



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Sketch Plat to consolidate Tracts P-2 with Tract 1 to create one large parcel for the current Netflix Expansion.

APPLICATION INFORMATION

Applicant/Owner: Kenneth Falcon (Netflix Studios LLC)		Phone:
Address: 5808 Sunset Boulevard		Email: kfalcon@netflix.com
City: Los Angeles	State: California	Zip: 90028
Professional/Agent (if any): Bohannon Huston Inc. (Michael Balaskovits, PE)		Phone: (505)823-1000
Address: 7500 Jefferson St NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
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.: Tracts 1 and Tract P-2	Block: N/A	Unit: N/A
Subdivision/Addition: Tracts 1 thru 3 Innovation Park II & Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101605128311440102
Zone Atlas Page(s): R-16-Z	Existing Zoning: PC	Proposed Zoning N/A
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 148.5 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5650 University Blvd. Between: Eastman Crossing and: Stryker

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005573

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: March 20, 2023
Printed Name: Michael Balaskovits, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

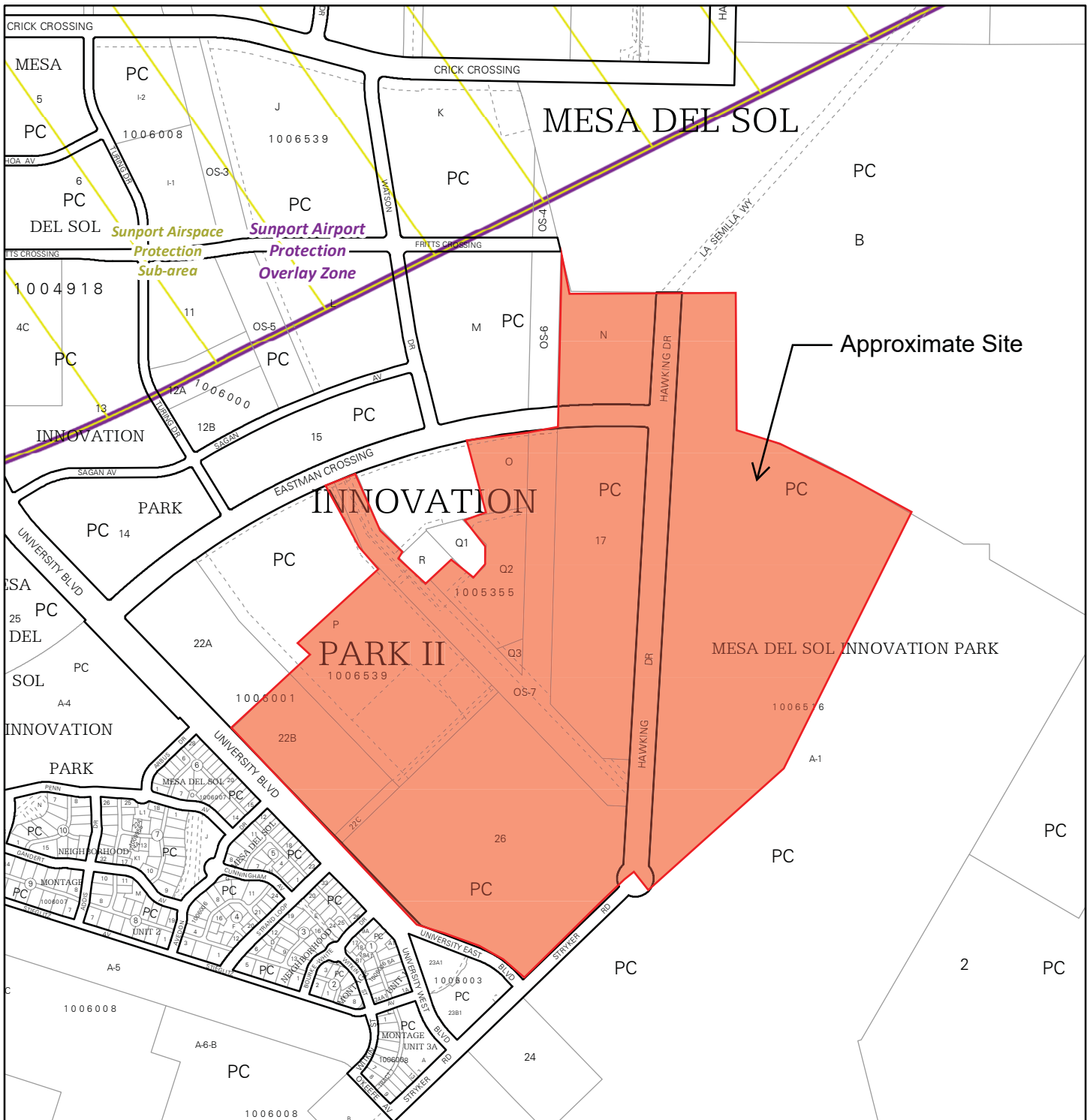
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

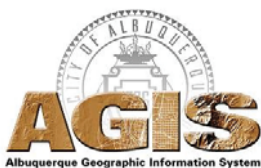
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- N/A 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

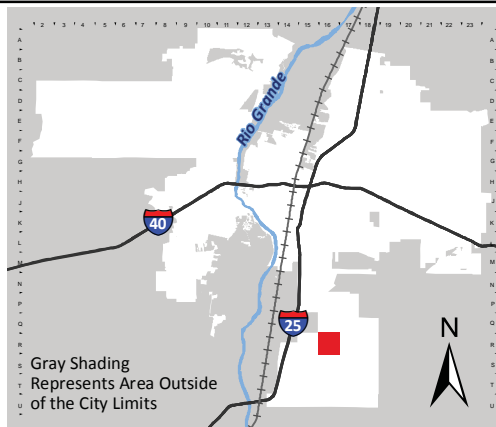


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

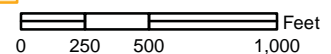


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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



March 19, 2023

DFT
Planning - COA
415 Silver Ave SW
Albuquerque, NM 87102

Re: Justification Letter – Sketch Plat: Replat of Tract 1 of Tracts 1 thru 3 (Mesa del Sol Innovation Park II and Tract P-1 Replat of Tract P Mesa del Sol Innovation Park) PR-2021-005573

Dear Development Facilitation Team,

Bohannon Huston, Inc. has prepared a Sketch Plat for the above referenced location to be scheduled for the next DFT meeting on March 29th, 2023. The purpose of the sketch plat is to consolidate Tracts P-2 with Tract 1 to create one large parcel for the current Netflix Expansion. The site will be approximately 148.5 acres.

Sincerely,

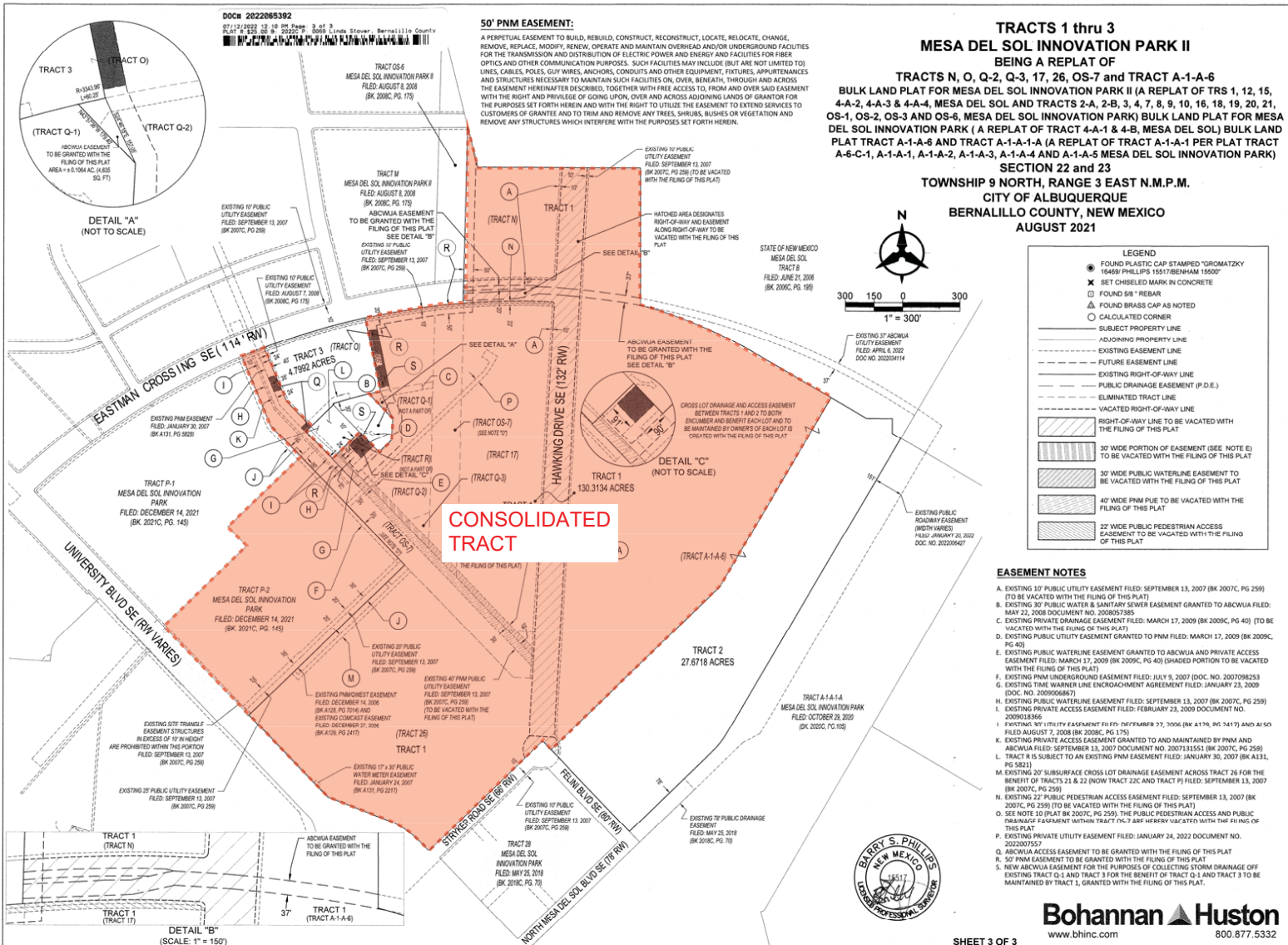


Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



**TRACTS 1 thru 3
MESA DEL SOL INNOVATION PARK II
BEING A REPLAT OF**

**TRACTS N, O, Q-2, Q-3, 17, 26, OS-7 AND TRACT A-1-A-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 DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21,
OS-1, OS-2, OS-3 AND OS-6, MESA DEL SOL INNOVATION PARK) BULK LAND PLAT FOR MESA
DEL SOL INNOVATION PARK (A REPLAT OF TRACT 4-A-1 & 4-B, MESA DEL SOL) 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 INNOVATION PARK)
SECTION 22 AND 23
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021**

LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND SR "REBAR"
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - FUTURE EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE
- - - VACATED RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY LINE TO BE VACATED WITH THE FILING OF THIS PLAT
- - - 30' WIDE PORTION OF EASEMENT (SEE NOTE E) TO BE VACATED WITH THE FILING OF THIS PLAT
- - - 30' WIDE PUBLIC WATERLINE EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT
- - - 40' WIDE PNM PUE TO BE VACATED WITH THE FILING OF THIS PLAT
- - - 22' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT

- EASEMENT NOTES**
- A. EXISTING 12' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259) (TO BE VACATED WITH THE FILING OF THIS PLAT)
 - B. EXISTING 30' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWUA FILED: MAY 22, 2008 DOCUMENT NO. 200805785
 - C. EXISTING PRIVATE DRAINAGE EASEMENT FILED: MARCH 17, 2009 (BK 2009C, PG 40) (TO BE VACATED WITH THE FILING OF THIS PLAT)
 - D. EXISTING PUBLIC UTILITY EASEMENT GRANTED TO PNM FILED: MARCH 17, 2009 (BK 2009C, PG 40)
 - E. EXISTING PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA AND PRIVATE ACCESS EASEMENT FILED: MARCH 17, 2009 (BK 2009C, PG 40) (SHADED PORTION TO BE VACATED WITH THE FILING OF THIS PLAT)
 - F. EXISTING PNM UNDERGROUND EASEMENT FILED: JULY 9, 2007 (DOC. NO. 2007098253)
 - G. EXISTING TIME WARNER LINE ENCROACHMENT AGREEMENT FILED: JANUARY 23, 2009 (DOC. NO. 200906687)
 - H. EXISTING PUBLIC WATERLINE EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
 - I. EXISTING PRIVATE ACCESS EASEMENT FILED: FEBRUARY 23, 2009 DOCUMENT NO. 200901866
 - J. EXISTING 30' UTILITY EASEMENT 60' PUE FEBRUARY 27, 2006 (BK A176, PG 7417) AND AS OF FILED AUGUST 7, 2008 (BK 2008C, PG 75)
 - K. EXISTING PRIVATE ACCESS EASEMENT GRANTED TO AND MAINTAINED BY PNM AND ABCWUA FILED: SEPTEMBER 13, 2007 DOCUMENT NO. 2007131551 (BK 2007C, PG 259)
 - L. TRACT R IS SUBJECT TO AN EXISTING PNM EASEMENT FILED: JANUARY 30, 2007 (BK A131, PG 5821)
 - M. EXISTING 20' SUBSURFACE CROSS LOT DRAINAGE EASEMENT ACROSS TRACT 26 FOR THE BENEFIT OF TRACTS 21 & 22 (NOW TRACT 21C AND TRACT P) FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
 - N. EXISTING 22' PUBLIC PEDESTRIAN ACCESS EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259) (TO BE VACATED WITH THE FILING OF THIS PLAT)
 - O. SEE NOTE 10 (PLAT BK 2007C, PG 259). THE PUBLIC PEDESTRIAN ACCESS AND PUBLIC DRAINAGE EASEMENT WITHIN TRACT P-C-7 ARE HEREBY VACATED WITH THE FILING OF THIS PLAT.
 - P. EXISTING PRIVATE UTILITY EASEMENT FILED: JANUARY 24, 2022 DOCUMENT NO. 2022007557
 - Q. ABCWUA ACCESS EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
 - R. 50' PNM EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
 - S. NEW ABCWUA EASEMENT FOR THE PURPOSES OF COLLECTING STORM DRAINAGE OFF EXISTING TRACT Q-1 AND TRACT 3 FOR THE BENEFIT OF TRACT Q-2 AND TRACT 3 TO BE MAINTAINED BY TRACT 1, GRANTED WITH THE FILING OF THIS PLAT.



Bohannon & Huston
www.bhinc.com 800.877.5332