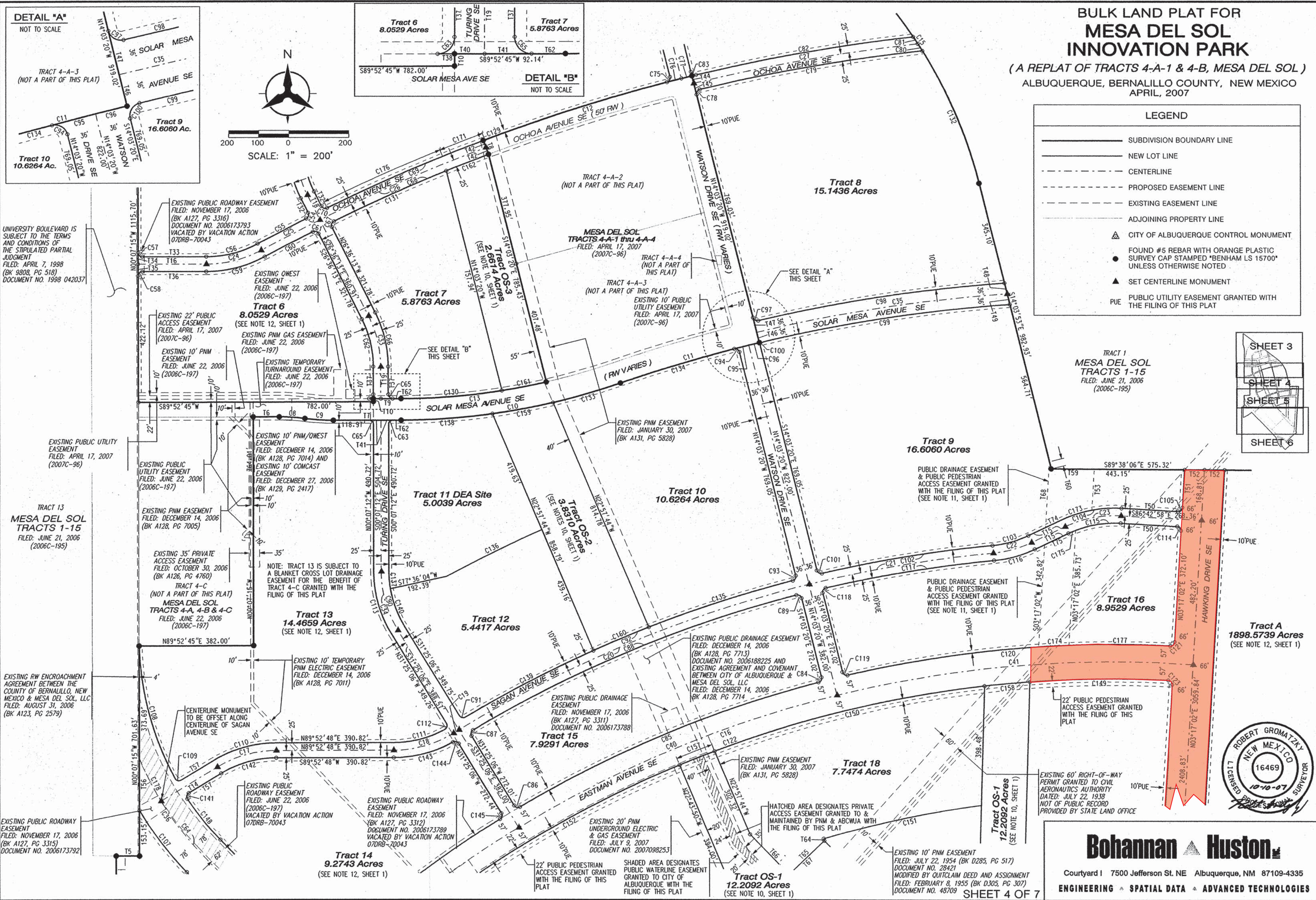


EXHIBIT A PLAT THAT GRANTED HAWKING DR. AND EASTMAN CROSSING

DOCH 2007131551
09/13/2007 10:37 AM Page: 4 of 7
PLAT R: 537.00 B: 2007C P: 0259 N. Toulouse, Bernalillo County
FILED: 09/13/2007 10:37 AM

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2007

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

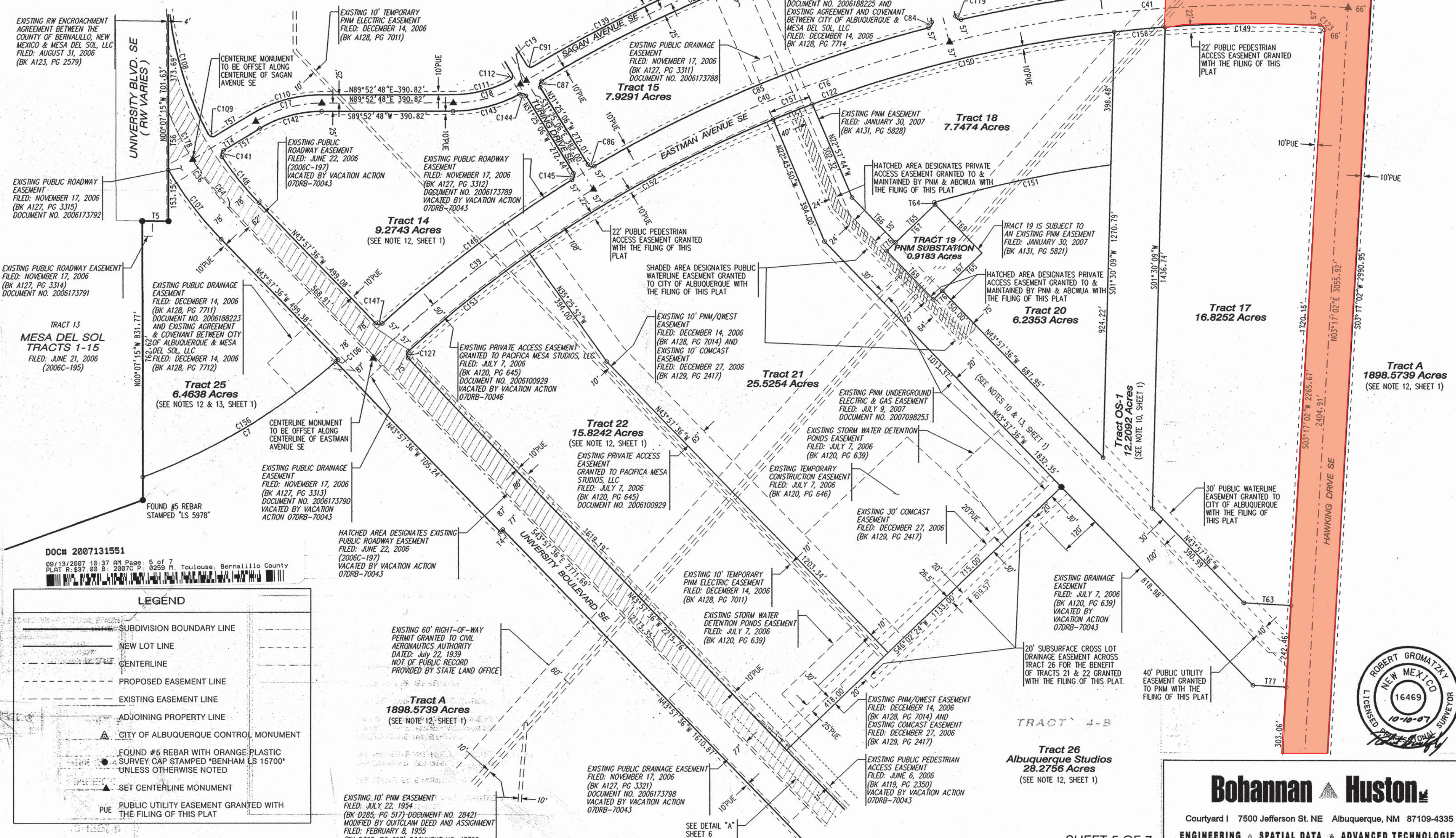
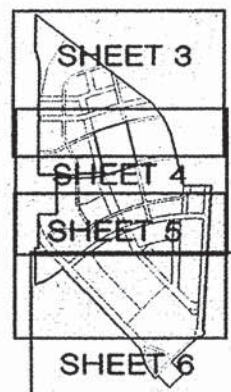


Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



TRACT 13
**MESA DEL SOL
TRACTS 1-15**
FILED: JUNE 21, 2006
(2006C-195)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

TRACT 15
7.9291 Acres

TRACT 18
7.7474 Acres

TRACT 19
**PNM SUBSTATION
0.9183 Acres**

TRACT 20
6.2353 Acres

TRACT 21
25.5254 Acres

TRACT 22
15.8242 Acres
(SEE NOTE 12, SHEET 1)

TRACT 17
16.8252 Acres

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

TRACT OS-1
12.2092 Acres
(SEE NOTE 10, SHEET 1)

TRACT 26
**Albuquerque Studios
28.2756 Acres**
(SEE NOTE 12, SHEET 1)

DOCH 2007131551
09/19/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P. 0259 M. Toulouse, Bernalillo County

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



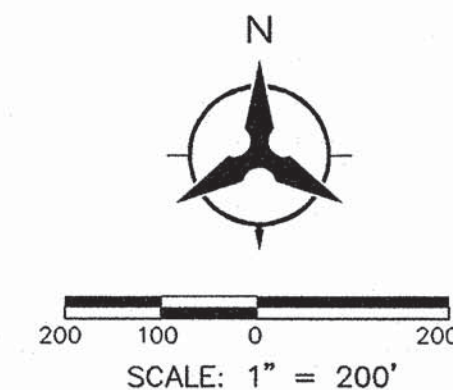
Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING * SPATIAL DATA * ADVANCED TECHNOLOGIES

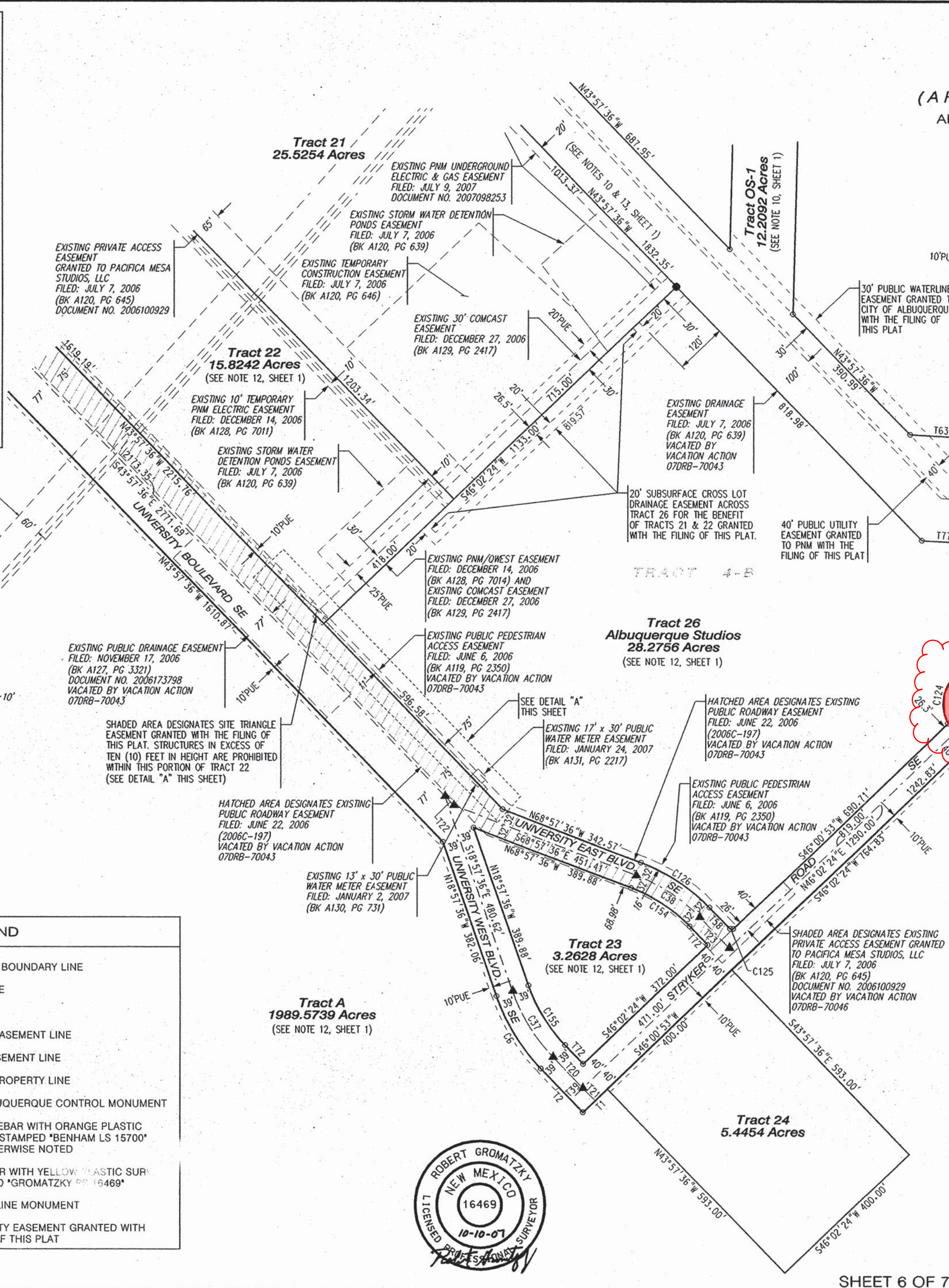
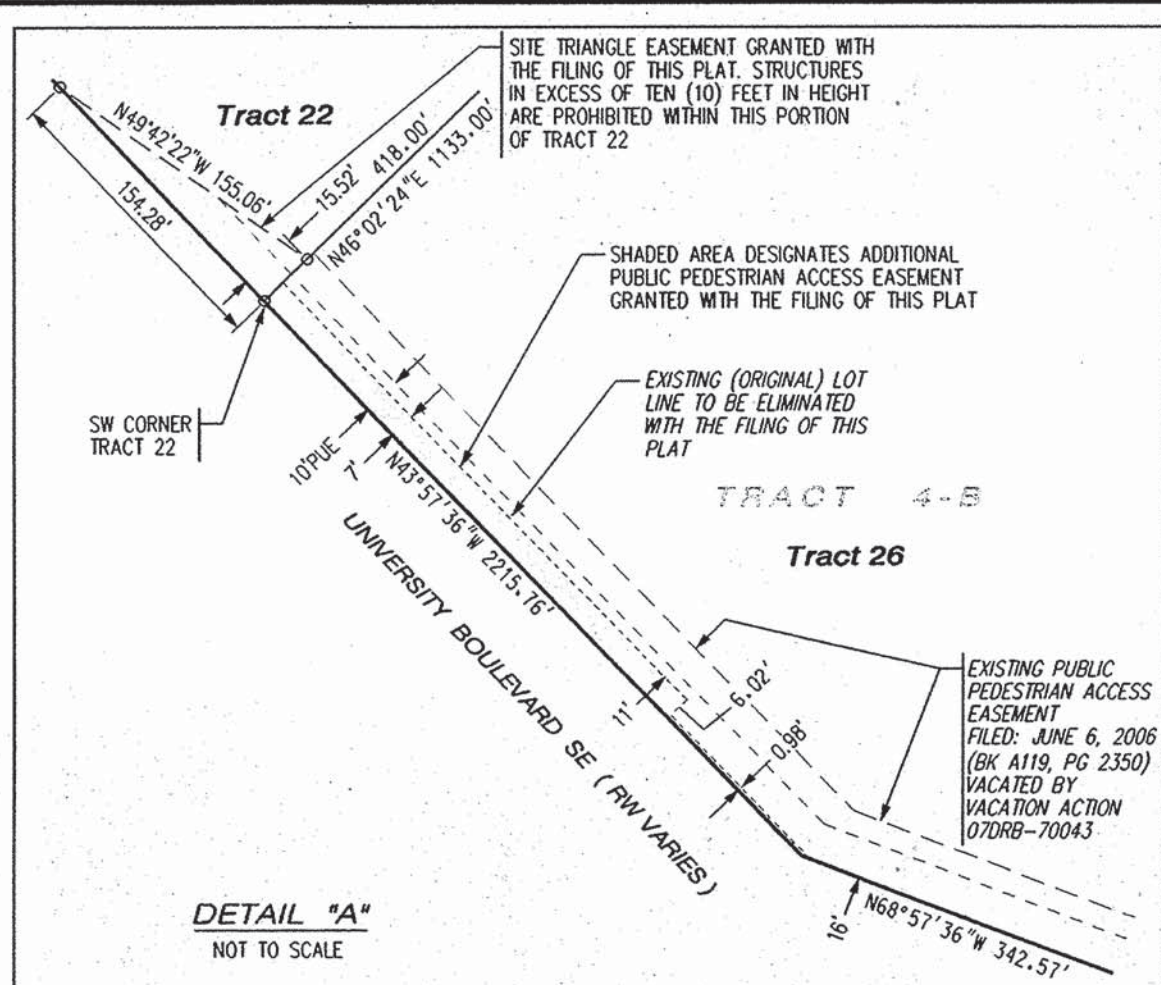
SHEET 5 OF 7

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

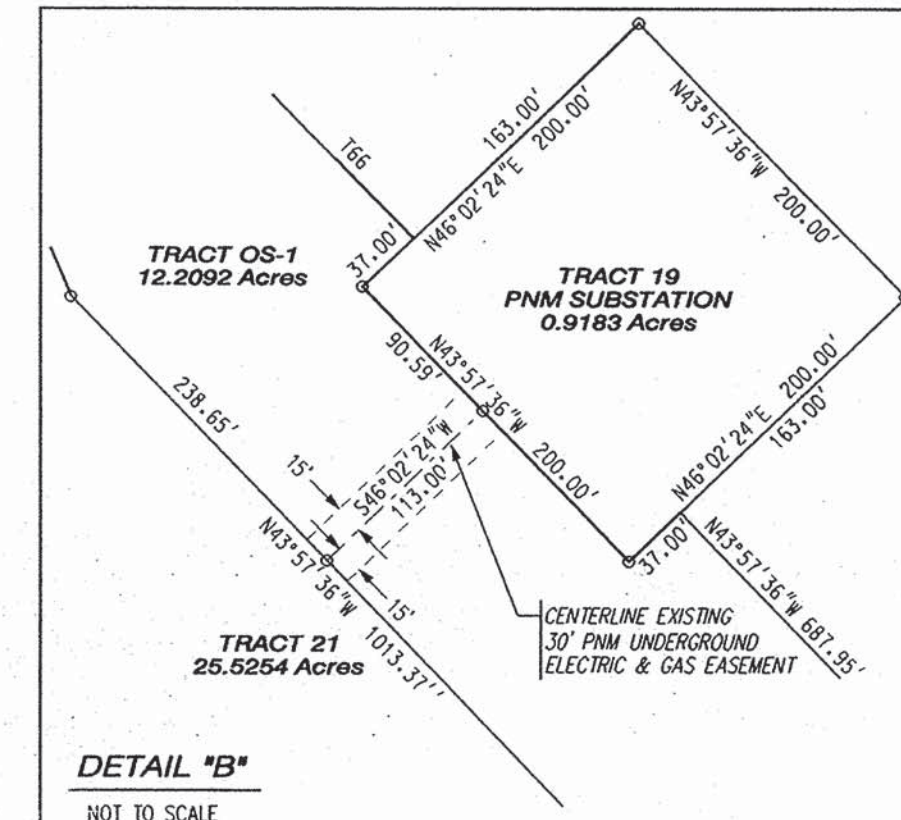


Tract A
1899.5739 Acres
(SEE NOTE 12, SHEET 1)

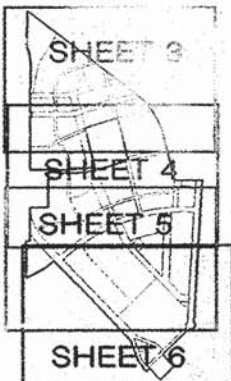


09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #6 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'BENHAM LS 15700' UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED 'GROMATZKY PS 16469'
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



EXISTING NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 200111780
INFORMATION PROVIDED BY STATE LAND OFFICE



Bohannon & Huston
Engineering & Spatial Data & Advanced Technologies
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

Racquel Michel

From: Microsoft Outlook
To: mandy@theremedyspa.com
Sent: Monday, April 26, 2021 7:04 PM
Subject: Relayed: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[mandy@theremedyspa.com \(mandy@theremedyspa.com\)](mailto:mandy@theremedyspa.com)

Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations



Pre Submittal
Neighborhood ...

Racquel Michel

From: Michael Balaskovits
Sent: Monday, April 26, 2021 7:04 PM
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association
Attachments: NeighborhoodMeetingRequest-Mesa Del SolNA.pdf

Tracking:	Recipient	Delivery
	jamesrthompson8@gmail.com	
	independencedayjoy@gmail.com	
	Olin Brown	Delivered: 4/26/2021 7:04 PM

Dear Mr. Thompson and Ms. Ziener,

Mesa del Sol Neighborhood Association has been identified by the Office of Neighborhood Coordination that is within the vicinity of an upcoming Vacation of Public Right of Way request to the Development Review Board (DRB). Please See attached for the associated form and additional information for reference. Don't hesitate to let me know if you should have any questions or comments related to this request.

In addition, we are tentatively requesting a meeting for May 17th at 6:00 PM for a virtual meeting, please let me know if this is an acceptable date and time.

Thank you and I look forward to hearing from you both.

Mike Balaskovits, PE

Senior Vice President [Community Development and Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: [bhinc.com](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Our Values: A Spirit of Service | Integrity | Innovation | Quality & Excellence

UPCOMING PTO: May 10th, and May 26th - June 7th

DISCLAIMER: This email, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or dissemination is strictly prohibited. If you received this email in error, please notify the sender by reply email and delete this email immediately.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 04/26/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Mesa del Sol NA

Name of NA Representative*: James Thompson/Joy Ziener

Email Address* or Mailing Address* of NA Representative¹: 2227 Stieglitz Ave SE/5601 Addis Ave SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: mbalaskovits@bhinc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:
May 17th, 2021 / 6:00 PM / Virtual Meeting
(information to be sent upon confirmation)

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

- 2660 Eastman Crossing SE
1. Subject Property Address* 2660 Eastman Crossing SE
Location Description The intersection of Hawking Dr. and Eastman Blvd.
 2. Property Owner* Netflix Studios, LLC
 3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.
 4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- Vacation PUBLIC RIGHT OF WAY (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd (approx. 2,960LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{5*} R-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] Approx. 10.5 acres of Right of Way vacation
 - b. IDO Zone District PC
 - c. Overlay Zone(s) [if applicable] NA
 - d. Center or Corridor Area [if applicable] _____
 - 2. Current Land Use(s) [vacant, if none] vacant
-

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

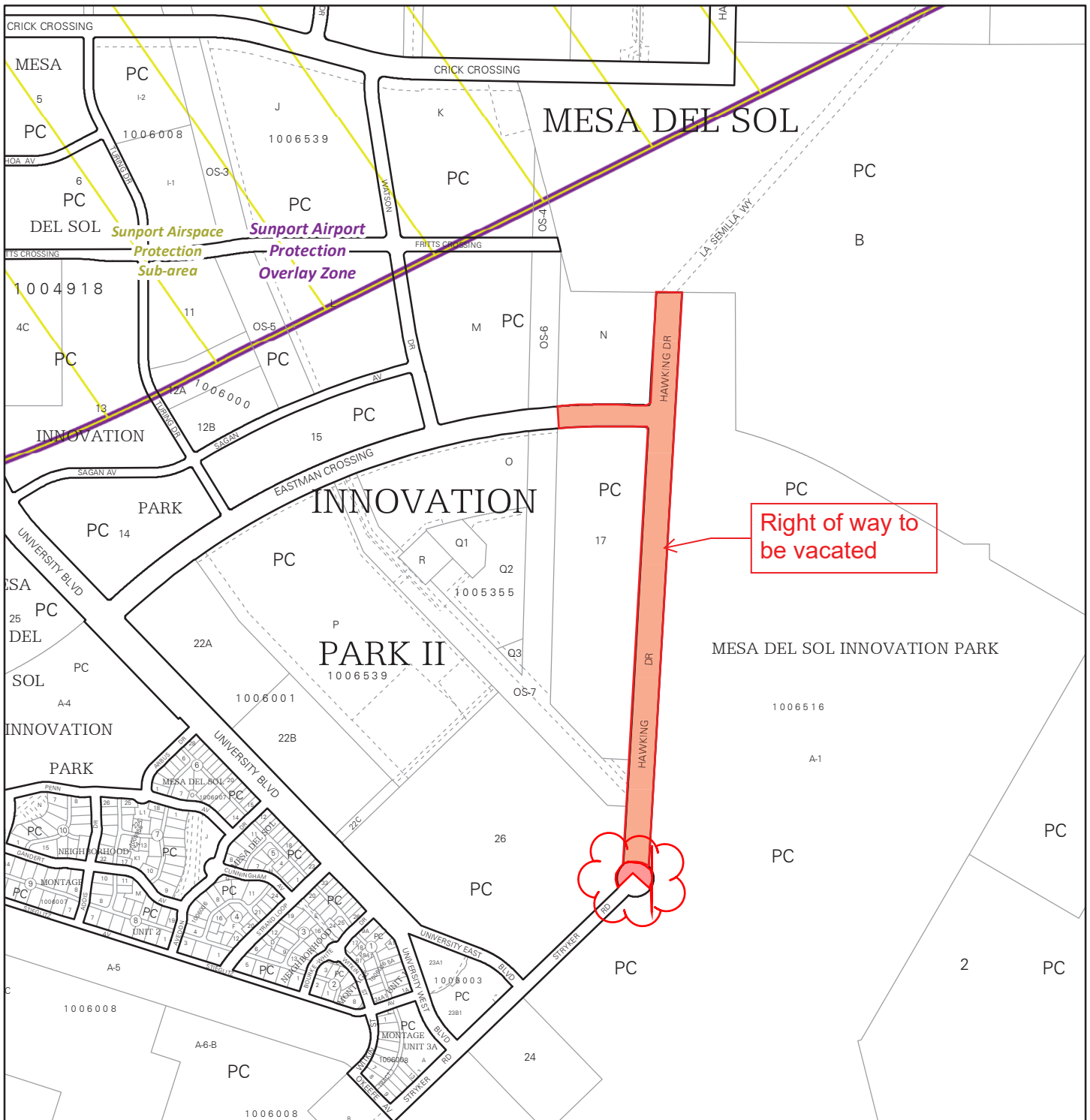
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Mesa del Sol NA [Other Neighborhood Associations, if any]


District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

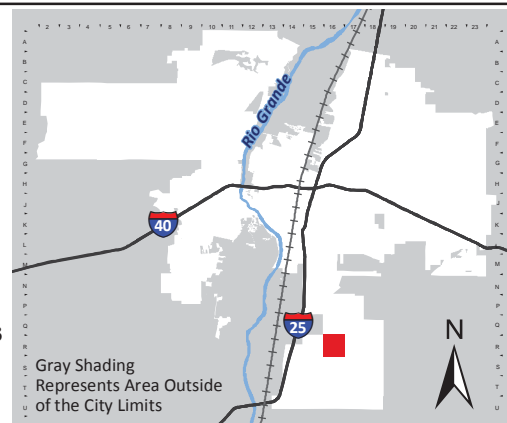


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet











EXHIBIT A PLAT THAT GRANTED HAWKING DR. AND EASTMAN CROSSING

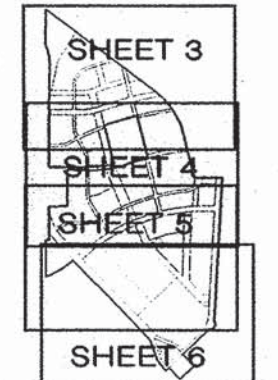
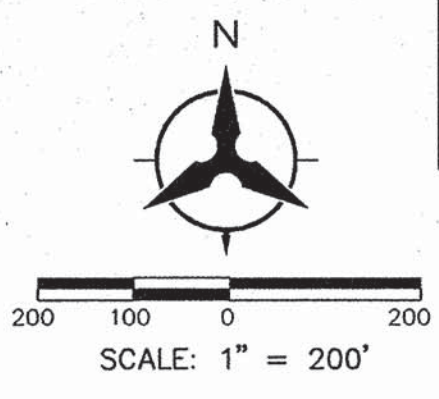
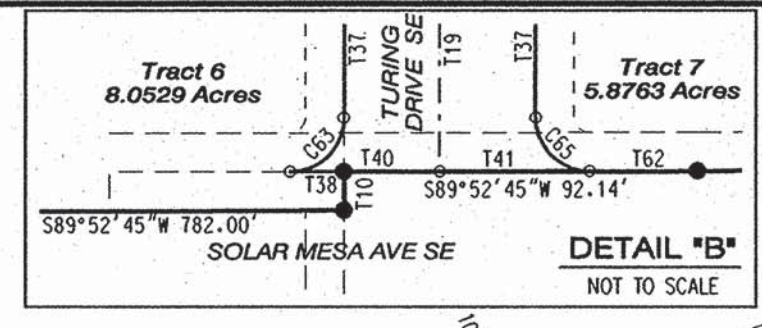
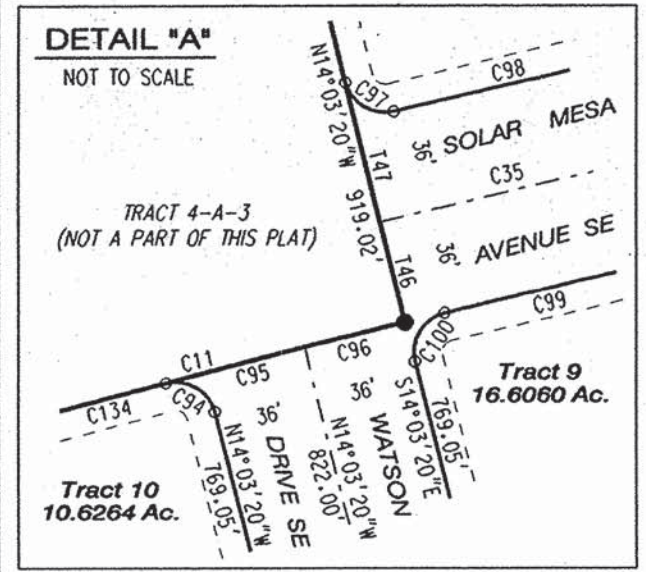
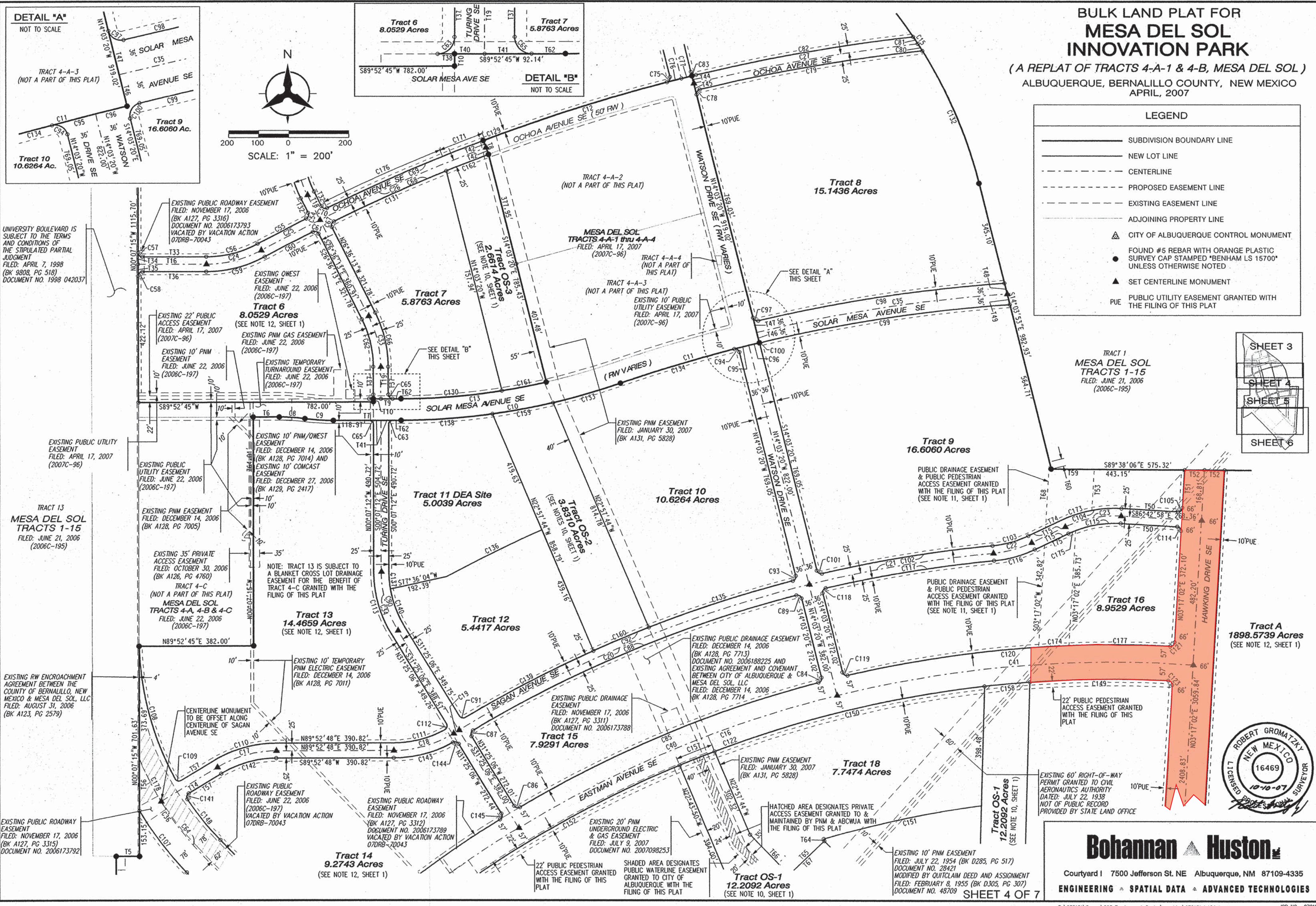
DOC# 2007131551
09/13/2007 10:37 AM Page: 4 of 7
PLAT R:537.00 B: 2007C P: 0259 N: Toulouse, Bernalillo County
FILED AT COUNTY CLERK'S OFFICE, BERNALILLO COUNTY, NEW MEXICO

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

LEGEND

	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



TRACT 1
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

TRACT 9
16.6060 Acres

TRACT 16
8.9529 Acres

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)



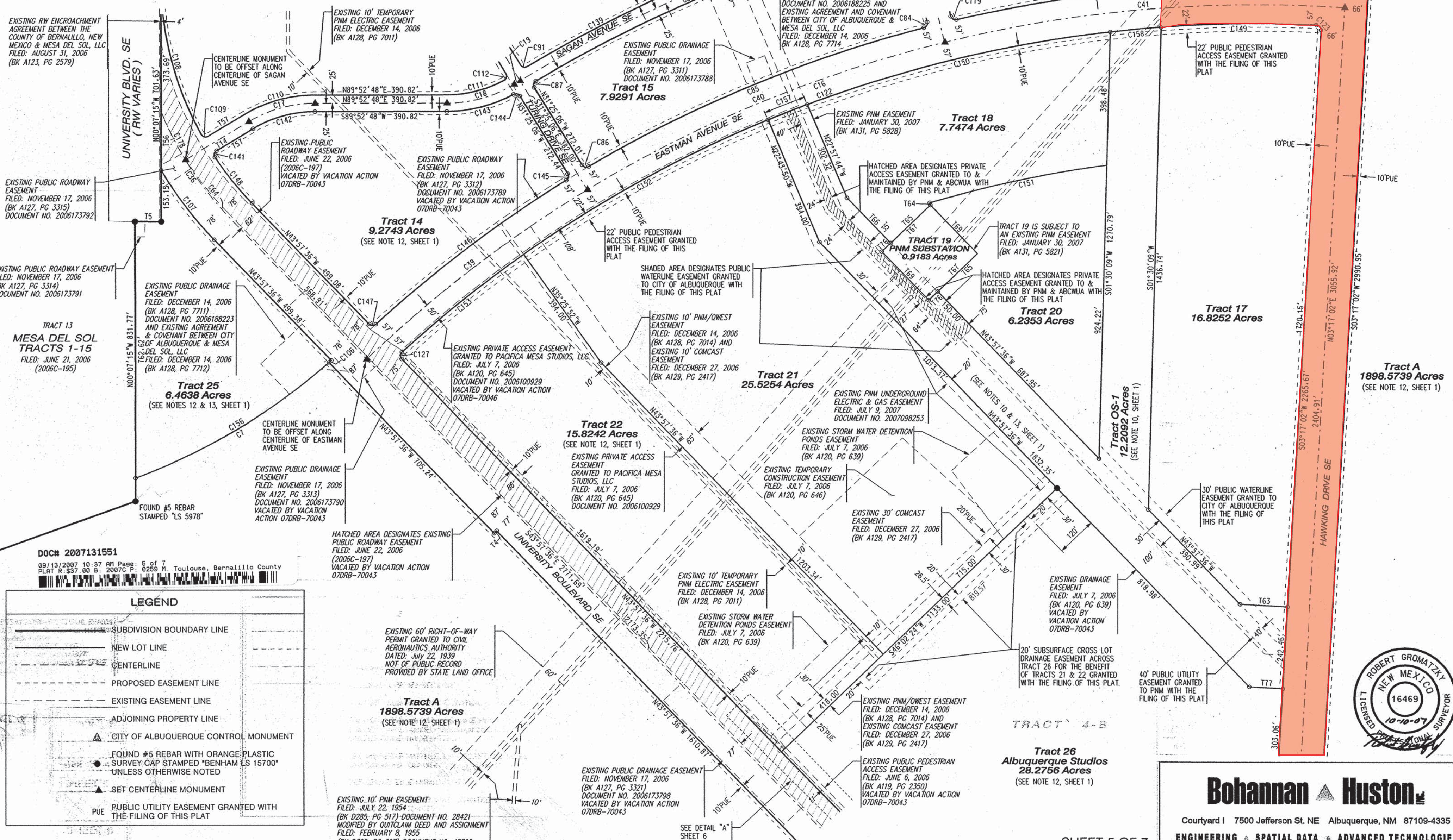
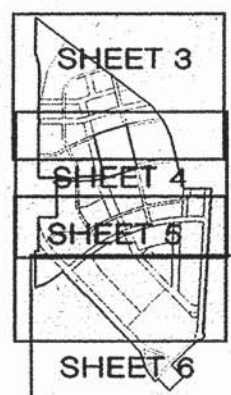
Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING * SPATIAL DATA * ADVANCED TECHNOLOGIES

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

TRACT 15
7.9291 Acres

TRACT 18
7.7474 Acres

TRACT 19
PNM SUBSTATION
0.9183 Acres

TRACT 20
6.2353 Acres

TRACT 17
16.8252 Acres

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25.5254 Acres

TRACT 22
15.8242 Acres
(SEE NOTE 12, SHEET 1)

TRACT OS-1
12.2092 Acres
(SEE NOTE 10, SHEET 1)

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOCH 2007131551
09/19/2007 10:37 AM Page 5 of 7
PLAT R-537.00 B-2007C P-0259 M, Toulouse, Bernalillo County

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING * SPATIAL DATA * ADVANCED TECHNOLOGIES

SHEET 5 OF 7

Racquel Michel

From: Microsoft Outlook
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Sent: Monday, April 26, 2021 7:04 PM
Subject: Relayed: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesrthompson8@gmail.com (jamesrthompson8@gmail.com)

independencedayjoy@gmail.com (independencedayjoy@gmail.com)

Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association



Pre Submittal
Neighborhood ...

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project: Vacation of 2660 Eastman Crossing Right of Way at Mesa del Sol; Pre-Application to DRB

Property Description/Address: Eastman Crossing and Hawking in Mesa del Sol

Date Submitted: 19 May 2021

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 17 May 2021 6-8 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Netflix Studios, LLC

Agent: Michael Balaskovitz, P.E., Bohannon Huston, Inc.

Neighborhood Associations/Interested Parties – Mesa del Sol NA, MdS HOA, District 6 Coalition of NAs, Neighbors.

Background Summary:

This was the first meeting in an iterative process to vacate a designated right of way (ROW), to allow for the expansion of Netflix Studios. Though not directly an element of this DRB application, neighbors indicated a desire to clarify the facilitated meeting process—conditions under which a meeting is mandated by the IDO, and when it might be an optional and voluntary event initiated by developers or neighborhoods. Planner Maggie Gould summarized the CABQ process requirements for facilitated meetings. It was suggested that neighbors could submit further questions to the CABQ Planning Department.

Mike Balaskovitz, P.E. was the presenter. The presentation opened with his identification of the existing ROW, as depicted in the Mesa del Sol Master Plan Level B. The presenter then showed the location both on the City's Zone Atlas Map and Google Earth. The Hawking portion of the desired vacation is a designated--though unbuilt--roadway, while the Eastman Crossing portion has never been formally dedicated to the City. He noted that vacating these rights of way will neither affect drainage in the area, nor interfere with current or future connections between MDS and City facilities to the north.

The ROW application process involves a hearing before the Design Review Board (recommendation for approval of the vacation), followed by approval of the vacation by the City Council. At that point, a follow-up DRB hearing will be conducted. That hearing will likely involve the DRB's approval of parcel consolidation to either side of the current ROW. There may be additional neighborhood facilitated meetings during this process. Further details are dependent on the outcome of the approval process.

Outcomes:

- ***Areas of Agreement:***
Additional CABQ facilitated meetings may be requested by the agent or neighbors during the approval process.

- ***Unresolved Issues & Concerns:***

None mentioned.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Note: Citizen questions and comments are in *Italics*.

Meeting Specifics:

1) Facilitated Neighborhood Meetings.

- a. Neighbors asked about the City's facilitated meeting process under the IDO—especially, how it is initiated.
 - i. The process, which gives voice to citizens, has only recently been experienced by residents in Mesa del Sol.
 1. *"We're a new development, so there's stuff happening here all the time..."*
 2. The development of the International School, at 4.9 acres, did not trigger a meeting.
- b. The City planner outlined some of the conditions under which a meeting is mandated prior to a hearing before the DRB or EPC:
 - i. A project that impacts 5 acres or greater.
 - ii. A commercial project of 5000 square feet or greater.
 - iii. A multifamily development of 59 units or greater.
 - iv. Major infrastructure changes or development.
 - v. Another neighbor noted, a zone change application.
- c. For projects that do not meet these thresholds, email notices go to the affected Neighborhood Associations.
 - i. For larger project applications, there is a mandated notice offering to hold a facilitated meeting.
 1. In any event, neighborhoods (or developers) may request a facilitated meeting, if only to provide information about the proposed project.

2) Vacating the Right-of-Way.

- a. The DRB ROW application will be specific to the vacation action, not to the development of new Netflix Studios.
- b. The Level B Master Plan (2012), showed the locations of the areas under consideration.
- c. The portions to be vacated are shown in the City's Zone Atlas Map R-16-Z.
 - i. The total area being considered is 10.5 acres.
- d. Some, but not all, of the ROWs shown in the plan have been dedicated to the City for future roadways.
 - i. The presenter noted that there have been changes since the plan was adopted.
 1. At the time of the plan, there were many projects going on at once.
 2. It made sense at the time to grant ROWs, anticipating future projects.
 - a. No underground utilities have been built, and no roadways.
 - ii. The entire Hawkins ROW is to be vacated.
 1. This ROW has been granted to the City, but not yet built.
 - iii. The eastern segment of Eastman Crossing has never been dedicated.
 - iv. All of the area to be vacated lies within the Level B boundary.
- e. The vacated Hawkins connects with the existing Netflix Studios.
 - i. In response to a neighbor question, the property is currently owned by Netflix.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

3) The Approval Process.

- a. This application is for a review before the DRB, for approval of the ROW vacation.
 - i. The DRB can recommend approval or hold approval until specified conditions are met.
 1. If they recommend approval, the application then goes to City Council.
- b. The Council can conduct a hearing if there are concerns from Planning, Municipal Development, or the public.
 - i. If there are no concerns, the item gets moved to the consent agenda for approval.
 - ii. If the Council approves, then we go back to the DRB.
- c. The DRB reviews a subsequent replat—consolidation of the various parcels into the existing properties on either side of the ROW.

4) Additional Questions

- a. *Q: What is the timeline for the Netflix development of the property?*
 - i. This meeting is about the vacation of the right-of-way.
 1. [Action] There will be a subsequent facilitated meeting in June, 2021 to address the topic of Netflix development.
 - ii. *Who is going to pay to replace the loss of the retention ponds being vacated in the right of way area?*
 1. There is not a drainage component to this application.
 - a. The linear retention ponds throughout Mesa del Sol retain water on top of the mesa and do not drain to the river—it is a playa system.
 - b. This request does not affect the drainage.
 - iii. *What about the Los Vaqueros connection that a lot of residents would love to have available, to be able to go to the rear gate of the base?*
 1. That component is outside the current Level B boundary and is not affected by this request.

5) Action Item:

There will be a subsequent facilitated meeting in June, 2021 to address the Netflix development.

Application and Hearing details:

It is anticipated that the DRB hearing for Site Plan approval will be held on Wednesday 16 June 2021, starting at 9:00 am. If that date is not achieved then the 23rd of June may be the hearing date.

“The DRB ‘remote’ public meetings are using the Zoom software. All participants--DRB members, applicants, and the public--participate from the safety of their homes. You can choose to participate by video or audio only. Participants can listen to the meeting and may also speak during the public comment period. The agenda for the DRB meeting is posted on the City website by Friday afternoon ahead of the Wednesday meeting (in this case, 14 May). The agenda includes information on accessing the DRB meeting.”

Please contact either of the following with questions:

DRB Planner Jay Rodenbeck: 505-924-3994 or jrodenbeck@cabq.gov

DRB Hearing Monitor Angela Gomez: 505-924-3946 or agomez@cabq.gov

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names & Affiliations of Many of the Attendees:

Mike Balaskovits	Bohannon Huston, Inc.	Denise Dewey
Scott Eddings	Huitt-Zollars	Emilee LaMonda
David Hickman	Jeebs & Zuzu LLC	Harry Relkin
Ron Brown	Mesa del Sol HOA	Jane & Todd
Joy Ziener	Mesa del Sol NA	Jeri Birge
Maggie Gould	City Planning	Lorene Myers
Colin Kruger		Nathan Shoman
Argie Carreon		Nicole
Angela Porcar		Patrick Krigge
Ariel Arevalo		Patti Thompson
Cesar Duron		Rohit Jain
Cindy Keith		Stephen Murphy
Dan Wright		Tania Gharechede
David Campbell		

Julie Cordova-Miller

From: Will Gleason <WillG@dpsdesign.org>
Sent: Thursday, April 22, 2021 4:25 PM
To: Michael Balaskovits
Cc: Kate Maliskas
Subject: FW: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry
Attachments: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry.pdf

Mike,
We did get the official list from the City – see attached and below.

From: Kate Maliskas
Sent: Thursday, April 22, 2021 9:59 AM
To: Will Gleason <WillG@dpsdesign.org>
Cc: Jessica Lawlis <JessicaL@dpsdesign.org>
Subject: FW: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry

Hey Will,

Below is the Neighborhood Associations for the ABQ Studios expansion site. I have saved a PDF in this folder as well:
<\\dpsabq.local\Interiors\20-0072 - Netflix\Regulatory\Approvals\ONC Neighborhood Associations>

Thanks,
Kate

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 22, 2021 9:55 AM
To: Kate Maliskas <KateM@dpsdesign.org>
Subject: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Albuquerque
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning

Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Wednesday, April 21, 2021 4:41 PM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

EPC and DRB

Contact Name

Kate Maliskas

Telephone Number

505-761-9700

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC
TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC
ETC.

Physical address of subject site:

2660 Eastman Crossing SE, Albuquerque, NM 87106

Subject site cross streets:

Eastman Crossing and University Blvd

Other subject site identifiers:

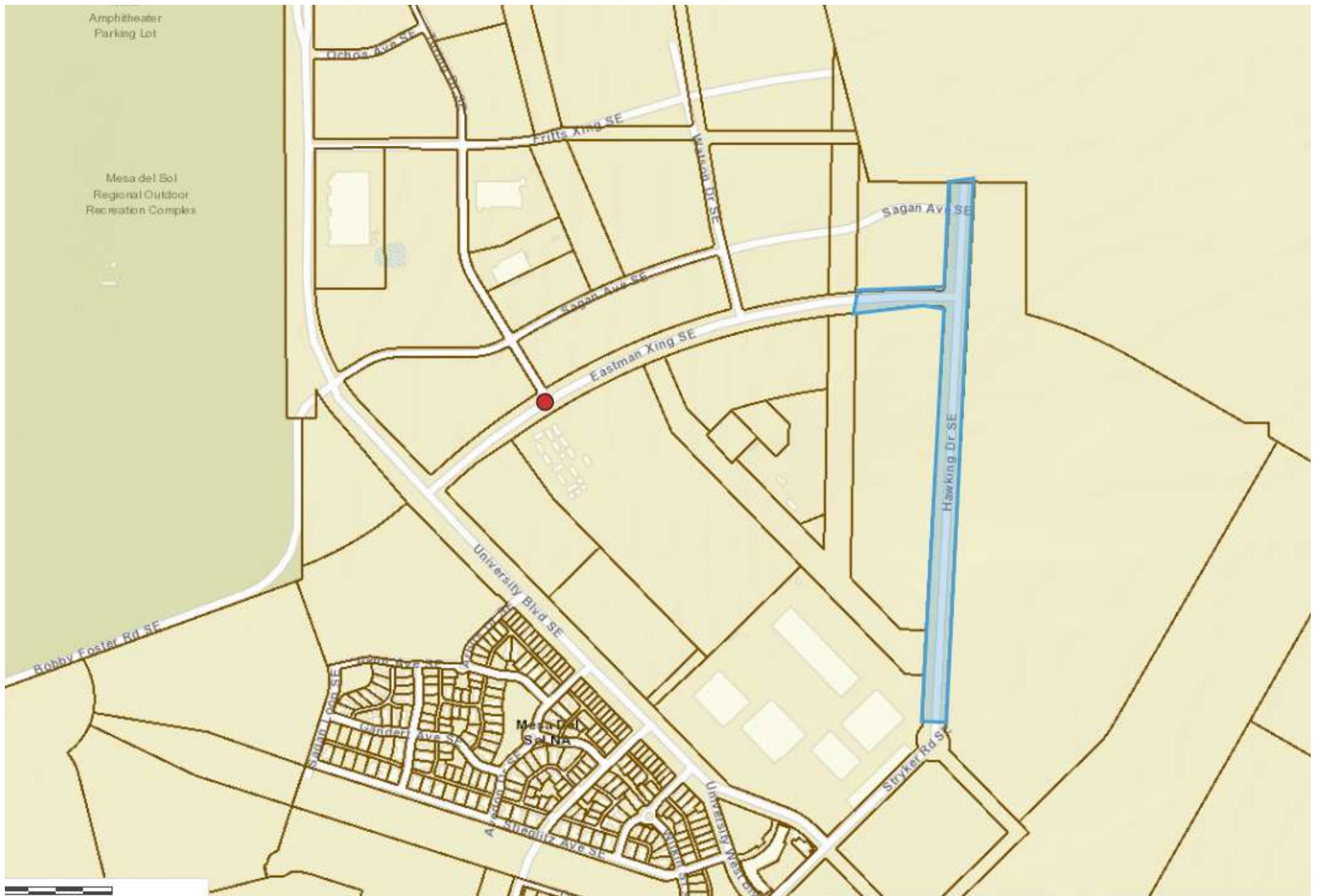
This site is located on the following zone atlas page:

R-16-Z

100' Buffer List

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
Geocortex.Gis.101605128311440102		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	5650 UNIVERSITY BLVD SE	ALBUQUERQUE 87106	TR 26 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 28.2756 AC	C	28.2756
Geocortex.Gis.101605128620940206		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87105	TR OS-7 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	12.2092
Geocortex.Gis.101605131524440205		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87106	TR 17 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 16.8252 AC	V	16.8252
Geocortex.Gis.101605128937810210		MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057		ALBUQUERQUE 87105	TR OS-6 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	2.8015
Geocortex.Gis.101605132236810201		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87105	TR N BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	6.7861
Geocortex.Gis.101705215314540102		STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148		ALBUQUERQUE 87105	TR B BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	1222.791
Geocortex.Gis.101505140619740401		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	HAWKING DR SE	ALBUQUERQUE NM 87106	TR A-1-A-6 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A(A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT A-6-C-1, A-1-A-1,A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL	V	75.2779

100' Buffer Map



FIRST CLASS MAIL

May 21, 2021

Re: Vacation of Public and Private Easements and Right-of-Way, Hawking Dr. and Eastman Ave.

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for Mesa del Sol, is seeking approval for Vacation of Right-of-Way within Hawking Dr. and Eastman Ave. See the attached Zone Atlas Page for the project location, and see the attached vacation exhibit showing the right of way to be vacated. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – 2660 Eastman Crossing SE
4. Location Description – The Intersection of Hawking Dr. and Eastman Blvd.
5. Zone Atlas Page – R-16-Z
6. Legal Description – TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC ETC.
7. Area of Property – 10.91 acres
8. Description of request: Vacation of Hawking Dr. (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960 LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

The Development Review Board Public Hearing will be heard on June 16th, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16th located at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Find your local number: <https://cabq.zoom.us/j/abbgbG8TJ8>

Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

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

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink that reads "Racquel Michel". The signature is written in a cursive style.

Racquel Michel, PE
Project Engineer
Community Development and Planning Group

Enclosure

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

MDS Investments, LLC
4020 Vassar Dr. NE, Suite H
Albuquerque, NM 87103-2248

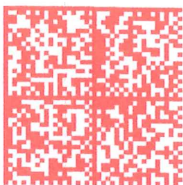



 **US POSTAGE**
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

City of Albuquerque
P.O. Box 2248
Albuquerque, NM 87103-2248




 **US POSTAGE**
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

State of NM State Land Office
P.O. Box 1148
Albuquerque, NM 87103-2248



 **US POSTAGE**
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

FIRST CLASS MAIL

May 21, 2021

James Thompson
2227 Stieglitz Avenue SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Mr. Thompson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
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Find your local number: <https://cabq.zoom.us/j/abbgB8TJ8>

Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

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Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

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

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Joy Zierner
5601 Addis Avenue SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Zierner:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

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5. Zone Atlas Page – R-16-Z
6. Legal Description – TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC ETC.
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The Development Review Board Public Hearing will be heard on June 16th, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16th located at the following link:

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Find your local number: <https://cabq.zoom.us/j/abbgbG8TJ8>

Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

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

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – 2660 Eastman Crossing SE
4. Location Description – The Intersection of Hawking Dr. and Eastman Blvd.
5. Zone Atlas Page – R-16-Z
6. Legal Description – TR P BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC ETC.
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Find your local number: <https://cabq.zoom.us/j/9876543210>

Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

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Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Patricia Willson
505 Dartmouth Drive SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Wilson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – 2660 Eastman Crossing SE
4. Location Description – The Intersection of Hawking Dr. and Eastman Blvd.
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Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
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Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

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City of Albuquerque Planning Department

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Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

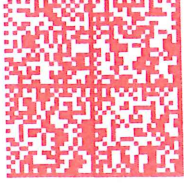
Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Joy Zierner
5601 Addis Avenue SE
Albuquerque, NM 87106



US POSTAGE
\$ 00.51

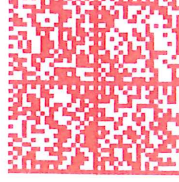


First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106



US POSTAGE
\$ 00.51



First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Patricia Willson
505 Dartmouth Drive SE
Albuquerque, NM 87106



US POSTAGE
\$ 00.51
First-Class
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05/20/2021
032A 0061805678

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

James Thompson
2227 Stieglitz Avenue SE
Albuquerque, NM 87106



US POSTAGE
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, May 20, 2021 3:42 PM
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com; Mandy Warr; P. Davis Willson
Cc: Racquel Michel; Michael Balaskovits
Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.
Attachments: 03-IDOZoneAtlasPage_R-16-Z.pdf

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Hawking Dr. and Eastman Ave.

Good afternoon,

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannan Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

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City of Albuquerque Planning Department

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Sincerely,



Racquel Michel, PE

Project Engineer

Attachments: Zone Atlas Page



Julie Cordova Miller

Senior Administrative Assistant

Community Development & Planning

Structural Engineering

Bohannon Huston

p. 505.823.1000 | d. 505.798.7951

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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Julie Cordova-Miller

From: Microsoft Outlook
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Sent: Thursday, May 20, 2021 3:42 PM
Subject: Relayed: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesrthompson8@gmail.com (jamesrthompson8@gmail.com)

independencedayjoy@gmail.com (independencedayjoy@gmail.com)

Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Julie Cordova-Miller

From: Microsoft Outlook
To: Mandy Warr
Sent: Thursday, May 20, 2021 3:42 PM
Subject: Relayed: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Mandy Warr \(mandy@theremedyspa.com\)](mailto:mandy@theremedyspa.com)

Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Racquel Michel
(Applicant or Agent)

05-21-21
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____