

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 20, 2024

Jeremy A. Shelton, R.A  
Dekker Perich Sabatini  
7601 Jefferson St. NE  
Albuquerque, NM 87109

**Re: Netflix Studios/ Mill 3/ 5650 University Blvd. SE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 10-28-22 (R16-DA3006AA)  
Certification dated 05-13-24

Dear Mr. Shelton,

Based upon the information provided in your submittal received 05-14-24, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
APPROVAL  
SIA/RELEASE OF FINANCIAL GUARANTEE  
FOUNDATION PERMIT APPROVAL  
GRADING PERMIT APPROVAL  
SO-19 APPROVAL  
PAVING PERMIT APPROVAL  
GRADING PAD CERTIFICATION  
WORK ORDER APPROVAL  
CLOMR/LOMR  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

May 13, 2024

Transportation Inspector  
City of Albuquerque

RE: Traffic Certification for Certificate of Occupancy Netflix Studios Expansion – BP-2022-23222

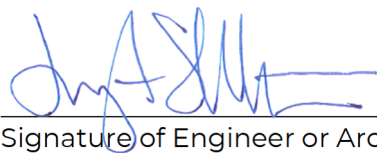
DEKKER  
PERICH  
SABATINI  
Architecture  
in Progress

To Whom It May Concern:

### TRAFFIC CERTIFICATION

I, JEREMY SHELTON, NMRA NUMBER 4187, OF THE FIRM DEKKER PERICH SABATINI, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED PR-2023-008842 AUGUST 15, 2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROLAND DELYSER OF THE FIRM DEKKER PERICH SABATINI. I FURTHER CERTIFY THAT MY DESIGNEE ROLAN DELYSER PERSONALLY VISITED THE PROJECT SITE, ON MY BEHALF, ON MAY 13, 2024 AND HAS DETERMINED BY VISUAL INSPECTION THAT THE APPROVED SITE PLAN IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

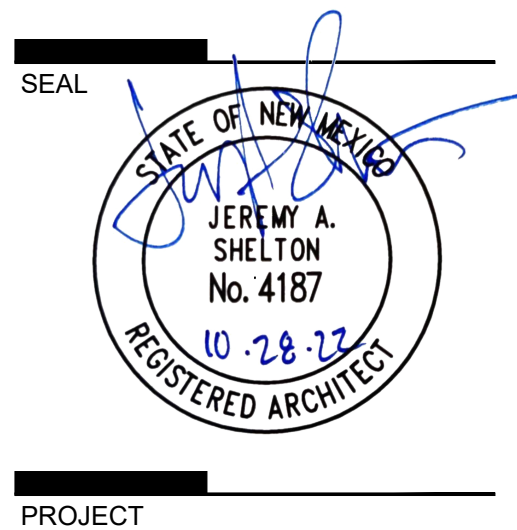
Jeremy Shelton, AIA, CSI, LEED AP  
Studio Leader / Principal  
Dekker Perich Sabatini



May 13, 2024

Date





ALBUQUERQUE STUDIOS SITE  
DEVELOPMENT PACKAGE

SITE  
DEVELOPMENT  
PLAN SET

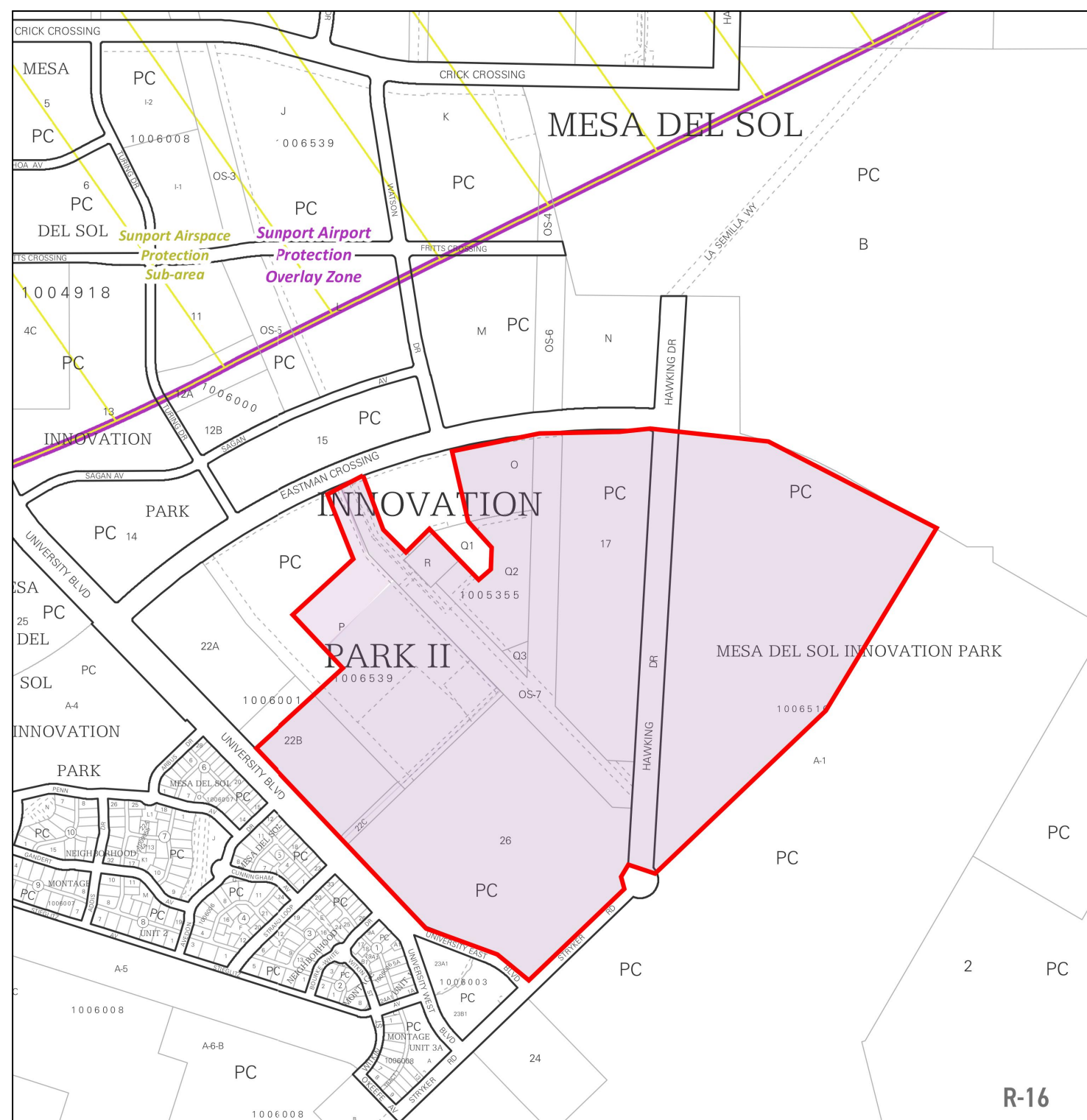
NOT FOR  
CONSTRUCTION

08/15/2023  
20-0072.008



LOCATION MAP

N.T.S.  
SITE ADDRESS: 5650 UNIVERSITY BLVD SE  
ALBUQUERQUE, NM 87106



ZONE ATLAS MAP

N.T.S.

SHEET INDEX

AS100A	OVERALL SITE PLAN: FULL BUILDOUT
AS100B	OVERALL SITE DATA
AS100C	OVERALL SITE PLAN: ANNOTATED CHANGES
FOLLOWING PLANS ARE PART OF PERMIT SUBMITTAL PACKAGE M1S.4	
AS100	OVERALL SITE PLAN
AS101	SITE PLAN
AS102	SITE PLAN
AS103	SITE PLAN
AS104	SITE PLAN
AS105	SITE PLAN
AS106	SITE PLAN
AS107	SITE PLAN
AS108	SITE PLAN
AS109	SITE PLAN
AS110	SITE PLAN
AS111	SITE PLAN
AS112	SITE PLAN
AS113	SITE PLAN
AS114	SITE PLAN
AS115	SITE PLAN
AS116	SITE PLAN
AS117	SITE PLAN
AS118	SITE PLAN
AS119	SITE PLAN
AS401	SITE PLAN ENLARGEMENTS
AS402	SITE PLAN ENLARGEMENTS
AS403	SITE PLAN ENLARGEMENTS
AS404	SITE PLAN ENLARGEMENTS
AS501	SITE DETAILS
AS502	SITE DETAILS
C100	OVERALL GRADING PLAN
C101	GRADING PLAN
C102	GRADING PLAN
C103	GRADING PLAN
C104	GRADING PLAN
C105	GRADING PLAN
C106	GRADING PLAN
C107	GRADING PLAN
C108	GRADING PLAN
C109	GRADING PLAN
C110	GRADING PLAN
C111	GRADING PLAN
C112	GRADING PLAN
C113	GRADING PLAN
C114	GRADING PLAN
C115	GRADING PLAN
C116	GRADING PLAN
C117	GRADING PLAN
C118	GRADING PLAN
C119	GRADING DETAILS
C200	OVERALL UTILITY PLAN
C201	UTILITY PLAN
C202	UTILITY PLAN
C203	UTILITY PLAN
C204	UTILITY PLAN
C205	UTILITY PLAN
C206	UTILITY PLAN
C207	UTILITY PLAN
C208	UTILITY PLAN
C209	UTILITY PLAN
C210	UTILITY PLAN

C211	UTILITY PLAN
C212	UTILITY PLAN
C213	UTILITY PLAN
C214	UTILITY PLAN
C215	UTILITY PLAN
C216	UTILITY PLAN
C217	UTILITY PLAN
C218	UTILITY DETAILS
C219	LIFT STATION #1
C220	LIFT STATION #2
FOLLOWING PLANS ARE PART OF PERMIT SUBMITTAL PACKAGE SW.4	
AS100	OVERALL SITE PLAN
AS101	LAYOUT PLAN
AS102	LAYOUT PLAN
AS103	LAYOUT PLAN
AS104	LAYOUT PLAN
AS105	LAYOUT PLAN
AS106	LAYOUT PLAN
AS107	LAYOUT PLAN
AS108	LAYOUT PLAN
AS109	LAYOUT PLAN
AS110	LAYOUT PLAN
AS111	LAYOUT PLAN
AS501	SITE DETAILS

PROJECT NUMBER: PR-2021-005573

Application Number: SI-2023-01484

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

PROJECT TEAM

OWNER

NETFLIX STUDIOS, LLC  
5808 W. SUNSET BLVD  
LOS ANGELES, CA 80028

LANDSCAPE ARCHITECT/ARCHITECT/STRUCTURAL ENGINEER

DEKKER/PERICH/SABATINI, LTD.  
7601 JEFFERSON ST NE, SUITE 100  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.9700

CIVIL ENGINEER

BOHANNAN HUSTON  
7500 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109  
PHONE: 800.877.5332

ELECTRICAL ENGINEER

BRIDGERS & PAXTON  
4600 C MONTGOMERY BLVD. NE  
ALBUQUERQUE, NM, 87109  
PHONE: 505.883.4111



# ADMINISTRATIVE AMENDMENT

**FILE #:** SI-2023-01209

**PROJECT #:** PR-2023-008842

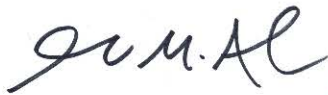
Alternative Landscape plan for the Albuquerque Studios Expansion; Action requests

to consolidate (2) previously approved site plans (north & east) into one, to comply

with ABCWUA's condition that both site plans be consolidated; Landscape areas

adjusted throughout site; Submittal meets IDO 14-16-5-6(C)(2)(a);

Submittal meets all criteria in IDO 14-16-5-6(C)(16); A buffer meeting the standards



Digitally signed by James M. Aranda  
DN: cn=James M. Aranda, o=City of Albuquerque,  
ou=Planning Department, email=jmaranda@cabq.gov, c=US  
Date: 2023.10.06 10:57:11 -06'00'

10/6/2023

**APPROVED BY**

**DATE**



DEKKER  
PERICH  
SABATINI

ABQ Studios Expansion

5650 University Blvd SE  
Albuquerque, NM 87106

AS100A

GENERAL SHEET NOTES

LEGEND

OVERALL SITE PLAN  
FULL BUILDOUT

REVISIONS

DRAWN BY: JD  
REVIEWED BY: D/P/S  
DATE: 08/15/2023  
PROJECT NO.: 20-0072.008  
DRAWING NAME: OVERALL SITE PLAN  
FULL BUILDOUT

SHEET NO.: AS100A

