



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

<b>SUBDIVISIONS</b>		
<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 checked="" type="checkbox"/> Major - Final Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	
<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)	<b>PRE-APPLICATIONS</b>
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<b>SITE PLANS</b>		
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Re-plat of Lots 22-A, 22-B, 22-C, and Tract P of Mesa del Sol Innovation Park II.		

<b>APPLICATION INFORMATION</b>		
Applicant: Netflix Studios, LLC		Phone:
Address: 5808 Sunset Blvd.		Email:
City: Los Angeles	State: CA	Zip: 90028
Professional/Agent (if any): Bohannon Huston Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St. NE, Courtyard 2		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners: Netflix Studios LLC.	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Lots 22A, 22B, 22C, and Tract P	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park I & II	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): R-16	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): 41.3495
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 5630 University Blvd. SE	Between: Eastman Crossing	and: University Blvd.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1004075, 1004097, 1004260, 1004817, 1004818, 1004918, 1006001, 1006516, 1006539, 1011412		

Signature:	Date: 11/9/21
Printed Name: Mike Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project # PR-2021-005629	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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 describing, explaining, and justifying the request
  - Scale drawing of the proposed subdivision plat
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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
  - Proposed Final Plat
  - Design elevations & cross sections of perimeter walls
  - Copy of recorded IIA (**forth coming**)
  - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
  - DXF file and hard copy of final plat data for AGIS submitted and approved (**forth coming**)

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
  - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
  - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
  - Sidewalk Exhibit and/or cross sections of proposed streets
  - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
  - Proposed Infrastructure List, if applicable
  - Required notice with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
  - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
  - DXF file and hard copy of final plat data for AGIS submitted and approved

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
  - Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 11/9/21</p>
<p>Printed Name: MICHAEL BALASKOVITS</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

November 9, 2021

Jolene Wolfley  
D.R.B. Chair  
City of Albuquerque  
Delivered by email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

Re: Request for Final Plat Approval: Albuquerque Studios Expansion - North

Dear Chairwoman Wolfley,

This letter is to serve as the written description of the subject request and to present the submittal package associated with the Final Plat approval.

We are working closely with Mesa del Sol and the Netflix team to get the IIA recorded and anticipate having that available at the time of the hearing.

Please review this request and schedule it to be heard during November 17<sup>th</sup>, 2021 for the next DRB hearing.

Sincerely,



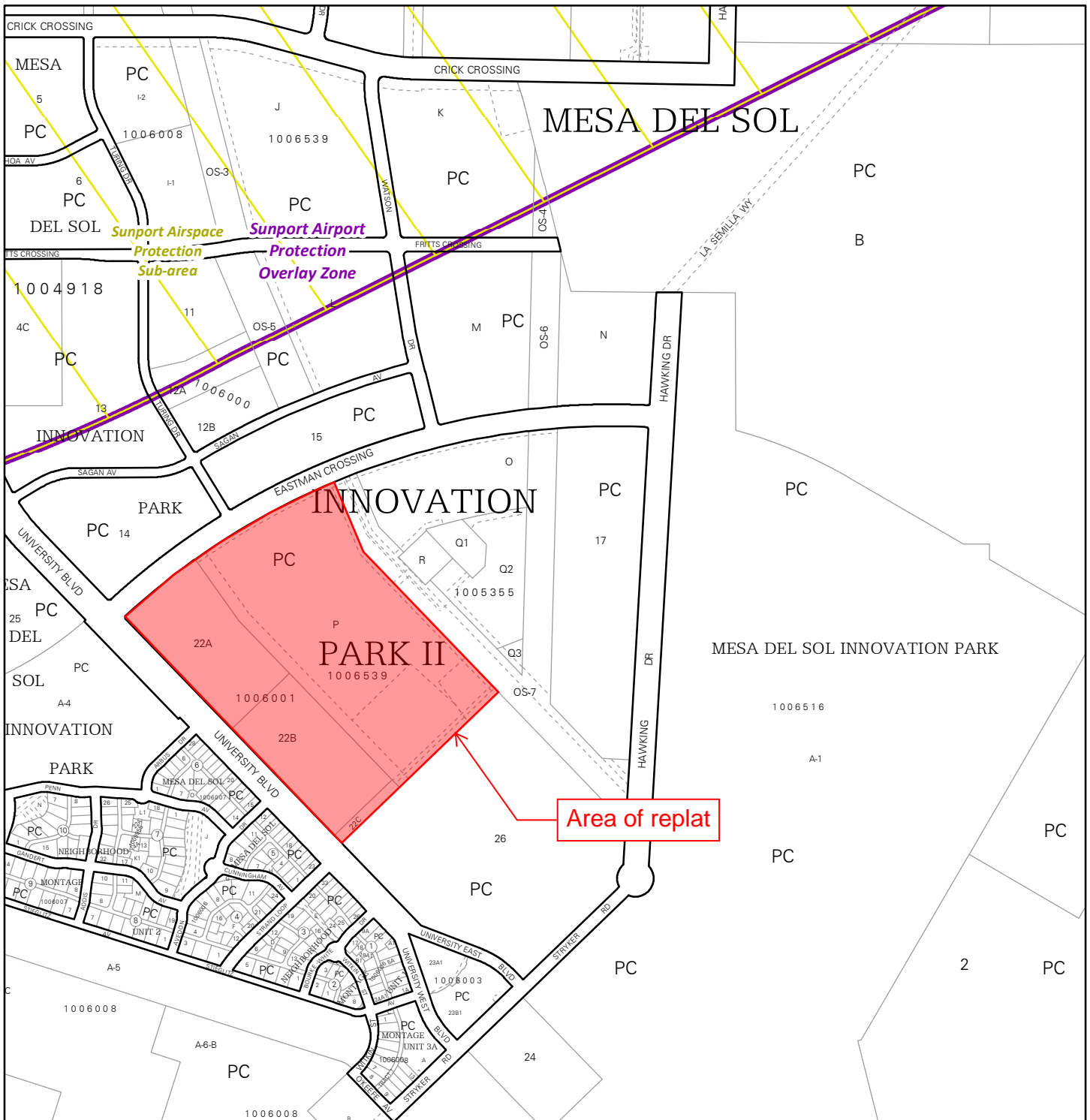
Michael Balaskovits, P.E  
Senior Vice President  
Community Development & Planning

MJB/rmm  
Enclosures

**Engineering** ▲

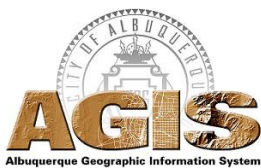
**Spatial Data** ▲

**Advanced Technologies** ▲

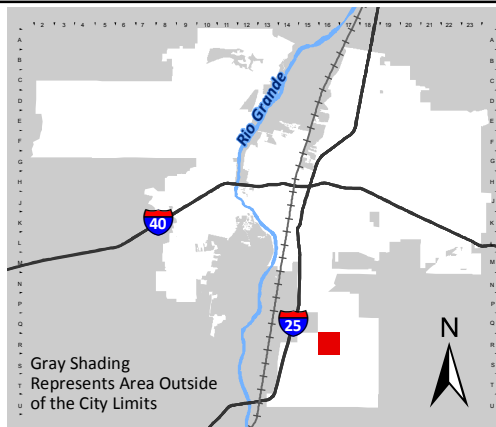


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

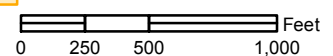


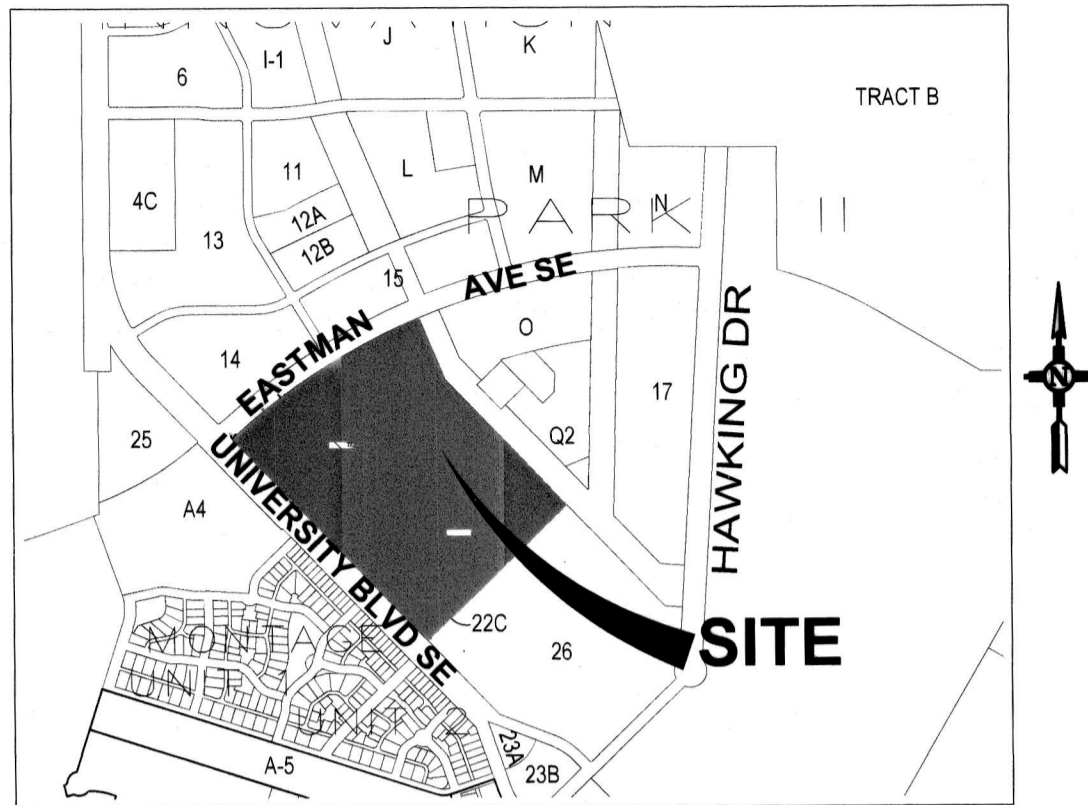
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



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





LOCATION MAP  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index No.: R16
3. Gross Subdivision Acreage: 41.350 Acres
4. Total Number of Tracts Created: 2 Tracts
5. Date of Survey: July, 2021
6. Plat is located within the projected Section 22, T 9 N, R 3 E; N.M.P.M.
7. No public streets were created.
8. Zoning: PC

**PURPOSE OF PLAT**

The purpose of this Replat is to combine Tracts 22-A, 22-B, 22-C and Tract P, into 2 Tracts as the same are shown and designated in Mesa Del Sol Innovation Park (A Replat of Tract 22 Mesa Del Sol Innovation Park), as Doc No. 2008044090 filed April 18, 2008, in Book 2008C, Page 0092 and Tract P as the same are shown and designated in TR P Bulk Land Plat for Mesa Del Sol Innovation Park II (A Replat of Tracts 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) as Doc No. 2008089615 filed August 7, 2008, in plat Book 2008C, page 175.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**LEGAL DESCRIPTION**

Tract P of the Bulk Land Plat for Mesa Del Sol Innovation Park II, 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 August 7, 2008 in Book 2008C, page 175 as Document No 2008089615 and Tracts 22-A, 22-B and 22-C of the Plat Mesa Del Sol Innovation Park ( A replat of Tract 22 Mesa Del Sol Innovation Park) as the same is shown and designated on the plat thereof, filed April 4, 2008 in Book 2008C, Page 0092 as Document No. 2008044090.

Tract contains 41.350 acres more or less.

~~**BULK LAND VARIANCE NOTE**~~ N/A

~~Future subdivision of the 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: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this 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.~~

**FREE CONSENT AND DEDICATION**

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico. Said owner(s) hereby grant and vacate all Easements as may be shown on this plat and dedication of Right Of Way to the City of Albuquerque in fee simple as shown hereon.

NETFLIX STUDIOS, LLC

Date

7-15-21

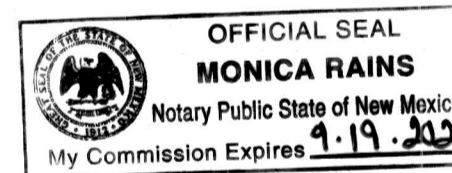
State of New Mexico )

County of Bernalillo )

This instrument was acknowledged before me on 15 day of July 2021

by NETFLIX STUDIOS, LLC

My Commission Expires: 9-19-2022  
Notary Public



**NOTES**

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C055H, revised August 16, 2012.
2. Date of Survey: July, 2021.
3. Basis of Bearings is the inverse between City of Albuquerque Control Stations "1\_R16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,453,438.899 and E= 1,532,715.669 and "3\_Q16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,457,045.094 and E=1,533,498.782. Bearing= N12°15'07"E.
4. Distances are ground distances "US SURVEY FOOT".
5. Record Bearings and distances are the same as shown on plats referenced hereon.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

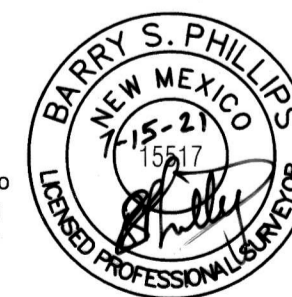
**SURVEYOR'S CERTIFICATION:**

I, Barry S. Phillips a Registered Professional New Mexico Surveyor No 15517, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Barry S. Phillips  
New Mexico Professional Surveyor 15517

Date: SURVEY STAMP DATE

7-15-2021



REPLAT  
**TRACT P-1 AND TRACT P-2**  
BEING A REPLAT OF  
**TRACT 22-A, 22-B AND 22-C AND TRACT P**  
MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22  
MESA DEL SOL INNOVATION PARK) TRACT P BULK LAND PLAT  
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 & TRS 2-A, 2-B, 3, 4, 7,  
8, 9, 10, 16, 18, 19, 20, 21)  
SECTION 22  
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2021

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**  
**Utility Approvals:**

PNM Electric Services \_\_\_\_\_ Date

New Mexico Gas Company \_\_\_\_\_ Date

Century Link \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

City Approvals:

Jovan M. Rimbauer P.S. 9/9/2021  
City Surveyor Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

ABCWUA \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

City Engineer/Hydrology \_\_\_\_\_ Date

Code Enforcement \_\_\_\_\_ Date

DRB Chairperson, Planning Department \_\_\_\_\_ Date

**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.

**JURISDICTIONAL AFFIDAVIT**

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described herein lies within the platting and subdivision jurisdiction of the City of Albuquerque.

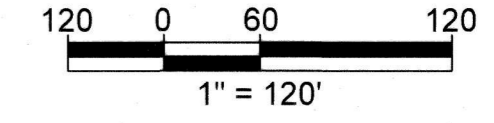
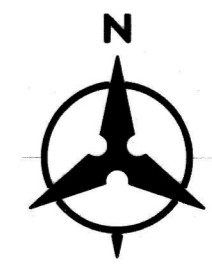
Barry S. Phillips  
New Mexico Professional Surveyor 15517



ALBUQUERQUE GEODETIC REFERENCE STATION "3\_Q16"  
 GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N = 1,457,045.094 USft E = 1,533,498.782 USft  
 GROUND TO GRID FACTOR = 0.999663002  
 DELTA ALPHA = -00°12'17.33"  
 NAVD 1988 ELEVATION = 5310.39 USft

ALBUQUERQUE GEODETIC REFERENCE STATION  
 "1\_R16" GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N = 1,453,438.899 USft E = 1,532,715.669 USft  
 GROUND TO GRID FACTOR = 0.999664099  
 DELTA ALPHA = -00°12'22.46"  
 NAVD 1988 ELEVATION = 5291.451 USft

REPLAT  
**TRACT P-1 AND TRACT P-2**  
 BEING A REPLAT OF  
 TRACT 22-A, 22-B AND 22-C AND TRACT P  
 MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT 22  
 MESA DEL SOL INNOVATION PARK) TRACT P BULK LAND PLAT  
 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 & TRS 2-A, 2-B, 3, 4, 7,  
 8, 9, 10, 16, 18, 19, 20, 21)  
 SECTION 22  
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2021



LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/  
PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - ELIMINATED TRACT LINE

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°40'08"	30.89'	48.00'	30.00'	43.04'	N01°52'28"E
C2	6°51'37"	224.07'	447.60'	3738.32'	447.33'	N51°08'20"E
C3	12°42'02"	416.03'	828.66'	3738.32'	826.96'	N60°55'09"E

