

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
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## **OFFICIAL NOTIFICATION OF DECISION**

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

**Project# PR-2021-005573**

**Application#**

**SI-2021-01482** SITE PLAN

**SD-2021-00171** PRELIMINARY PLAT

**SD-2021-00172** VACATION OF PUBLIC  
EASEMENT – 22' Public Pedestrian Access

**SD-2021-00174** VACATION OF PUBLIC  
EASEMENT – 10' PUE

**SD-2021-00175** VACATION OF PUBLIC  
EASEMENT – 30' Public Waterline

**SD-2021-00176** VACATION OF PUBLIC  
EASEMENT – 40' PNM

**SD-2021-00177** VACATION OF PUBLIC  
EASEMENT – Pedestrian Access and Drainage

**SD-2021-00178** VACATION OF PRIVATE  
EASEMENT – Private Drainage

**SD-2021-00179** VACATION OF PUBLIC  
EASEMENT – Public Waterline Studio

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACTS 22- A, 22-B, 22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A6, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located on **UNIVERSITY BLVD** between **EASTMAN CROSSING** and **MESA DEL SOL** containing approximately **162.784** acre(s). **(R-16)**

On March 2, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

**SI-2021-01482 SITE PLAN**

1. This is a request to construct a 59,713 square feet of GFA building approximately 32-feet in height (Mill 2); construct a 79,111 square feet of GFA building approximately 32-feet in height (Mill 3); construct a 60,797 square feet of GFA building approximately 32-feet in height (Mill 4); construct a 85,000 square feet of GFA building approximately 50-feet in height (Production Office 2); construct eight 18,369 square feet of GFA buildings approximately 67-feet in height (Stages 10, 11, 12, 14, 15, 16, 17, and 18); construct four 30,686 square feet of GFA buildings approximately 67-feet in height (Support); construct four 1,788 square feet of GFA buildings approximately 67-feet in height (Backpack); construct two 25,433 square feet of GFA buildings approximately 77-feet in height (Stages 19 and 20); construct one 30,686 square feet of GFA building approximately 77-feet in height (Support); and construct one 1,788 square feet of GFA building approximately 77-feet in height (Backpack). The site plan is required to be reviewed by the Development Review Board (DRB) because per 6-5(G(1)(e)1. of the IDO the proposed development application area is larger than 5 acres in size and features more than 50,000 square feet of GFA of non-residential development.

1. Pursuant to 6-6(I)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:

- a. 6-6(I)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The dimensions, parking, and façade design meet/exceed the Mesa del Sol (Mds) Level B Master Plan/Framework Plan and IDO requirements.

An Alternative Landscape Plan was submitted for administrative review and was approved on February 24, 2022.

On December 21, 2021, the Zoning Hearing Examiner approved a Variance of 20 feet to allow intervals of 50 feet wall variations per PR-2021-005573, VA-2021-00400.

- b. 6-6(I)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was required and submitted, and the suggested infrastructure improvements were added to the Infrastructure List approved with the associated Preliminary Plat (SI-2021-00171).

- c. 6-6(l)(3)(c) *If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

The Site Plan as approved meets the relevant standards in the MdS Level B Master Plan/Framework Plan according to staff analysis and the Architectural Review Committee (ARC) of MdS.

2. The applicant provided notice as required by 6-1-1 of the IDO.
3. The proposed development is permitted within the PC zone district and the MdS Level B Master Plan/Framework Plan.

**Conditions:**

1. This Site Plan is valid 7 years from DRB approval (3/2/2022). An extension may be requested prior to the expiration date.
2. Final sign off is delegated to ABCWUA for the submittal of revised entrance detail at the Water Authority access easement to the existing Mesa del Sol Reservoir, and the submittal of a revised utility plan, paper easements, and other documents and/or agreements as necessary to ensure compliance with the ABCWUA requirement for separate services on separate platted parcels.
3. Final sign off is delegated to Planning for a stop bar to be added to stop sign and crosswalk, and for the recorded Final Plat.
4. The applicant will obtain final sign off from ABCWUA and Planning by May 4, 2022 or the case may be scheduled for the next DRB hearing and could be denied her the DRB Rules of Procedure.

**SD-2021-00171 PRELIMINARY PLAT**

1. This Preliminary Plat replats eight existing lots into three tracts a total of 162.78 acres in size, and vacates 10.5824 acres of portions of public ROW of Eastman Avenue and Hawking Drive. The Preliminary Plat grants easements as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the PC zone district and the MdS Level B Master Plan/Framework Plan.

3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. At the March 2, 2022 DRB hearing for PR-2021-005573, the applicant withdrew the vacations for: SD-2021-00180 – Vacation of Private Easement for Private Access-ABCWUA, and SD-2021-00181 – Vacation of Private Easement for Private Access-ABCWUA.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**SD-2021-00172 VACATION OF PUBLIC EASEMENT – 22’ Public Pedestrian Access**

1. The applicant proposes to vacate a 22-foot public pedestrian access easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**SD-2021-00174 VACATION OF PUBLIC EASEMENT – 22’ Public Pedestrian Access**

1. The applicant proposes to vacate a 22-foot public pedestrian access easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**SD-2021-00175 VACATION OF PUBLIC EASEMENT – 30’ Public Waterline Easement**

1. The applicant proposes to vacate a 30-foot public waterline easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**SD-2021-00176 VACATION OF PUBLIC EASEMENT – 40’ PNM Easement**

1. The applicant proposes to vacate a 40-foot PNM Easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**SD-2021-00177 VACATION OF PUBLIC EASEMENT – Pedestrian Access and Drainage**

1. The applicant proposes to vacate a pedestrian access and drainage easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

Official Notice of Decision

Project # PR-2021-005573 Applications# SI-2021-01482, SD-2021-00171, SD-2021-00172, SD-2021-00174, SD-2021-00175, SD-2021-00176, SD-2021-00177, SD-2021-00178, SD-2021-00179

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**SD-2021-00178 VACATION OF PRIVATE EASEMENT – Private Drainage**

1. The applicant proposes to vacate a private drainage easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**SD-2021-00179 VACATION OF PUBLIC EASEMENT – Public Waterline Studio**

1. The applicant proposes to vacate a public waterline studio easement.
2. The applicant justified the vacation request for the easement pursuant to 14-16-6-6-(M)(3) of the IDO.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB’s decision or by **MARCH 17, 2022**. The date of the DRB’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jay Rodenbeck  
DRB Chair

JR  
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