

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

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

Project# PR-2020-004138

Application#

SD-2021-00104 VACATION OF RIGHT OF WAY –
HAWKING DRIVE AND EASTMAN AVENUE

LEGAL DESCRIPTION:

For all or a portion of: **HAWKING DRIVE**
between STRYKER ROAD and north of
SAGAN AVE, MESA DEL SOL INNOVATION
PARK zoned PC, located on **EASTMAN AVE**
SE and HAWKING DR SE, EAST OF
UNIVERSITY BLVD containing approximately
4.04 acre(s). (G-11)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to vacate the entirety of Hawking Drive (132-feet of right-of-way) from the Mesa del Sol Level B Master Plan boundary to Stryker Road (approximately 2,960 linear feet), and the entirety of Eastman Crossing (114-feet of right-of-way) from the eastern property line of Tracts OS-7 and OS-6 to Hawking Drive (approximately 470 linear feet) for a total of 10.9 acres.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The surrounding properties' access to University Boulevard and the Mesa del Sol development can continue to be obtained using the surrounding streets, including Crick Crossing and Stryker Road. Additionally, the applicant provided future roadway cross sections to show the future proposed streets that will be built, and are in the process of applying for an Amendment to the Mesa del Sol Level B Master Plan as part of the Netflix Studios expansion to capture modifications to the roadway network. A Traffic Impact Study (TIS) must demonstrate that the overall network connectivity of the remaining roadways will continue to function (see finding #6).

4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
6. A traffic study must be approved, and the subsequent recommended traffic mitigation measures shall be identified during the platting/Site Plan-DRB stages.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Wolfley".

Jolene Wolfley
DRB Chair

JW/jr

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