



EC-21-429

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

July 26, 2021

TO: Cynthia Borrego, President, City Council

FROM: Tim Keller, Mayor

Subject: Eastman Avenue and Hawking Drive Right of Way Vacation
Project# PR-2020-004138 SD-2021-00104 VACATION OF PUBLIC RIGHT-OF-WAY
AMENDED

Netflix Studios, LLC request(s) the aforementioned action(s) for all or a portion of Eastman Avenue and Hawking Drive located east of University Boulevard and north of Stryker Road containing approximately 10.9 acre(s). (M-21)

Request: This is a request for vacation of public right of way for portions of Eastman Avenue and Hawking Drive. The DRB approved an amendment to this request to add an additional


Per Section 14-16-6-6(M) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The square footage of this vacation is approximately 10.9 acres and is the entire width of the street, therefore it is a DRB recommendation to City Council.

At the July 21, 2021 public meeting, the DRB had a consensus to recommend approval of the amended request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2020-004138, based on the recommended Findings, noted in the NOD, per Section 14-16-6-6(M) of the IDO.

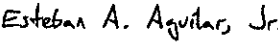
Title/ Subject of Legislation: Eastman Avenue and Hawking Drive Vacation:
Project# 2020-004138

SD-2021-00104 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR APPROVAL.

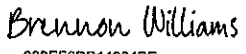
Approved:

 8/16/21
Sarita Nair Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
 7/29/2021 | 12:49 PM MDT
7061D99D046F4DB...
Esteban Aguilar, Jr. Date
City Attorney

Recommended:

DocuSigned by:
 7/29/2021 | 9:32 AM MDT
933EF6DB142648E...
Brennon Williams Date
Planning Director

**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 Studios, LLC
5808 Sunset Boulevard
Los Angeles, CA 90028

Project# PR-2020-004138

Application#

SD-2021-00142 AMENDMENT OF VACATION OF
RIGHT OF WAY – HAWKING DRIVE AND
EASTMAN AVENUE

LEGAL DESCRIPTION:

For all or a portion of: **HAWKING DRIVE
between STRYKER ROAD and NORTH OF
SAGAN AVE, AND EASTMAN AVE SE
between UNIVERSITY BLVD and HAWKING
DRIVE, MESA DEL SOL INNOVATION PARK**
zoned PC, located on **EASTMAN AVE SE and
HAWKING DR SE, EAST OF UNIVERSITY
BLVD** containing approximately 11.2 acre(s).
(R-16)

On July 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to amend a vacation of right-of-way request previously recommended for approval by the DRB on June 16, 2021 per PR-2020-004138/SD-2021-00104. The original vacation request recommended for approval by the DRB on June 16, 2021 was for the entirety of Hawking Drive (132-feet of right-of-way) from the Mesa del Sol Level B Master Plan boundary to Stryker Road (approximately 2,960 linear feet), and the entirety of Eastman Crossing (114-feet of right-of-way) from the eastern property line of Tracts OS-7 and OS-6 to Hawking Drive (approximately 470 linear feet) for a total of 10.9 acres. The amended vacation request is to vacate an additional 0.32 acres at a proposed roundabout as depicted on the Vacation Exhibit in the application submittal.

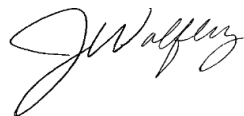
Official Notice of Decision

Project # PR-2020-004138 Application# SD-2021-00142

Page 2 of 2

2. Because the additional area of vacation in the amended vacation request is less than 10% of the original vacation request and meets the requirements of 6-4(Y)(2)(a) of the IDO for a Minor Amendment, the applicant was not required to provide notice as required in table 6-1-1 of the IDO for a Vacation of Public Right-of-Way – Council. Nevertheless, the applicant emailed notifications to affected Neighborhood Association representatives to notify them of the amended vacation request.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The applicant stated that the additional 0.32 acres of area at the proposed roundabout was no longer necessary given the vacation of Hawking Drive, and the applicant (Netflix) wants to include it with the area of vacation previously recommended for approval by the DRB.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the amended request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

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

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 Studios, LLC
5808 Sunset Boulevard
Los Angeles, CA 90028

Project# PR-2020-004138

Application#

SD-2021-00104 VACATION OF RIGHT OF WAY –
HAWKING DRIVE AND EASTMAN AVENUE

LEGAL DESCRIPTION:

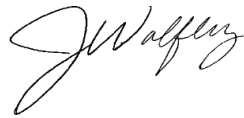
For all or a portion of: **HAWKING DRIVE**
between STRYKER ROAD and north of
SAGAN AVE, MESA DEL SOL INNOVATION
PARK zoned PC, located on **EASTMAN AVE**
SE and HAWKING DR SE, EAST OF
UNIVERSITY BLVD containing approximately
4.04 acre(s). (G-11)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to vacate the entirety of Hawking Drive (132-feet of right-of-way) from the Mesa del Sol Level B Master Plan boundary to Stryker Road (approximately 2,960 linear feet), and the entirety of Eastman Crossing (114-feet of right-of-way) from the eastern property line of Tracts OS-7 and OS-6 to Hawking Drive (approximately 470 linear feet) for a total of 10.9 acres.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The surrounding properties' access to University Boulevard and the Mesa del Sol development can continue to be obtained using the surrounding streets, including Crick Crossing and Stryker Road. Additionally, the applicant provided future roadway cross sections to show the future proposed streets that will be built, and are in the process of applying for an Amendment to the Mesa del Sol Level B Master Plan as part of the Netflix Studios expansion to capture modifications to the roadway network. A Traffic Impact Study (TIS) must demonstrate that the overall network connectivity of the remaining roadways will continue to function (see finding #6).

4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).
6. A traffic study must be approved, and the subsequent recommended traffic mitigation measures shall be identified during the platting/Site Plan-DRB stages.

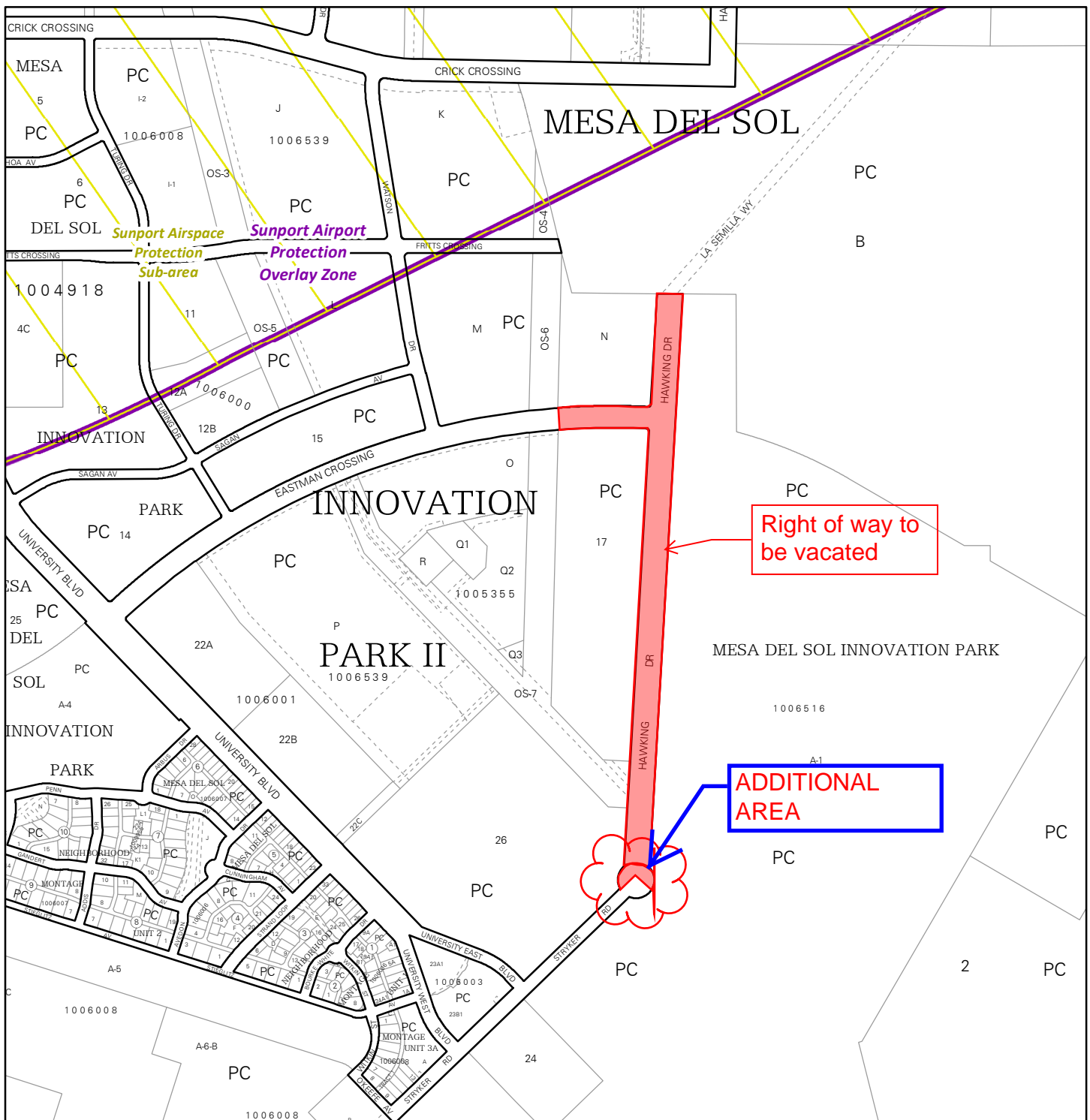
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wolfley', with a stylized, cursive script.

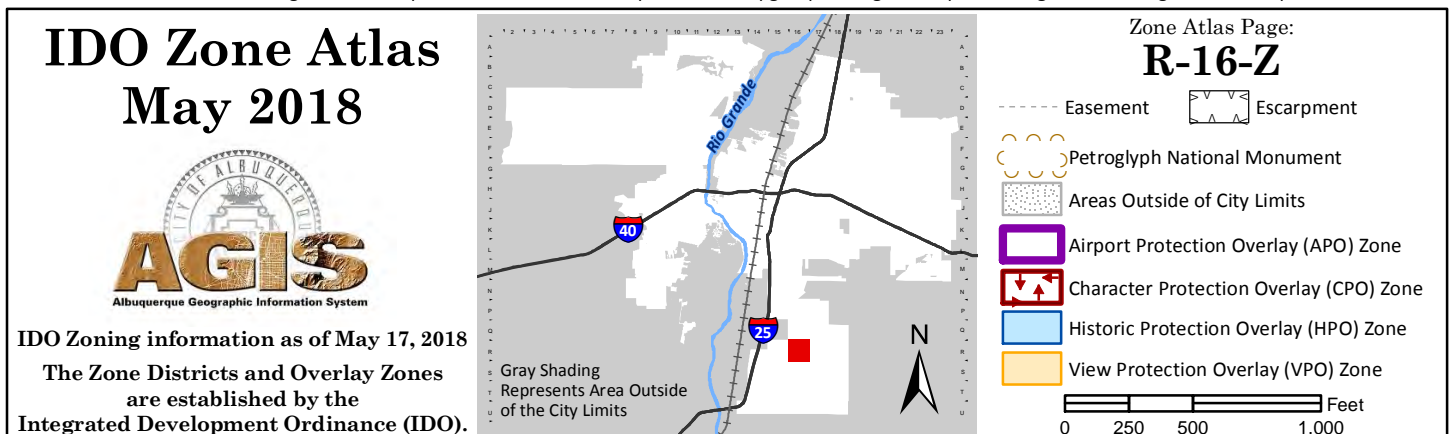
Jolene Wolfley
DRB Chair

JW/jr

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



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

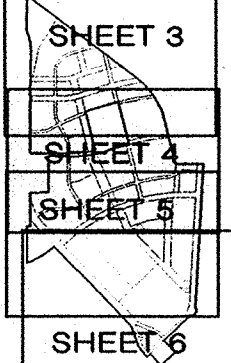


BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK

(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- ▲ SET CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



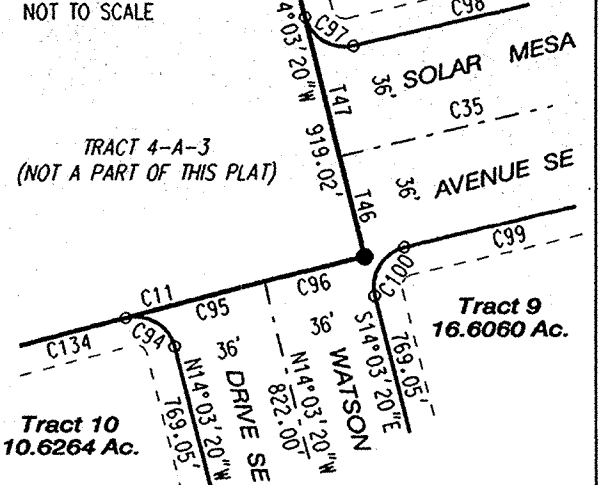
VACATION OF 475061.18 SF
RIGHT OF WAY



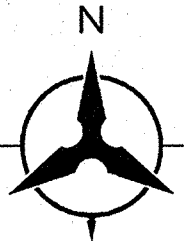
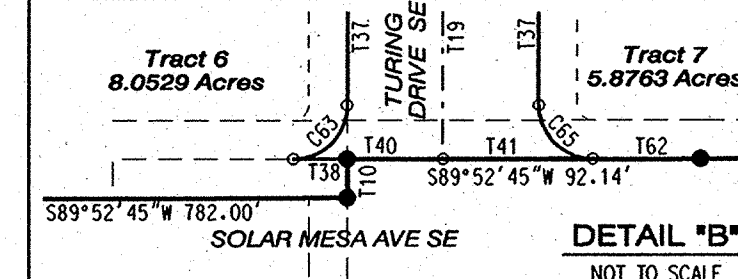
Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

DETAIL "A"



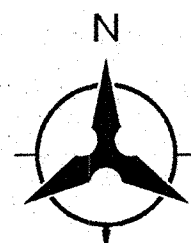
DETAIL "B"



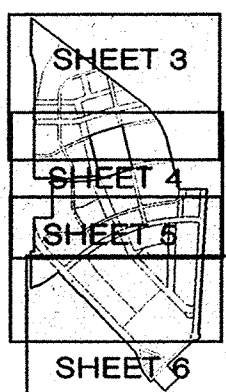
SCALE: 1" = 200'



**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



EXISTING RW ENCROACHMENT AGREEMENT BETWEEN THE COUNTY OF BERNALILLO, NEW MEXICO & MESA DEL SOL, LLC
FILED: AUGUST 31, 2006
(BK A123, PG 2579)

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3315)
DOCUMENT NO. 2006173792

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3314)
DOCUMENT NO. 2006173791

TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7711)
DOCUMENT NO. 2006188223
AND EXISTING AGREEMENT
& COVENANT BETWEEN CITY
OF ALBUQUERQUE & MESA
DEL SOL, LLC
FILED: DECEMBER 14, 2006
(BK A128, PG 7712)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3313)
DOCUMENT NO. 2006173790
VACATED BY VACATION ACTION
07DRB-70043

HATCHED AREA DESIGNATES EXISTING
PUBLIC ROADWAY EASEMENT
FILED: JUNE 22, 2006
(2006C-197)
VACATED BY VACATION ACTION
07DRB-70043

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

EXISTING 10' PNM EASEMENT
FILED: JULY 22, 1954
(BK D285, PG 5171)-DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307) DOCUMENT NO. 48709

SEE DETAIL "A"
SHEET 6

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3321)
DOCUMENT NO. 2006173798
VACATED BY VACATION ACTION
07DRB-70043

TRACT 15
7.9291 Acres

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

TRACT 22
15.8242 Acres
(SEE NOTE 12, SHEET 1)

TRACT 21
25.5254 Acres

TRACT 18
7.7474 Acres

TRACT 19
PNM SUBSTATION
0.9183 Acres

TRACT 20
6.2353 Acres

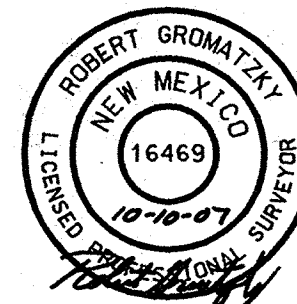
TRACT 17
16.8252 Acres

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

TRACT 26
Albuquerque Studios
28.2756 Acres
(SEE NOTE 12, SHEET 1)

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- ▲ SET CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

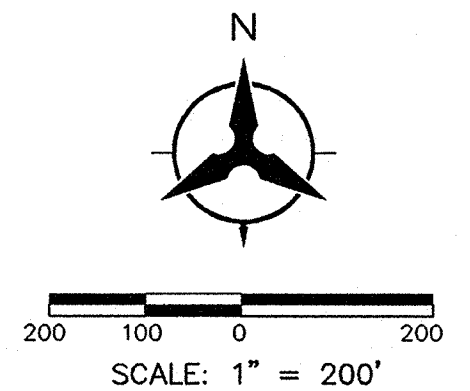
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 5 OF 7

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10-SEP-2007 14:28
mcale

JOB NO. 070181

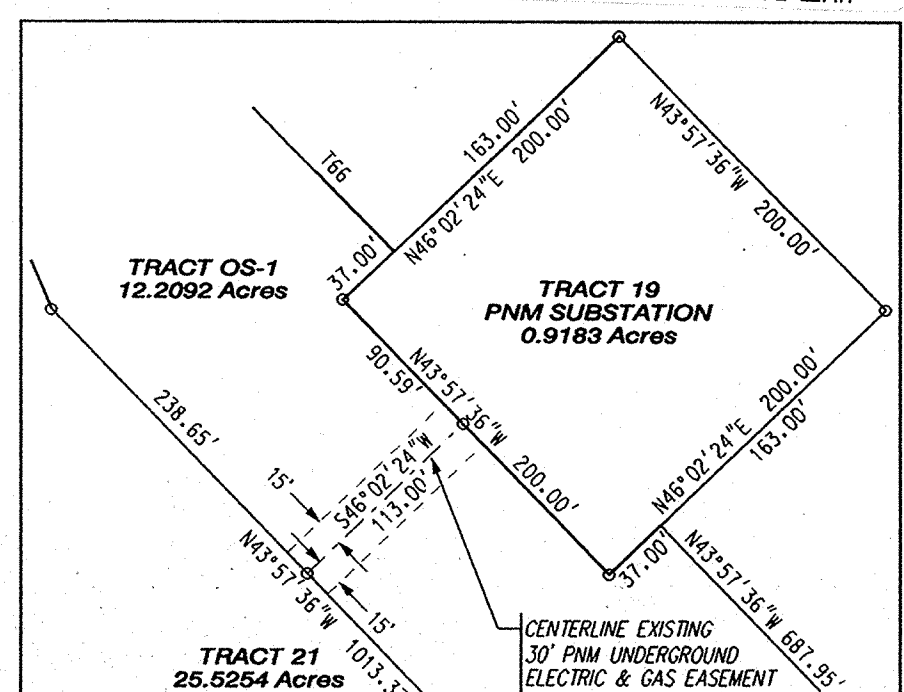
**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOCH 2007131551

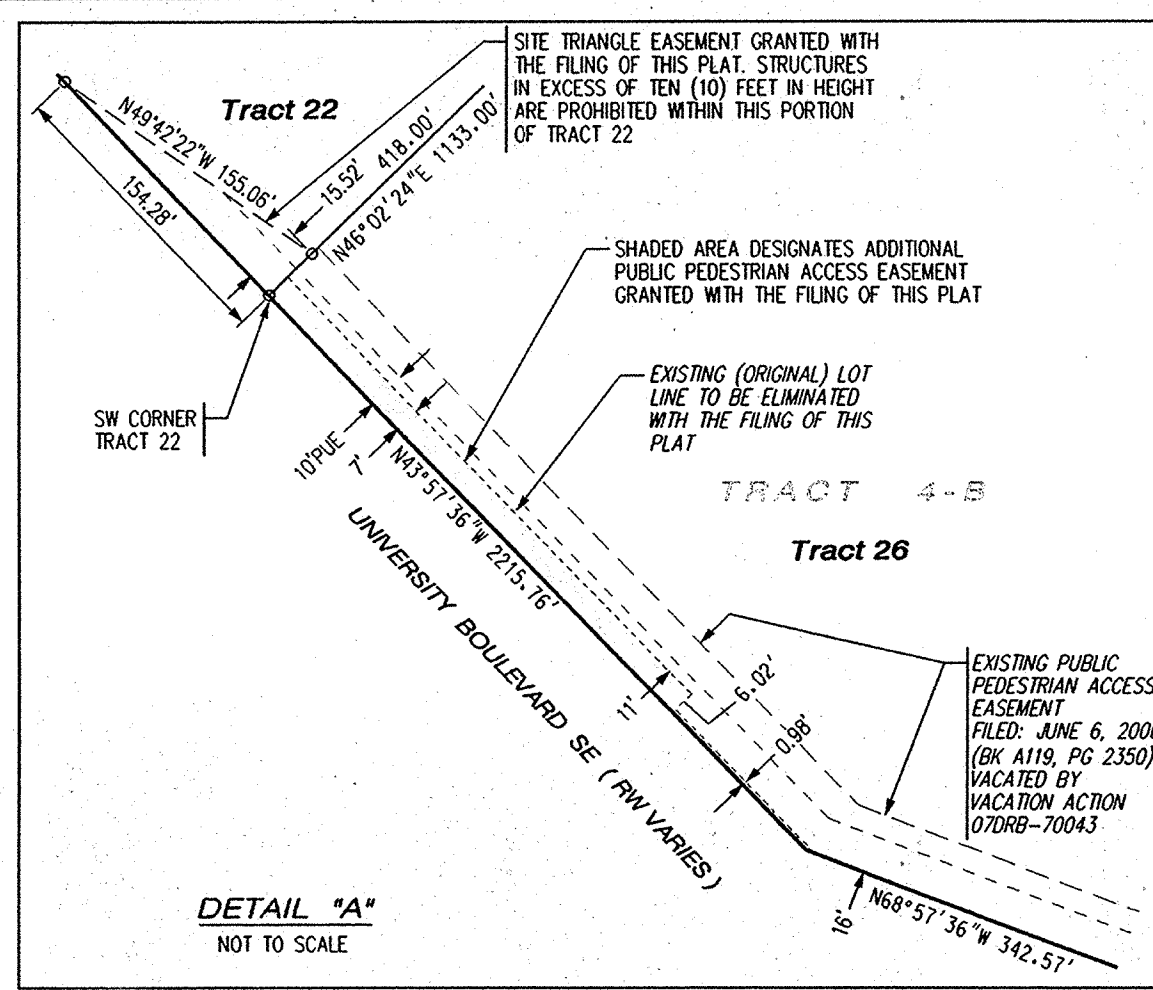
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



DETAIL "B"
NOT TO SCALE

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

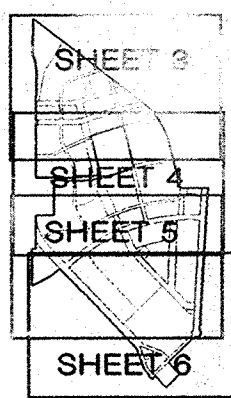
SHEET 6 OF 7



DETAIL "A"
NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON
SITE LEASED TO FEDERAL AVIATION
ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 200111780
INFORMATION PROVIDED BY STATE
LAND OFFICE





Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2020-004138	Date: 06/16/2021	Item No: #1
Zone Atlas Page: G-11	Legal Description: Lot(s) TRACT A-4, MESA DEL SOL INNOVATION PARK Location: EASTMAN AVE SE and HAWKING DR SE, EAST OF UNIVERSITY BLVD	
Request For: SD-2021-00104 – VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

SD-2021-00104 – VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE

1. The current vacation request can be approved contingent upon dedication of a public water and public sewer easement within the vacated area to support master plan infrastructure, as shown on the adopted Level B Plan water and sewer exhibits.
2. Further discussion on the final need for these easements can occur prior to the subsequent platting action. At this time, this right-of-way is the location for planned master plan infrastructure.
 - i. Sanitary sewer main labeled 4.3 crosses Hawking Drive east to west and this segment is within the proposed vacated area of Eastman Avenue and Hawking Drive.

- ii. A 36-inch public water main is shown within Hawking Drive. A 20-inch public water main is shown within Eastman Avenue and Hawking Drive. All of these segments are within the proposed vacated area.
 - iii. Please provide easement for the master plan public water and public sewer mains along the proposed vacation area as needed to support the mains depicted on the adopted Level B master plan.
- 3. Information Only: A revised water layout sketch for master plan infrastructure has been provided and is under review. This plan would route the master plan water lines around the proposed platting area for the studio facility. The Water Authority is reviewing this plan and will identify necessary corridors for water infrastructure.
 - i. Our understanding is that the applicant intends to get approval of an alternative layout prior to platting, thereby avoiding the need for the easements listed in comment #2 above.
- 4. Information Only: If sanitary sewer easements are not granted with the plat, please explain how sanitary sewer line 4.3 and 4.6 as shown on the master plan exhibit will be served.
- 5. Information Only: How will this plat accommodate proposed sanitary sewer line 4.4 as shown on the adopted Level B Plan? That line crosses Tract A from east to west, east of the vacation area for Hawking Drive.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 6/16/2021

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2020-004138

**SD-2021-00104 – VACATION OF RIGHT OF
WAY- HAWKING DRIVE and EASTMAN
AVENUE**

PROJECT NAME:

BOHANNAN HUSTON, INC. agent for **NETFLIX STUDIOS, LLC** requests the
aforementioned action(s) for all or a portion of: **HAWKING DRIVE between STRYKER
ROAD and north of SAGAN AVE, MESA DEL SOL INNOVATION PARK** zoned PC,
located on **EASTMAN AVE SE and HAWKING DR SE, EAST OF UNIVERSITY BLVD**
containing approximately 4.04 acre(s). (G-11)

REQUEST:

1. VACATION OF RIGHT OF WAY IN PREPARATION OF FUTURE SUBDIVISION
ACTION

COMMENTS:

1. CE has no comment or objection.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004138

AGENDA ITEM NO: 1

SUBJECT: Vacation

ENGINEERING COMMENTS:

1. The Amendment to the Masterplan along with recommended traffic mitigation measures shall be completed and approved prior to platting action. Any infrastructure recommendations made as part of this study shall be placed onto an infrastructure list.
2. All site dead-ends that extend over 150 feet long shall include a sufficient turn-around per DPM standards for local streets. This applies to both the Eastman crossing and to Stryker Road.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 16, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2020-004138 Hearing Date: 6-16-2021
Project: Mesa Del Sol Innovation Park Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- No objection to the vacation
- Note: Prior to plat the Drainage report will need to be updated.

RESOLUTION/COMMENTS:

Parks & Rec.:

Code:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



June 2, 2021

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Design Review Board on
June 16, 2021
Albuquerque, Bernalillo County, District Three**

Dear Mrs. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2020-004138

Case Description: Vacation of public right-of-way for future Netflix Studios expansion.

Location: Hawking Drive SE and Eastman Avenue SE at Mesa Del Sol Innovation Park.

Type of Development (Residential/Commercial): Commercial

Possible Impacted NMDOT roadway(s): N/A

Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or Keith.Thompson@state.nm.us

Sincerely,

Keith Thompson, D3 Engineering Support

cc: Nancy Perea, D3 Traffic Engineer (email)

cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed June 3, 2021
DRB Comments for Meeting on 6/16/2021

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Nicole M. Friedt, P.E., Development Review Engineer
AMAFCA

RE: DRB COMMENTS for PR-2020-004138

MESA DEL SOL INNOVATION PARK:

ZAP: G-11

SD-2021-00104 Vacation of Right of Way –
Hawking Drive and Eastman
Avenue

- No adverse comments.



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Jolene Wolfley

FR: Bianca Borg, Transportation Planner

RE: MRMPO Comments for Development Review Board Applications Scheduled for June 16, 2021

June 8, 2021

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR2020-004138

MRMPO has no adverse comments.

For informational purposes:

- The Long Range Roadway System Map (LRRS) shows:
 - Hawking Rd. is a proposed minor arterial in the project area.
 - Eastman Crossing is a proposed minor arterial in the project area.
 - The proposed roadways provide connectivity to other portions of the MDS plan area. MRMPO recommends that a similar level of connectivity, or density of network connection, is maintained should this ROW be vacated.
 - Please provide MRMPO with updates to the LRRS as necessary. For information about how to update the LRRS contact me by e-mail at bborg@mrcog-nm.gov.
- The Long Range Bikeway System (LRBS) shows:
 - There is a proposed bike lane on Hawking Rd. in the project area.
 - There is a proposed buffered bike lane on Eastman Crossing in the project area.
 - The proposed bicycle facilities provide connectivity to other portions of the MDS plan area. MRMPO recommends that a similar level of connectivity, or density of network connection, is maintained should this ROW be vacated.
 - Please provide MRMPO with updates to the LRBS as necessary. For information about how to update the LRBS contact me by e-mail at bborg@mrcog-nm.gov.

LRRS



LRBS



PR2021-005411

MRMPO has no adverse comments.

If you have any questions, please do not hesitate to contact me by e-mail at bborg@mrcog-nm.gov.



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

DRB Project No: PR-2020-004138	Date: 06/16/2021	Item No: #TBD
Zone Atlas Page: R-15 & R-16	Legal Description: Lot(s) TRACT A-4, MESA DEL SOL INNOVATION PARK Location: UNIVERSITY BLVD and BOBBY FOSTER RD SE	
Request For: SD-2021-00104 – VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

SD-2021-00104 – VACATION OF RIGHT OF WAY- HAWKING DRIVE and EASTMAN AVENUE

1. The current vacation request can be approved contingent upon dedication of a public water and public sewer easement within the vacated area to support master plan infrastructure, as shown on the adopted Level B Plan water and sewer exhibits.
2. Further discussion on the final need for these easements can occur prior to the subsequent platting action. At this time, this right-of-way is the location for planned master plan infrastructure.
 - i. Sanitary sewer main labeled 4.3 crosses Hawking Drive east to west and this segment is within the proposed vacated area of Eastman Avenue and Hawking Drive.
 - ii. A 36-inch public water main is shown within Hawking Drive. A 20-inch public water main is shown within Eastman Avenue and Hawking Drive. All of these segments are within the proposed vacated area.

- iii. Please provide easement for the master plan public water and public sewer mains along the proposed vacation area as needed to support the mains depicted on the adopted Level B master plan.
- 3. Information Only: A revised water layout sketch for master plan infrastructure has been provided and is under review. This plan would route the master plan water lines around the proposed platting area for the studio facility. The Water Authority is reviewing this plan and will identify necessary corridors for water infrastructure.
- 4. Information Only: If sanitary sewer easements are not granted with the plat, please explain how sanitary sewer line 4.3 and 4.6 as shown on the master plan exhibit will be served.
- 5. Information Only: How will this plat accommodate proposed sanitary sewer line 4.4 as shown on the adopted Level B Plan? That line crosses Tract A from east to west, east of the vacation area for Hawking Drive.



Kizito Wijenje
EXECUTIVE DIRECTOR

June 3, 2021

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on June 16, 2021, Case 2 of 2, PR #2020-004138

2. Project #2020-004138

- a. DRB Description: SD-2021-00104 – Vacation of Right of Way—Hawking Drive and Eastman Avenue.
- b. Site Information: Mesa Del Sol, Innovation Park.
- c. Site Location: Located on Eastman Ave SE and Hawking Drive SE, East of University Blvd.
- d. Request Description: Vacation of Right-of-Way in preparation for Netflix Studios expansion.
- e. Case comments: Right-of-Way has yet to be developed. No adverse impacts.



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Vacation of right of way in preparation for future subdivision action.		

APPLICATION INFORMATION		
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:	List <u>all</u> owners: City of Albuquerque, Netflix Studios LLC.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Hawking Drive SE and Eastman Avenue SE		Block:
Subdivision/Addition: Mesa del Sol innovation Park		Unit:
Zone Atlas Page(s): R-16-Z	Existing Zoning: N/A	UPC Code:
# of Existing Lots:	# of Proposed Lots:	Proposed Zoning N/A
Total Area of Site (Acres): 10.91		
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Eastman and Hawking	Between: East of University Blvd.	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1004075, 1004097, 1004260, 1004817, 1004818, 1004918, 1006516, 1006539, 1011412		

Signature:		Date: 05-21-21
Printed Name: Mike Balaskovits		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

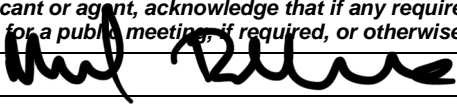

☐ **VACATION OF RIGHT-OF-WAY – DRB**☒ **VACATION OF RIGHT-OF-WAY – COUNCIL**

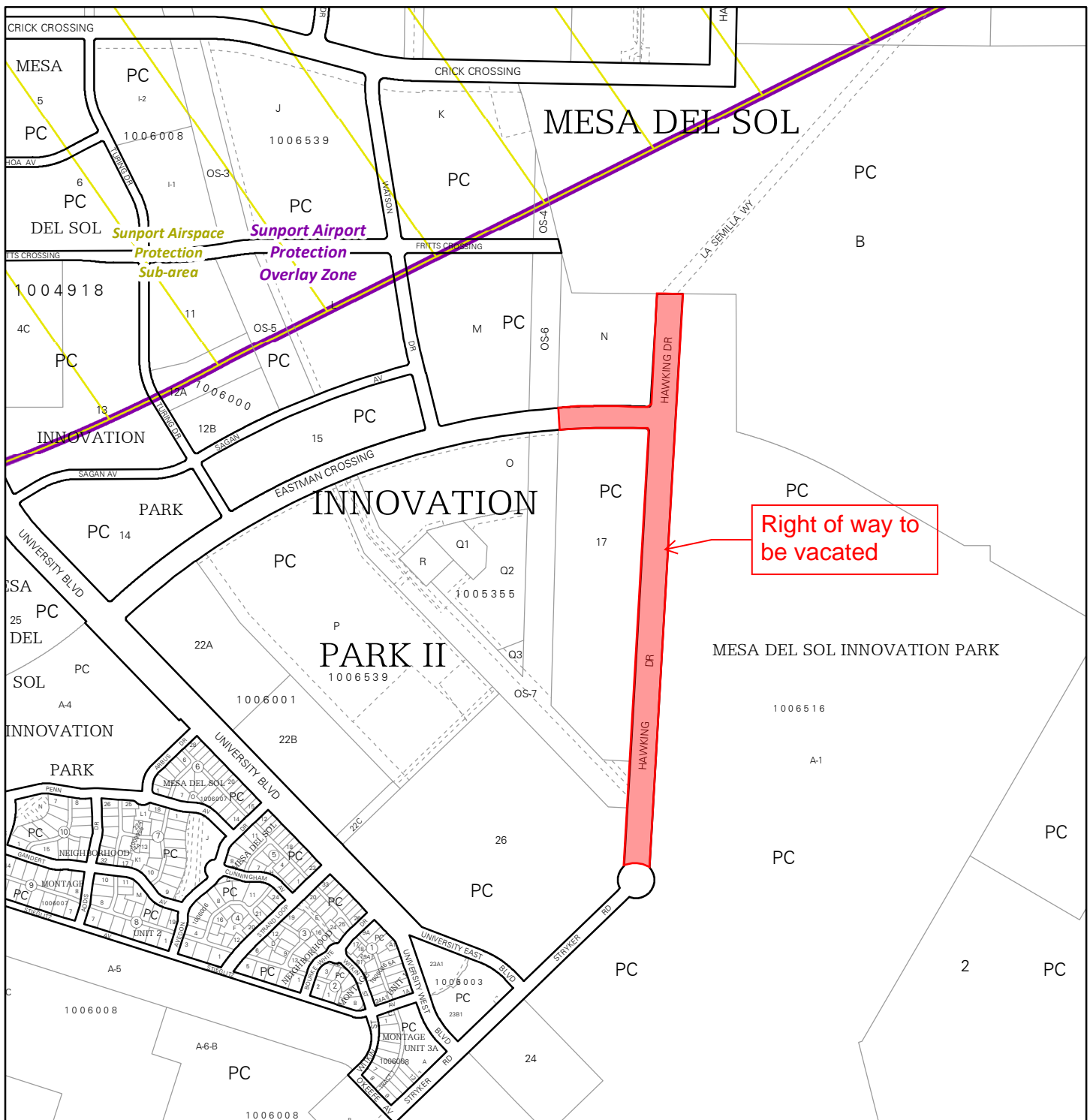
- ☒ Interpreter Needed for Meeting? NO if yes, indicate language: N/A
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☒ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ☒ If easements, list number to be vacated N/A
- ☒ Square footage to be vacated (see IDO Section 14-16-6-6(M)) 475,061.18 SF
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

☐ **VACATION OF PRIVATE EASEMENT**☐ **VACATION OF PUBLIC EASEMENT**

- ☐ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☐ 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 on a CD. PDF shall be organized with the Development Review Application and this Form V 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 of authorization from the property owner if application is submitted by an agent
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☐ Copy of the complete document which created the easement(s) (7 copies, folded)
- ☐ Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- ☐ List number to be vacated _____
- ☐ Proof of Pre-Application meeting


The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<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, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date:
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

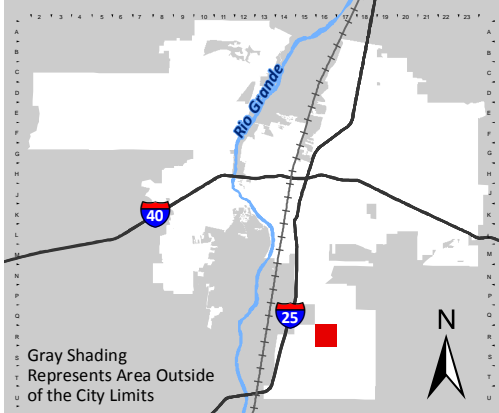


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

- Easement
- 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
- Escarpment



0 250 500 1,000 Feet

May 21, 2021

Jolene Wolfley
D.R.B. Chair
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: Request for Public Right-of-Way Vacation: Hawking Dr. and Eastman Ave.

Dear Chairwoman Wolfley,

This letter is to serve as the written description of the subject request and the reasoning for the Public Right-of-Way Vacation. The roadway vacation is in preparation for future subdivision actions related to the Netflix Studios expansion.

The right of way to be vacated includes the entire Hawking Drive (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960 LF) and Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF) for a total of 10.9 acres. The roadways have not been built and there are no utilities built in the right of way. Netflix plans a large studio expansion. The future subdivision and site plan actions include the plans for new internal roadways, utility, and drainage infrastructure that will connect with the Mesa del Sol infrastructure.

The public does not require that the right of way be retained as it is not built, and the vacation does not affect the existing drainage or the existing transportation network in the area. The studio expansion will provide a significant benefit to the public welfare as a job generator. With future subdivision actions the infrastructure and related easements will be guaranteed and dedicated in future subdivision actions.

Please review this request and schedule it to be heard before the next available Development Review Board hearing.

Sincerely,



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

MJB/rmm
Enclosures



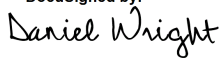
May 14, 2021

RE: Mesa del Sol, Tracts 22-A, 22-B, 22-C, P, OS-7, O, Q-1, Q-2, 17, 26, A-1-A-1

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. and Dekker Perich Sabatini staff to act as our agent in all matters associated with Environmental Planning Commission (EPC) and Development Review Board submittals associated with the above mentioned tracts. This includes, but is not limited to, vacation requests, plats, and site plan submittals for building permit approval.

Sincerely,

DocuSigned by:

1F55D6F42FA14B4...

Dan Wright, AIA
Manager, Design & Construction

June 16, 2021

Jolene Wolfley
D.R.B. Chair
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: **REVISED (see below in bold and italicized)** Additional Justification for the Request for Public Right-of-Way Vacation: Hawking Dr. and Eastman Ave. (PR-2020-004138)

Dear Chairwoman Wolfley,

This letter is to serve as additional justification for the request for Public Right-of-Way Vacation, DRB project PR-2020-004138. Along with this justification, I have included the future roadway cross sections.

The roadway vacation is in preparation for future subdivision actions related to the Netflix Studios expansion. This letter further explains how the vacation will affect the existing Mesa del Sol Level B Master plan.

The Mesa del Sol Level B Master plan was approved in 2006 and updated in 2012. The Level B plan shows Eastman as a primary roadway and Hawking as a connector. See snip from Level B Master Plan (pg 47) below.



As a part of the Netflix expansion, we are actively working on an amendment to the Level B master plan which we anticipate being submitted to EPC July 1st which will capture these modifications. Along with this amendment, ***a traffic study has been prepared and an 'over the shoulder' review was conducted late last week with the City, County and NMDOT representatives. It is anticipated that this traffic study be submitted in the coming days.***

Based on the IDO review and decision criteria 6-6(M)(3) the following is understood:

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

6-6(M)(3)(a) – There are no improvements currently located within the subject Right of Way to be vacated, so the public welfare does not require the public right-of-way to be retained. The TIS will demonstrate the overall network connectivity of the remaining roadways will continue to function.

6-6(M)(3)(b) – Currently there is not a net benefit or detriment to the request of public right-of-way to be vacated as there are no improvements located within it. The development made possible by the vacation is a benefit to the public welfare as it will prevent the general public from entering a secured facility. Furthermore the surrounding properties access to University Blvd and Mesa del Sol can continue to be obtained using the surrounding streets including but not limited to Crick Crossing and Stryker Rd.

Street cross sections are included to show the future proposed streets that will be built. The sections match the existing streets as built under public work order #775489.

The drainage scheme from the master plan is not changed by the removal of the right of ways. The runoff will be directed to drainage corridors internal to the Netflix development and will continue to meet the ponding requirements of the Level B Master plan.

The vacation does not affect the existing drainage or the existing transportation network in the area. The studio expansion will provide a significant benefit to the public welfare as a job generator.

Please review this request and schedule it to be heard before the next available Development Review Board hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Balaskovits', written over a horizontal line.

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

MJB/rmm
Enclosures

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 22, 2021 9:55 AM
To: Kate Maliskas
Subject: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_R-16-Z_ABQ Studios.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Ci
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Al
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Al
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspayspa.com	119 Vassar Drive SE	Al
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Al

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, April 21, 2021 4:41 PM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

EPC and DRB

Contact Name

Kate Maliskas

Telephone Number

505-761-9700

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21

TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC

TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC

ETC.

Physical address of subject site:

2660 Eastman Crossing SE, Albuquerque, NM 87106

Subject site cross streets:

Eastman Crossing and University Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

R-16-Z

Racquel Michel

From: Michael Balaskovits
Sent: Monday, April 26, 2021 7:04 PM
To: mandy@theremedydspa.com; info@willsonstudio.com
Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations
Attachments: NeighborhoodMeetingRequest-District6Coalition.pdf

Dear Ms. Warr and Ms. Wilson,

District 6 Coalition of Neighborhood Associations has been identified by the Office of Neighborhood Coordination that is within the vicinity of an upcoming Vacation of Public Right of Way request to the Development Review Board (DRB). Please See attached for the associated form and additional information for reference. Don't hesitate to let me know if you should have any questions or comments related to this request.

In addition, we are tentatively requesting a meeting for May 17th at 6:00 PM for a virtual meeting, please let me know if this is an acceptable date and time.

Thank you and I look forward to hearing from you both.

Mike Balaskovits, PE

Senior Vice President [Community Development and Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: [bhinc.com](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Our Values: A Spirit of Service | Integrity | Innovation | Quality & Excellence

UPCOMING PTO: May 10th, and May 26th - June 7th

DISCLAIMER: This email, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or dissemination is strictly prohibited. If you received this email in error, please notify the sender by reply email and delete this email immediately.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

04/26/2021

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr / Patricia Wilson

Email Address* or Mailing Address* of NA Representative¹: 119 Vassar Dr Ave SE/505 Dartmouth Dr SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: mbalaskovits@bhinc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

May 17th, 2021 / 6:00 PM / Virtual Meeting
(information to be sent upon confirmation)

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

2660 Eastman Crossing SE

1. Subject Property Address* _____

Location Description The intersection of Hawking Dr. and Eastman Blvd.

2. Property Owner* Netflix Studios, LLC

3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☐ Conditional Use Approval

☐ Permit _____ (Carport or Wall/Fence – Major)

☐ Site Plan

☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation PUBLIC RIGHT OF WAY (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd (approx. 2,960LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{*4}:
- _____

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*5} R-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] Approx. 10.5 acres of Right of Way vacation
- b. IDO Zone District PC
- c. Overlay Zone(s) [if applicable] NA
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] vacant

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

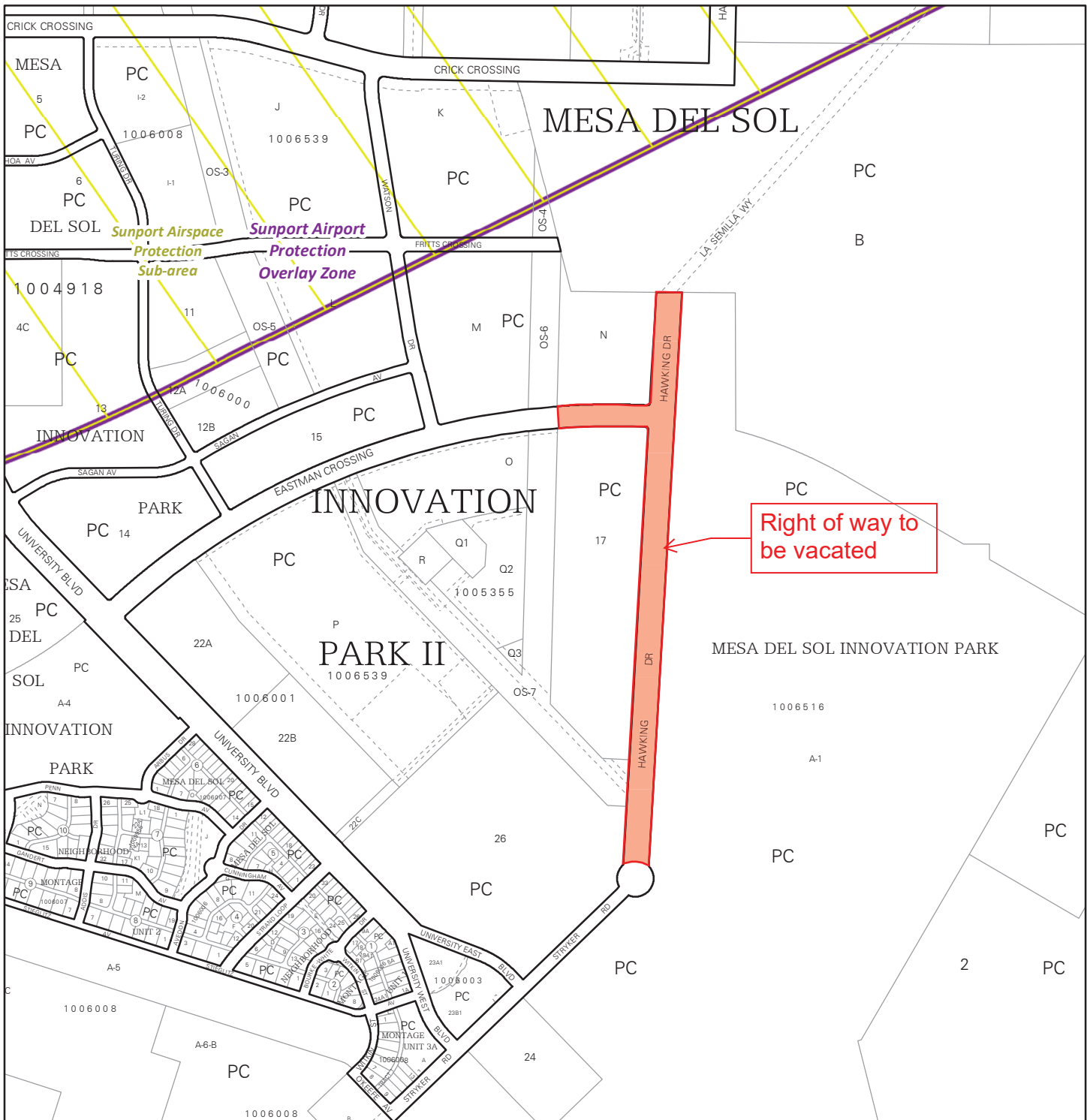
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Mesa del Sol NA [Other Neighborhood Associations, if any]

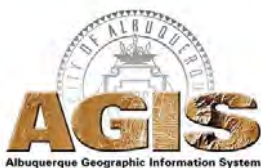
District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

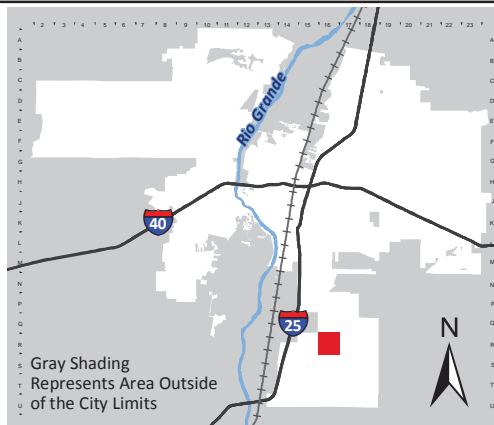


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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
 - 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
 - Escarpment
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

EXHIBIT A

PLAT THAT GRANTED HAWKING DR. AND EASTMAN CROSSING

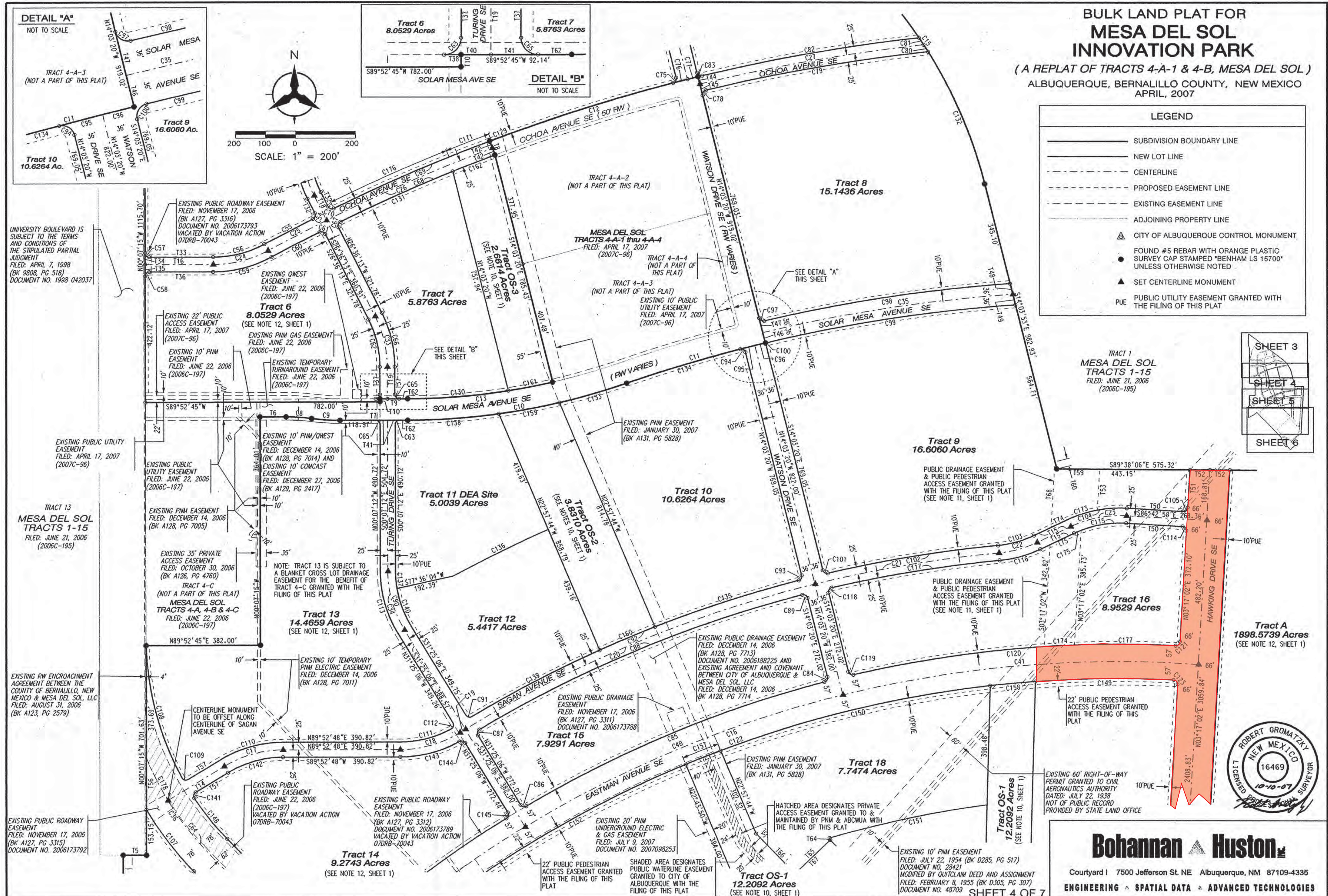
DOCH 2007131551

09/13/2007 10:37 AM Page: 4 of 7
PLAT R: 537.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2007

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- SET CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

P:\070161\Survey\003 Employment Center\graphics\070161plot04.dgn
10-SEP-2007 14:27
mcale

JOB NO. 070161

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



200 100 0 200
SCALE: 1" = 200'



EXISTING RW ENCROACHMENT
AGREEMENT BETWEEN THE
COUNTY OF BERNALILLO, NEW
MEXICO & MESA DEL SOL, LLC
FILED: AUGUST 31, 2006
(BK A123, PG 2579)

EXISTING PUBLIC ROADWAY
EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3315)
DOCUMENT NO. 2006173792

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3314)
DOCUMENT NO. 2006173791

TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

EXISTING PUBLIC DRAINAGE
EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7711)
DOCUMENT NO. 2006188223
AND EXISTING AGREEMENT
& COVENANT BETWEEN CITY
OF ALBUQUERQUE & MESA
DEL SOL, LLC
FILED: DECEMBER 14, 2006
(BK A128, PG 7712)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

EXISTING PUBLIC DRAINAGE
EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3313)
DOCUMENT NO. 2006173790
VACATED BY VACATION ACTION
07DRB-70043

HATCHED AREA DESIGNATES EXISTING
PUBLIC ROADWAY EASEMENT
FILED: JUNE 22, 2006
(2006C-197)
VACATED BY VACATION ACTION
07DRB-70043

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

EXISTING 10' PNM EASEMENT
FILED: JULY 22, 1954
(BK D285, PG 5171) DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307) DOCUMENT NO. 48709

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3321)
DOCUMENT NO. 2006173798
VACATED BY VACATION ACTION
07DRB-70043

SEE DETAIL "A"
SHEET 6

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7713)
DOCUMENT NO. 2006188225 AND
EXISTING AGREEMENT AND COVENANT
BETWEEN CITY OF ALBUQUERQUE & C84
MESA DEL SOL, LLC
FILED: DECEMBER 14, 2006
(BK A128, PG 7714)

EXISTING PUBLIC DRAINAGE
EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3311)
DOCUMENT NO. 2006173788

TRACT 15
7.9291 Acres

EXISTING PUBLIC ROADWAY
EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3312)
DOCUMENT NO. 2006173789
VACATED BY VACATION ACTION
07DRB-70043

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

SHADED AREA DESIGNATES PUBLIC
WATERLINE EASEMENT GRANTED TO
CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT

EXISTING 10' PNM/OWEST
EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7014) AND
EXISTING 10' COMCAST
EASEMENT
FILED: DECEMBER 27, 2006
(BK A129, PG 2417)

TRACT 21
25.5254 Acres

EXISTING PNM UNDERGROUND
ELECTRIC & GAS EASEMENT
FILED: JANUARY 30, 2007
DOCUMENT NO. 2007098253

EXISTING STORM WATER DETENTION
POND EASEMENT
FILED: JULY 7, 2006
(BK A120, PG 639)

EXISTING TEMPORARY
CONSTRUCTION EASEMENT
FILED: JULY 7, 2006
(BK A120, PG 646)

EXISTING 30' COMCAST
EASEMENT
FILED: DECEMBER 27, 2006
(BK A129, PG 2417)

EXISTING 10' TEMPORARY
PNM ELECTRIC EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7011)

EXISTING STORM WATER
DETENTION POND EASEMENT
FILED: JULY 7, 2006
(BK A120, PG 639)

EXISTING PNM/OWEST EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7014) AND
EXISTING COMCAST EASEMENT
FILED: DECEMBER 27, 2006
(BK A129, PG 2417)

TRACT 26
Albuquerque Studios
28.2756 Acres
(SEE NOTE 12, SHEET 1)

EXISTING PUBLIC PEDESTRIAN
ACCESS EASEMENT
FILED: JUNE 6, 2006
(BK A119, PG 2350)
VACATED BY VACATION ACTION
07DRB-70043

EXISTING PUBLIC PEDESTRIAN
ACCESS EASEMENT
FILED: JUNE 6, 2006
(BK A119, PG 2350)
VACATED BY VACATION ACTION
07DRB-70043

SHEET 5 OF 7



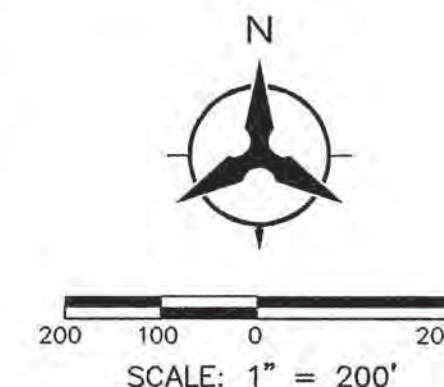
Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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10-SEP-2007 14:28
mcale

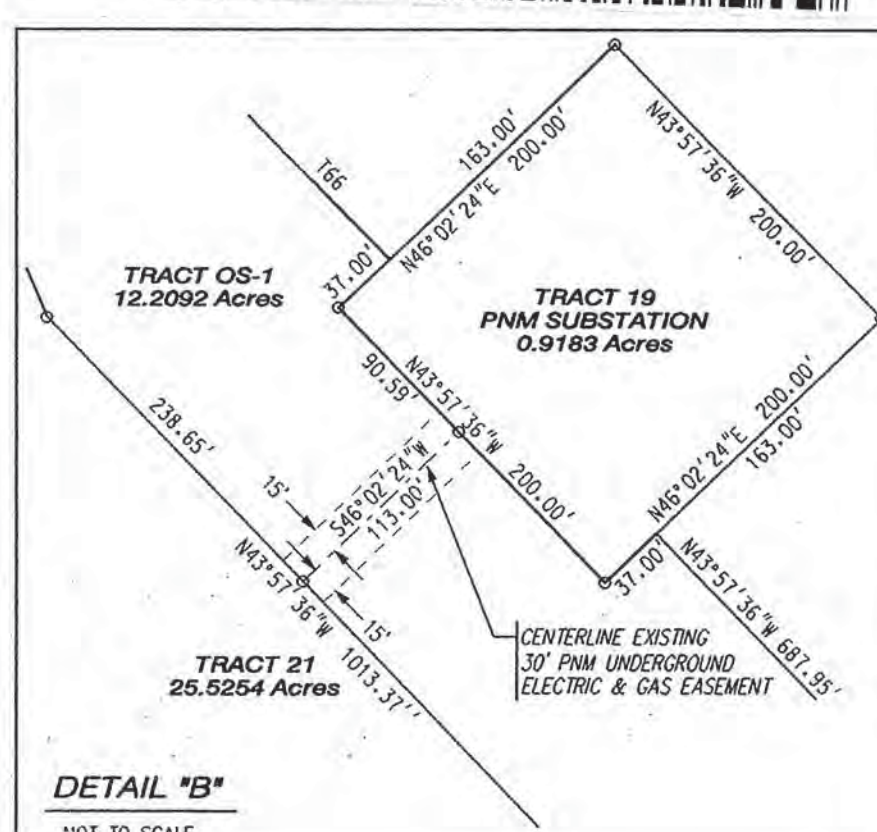
JOB NO. 070181

**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



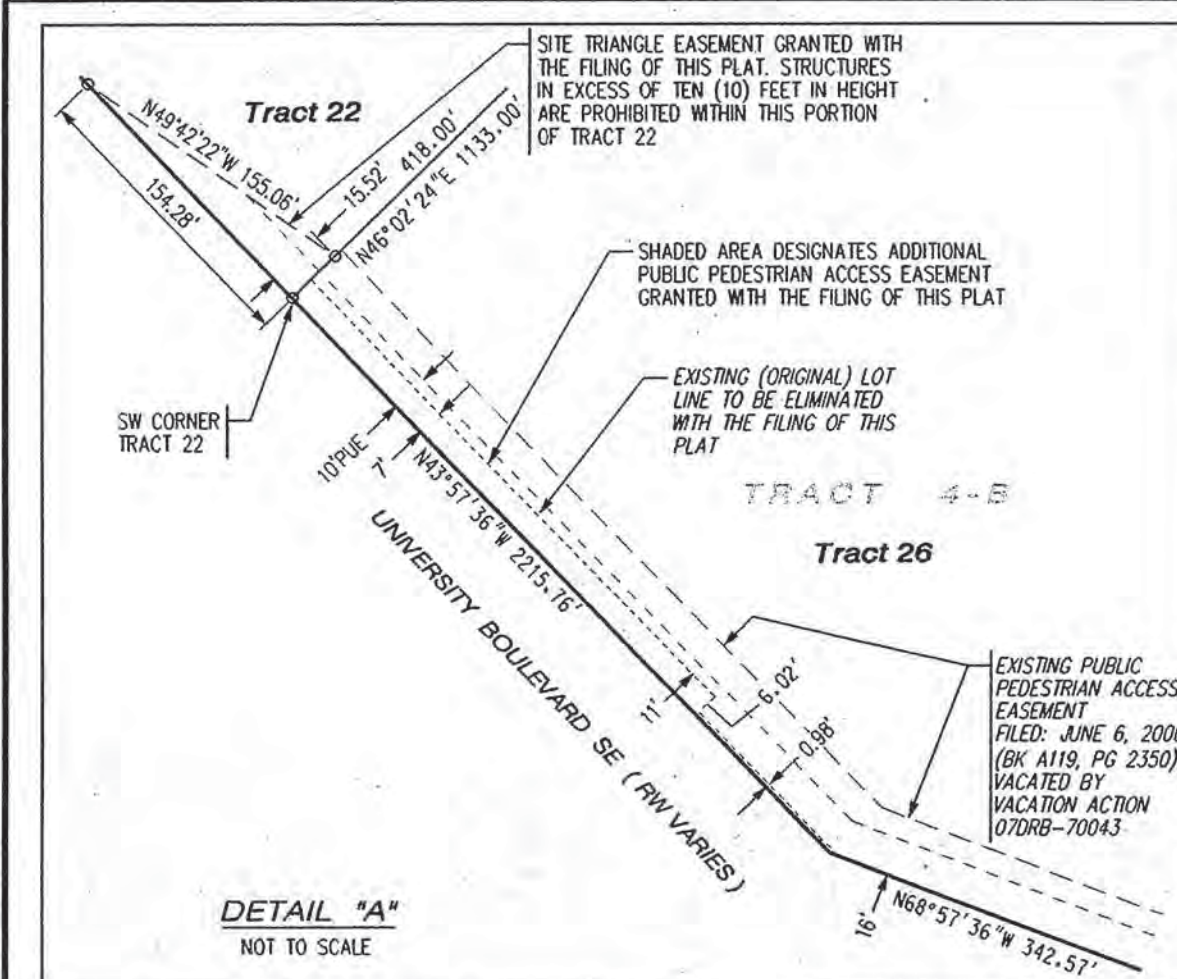
Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



DETAIL "B"
NOT TO SCALE

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



DETAIL "A"
NOT TO SCALE

EXISTING NON-DIRECTIONAL BEACON
SITE LEASED TO FEDERAL AVIATION
ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 20011786
INFORMATION PROVIDED BY STATE
LAND OFFICE



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY 16469"
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

Tract 23
3.2628 Acres
(SEE NOTE 12, SHEET 1)

Tract 24
5.4454 Acres

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3321)
DOCUMENT NO. 2006173798
VACATED BY VACATION ACTION
07DRB-70043

SHADED AREA DESIGNATES SITE TRIANGLE
EASEMENT GRANTED WITH THE FILING OF
THIS PLAT. STRUCTURES IN EXCESS OF
TEN (10) FEET IN HEIGHT ARE PROHIBITED
WITHIN THIS PORTION OF TRACT 22
(SEE DETAIL "A" THIS SHEET)

EXISTING 13' x 30' PUBLIC
WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

EXISTING 13' x 30' PUBLIC
WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

EXISTING 13' x 30' PUBLIC
WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

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WATER METER EASEMENT
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(BK A130, PG 731)

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FILED: JANUARY 2, 2007
(BK A130, PG 731)

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WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

EXISTING 13' x 30' PUBLIC
WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

EXISTING 13' x 30' PUBLIC
WATER METER EASEMENT
FILED: JANUARY 2, 2007
(BK A130, PG 731)

Racquel Michel

From: Microsoft Outlook
To: mandy@theremedyspa.com
Sent: Monday, April 26, 2021 7:04 PM
Subject: Relayed: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mandy@theremedyspa.com (mandy@theremedyspa.com)

Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - District 6 Coalition of Neighborhood Associations



Pre Submittal
Neighborhood ...

Racquel Michel

From: Michael Balaskovits
Sent: Monday, April 26, 2021 7:04 PM
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association
Attachments: NeighborhoodMeetingRequest-Mesa Del SolNA.pdf

Tracking:	Recipient	Delivery
	jamesrthompson8@gmail.com	
	independencedayjoy@gmail.com	
	Olin Brown	Delivered: 4/26/2021 7:04 PM

Dear Mr. Thompson and Ms. Ziener,

Mesa del Sol Neighborhood Association has been identified by the Office of Neighborhood Coordination that is within the vicinity of an upcoming Vacation of Public Right of Way request to the Development Review Board (DRB). Please See attached for the associated form and additional information for reference. Don't hesitate to let me know if you should have any questions or comments related to this request.

In addition, we are tentatively requesting a meeting for May 17th at 6:00 PM for a virtual meeting, please let me know if this is an acceptable date and time.

Thank you and I look forward to hearing from you both.

Mike Balaskovits, PE

Senior Vice President [Community Development and Planning](#)

Bohannan Huston

p. 505.823.1000 | d. 505.798.7891 | c. 505.440.2799

Connect: [bhinc.com](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

Our Values: A Spirit of Service | Integrity | Innovation | Quality & Excellence

UPCOMING PTO: May 10th, and May 26th - June 7th

DISCLAIMER: This email, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or dissemination is strictly prohibited. If you received this email in error, please notify the sender by reply email and delete this email immediately.

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

04/26/2021

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Mesa del Sol NA

Name of NA Representative*: James Thompson/Joy Ziener

Email Address* or Mailing Address* of NA Representative¹: 2227 Stieglitz Ave SE/5601 Addis Ave SE

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: mbalaskovits@bhinc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

May 17th, 2021 / 6:00 PM / Virtual Meeting
(information to be sent upon confirmation)

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

2660 Eastman Crossing SE

1. Subject Property Address* _____

Location Description The intersection of Hawking Dr. and Eastman Blvd.

2. Property Owner* Netflix Studios, LLC

3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.

4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☐ Conditional Use Approval

☐ Permit _____ (Carport or Wall/Fence – Major)

☐ Site Plan

☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation PUBLIC RIGHT OF WAY (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Vacation of Hawking Dr (132' ROW) from Level B boundary to Stryker Rd (approx. 2,960LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
- ☒ City Council
6. Where more information about the project can be found^{*4}:
- _____

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*5} R-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1^{*}: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

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- ☐ b. Access and circulation for vehicles and pedestrians.*
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- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
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 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] Approx. 10.5 acres of Right of Way vacation
- b. IDO Zone District PC
- c. Overlay Zone(s) [if applicable] NA
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Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

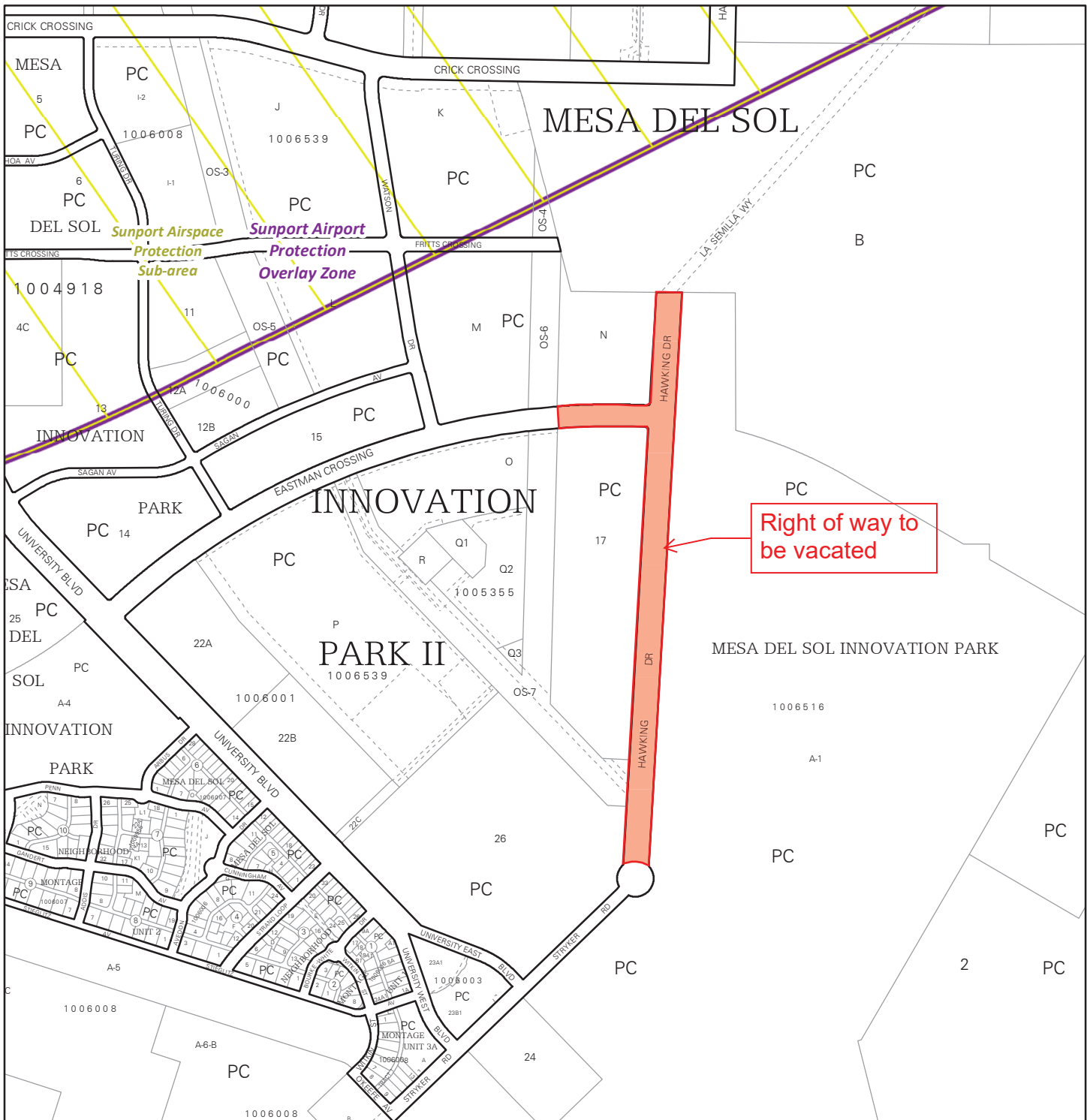
IDO Interactive Map

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Cc: Mesa del Sol NA [Other Neighborhood Associations, if any]

District 6 Coalition of Neighborhood Associations


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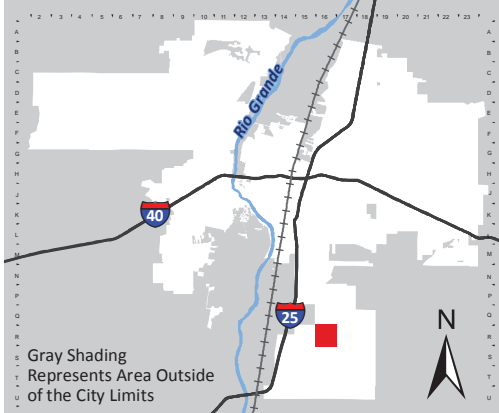
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

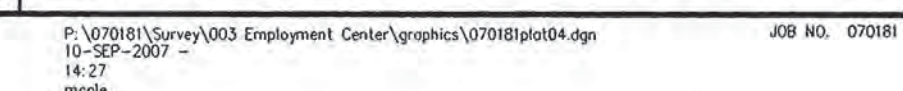
Zone Atlas Page:
R-16-Z

- Easement
- 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
- Escarpment



0 250 500 1,000 Feet

DOC# 2007131551



**BULK LAND PLAT FOR
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2007



SCALE: 1" = 200'



EXISTING RW ENCROACHMENT AGREEMENT BETWEEN THE COUNTY OF BERNALILLO, NEW MEXICO & MESA DEL SOL, LLC
FILED: AUGUST 31, 2006
(BK A123, PG 2579)

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3315)
DOCUMENT NO. 2006173792

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3314)
DOCUMENT NO. 2006173791

TRACT 13
MESA DEL SOL
TRACTS 1-15
FILED: JUNE 21, 2006
(2006C-195)

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7711)
DOCUMENT NO. 2006188223
AND EXISTING AGREEMENT & COVENANT BETWEEN CITY OF ALBUQUERQUE & MESA DEL SOL, LLC
FILED: DECEMBER 14, 2006
(BK A128, PG 7712)

TRACT 25
6.4638 Acres
(SEE NOTES 12 & 13, SHEET 1)

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3313)
DOCUMENT NO. 2006173790
VACATED BY VACATION ACTION 07DRB-70043

HATCHED AREA DESIGNATES EXISTING PUBLIC ROADWAY EASEMENT
FILED: JUNE 22, 2006
(2006C-197)
VACATED BY VACATION ACTION 07DRB-70043

EXISTING 10' TEMPORARY PNM ELECTRIC EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7011)

EXISTING PUBLIC ROADWAY EASEMENT
FILED: JUNE 22, 2006
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VACATED BY VACATION ACTION 07DRB-70043

EXISTING PUBLIC ROADWAY EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3312)
DOCUMENT NO. 2006173789
VACATED BY VACATION ACTION 07DRB-70043

TRACT 14
9.2743 Acres
(SEE NOTE 12, SHEET 1)

EXISTING PRIVATE ACCESS EASEMENT GRANTED TO PACIFICA MESA STUDIOS, LLC
FILED: JULY 7, 2006
(BK A120, PG 645)
DOCUMENT NO. 2006100929
VACATED BY VACATION ACTION 07DRB-70046

TRACT 22
15.8242 Acres
(SEE NOTE 12, SHEET 1)
EXISTING PRIVATE ACCESS EASEMENT GRANTED TO PACIFICA MESA STUDIOS, LLC
FILED: JULY 7, 2006
(BK A120, PG 645)
DOCUMENT NO. 2006100929

EXISTING 10' PNM/QWEST EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7014)
AND EXISTING 10' COMCAST EASEMENT
FILED: DECEMBER 27, 2006
(BK A129, PG 2417)

TRACT 21
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EXISTING PNM UNDERGROUND ELECTRIC & GAS EASEMENT
FILED: JANUARY 30, 2007
DOCUMENT NO. 2007098253

EXISTING STORM WATER DETENTION PONDS EASEMENT
FILED: JULY 7, 2006
(BK A120, PG 639)

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EXISTING 10' TEMPORARY PNM ELECTRIC EASEMENT
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(BK A120, PG 639)
VACATED BY VACATION ACTION 07DRB-70043

20' SUBSURFACE CROSS LOT DRAINAGE EASEMENT ACROSS TRACT 26 FOR THE BENEFIT OF TRACTS 21 & 22 GRANTED WITH THE FILING OF THIS PLAT

40' PUBLIC UTILITY EASEMENT GRANTED TO PNM WITH THE FILING OF THIS PLAT

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7713)
DOCUMENT NO. 2006188225 AND EXISTING AGREEMENT AND COVENANT BETWEEN CITY OF ALBUQUERQUE & MESA DEL SOL, LLC
FILED: DECEMBER 14, 2006
(BK A128, PG 7714)

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3311)
DOCUMENT NO. 2006173788

TRACT 15
7.9291 Acres

EXISTING PNM EASEMENT
FILED: JANUARY 30, 2007
(BK A131, PG 5828)

TRACT 18
7.7474 Acres

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWJA WITH THE FILING OF THIS PLAT

TRACT 19
PNM SUBSTATION
0.9183 Acres

TRACT 19 IS SUBJECT TO AN EXISTING PNM EASEMENT
FILED: JANUARY 30, 2007
(BK A131, PG 5821)

HATCHED AREA DESIGNATES PRIVATE ACCESS EASEMENT GRANTED TO & MAINTAINED BY PNM & ABCWJA WITH THE FILING OF THIS PLAT

TRACT 20
6.2353 Acres

TRACT 17
16.8252 Acres

TRACT OS-1
12.2092 Acres
(SEE NOTE 10, SHEET 1)

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
- ▲ SET CENTERLINE MONUMENT
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

TRACT A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

EXISTING 10' PNM EASEMENT
FILED: JULY 22, 1954
(BK D285, PG 5171) DOCUMENT NO. 28421
MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT
FILED: FEBRUARY 8, 1955
(BK D305, PG 307) DOCUMENT NO. 48709

EXISTING PUBLIC DRAINAGE EASEMENT
FILED: NOVEMBER 17, 2006
(BK A127, PG 3321)
DOCUMENT NO. 2006173798
VACATED BY VACATION ACTION 07DRB-70043

SEE DETAIL "A"
SHEET 6

EXISTING PNM/QWEST EASEMENT
FILED: DECEMBER 14, 2006
(BK A128, PG 7014) AND EXISTING COMCAST EASEMENT
FILED: DECEMBER 27, 2006
(BK A129, PG 2417)

TRACT 26
Albuquerque Studios
28.2756 Acres
(SEE NOTE 12, SHEET 1)

EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
FILED: JUNE 6, 2006
(BK A119, PG 2350)
VACATED BY VACATION ACTION 07DRB-70043

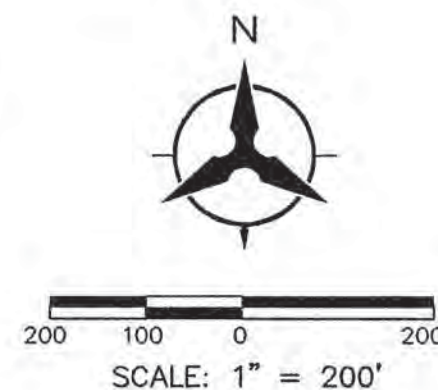


Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

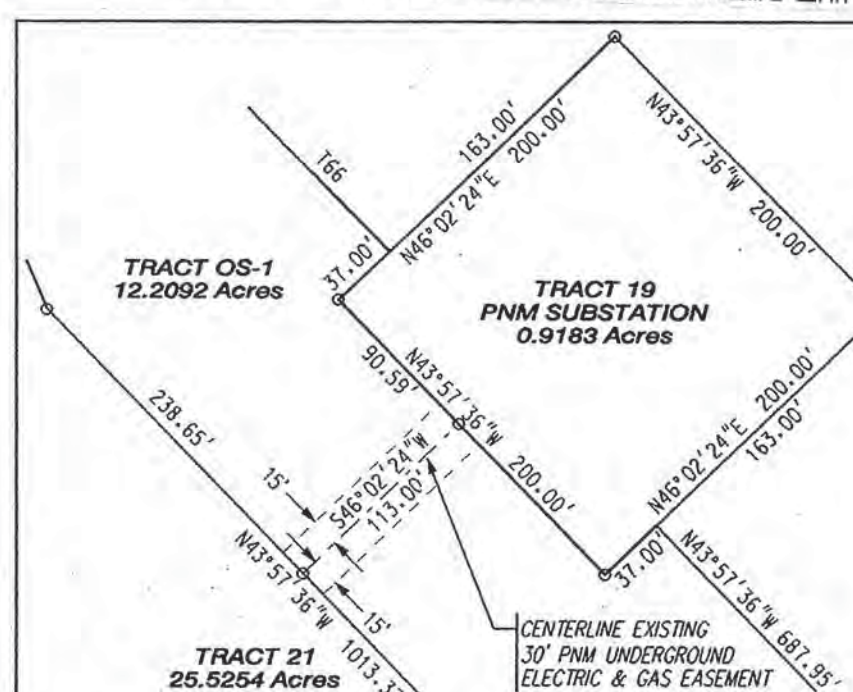
SHEET 5 OF 7

BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2007



Tract A
1898.5739 Acres
(SEE NOTE 12, SHEET 1)

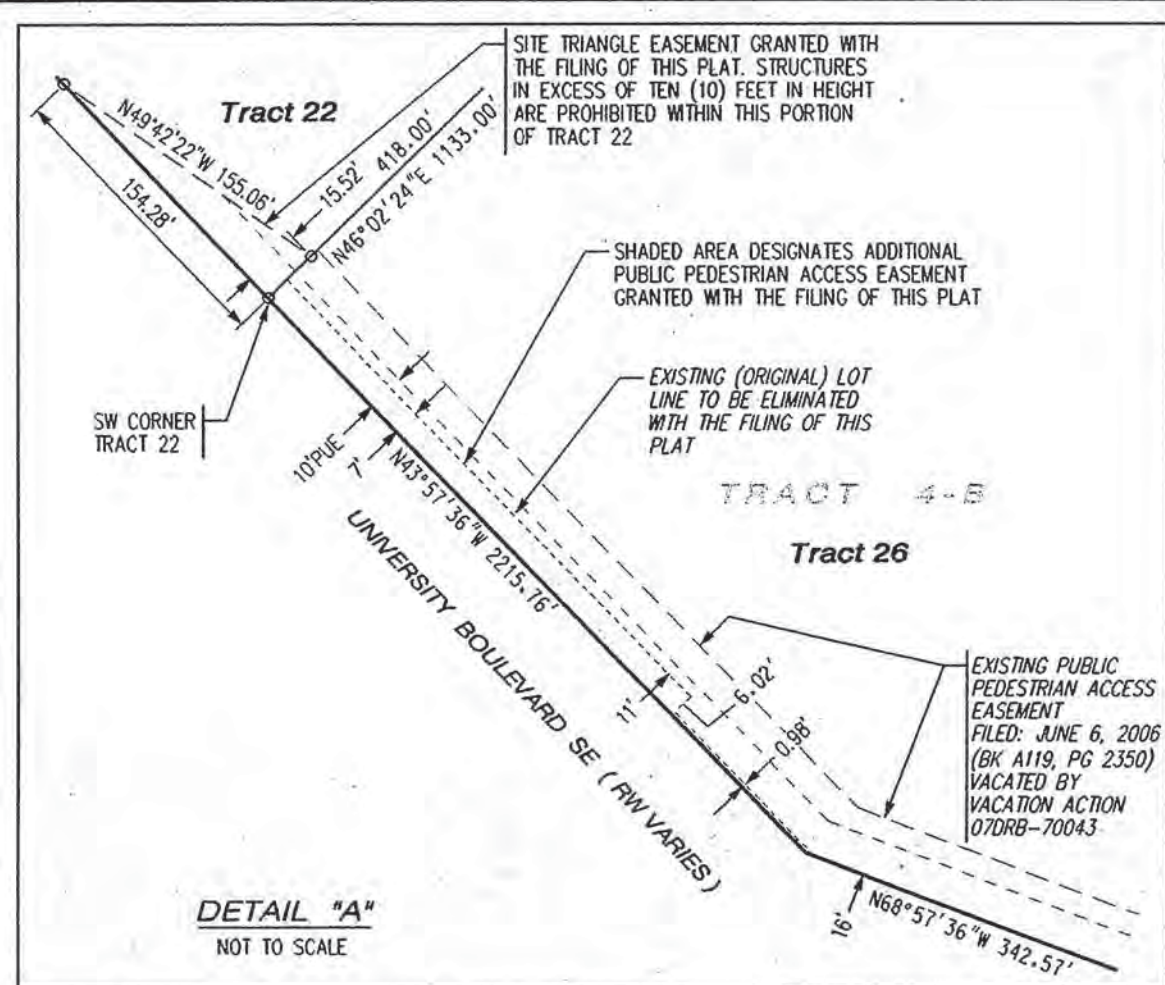
DOC# 2007131551
09/13/2007 10:37 AM Page: 6 of 7
PLAT R: \$37.00 B: 2007C P: 0259 M. Toulouse, Bernalillo County



DETAIL "B"
NOT TO SCALE

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SHEET 6 OF 7



DETAIL "A"
NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700" UNLESS OTHERWISE NOTED
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATSKY 16469"
	SET CENTERLINE MONUMENT
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EXISTING NON-DIRECTIONAL BEACON
SITE LEASED TO FEDERAL AVIATION
ADMINISTRATION
FILED: OCTOBER 5, 2000
DOCUMENT NO. 20011780
INFORMATION PROVIDED BY STATE
LAND OFFICE



Racquel Michel

From: Microsoft Outlook
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Sent: Monday, April 26, 2021 7:04 PM
Subject: Relayed: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesrthompson8@gmail.com (jamesrthompson8@gmail.com)

independencedayjoy@gmail.com (independencedayjoy@gmail.com)

Subject: Pre Submittal Neighborhood Meeting for Vacation of Public Right of Way - Mesa Del Sol Neighborhood Association



Pre Submittal
Neighborhood ...

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project: Vacation of 2660 Eastman Crossing Right of Way at Mesa del Sol; Pre-Application to DRB

Property Description/Address: Eastman Crossing and Hawking in Mesa del Sol

Date Submitted: 19 May 2021

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 17 May 2021 6-8 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: Netflix Studios, LLC

Agent: Michael Balaskovitz, P.E., Bohannon Huston, Inc.

Neighborhood Associations/Interested Parties – Mesa del Sol NA, MdS HOA, District 6 Coalition of NAs, Neighbors.

Background Summary:

This was the first meeting in an iterative process to vacate a designated right of way (ROW), to allow for the expansion of Netflix Studios. Though not directly an element of this DRB application, neighbors indicated a desire to clarify the facilitated meeting process—conditions under which a meeting is mandated by the IDO, and when it might be an optional and voluntary event initiated by developers or neighborhoods. Planner Maggie Gould summarized the CABQ process requirements for facilitated meetings. It was suggested that neighbors could submit further questions to the CABQ Planning Department.

Mike Balaskovitz, P.E. was the presenter. The presentation opened with his identification of the existing ROW, as depicted in the Mesa del Sol Master Plan Level B. The presenter then showed the location both on the City's Zone Atlas Map and Google Earth. The Hawking portion of the desired vacation is a designated--though unbuilt--roadway, while the Eastman Crossing portion has never been formally dedicated to the City. He noted that vacating these rights of way will neither affect drainage in the area, nor interfere with current or future connections between MDS and City facilities to the north.

The ROW application process involves a hearing before the Design Review Board (recommendation for approval of the vacation), followed by approval of the vacation by the City Council. At that point, a follow-up DRB hearing will be conducted. That hearing will likely involve the DRB's approval of parcel consolidation to either side of the current ROW. There may be additional neighborhood facilitated meetings during this process. Further details are dependent on the outcome of the approval process.

Outcomes:

- ***Areas of Agreement:***
Additional CABQ facilitated meetings may be requested by the agent or neighbors during the approval process.
- ***Unresolved Issues & Concerns:***

None mentioned.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Note: Citizen questions and comments are in *Italics*.

Meeting Specifics:

1) Facilitated Neighborhood Meetings.

- a. Neighbors asked about the City's facilitated meeting process under the IDO—especially, how it is initiated.
 - i. The process, which gives voice to citizens, has only recently been experienced by residents in Mesa del Sol.
 1. *"We're a new development, so there's stuff happening here all the time..."*
 2. The development of the International School, at 4.9 acres, did not trigger a meeting.
- b. The City planner outlined some of the conditions under which a meeting is mandated prior to a hearing before the DRB or EPC:
 - i. A project that impacts 5 acres or greater.
 - ii. A commercial project of 5000 square feet or greater.
 - iii. A multifamily development of 59 units or greater.
 - iv. Major infrastructure changes or development.
 - v. Another neighbor noted, a zone change application.
- c. For projects that do not meet these thresholds, email notices go to the affected Neighborhood Associations.
 - i. For larger project applications, there is a mandated notice offering to hold a facilitated meeting.
 1. In any event, neighborhoods (or developers) may request a facilitated meeting, if only to provide information about the proposed project.

2) Vacating the Right-of-Way.

- a. The DRB ROW application will be specific to the vacation action, not to the development of new Netflix Studios.
- b. The Level B Master Plan (2012), showed the locations of the areas under consideration.
- c. The portions to be vacated are shown in the City's Zone Atlas Map R-16-Z.
 - i. The total area being considered is 10.5 acres.
- d. Some, but not all, of the ROWs shown in the plan have been dedicated to the City for future roadways.
 - i. The presenter noted that there have been changes since the plan was adopted.
 1. At the time of the plan, there were many projects going on at once.
 2. It made sense at the time to grant ROWs, anticipating future projects.
 - a. No underground utilities have been built, and no roadways.
 - ii. The entire Hawkins ROW is to be vacated.
 1. This ROW has been granted to the City, but not yet built.
 - iii. The eastern segment of Eastman Crossing has never been dedicated.
 - iv. All of the area to be vacated lies within the Level B boundary.
- e. The vacated Hawkins connects with the existing Netflix Studios.
 - i. In response to a neighbor question, the property is currently owned by Netflix.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

3) The Approval Process.

- a. This application is for a review before the DRB, for approval of the ROW vacation.
 - i. The DRB can recommend approval or hold approval until specified conditions are met.
 - 1. If they recommend approval, the application then goes to City Council.
- b. The Council can conduct a hearing if there are concerns from Planning, Municipal Development, or the public.
 - i. If there are no concerns, the item gets moved to the consent agenda for approval.
 - ii. If the Council approves, then we go back to the DRB.
- c. The DRB reviews a subsequent replat—consolidation of the various parcels into the existing properties on either side of the ROW.

4) Additional Questions

- a. *Q: What is the timeline for the Netflix development of the property?*
 - i. This meeting is about the vacation of the right-of-way.
 - 1. [Action] There will be a subsequent facilitated meeting in June, 2021 to address the topic of Netflix development.
 - ii. *Who is going to pay to replace the loss of the retention ponds being vacated in the right of way area?*
 - 1. There is not a drainage component to this application.
 - a. The linear retention ponds throughout Mesa del Sol retain water on top of the mesa and do not drain to the river—it is a playa system.
 - b. This request does not affect the drainage.
 - iii. *What about the Los Vaqueros connection that a lot of residents would love to have available, to be able to go to the rear gate of the base?*
 - 1. That component is outside the current Level B boundary and is not affected by this request.

5) Action Item:

There will be a subsequent facilitated meeting in June, 2021 to address the Netflix development.

Application and Hearing details:

It is anticipated that the DRB hearing for Site Plan approval will be held on Wednesday 16 June 2021, starting at 9:00 am. If that date is not achieved then the 23rd of June may be the hearing date.

“The DRB ‘remote’ public meetings are using the Zoom software. All participants--DRB members, applicants, and the public--participate from the safety of their homes. You can choose to participate by video or audio only. Participants can listen to the meeting and may also speak during the public comment period. The agenda for the DRB meeting is posted on the City website by Friday afternoon ahead of the Wednesday meeting (in this case, 14 May). The agenda includes information on accessing the DRB meeting.”

Please contact either of the following with questions:

DRB Planner Jay Rodenbeck: 505-924-3994 or jrodenbeck@cabq.gov

DRB Hearing Monitor Angela Gomez: 505-924-3946 or agomez@cabq.gov

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Names & Affiliations of Many of the Attendees:

Mike Balaskovits	Bohannon Huston, Inc.	Denise Dewey
Scott Eddings	Huitt-Zollars	Emilee LaMonda
David Hickman	Jeebs & Zuzu LLC	Harry Relkin
Ron Brown	Mesa del Sol HOA	Jane & Todd
Joy Ziener	Mesa del Sol NA	Jeri Birge
Maggie Gould	City Planning	Lorene Myers
Colin Kruger		Nathan Shoman
Argie Carreon		Nicole
Angela Porcar		Patrick Krigge
Ariel Arevalo		Patti Thompson
Cesar Duron		Rohit Jain
Cindy Keith		Stephen Murphy
Dan Wright		Tania Gharechede
David Campbell		

Julie Cordova-Miller

From: Will Gleason <WillG@dpsdesign.org>
Sent: Thursday, April 22, 2021 4:25 PM
To: Michael Balaskovits
Cc: Kate Maliskas
Subject: FW: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry
Attachments: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry.pdf

Mike,
We did get the official list from the City – see attached and below.

From: Kate Maliskas
Sent: Thursday, April 22, 2021 9:59 AM
To: Will Gleason <WillG@dpsdesign.org>
Cc: Jessica Lawlis <JessicaL@dpsdesign.org>
Subject: FW: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry

Hey Will,

Below is the Neighborhood Associations for the ABQ Studios expansion site. I have saved a PDF in this folder as well:
<\\dpsabq.local\Interiors\20-0072 - Netflix\Regulatory\Approvals\ONC Neighborhood Associations>

Thanks,
Kate

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, April 22, 2021 9:55 AM
To: Kate Maliskas <KateM@dpsdesign.org>
Subject: 2660 Eastman Crossing SE Neighborhood Meeting Inquiry

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Albuquerque
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydspaspa.com	119 Vassar Drive SE	Albuquerque
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning

Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of**
webmaster@cabq.gov

Sent: Wednesday, April 21, 2021 4:41 PM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

EPC and DRB

Contact Name

Kate Maliskas

Telephone Number

505-761-9700

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR P 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC
TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC
ETC.

Physical address of subject site:

2660 Eastman Crossing SE, Albuquerque, NM 87106

Subject site cross streets:

Eastman Crossing and University Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

R-16-Z

100' Buffer List

geometry	UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Property Class	Acres
Geocortex.Gis. 101605128311440102		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	5650 UNIVERSITY BLVD SE	ALBUQUERQUE 87106	TR 26 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 28.2756 AC	C	28.2756
Geocortex.Gis. 101605128620940206		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87105	TR OS-7 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	12.2092
Geocortex.Gis. 101605131524440205		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87106	TR 17 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 16.8252 AC	V	16.8252
Geocortex.Gis. 101605128937810210		MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057		ALBUQUERQUE 87105	TR OS-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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	2.8015
Geocortex.Gis. 101605132236810201		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248		ALBUQUERQUE 87105	TR N 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	6.7861
Geocortex.Gis. 101705215314540102		STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148		ALBUQUERQUE 87105	TR B 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	V	1222.791
Geocortex.Gis. 101505140619740401		CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	HAWKING DR SE	ALBUQUERQUE NM 87106	TR A-1-A-6 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	V	75.2779

100' Buffer Map



FIRST CLASS MAIL

May 21, 2021

Re: Vacation of Public and Private Easements and Right-of-Way, Hawking Dr. and Eastman Ave.

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for Mesa del Sol, is seeking approval for Vacation of Right-of-Way within Hawking Dr. and Eastman Ave. See the attached Zone Atlas Page for the project location, and see the attached vacation exhibit showing the right of way to be vacated. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – 2660 Eastman Crossing SE
4. Location Description – The Intersection of Hawking Dr. and Eastman Blvd.
5. Zone Atlas Page – R-16-Z
6. Legal Description – TR P 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC ETC.
7. Area of Property – 10.91 acres
8. Description of request: Vacation of Hawking Dr. (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960 LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

The Development Review Board Public Hearing will be heard on June 16th, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16th located at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Find your local number: <https://cabq.zoom.us/j/abbgbG8TJ8>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel", is shown on a light-colored background.

Racquel Michel, PE
Project Engineer
Community Development and Planning Group

Enclosure

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

MDS Investments, LLC
4020 Vassar Dr. NE, Suite H
Albuquerque, NM 87103-2248



 **US POSTAGE**
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

City of Albuquerque
P.O. Box 2248
Albuquerque, NM 87103-2248



 **US POSTAGE**
\$ 00.51
First-Class
Mailed From 87109
05/20/2021
032A 0061805678

Bohannan  **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

State of NM State Land Office
P.O. Box 1148
Albuquerque, NM 87103-2248



 **US POSTAGE**
\$ 00.51
First-Class
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FIRST CLASS MAIL

May 21, 2021

James Thompson
2227 Stieglitz Avenue SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Mr. Thompson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – Netflix Studios, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – 2660 Eastman Crossing SE
4. Location Description – The Intersection of Hawking Dr. and Eastman Blvd.
5. Zone Atlas Page – R-16-Z
6. Legal Description – TR P 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 DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21 TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.9075 AC TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) CONT 7.3889 AC ETC.
7. Area of Property – 10.91 acres
8. Description of request: Vacation of Hawking Dr. (132' ROW) from Level B boundary to Stryker Rd. (approx. 2,960 LF). Vacation of Eastman Crossing (114' ROW) from eastern property line of Tract OS-7 and OS-6 to Hawking Dr. (approx. 470LF)

The Development Review Board Public Hearing will be heard on June 16th, starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for June 16th located at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Find your local number: <https://cabq.zoom.us/j/abbgbG8TJ8>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
Page 2

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Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

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City of Albuquerque Planning Department

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Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Joy Zierner
5601 Addis Avenue SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Zierner:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

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Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel".

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Warr:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Vacation of Right-of-Way [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB). This application(s) is for the vacation of one Right-of-Way on the site. This vacation is needed for a future expansion of Netflix Studios.

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Vacation of Private Easement, Hawking Dr. and Eastman Ave.
May 21, 2021
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Sincerely,

A handwritten signature in blue ink, appearing to read "Racquel Michel", is shown on a light-colored background.

Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

FIRST CLASS MAIL

March 26, 2021

Patricia Willson
505 Dartmouth Drive SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way,
Hawking Dr. and Eastman Ave.

Dear Ms. Wilson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

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Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Vacation of Private Easement, Hawking Dr. and Eastman Ave.
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Racquel Michel, PE
Project Engineer

Attachments: Zone Atlas Page

Bohannon ▲ Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Joy Zierner
5601 Addis Avenue SE
Albuquerque, NM 87106

Bohannon ▲ Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

Bohannan ▲ Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

Patricia Willson
505 Dartmouth Drive SE
Albuquerque, NM 87106



Bohannan ▲ Huston

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

James Thompson
2227 Stieglitz Avenue SE
Albuquerque, NM 87106



Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Thursday, May 20, 2021 3:42 PM
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com; Mandy Warr; P. Davis Willson
Cc: Racquel Michel; Michael Balaskovits
Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.
Attachments: 03-IDOZoneAtlasPage_R-16-Z.pdf

Re: Vacation of Private and Public Easements and Vacation of Right-of-Way, Hawking Dr. and Eastman Ave.

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Sincerely,



Racquel Michel, PE

Project Engineer

Attachments: Zone Atlas Page



Julie Cordova Miller

Senior Administrative Assistant

Community Development & Planning

Structural Engineering

Bohannan Huston

p. 505.823.1000 | d. 505.798.7951

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

ENR Southwest Design Firm of the Year 2021 | Ranked on ENR's Top 500 list since 1998

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Julie Cordova-Miller

From: Microsoft Outlook
To: jamesrthompson8@gmail.com; independencedayjoy@gmail.com
Sent: Thursday, May 20, 2021 3:42 PM
Subject: Relayed: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jamesrthompson8@gmail.com (jamesrthompson8@gmail.com)

independencedayjoy@gmail.com (independencedayjoy@gmail.com)

Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Julie Cordova-Miller

From: Microsoft Outlook
To: Mandy Warr
Sent: Thursday, May 20, 2021 3:42 PM
Subject: Relayed: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Mandy Warr \(mandy@theremedyspa.com\)](mailto:mandy@theremedyspa.com)

Subject: Neighborhood Meeting Notice for Vacation of Public Right-of-Way - Hawking Drive and Eastman Blvd.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Racquel Michel
(Applicant or Agent)

05-21-21
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____