



PLAN SNAPSHOT REPORT VAC-2025-00048 FOR CITY OF ALBUQUERQUE

Plan Type: Vacation	Project: PR-2020-004622 (PR-2020-004622)	App Date: 11/06/2025
Work Class: Public Easement(s)	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: UNM South Campus Vacation of 120' Drainage Easement Tract 7 PR-2020-004622		

Parcel: 101505621110930901	Main	Address: 99999 University Blvd Se Albuquerque, NM 87106	Main	Zone:
Owner Regents of the Univerity of New Mexico Regents of the Univerity of New Mexico Home: (505) 277-4620	Applicant MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000		

Plan Custom Fields

Existing Project Number (If unknown, type N/A)	PR-2020-004622	Number of Existing Lots	1	Total Area of Site in Acres	7.1413
Site Location Located Between Streets	Varsity Ave and University Blvd	Detailed Description of Vacated Easement	120' Drainage Easement located on Tract 7 of plat Document No. 2011119138 and is to be vacated with the filing of plat of Tracts 6-A, 7-A, 8-A, 9-A, and 10-A UNM Gibson Commercial District.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	7	Block Number	0000	Subdivision Name and/or Unit Number	UNM GIBSON COMMERCIAL DISTRICT
Legal Description	TR 7 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25ASSOCIATES SUBD) CONT 7.1413 AC	Existing Zone District	R-MH, MX-L	Zone Atlas Page(s)	L-15
Acreage	7.1413	Calculated Acreage	7.19894	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Change	Current Land Use(s)	15 Vacant
Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Center Type	Employment	IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)
IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	IDO Administration & Enforcement Name	Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)
Pre-IDO Zoning District	R-3, C-1	Pre-IDO Zoning Description		Major Street Functional Classification	3 - urban minor arterial

PLAN SNAPSHOT REPORT (VAC-2025-00048)

Public Property Entity	NEW MEXICO, AMAFCA, NEW MEXICO	FEMA Flood Zone	X, A	Metropolitan Redevelopment Area(s)	Clayton Heights/Lomas del Cielo
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Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_11/6/2025.j pg	11/06/2025 15:38	Legan, Kimberly		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059178	Vacation of Public Easement	\$300.00	\$300.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$29.75	\$29.75
	Published Notice Fee - Legal Ad	\$75.00	\$75.00
Total for Invoice INV-00059178		\$454.75	\$454.75
Grand Total for Plan		\$454.75	\$454.75

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	11/19/2025	Scheduled	Vacation of Public Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/10/2025 16:46	
Associate Project Number v.1	Generic Action		11/10/2025 16:46
Screen for Completeness v.1	Generic Action		11/10/2025 16:46
Verify Payment v.1	Generic Action		11/10/2025 20:47
Application Review v.1		11/10/2025 20:47	
DHO Hearing v.1	Hold Hearing	11/10/2025 20:47	11/10/2025 20:48
Vacation Submittal v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Print Notice of Decision v.1	Create Report		
Linked Project Plans v.1			

PERMANENT EASEMENT

Grant of Permanent Easement, between The Regents of the University of New Mexico ("Grantor"), whose address is 2811 Campus Blvd, MSC 3595 Albuquerque, NM 87131 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Grantor grants to the City an exclusive, permanent easement subject to condition subsequent (the "Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto (the "Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Public Drainage and Storm Drain, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements (the "Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal (the "Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

This Easement shall be released by the City upon the City's approval and/or acceptance of the completed construction of a new storm drain constructed pursuant to and in furtherance of City Project # 566587 for the purpose of replacing the storm drainage function of that portion of the Geneva's arroyo and the existing 48 inch storm drain located between University Boulevard and Alumni Drive, which approval and/or acceptance shall constitute a determination that there is no longer any need for this Easement for storm drainage purposes.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

Doc# 2011119142

December 20, 2011 (11:30 AM)
RDSAR Drainage Easement.DOC

12/22/2011 02:27 PM Page: 1 of 4
EASE R: \$25.00 M. Toulouse Oliver, Bernalillo County



GRANTOR:

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

By: Kim D. Murphy
Kim D. Murphy, Director of Real Estate
University of New Mexico

Dec. 20, 2011
Date

APPROVED:

By: [Signature]
for Richard Dourte, City Engineer

Dec 20, 2011
Date

He
12/20/11

12-20-2011

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 20 day of December, 2011, by
Kim D. Murphy, Director of Real Estate of the University of New Mexico, on behalf of
the Regents of the University of New Mexico.

(SEAL)

My Commission Expires:
3/28/15

[Signature]
Notary Public

(EXHIBIT "A" ATTACHED)

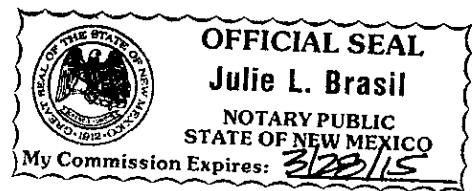


EXHIBIT "A"

DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a portion of Tract 7, UNM Gibson Commercial District as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on 02-28-2011 in Book N/A, Page N/A as Document No. 201119138 and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-17" on the easterly boundary of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000069137, identical to a point on the westerly boundary of said Tract 7;

THENCE along said easterly boundary of AMAFCA Parcel 9 and said westerly boundary of Tract 7, S60°05'28"W a distance of 45.32 feet to a point of curvature on the easterly right-of-way of Alumni Drive SE;

THENCE leaving said easterly boundary of AMAFCA Parcel 9 and continuing along the westerly boundary of the tract herein described, coincident with said westerly boundary Tract 7 and said easterly right-of-way of Alumni Drive SE, 1.89 feet along the arc of a non-tangent curve to the left having a radius of 687.00 feet, a central angle of 0°09'28" and a chord bearing 34°04'26" W a distance of 1.89 feet to the northwest corner of the tract herein described;

THENCE leaving said easterly right-of-way of Alumni Drive SE and said westerly boundary of Tract 7 along the northerly boundary of the tract herein described, N53°54'07"E a distance of 774.68 feet to a point on the southerly right-of-way of Varsity Avenue SE, also being a point on the northerly boundary of said Tract 7;

THENCE along said southerly right-of-way of Varsity Avenue SE and said northerly boundary of Tract 7, N89°08'16"E a distance of 15.92 feet to a point of curvature at the west southwest point of return at the intersection of Alumni Drive SE and University Boulevard SE;

THENCE along said return, 20.70 feet along the arc of a curve to the right having a radius of 13.00 feet, a central angle of 91°13'49" and a chord bearing S45°14'49"E a distance of 18.58 feet to a point of tangency at the northeast corner of the tract herein described, identical to the northeast corner of said Tract 7;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 7 and the westerly right-of-way of University Boulevard SE, S00°22'08"W a distance of 114.99 feet to the southeast corner of the tract herein described;

THENCE leaving said easterly boundary of Tract 7 and said westerly right-of-way of University Boulevard SE along the southerly boundary of the tract herein described, S53°54'07"W a distance of 687.56 feet to the southwest corner of the tract herein described, also being a point on the westerly boundary of said Tract 7 and the easterly boundary of said AMAFCA Parcel 9;

THENCE along the westerly boundary of the tract herein described, coincident with said westerly boundary of Tract 7 and said easterly boundary of AMAFCA Parcel 9, N30°55'16"W a distance of 113.69 feet to the POINT OF BEGINNING.

This tract contains 1.9979 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.


Robert Gromatzky
New Mexico Professional Surveyor No. 16469

Date: DECEMBER 9, 2011

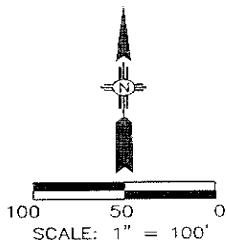


Bohannon & Huston

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

PAGE 1 OF 2

EXHIBIT "A"



TRACT 10

UNM GIBSON
COMMERCIAL DISTRICT

TRACT 9

VARSITY AVENUE SE

N53° 54' 07" E 774.68'

1.9979 Ac

S53° 54' 07" W 687.56'

TRACT 7
UNM GIBSON
COMMERCIAL DISTRICT
FILED:

UNIVERSITY BOULEVARD SE

POINT OF BEGINNING
3" BRASS CAP
STAMPED "S1-11-17"

ALUMNI DRIVE SE

PARCEL 9
AMAFCA
SOUTH DIVERSION
CHANNEL
DRAINAGE RIGHT-OF-WAY
FILED: JULY 17, 2000
(2000C-183)

ALUMNI DRIVE SE

TRACT 5

BASE OF BEARINGS
S30° 55' 16" W 132.64'

5" BRASS CAP
STAMPED "S1-11-18"

Tangent Data		
ID	BEARING	DISTANCE
T1	S60° 05' 28" W	45.32'
T2	N89° 08' 16" E	15.92'
T3	N30° 55' 16" W	113.69'
T4	S30° 55' 16" E	78.96'

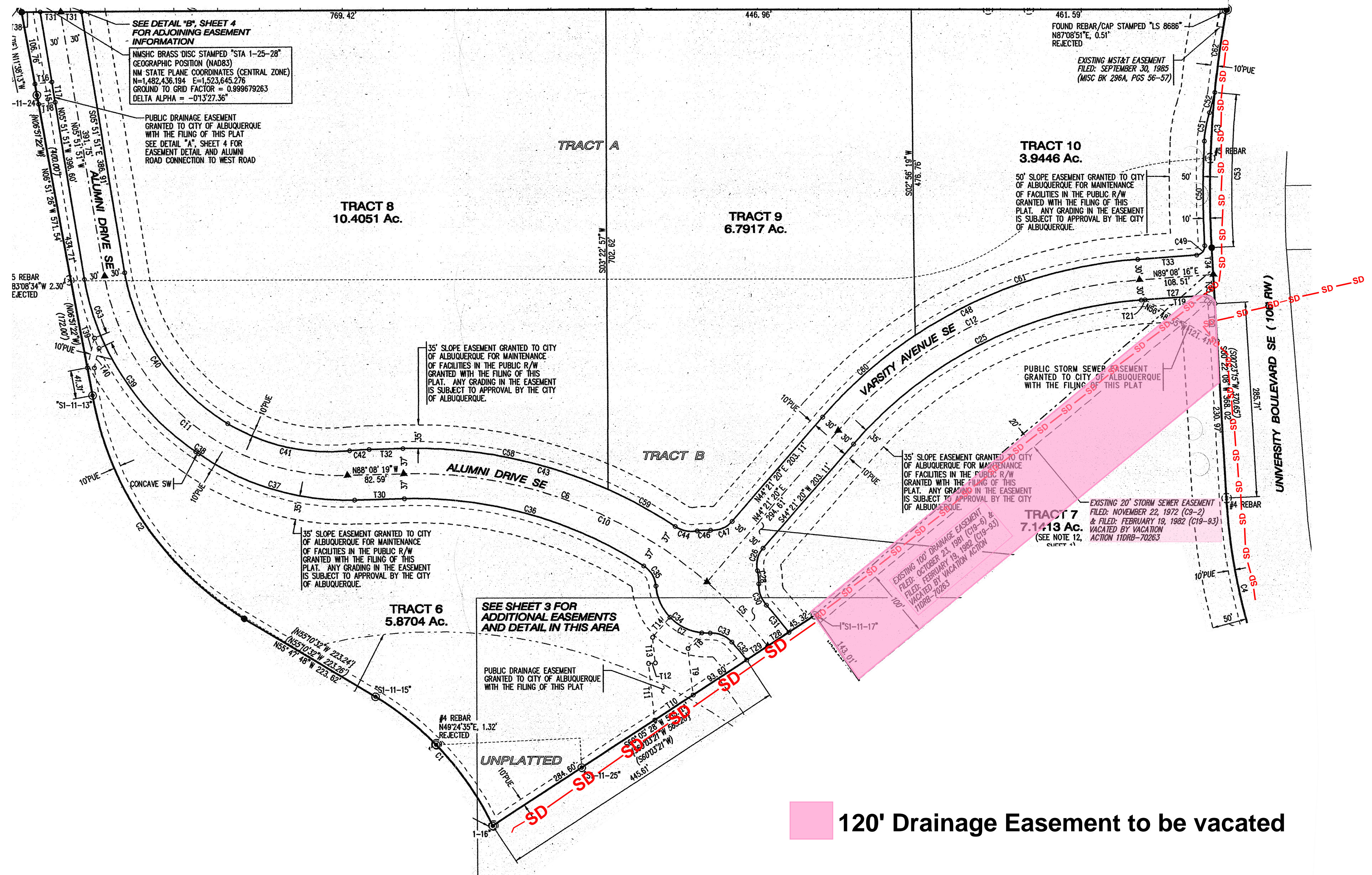
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00° 09' 28"	0.95'	1.89'	687.00'	1.89'	N34° 04' 26" W
C2	91° 13' 49"	13.28'	20.70'	13.00'	18.58'	S45° 14' 49" E

Bohannon & Huston

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

PAGE 2 OF 2

N/A – see justification letter for more information



November 6, 2025

DHO
Planning
415 Silver Ave SW
Albuquerque, NM 87102

Re: Vacation of Existing 120' Drainage Easement (DOC# 201119142) – Tract 7 (Replat of Tracts 6, 7, 8, 9, and 10 of UNM Gibson Commercial District) PR-2020-004622

Dear Development Hearing Officer,

Bohannon Huston, Inc. is submitting for Vacation of Public Easement that was previously dedicated via a paper document (DOC# 201119142) and never shown on a platting effort. There is no plat that has shown this easement so one is not provided. We anticipate this to be heard on December 3rd, 2025.

The existing 120' Drainage Easement on Tract 7 will be vacated with the replat of Tracts 6-10 of UNM Gibson Commercial District. A paper document will later be granted once new plat has been recorded to ensure the channel and adjacent storm drain is still covered until the new improvements are constructed and accepted.

Please see the documents accompanying this application and we ask you please place us on the above-requested DHO hearing date.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

Real Estate Department

May 28, 2025

Development Hearing Officer
City of Albuquerque Planning Department
Plaza Del Sol Building
600 Second St. NW
Albuquerque, NM 87102

RE: Agent Authorization Letter – UNM Gibson Commercial District

Dear Development Hearing Officer,

The Regents of the University of New Mexico, Real Estate Department, hereby appoint Bohannon Huston Inc. (BHI) as agents to act on our behalf in the application process to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO/DFT and/or City of Albuquerque.

Sincerely,



Thomas Neale
Director, UNM Real Estate Dept.

cc: Mike Balaskovits, Bohannon Huston
Lobo Development Corporation



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

July 2, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – July 1st

1. [PR-2019-002380](#)
[SP-2025-00047](#) – SITE PLAN DFT

All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at **10000 CENTRAL AVE SW** containing approximately **8.6669** acre(s). **(L-09)**

REQUEST: Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

IDO – 2025

2. [PR-2024-010691](#) *(Second Submittal)*

SP-2025-00031 – SITE PLAN DFT

All or a portion of: **Lot/Tract 11A, BLOCK 2 VOLCANO CLIFFS UNIT 14** zoned **MX-L**, located at **7520 RAINBOW BLVD BETWEEN RAINBOW BLVD NW & UNIVERSE BLVD NW** containing approximately **2.03** acre(s). **(D-09)**

REQUEST: Site Plan Administrative DFT Review for a self-storage facility

IDO – 2025

3. [PR-2024-010846](#) *(Second Submittal)*

SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

4. [PR-2023-008710](#) *(Second Submittal)*

SI-2025-00082 – SITE PLAN DFT

SI-2024-01652 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIALDISTRICT UNIT NO. 1) EXCL S'LY PORTOUT TO R/W** zoned **NR-LM**, located at **8200 Jefferson St NE** containing approximately **9.16** acre(s). **(C-17)**

REQUEST: New U-Haul site development

SKETCH PLAT 6-7-23 (DFT)

IDO – 2023

5.

[PR-2024-011052](#) *(Second Submittal)*

[SI-2024-01468](#) – EPC FINAL SITE PLAN SIGN-OFF

All or a portion of: **TRACT B-1 PLAT OF TRACT B-1, AND B-2 AND C-1 ADOBE WELLS SUBDIVISION CONT.** zoned **NR-C**, located at **9640 EAGLE RANCH RD. NW** containing approximately **6.3** acre(s). **(B-13)**

REQUEST: EPC Site Plan review for an approximately 5,900 square foot expansion of an existing building consisting of Light Vehicle Sales and Rental Uses.

IDO – 2023

6.

[PR-2022-006673](#)

[PA-2025-00174](#) – SKETCH

All or a portion of: **TRACT 1-A BLOCK 101 PLAT FOR TRACTS 1-A AND 2-A BLOCK 101 BRENTWOOD HILLS SUBDIVISION CONT 1.8004 AC** zoned **MX-M**, located at **2600 JUAN TABO BLVD NE** containing approximately **0.58** acre(s). **(H-21, H-22)**

REQUEST: Proposed 510 sqft drive-thru coffee shop with no onsite seating or consumption

IDO - 2025

7.

[PR-2020-004622](#)

[PA-2025-00187](#) – SKETCH

All or a portion of: **Lot/Tract 6 thru 10, UNM Gibson Commercial District** zoned **R-MH**, located on **UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE.** **(L-15)**

REQUEST: Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

IDO – 2025

8.

[PR-2024-010490](#)

[PA-2025-00185](#) – SKETCH

All or a portion of: **Lot/Tract 3A1, PAVILLIONS AT SAN MATEO** zoned **MX-M**, located at **4600 Cutler Blvd NE, 4610 Cutler Blvd NE, 4700 Cutler Blvd NE, 4900 Cutler Blvd NE between San Mateo Blvd NE and Washington ST NE** containing approximately 9.4 acre(s). **(H-17)**

REQUEST: Create six lots from one lot

IDO - 2025

9. [PR-2025-020082](#)
[PA-2025-00182](#) – SKETCH

All or a portion of: **Lot/Tract 1A, SUMMER GARDEN ADDN** zoned **MX-L**, located at **1501 MOUNTAIN RD NW** located east of 15th St and West of Sawmill road on the north side of **Mountain** containing approximately **0.1148, 0.1379** acre(s). (J-13)

REQUEST: Purchase the city right-of-way that crosses my property

IDO – 2025

10. [PR-2021-005862](#)
[PA-2025-00183](#) – SKETCH

All or a portion of: **Lot/Tract 16D2, EL RANCHO GRANDE UNIT 16** zoned **R-1A**, located on **Gibson Boulevard** between **Gibson Boulevard SW** and **Delgado Road SW** containing approximately **16.4561** acre(s). (M-08, N-08)

REQUEST: Proposed 102 lot layout

IDO – 2025

11. [PR-2020-003688](#)
[PA-2025-00184](#) – SKETCH

All or a portion of: **Lot/Tracts 53 thru 55, DAVIS-PEREA-COURSON** zoned **R-1B**, located on **Coors blvd** between **Coors blvd** and **Daytona Rd** containing approximately 1.74 acre(s). (J-10)

REQUEST: Approximately 1.74 acres zoned R1-B to redistribute lot lines to accommodate 13 residential lots

IDO – 2025

OTHER ACTIVE DFT CASES/APPLICATIONS UNDER REVIEW

*****(No New Information received from applicants/agents)***

PR-2024-010931

SP-2025-00005 – SITE PLAN DFT

SP-2025-00004 – ALTERNATIVE LANDSCAPING PLAN

All or a portion of: **Lot/Tract 23, ORIGINAL TOWNSITE OF WESTLAND** zoned **NR-C**, located on **Sunset Gardens SW, between 90th Street and 94th Street SW** containing approximately **8.34639** acre(s). **(K-09, L-09)**

REQUEST: Site Plan - DFT to identify Major Public Infrastructure. Phased Charter School

SKETCH PLAT 9-25-24 (DFT)

IDO – 2023

PR-2024-011229

SI-2024-01628 – SITE PLAN DFT

All or a portion of: **Tract A-2-C-2, Block 2, Unit 3, West Business Park** zoned **NR-BP**, located at **501 Unser Blvd NW between Los Volcanes and Saul Bell Road** containing approximately **4.9892** acre(s). **(K-10)**

REQUEST: Compliance with the ABQ IDO for proposed Light Vehicle Fueling Station with Auto and Truck canopies

IDO – 2023

PR-2020-003259

SI-2024-01088 – SITE PLAN DFT

All or a portion of: **TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B, HONEYWELLSITE** zoned **NR-LM**, located at **9201 SAN MATEO BLVD NE between SAN DIEGO AVE and JEFFERSON** containing approximately **59.6960** acre(s). **(B-17)**

REQUEST: Major Amendment - Site Plan. This site plan was approved by DRB, See project number DRB-99-88

IDO -2022

PR-2024-009765

SI-2024-00468 – EPC FINAL SIGN OFF

Located at **1100 Woodward Pl NE** containing approximately **2.8** acre(s).

REQUEST: Major Amendment to existing EPC Site Plan for Subdivision - Gateway Center

IDO – 2022

PR-2023-009105

SI-2023-01377 – EPC FINAL SITE PLAN

SIGN-OFF

SI-2023-01402 – EPC FINAL SITE PLAN

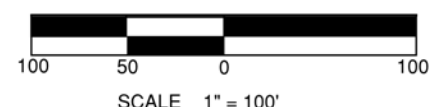
SIGN-OFF

All or a portion of: **Lot Tract: LOT 2-A AND 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II** located at **10080 & 10088 between Coors & 7 Bar Loop**

REQUEST: EPC Final Site Plan Sign-Off

IDO – 2022

JUNE 2025





Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2020-004622 Date: 07/2/2025 Agenda Item: #7 Zone Atlas Page: L-15

Legal Description: Lot/Tract 6 thru 10, UNM Gibson Commercial District.

Request: Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts.

Location: UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE

☐ Approved No Conditions

☐ Approved W/Conditions

☒ Not Approved

Application For: PA-2025-00187 – SKETCH

1. There is currently a Request for Availability (241203) that is being researched and will provide conditions for service.
 - a. This area is at a pressure zone boundary and infrastructure improvements will need to be coordinated closely with the Water Authority on how to service each proposed structure.
2. There are infrastructure improvements that are necessary to provide access to public water and public sanitary sewer however a site plan with proposed structures are important to understand to ensure the correct infrastructure is being required to service the entire site correctly.
3. If all infrastructure will be within public right-of-way, there is no need for additional easement notes however if there are, please add the following note to the plat.

ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
4. Infrastructure improvements are anticipated and an infrastructure list will be required to include all necessary public water and public sanitary sewer infrastructure.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2020-004622

PA-2025-00187 – SKETCH

All or a portion of: Lot/Tract 6 thru 10, UNM Gibson Commercial District zoned R-MH, located on UNIVERSITY BLVD SE between ALUMNI DR SE and VARSITY AVE SE. (L-15)

REQUEST: Vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

IDO – 2025

COMMENTS

7.1.2025

- Is the proposed new ROW intended to contain the planned multi-use paved trail identified on prior infrastructure agreements? If so, please coordinate alignment with Parks and Recreation including updated trail crossing to Geneva's Arroyo (City Park property) to the east, which is currently at 95% design and will include trail. DMD is currently holding community meetings around a plan to improve the corridor along Buena Vista located east along the subject site.





DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2020-004622 Hearing Date: 7-2-2025
Lot/Tract 6 thru 10, UNM Gibson
Commercial District
located on UNIVERSITY BLVD
SE between ALUMNI DR SE and
Project: VARSITY AVE SE Agenda Item No: 7

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has a legacy Conceptual Drainage Plan for the Mulberry and Gibson Development with an engineer's stamp dated 06/12/2002.
- An updated Conceptual Grading & Drainage Plan and updated Drainage Report is required prior to approval of the sketch plat.
- Hydrology has no objection to the Vacations.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004622
UNM Gibson Commercial District

AGENDA ITEM NO: 7

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Alumni and Varsity are both local roads and will require 5' sidewalk and a 4' landscape buffer. Transportation has no objection to the realignment of roadways and lot lines.
2. An approved TCL and TIS will be required prior to site plan or building permit. The TIS has been submitted and is in review.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 2, 2025

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/2/2025 -- **AGENDA ITEM:** #7

Project Number: PR-2020-004622

Application Number: PA-2025-00187

Project Name: Tracts 6-10 UNM Gibson Commercial District

Request: Vacation of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts

These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals. **Comment in orange require a response.*

Background

- There is another existing Project Number 1001725 and an existing Infrastructure List dated November 2011.
- There is a memorandum of understanding between the City and UNM for this site, signed and dated October 11, 2011.
 - <https://dmdmaps.cabq.gov/HydroTrans/L15D006/FINAL/Easements.pdf> is a link to the UNM Gibson Commercial Agreement with the CABQ.
- Lots 6, 8, 9,10 are zoned R-MH Multi-family High Density
- Lot 7 is zoned R-MH Multi-family High Density and MX-L Mixed Low Intensity
- Site is located within the CNM/UNM South Employment Center and is in the Sunport Air Space protection sub-area

Comments

- There is an AMAFCA diversion channels on the subject lots. The applicant's note suggests a release/removal of the AMAFCA channel. Reach out to AMAFCA for future platting action. See AMAFCA comment sheet. AMAFCA signatures are required for any platting action.

Any property with an AMAFCA easement, new or existing, proposing new improvements on the property must complete an AMAFCA Specific Foundation Certification. This certification document can be found on the AMAFCA website or by request.

Link to the AMAFCA Specific Foundation Certification:

<https://amafca.org/downloadabledata/AMAFCA%20Foundation%20Certification%20Form%20-%20Final%2020230308.pdf>

- A Sensitive Lands analysis is required prior to a future platting action for the subject property due to the presence of arroyos and possible steep slopes on the subject property:

5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS

- 5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site.
- 5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:
 - 5-2(C)(2)(a) Arroyos.
 - 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
 - 5-2(C)(2)(c) Irrigation facilities (acequias).
 - 5-2(C)(2)(d) Large stands of mature trees.
 - 5-2(C)(2)(e) Riparian areas.
 - 5-2(C)(2)(f) Rock outcroppings.
 - 5-2(C)(2)(g) Significant archaeological sites.
 - 5-2(C)(2)(h) Steep slopes and escarpments.
 - 5-2(C)(2)(i) Wetlands.
- 5-2(C)(3) Street crossings of sensitive lands shall be avoided.
- 5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(I) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).
- 5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

Here is the link for the sensitive analysis form:

https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

- Per IDO section 6-6(M)(1)(b)(1) Vacation of Public Right-of-way – Council – the City Council is the approving body of a vacation of street right-of-way as depicted in this application, with the Development Hearing Officer (DHO) being a recommending body forwarding a recommendation of approval or denial to the City Council.
- This Sketch Plat request also features vacated easements, including 35' and 50' slope easements along Alumni Dr SE and Varsity Ave SE, a 10' PUE, and existing Public Drainage Easements. There are two easements that are proposed to be vacated with a plat to then later be granted again with a paper document once the plat is recorded, they include a 20's storm sewer easement and a 100' existing drainage easement currently going through Tract 7. These proposed easement vacations will require DHO approval prior to or concurrently with the future platting action, and must provide justification per 6-6(M)(3) of the IDO as follows:

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Future Development

The following sections of the IDO are applicable and must be in compliance:

5-2(I) MAJOR ARROYO EDGES

5-2(I)(1) Applicability

This Subsection 14-16-5-2(I) applies to development or redevelopment on lots abutting a major arroyo.

5-2(I)(2) Drainage

5-2(I)(2)(a) All subdivisions and site development shall comply with all applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA).

5-2(l)(2)(b) Development will not be allowed to discharge stormwater runoff into an arroyo, unless an engineering analysis can demonstrate that discharge will have minimal impact on the treatment called for in the drainage management plan for the arroyo and on existing detention basins.

5-2(l)(3) Arroyos and Trails

5-2(l)(3)(a) Accessory buildings shall be set back from any lot line abutting an arroyo or trail 2 feet for each foot of building height in excess of 6 feet.

5-2(l)(3)(b) Property owners shall dedicate public right-of-way as shown in the Rank 2 Facility Plan for Arroyos for trails and/or arroyos. Public right-of-way for a trail and landscaping adjacent to an arroyo shall average 20 feet in width.

5-2(l)(3)(c) Access to the trail system shall be provided at all roadway intersections and adjacent public facilities, including parks, libraries, community centers, and Major Public Open Space.

5-2(l)(3)(d) For new subdivisions adjacent to existing arroyo corridors, access to existing arroyo corridor trails shall be provided for residents of the subdivision at an interval of 1,320 feet ($\frac{1}{4}$ mile) for unpaved trails and $\frac{1}{2}$ mile for paved trails. Access for the public may be provided at the applicant's option or as required to comply with other provisions of this IDO, the DPM, or other adopted City regulations.

5-2(l)(3)(e) Land adjacent to barriers across the arroyo, such as dams, roads, and culverts, shall be platted to allow space for a trail around the barrier, providing for a continuous trail system.

5-2(l)(3)(f) Access for wheelchair accessible trails in or along arroyos shall comply with ADA standards.

5-2(l)(4) Landscaping Adjacent to Arroyos

5-2(l)(4)(a) Disturbance to slopes and vegetation and cut and fill shall be minimized to the maximum extent practicable and balanced against the need to provide for bikeways or other amenities within the arroyo easement and/or public right-of-way.

5-2(l)(4)(b) Disturbed areas shall be reseeded or planted with low-water, low maintenance, native, or naturalized plant materials and maintained for 3 years. After that time, the City will take over maintenance responsibility for the planted area within the arroyo easement and/or public right-of-way.

5-2(l)(4)(c) Development shall landscape usable open space along any lot line abutting an arroyo easement or public right-of-way.

5-2(l)(4)(d) Parking lots abutting major arroyos shall provide a buffer pursuant to Subsection 14-16-5-6(F)(3).

5-2(l)(4)(e) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

Future platting application:

- The platting application for lot line removals, major public infrastructure and AMAFCA easement removal will require the submittal and Development Hearing Officer (DHO) approval of a Major Preliminary Plat application.
- A Major Preliminary Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):

<https://www.cabq.gov/planning/abq-plan/abq-plan>

Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Major Plat Application'):

<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>

The DHO application form and Form S2 are no longer required to be included with the application submittal for a Major Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application, featured in the following link:

https://documents.cabq.gov/planning/online-forms/MAJOR%20PRELIMINARY%20PLAT_CHECKLIST.pdf

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), and the City Surveyor are required on a Major Preliminary Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.

- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- **Demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan, Plat, or Infrastructure List must feature/depict the project and application numbers.

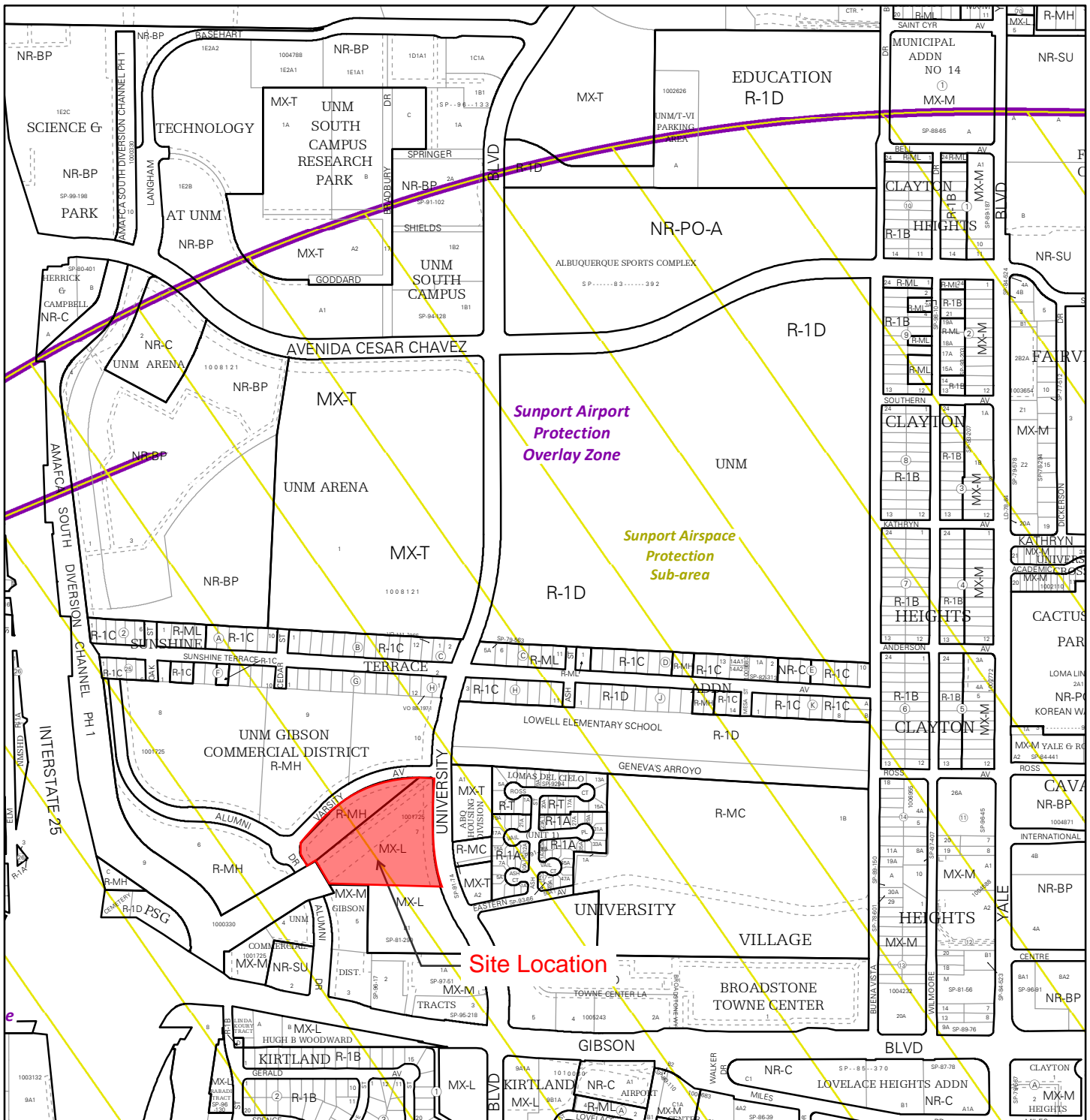
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The Plat must be stamped and signed by a Surveyor licensed in the State of New Mexico.
7. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
 - b. Plat: project number_application number_Plat_Approved_date of approval
 - c. Infrastructure List: project number_application number_IL_Approved_date of approval



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

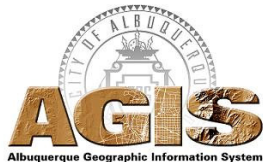
FROM: Jay Rodenbeck
Planning Department

DATE: 7/2/2025

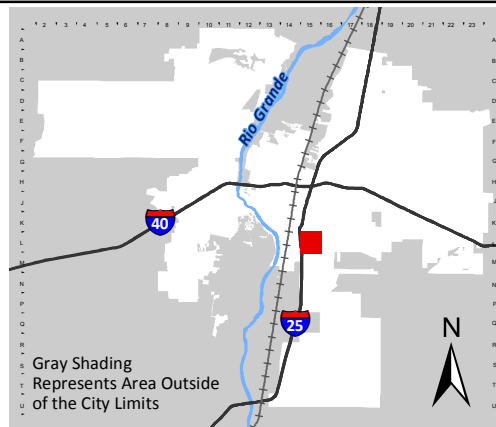


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
L-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet