

**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 Studos, LLC
5808 Sunset Blvd.
Los Angeles, CA 90028

Project# PR-2021-005629
Application#
SD-2021-00214 FINAL PLAT

For all or a portion of:
**LOTS 22A, 22B, 22C, and TRACT P, MESA DEL
SL INNOVATION PARK I & II** zoned PC, located
at **5630 UNIVERSITY BLVD, SE between
EASTMAN CROSSING and UNIVERSITY BLVD**
containing approximately 41.3495 acre(s).
(R-16)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. This Final Plat consolidates Tracts 22-A, 22-B, 22-C, and P, a total of 41.3495 acres in size, into two tracts: Tract P-1 at 22.8066 acres in size and Tract P-2 at 18.5393 acres in size. This plat grants a 10-foot public utility easement and a cross lot drainage easement as depicted on the Plat.
2. The property is zoned PC. Future development must be consistent with the Mesa del Sol Level B Master Plan/Framework Plan.
3. An Infrastructure List was approved by the DRB on October 6, 2021 per SD-2021-00182. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00182).

Conditions:

1. Final sign-off is delegated to Transportation for a cross access note and the indication of maintenance responsibilities as discussed at the November 17, 2021 hearing.

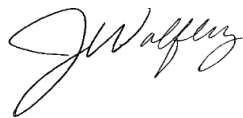
2. Final sign-off is delegated to Planning for utility/AMAFCA signatures; the AGIS DXF file; the recorded IIA; and the project and application numbers to be added to the Plat.
3. The applicant will obtain final sign off from Transportation and Planning by February 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 2, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to 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,



Jolene Wolfley
DRB Chair

JW/jr

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