



## PLAN SNAPSHOT REPORT VAC-2025-00060 FOR CITY OF ALBUQUERQUE

<b>Plan Type:</b> Vacation	<b>Project:</b> PR-2020-004622 (PR-2020-004622)	<b>App Date:</b> 12/05/2025
<b>Work Class:</b> Private Easement(s)	<b>District:</b> City of Albuquerque	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Due	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>
<b>Description:</b> To Vacate an existing sewer easement		

<b>Parcel:</b> 101505619803730903	Main	<b>Address:</b> 1401 Gibson Blvd Se	Main	<b>Zone:</b>
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<b>Owner</b> Robert and Kristy Lee Home: (562) 316-6624	<b>Owner</b> Teresa Costantinidis Business: (505) 338-1499	<b>Applicant</b> Brydie Clark 8220 San Pedro Drive Northeast Suite 520 Suite 520 Albuquerque, NM 87113 Business: (505) 338-1499
---------------------------------------------------------------	------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

### Plan Custom Fields

Existing Project Number (If unknown, type N/A)	Number of Existing Lots2	Total Area of Site in Acres
Site Location Located Between Streets	Gibson Blvd. SE and Alumni Dr. SE	Detailed Description of Vacated Easement
		To vacate an existing sewer easement which was granted in 1982. The original plat that dedicated this easement has been in included in the application. This request came to pass due to the Canes development. The original easement did not realign with the design. A new easement was provided via Doc# 202401391. This request is to clean up the site and remove the unneeded Sewer Easement that was replaced by another realigned easement.
		All prior approvals are in place and are not being modified (G&D, Hydrology, Water Availability Statements). There are no additional proposed uses or changes needed to the prior approvals are needed for this application.
		This request is in compliance with IDO Section 14-16-6-6(M)(3) Review and Decision Criteria
Lot and/or Tract Number	1A, 3, 2	Block Number
		0000
		Subdivision Name and/or Unit Number
		GIBSON TRACTS, UNM GIBSON COMMERCIAL DISTRICT, GIBSON TRACTS

# PLAN SNAPSHOT REPORT (VAC-2025-00060)

Legal Description	TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OFTR A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A,40/25 ASSOCIATES SUBD) CONT 1.2968 AC	Existing Zone District	MX-M	Zone Atlas Page(s)	L-15
Acreage	1.2968	Calculated Acreage	1.29637	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Consistency, Change, Consistency	Current Land Use(s)	15   Vacant, 04   Commercial Services
Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Landfill within Buffer	SCHWARTZMAN	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	SU-1, C-2	Pre-IDO Zoning Description	FOR C-2,
Major Street Functional 2 - urban principal arterial Classification		Public Property Entity	NEW MEXICO	FEMA Flood Zone	X

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Brydie_Clark_12/5/2025.jpg	12/05/2025 15:40	Clark, Brydie		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00065038	Vacation of Private Easement	\$45.00	\$45.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Technology Fee	\$6.65	\$6.65
	<b>Total for Invoice INV-00065038</b>	<b>\$101.65</b>	<b>\$101.65</b>
	<b>Grand Total for Plan</b>	<b>\$101.65</b>	<b>\$101.65</b>

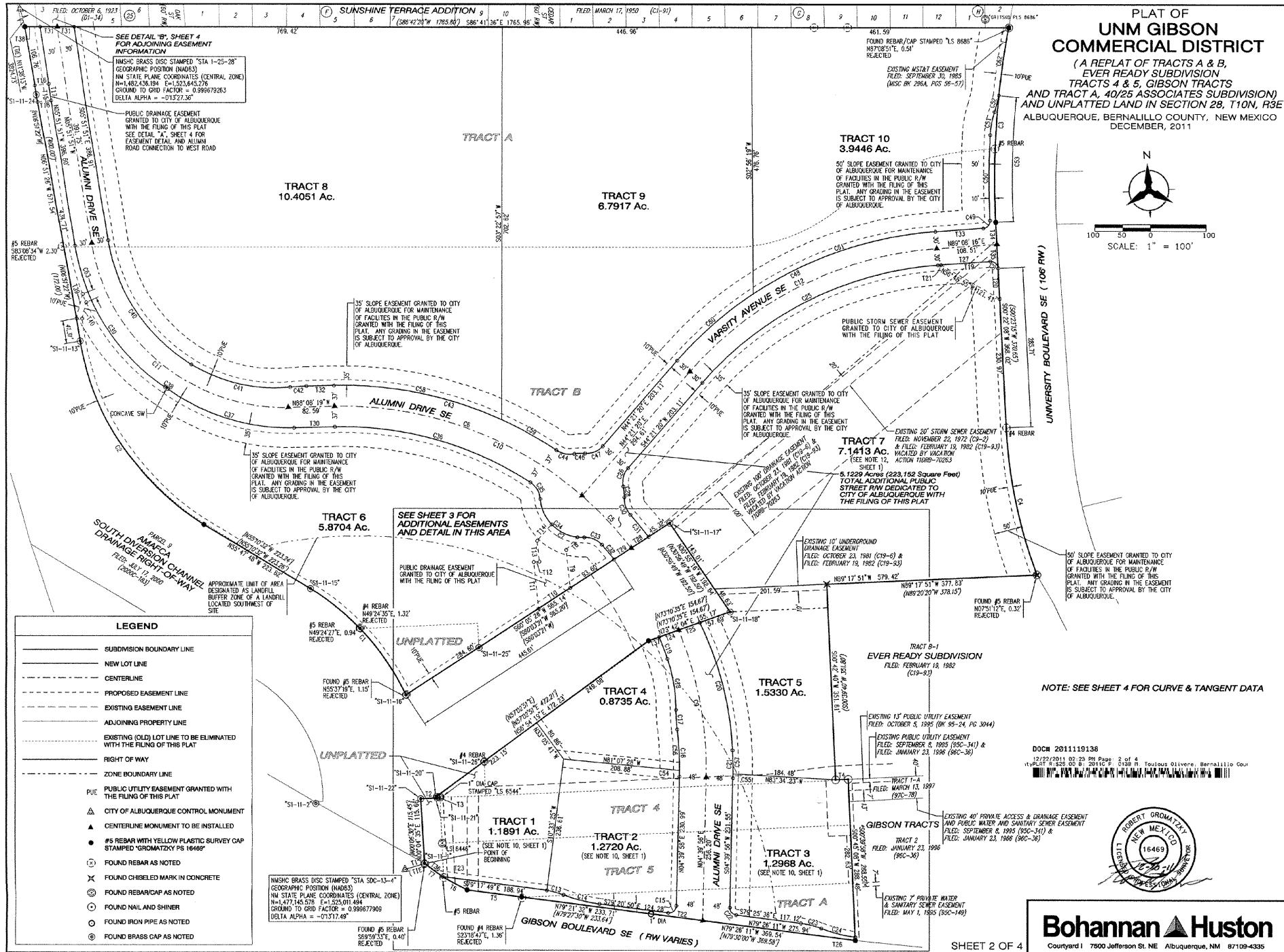
Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Vacation of Private Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		12/11/2025 12:42	12/11/2025 12:50
Associate Project Number v.1	Generic Action		12/11/2025 12:42
Screen for Completeness v.1	Generic Action		12/11/2025 12:42
Verify Payment v.1	Generic Action		12/11/2025 12:49

<b>Application Review v.1</b>		12/11/2025 12:50
DHO Hearing v.1	Hold Hearing	12/11/2025 12:50
Vacation Submittal v.1	Receive Submittal	12/11/2025 12:50
DFT Comments Submittal v.1	Generic Action	

<b>Notice of Decision v.1</b>	
Print Notice of Decision v.1	Create Report
<b>Linked Project Plans v.1</b>	











# UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico

June 2025

## Acknowledgment

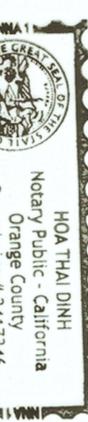
STATE OF CALIFORNIA) SS  
COUNTRY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025 BY

ROBERT LEE, TRUSTEE, 413 FAMILY TRUST

BY Hoa Thai Dinh  MY COMMISSION EXPIRES: Sep 20, 2026

NOTARY PUBLIC



## Acknowledgment

STATE OF CALIFORNIA) SS  
COUNTRY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November 2025 BY

KRISTY LEE, TRUSTEE, 413 FAMILY TRUST

BY Kristy Lee  MY COMMISSION EXPIRES: Sep 20, 2026

NOTARY PUBLIC



## Free Consent

Kristy Lee 11-22-2025

ROBERT LEE  
TRUSTEE  
413 FAMILY TRUST

DATE

Kristy Lee 11-22-2025

TERESA COSTANTINIDIS  
EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION  
THE UNIVERSITY OF NEW MEXICO

DATE

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK	
STATE PLANE ZONE:	GRID (GROUND COORDINATES)	GRID:	ABQ GEOD	PROPERTY OWNER	REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST
NM-C	GRID	N/A	ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS YES	SECTION 28	TOWNSHIP 10 NORTH RANGE 03 EAST MERIDIAN NMPM

ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DISTANCE ANNOTATION:		SUBDIVISION NAME	
CONTROL USED: NAD83	GROUND	N = 0	E = 0	UNM GIBSON COMMERCIAL DISTRICT	

GRID TO GROUND:		ELEVATION TRANSLATION:		PROJECT INFORMATION	
1.000322195	GRID	±0.00'	NO	CREW/TECH: MLAB	DATE OF SURVEY: 7/7-8/18/2022
GRID TO GROUND: 0.999677909	GRID	±0.00'	NO	DRAWN BY: EM LM	CHECKED BY: C8/02/2023
				PSI JOB NO. 228208P	SHEET NUMBER 2 OF 3

**PRECISION SURVEYS, INC.**

OFFICE LOCATION: 9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113

PHONE 505.856.5700

TRACT 7  
UNM COMMERCIAL DISTRICT  
(02/22/2011, 2011C-138)

## Curve Table

LINE	BEARING	DISTANCE
L1	N 89°14'03" W	15.81'

## Keyed Easement Notes

AREA=1.5324 ACRES±  
TRACT 5, UNM GIBSON COMMERCIAL DISTRICT (12/22/2011, 2011C-138)

EXISTING 20' WIDE A.B.C. WUA PUBLIC SEWER EASEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 3 (04/02/2024, DOC. NO. 2024021730)

EXISTING FIRST AMENDMENT TO JOINT PRIVATE ACCESS EASEMENT AGREEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 3 (05/21/2024, DOC. NO. 2024042329)

EXISTING RETAINING WALL EASEMENT AGREEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 3 (09/01/2023, DOC. NO. 202306693) ON THIS PLAT LOCATION AND WIDTH IDENTIFIED AS SHOWN

## Line Table

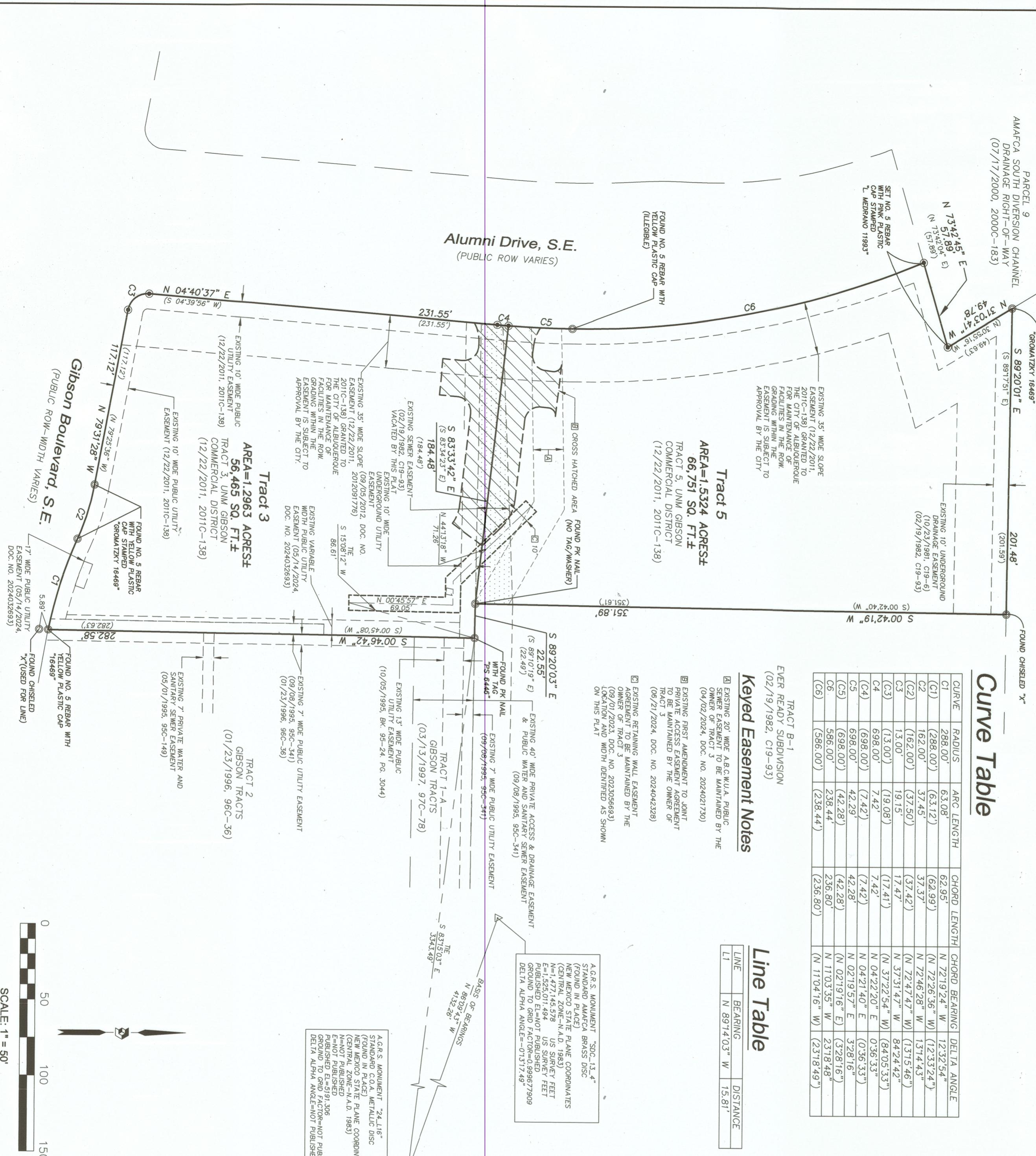
LINE	BEARING	DISTANCE
L1	N 89°14'03" W	15.81'

## Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	RECORD BEARINGS AND DISTANCES
◎	FOUND AND USED MONUMENT AS DESIGNATED
◆	DETONES SET CHISELED "X"
△	CONTROL POINT SET THIS SURVEY
▲	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
■	EXISTING SEWER EASEMENT EXISTING PUBLIC UTILITY EASEMENT
□	GROUND TO GRID P-FOR-999677399 DELTA ALPHA ANGLE=-01°31'17.49"
■	GROUND TO GRID P-FOR-999677399 DELTA ALPHA ANGLE=-01°31'17.49"

# UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2025



## Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0342G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:	GRID/GROUND COORDINATES:	GEOD:	ABQ GEOD
NM-C	GRID		
HORIZONTAL DATUM:	VERTICAL DATUM:	UNITS:	U.S. SURVEY FEET
NAD83	NAVD88	0' 00 00"	YES
CONTROL USED:			
ALBUQUERQUE GEODETIC REFERENCE SYSTEM			
COMBINED SCALE FACTOR:			
GRID TO GROUND: 1.000322195	GROUND:	N = 0	E = 0
GRID TO GRID: 0.998677909	BEARING ANNOTATION:	ELEVATION TRANSLATION: ELEVATIONS VALID:	±0.00' NO

## PLSS INFORMATION

LAND GRANT	INDEXING INFORMATION FOR COUNTY CLERK
N/A	PROPERTY OWNER REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST
	SUBDIVISION NAME UNM GIBSON COMMERCIAL DISTRICT

## PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
MJLAB	7/7-8/18/2022
DRAWN BY:	8/02/2023
EM	CHEKED BY:
LM	
PSI JOB NO.	
228208P	
SHEET NUMBER	3 OF 3

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113

PHONE  
505-856-5700



# UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico

June 2025

## Acknowledgment

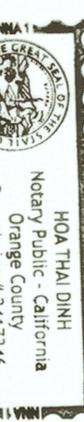
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BY Hoa Thai Dinh  MY COMMISSION EXPIRES: Sep 20, 2026

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KRISTY LEE, TRUSTEE, 413 FAMILY TRUST

BY Kristy Lee  MY COMMISSION EXPIRES: Sep 20, 2026

NOTARY PUBLIC



## Free Consent

Kristy Lee 11-22-2025

ROBERT LEE  
TRUSTEE  
413 FAMILY TRUST

DATE

Kristy Lee 11-22-2025

TERESA COSTANTINIDIS  
EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION  
THE UNIVERSITY OF NEW MEXICO

DATE

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK	
STATE PLANE ZONE:	GRID (GROUND COORDINATES)	GRID:	ABQ GEOD	PROPERTY OWNER	REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST
NM-C	GRID	N/A	ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS YES	SECTION 28	TOWNSHIP 10 NORTH RANGE 03 EAST MERIDIAN NMPM

ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DISTANCE ANNOTATION:		SUBDIVISION NAME	
CONTROL USED: NAD83	GROUND	N = 0	E = 0	UNM GIBSON COMMERCIAL DISTRICT	

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**PRECISION SURVEYS, INC.**

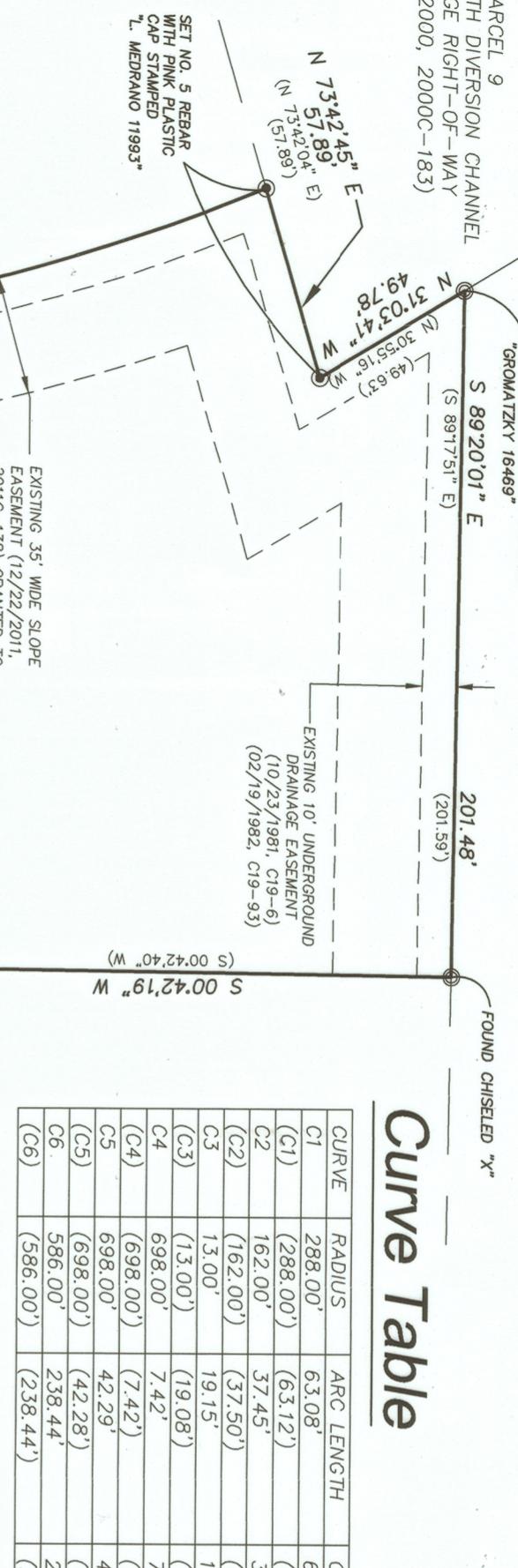
OFFICE LOCATION: 9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113

PHONE 505.856.5700  
SHEET NUMBER 2 OF 3

TRACT 7  
UNM COMMERCIAL DISTRICT  
(02/22/2011, 2011C-138)

AMAFC SOUTH DIVERSION CHANNEL  
(07/17/2000, 2000C-183)

## Curve Table



EXISTING 35' WIDE SLOPE  
EASEMENT (12/22/2011,  
2011C-138) GRANTED TO  
THE CITY OF ALBUQUERQUE  
FOR MAINTENANCE OF  
FACILITIES IN THE ROW  
EASEMENT IS SUBJECT TO  
APPROVAL BY THE CITY

EVER READY SUBDIVISION  
(02/19/1982, C19-93)

## Keyed Easement Notes

AREA=1.5324 ACRES±  
66.751 SQ. FT.±  
TRACT 5, UNM GIBSON  
COMMERCIAL DISTRICT  
(12/22/2011, 2011C-138)

EXISTING FIRST AMENDMENT TO JOINT  
PRIVATE ACCESS EASEMENT AGREEMENT  
BE MAINTAINED BY THE OWNER OF  
TRACT 3 (05/21/2024, DOC. NO. 2024042329)

EXISTING RETAINING WALL EASEMENT  
OWNER OF TRACT 3  
(09/01/2023, DOC. NO. 202306693)  
LOCATION AND WIDTH IDENTIFIED AS SHOWN  
ON THIS PLAT

A.G.R.S. MONUMENT "SOC 13.4"  
(STANDARD AMAFC BRASS DISC  
(FOUND IN PLACE))

NEW MEXICO STATE PLANE COORDINATES  
CENTRAL ZONE (N.A.D. 1983)

E=4.721145.58

E=3.271145.58

E=3.271145.58

US SURVEY FEET

103.32 FT NOT PUBLISHED



City of Albuquerque  
Plaza Del Sol, 600 Second NW  
Albuquerque, New Mexico 87102

December 4, 2025

**RE: Vacation of Private Easement**

Development Hearing Officer,

Modulus Architects, Inc., hereafter referred to as the "Agent" for the purpose of this request, represents Robert and Kristy Lee and Regents of UNM Real Estate Dept., hereafter referred to as the "Applicant" and "Property Owners". We, "Agent" is requesting approval of vacation of a sewer easement. This request would affect the following lots:

**Lot: 5**

TR 5 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRSA & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 1.5330 AC

**Lot: 3**

TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OF TRS A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A, 40/25 ASSOCIATES SUBD) CONT 1.2968 AC

**ZONING**

The subject sites are zoned MX-M. The site is located along the Gibson Commuter Corridor, within an Area of Change, within the Airport Protection Overlay Zone and within the CNM/UNM South Employment Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the Near Heights Mid Heights Community Planning Area. The subject site is along an Urban Principal Arterial (GIBSON BLVD. SE) and a Local Urban Street (ALUMNI DR. SE).

**Site History Existing Uses:**

Tract 3 site is developed with a Raising Cane's Restaurant. Procedural history of this tract is described in PR 2020-004622 which include Site Plan review and approval including a signed off Infrastructure List (SI-2023-00592), an alternative landscaping plan (SD-2023- 00123) and a recorded Infrastructure Improvements (Document# 2023064604). Tract 5 remains undeveloped and vacant.

Sketch Plat review and DFT comments for a vacation of an existing sewer easement and

granting of a new private access easement was reviewed on May 1, 2024 (PR-2020-004622\_PS-2024-00078). Below are how the comments have been addressed:

**ABCWUA:**

1. Please provide the as-built sheet in the submittal for reference.

*Applicant Response: The as-built sheets have been provided in this application. See document named "As-built".*

2. Please provide a surveyed exhibit showing the new realigned sanitary sewer and how it lies within the proposed easement.

*Applicant Response: The new Sanitary Sewer Easement was granted via a paper easement (Doc# 202401391). This document has been included in this application. This approved easement has been indicated on this plat (See "Keyed Easement Notes [A]"). See Exhibit 1 – Sanitary Sewer Realignment.*

3. Please provide the following note on the cover sheet of the proposed 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.

*Applicant Response: N/A. The new Sanitary Sewer Easement was granted via a paper easement (Doc# 202401391). This document has been included in this application. This approved easement has been indicated on this plat (See "Keyed Easement Notes [A]").*

**Code:**

1. Code Enforcement has no objections.

*Applicant Response: Noted*

**Parks and Recreation Department:**

1. No comments at this time.

*Applicant Response: Noted*

**Hydrology:**

1. Hydrology has an approved Grading & Drainage Plan (L15D051A) with engineer's stamp 02/06/2023.

*Applicant Response: Noted*

2. Hydrology has no objection to the vacation and the platting action.

*Applicant Response: Noted*

**Transportation:**

1. Transportation has an approved TCL dated 3/9/2023. No objection.

Applicant Response: Noted

**Project Request:**

As previously mentioned, the focus of the request is to vacate an existing sewer easement which was granted in 1982. The original plat that dedicated this easement has been included in the application. This request came to pass due to the Canes development. The original easement did not realign with the design. A new easement was provided via Doc# 202401391. This request is to clean up the site and remove the unneeded Sewer Easement that was replaced by another realigned easement.

All prior approvals are in place and are not being modified (G&D, Hydrology, Water Availability Statements). There are no additional proposed uses or changes needed to the prior approvals are needed for this application.

This request is in compliance with IDO Section 14-16-6-6(M)(3) Review and Decision Criteria. If you have any additional questions or concerns regarding this submittal please feel free to contact me directly at (505) 338-1499 or email me at: [brydie@modulusarchitects.com](mailto:brydie@modulusarchitects.com).

**Best Regards,**

**Brydie Clark, Office Manager / HR Manager / Comptroller**

**Modulus Architects & Land Use Planning, Inc.**

8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)

Albuquerque, New Mexico 87113

Office: (505) 338.1499 ext. 1010

[Email: brydie@modulusarchitects.com](mailto:brydie@modulusarchitects.com)

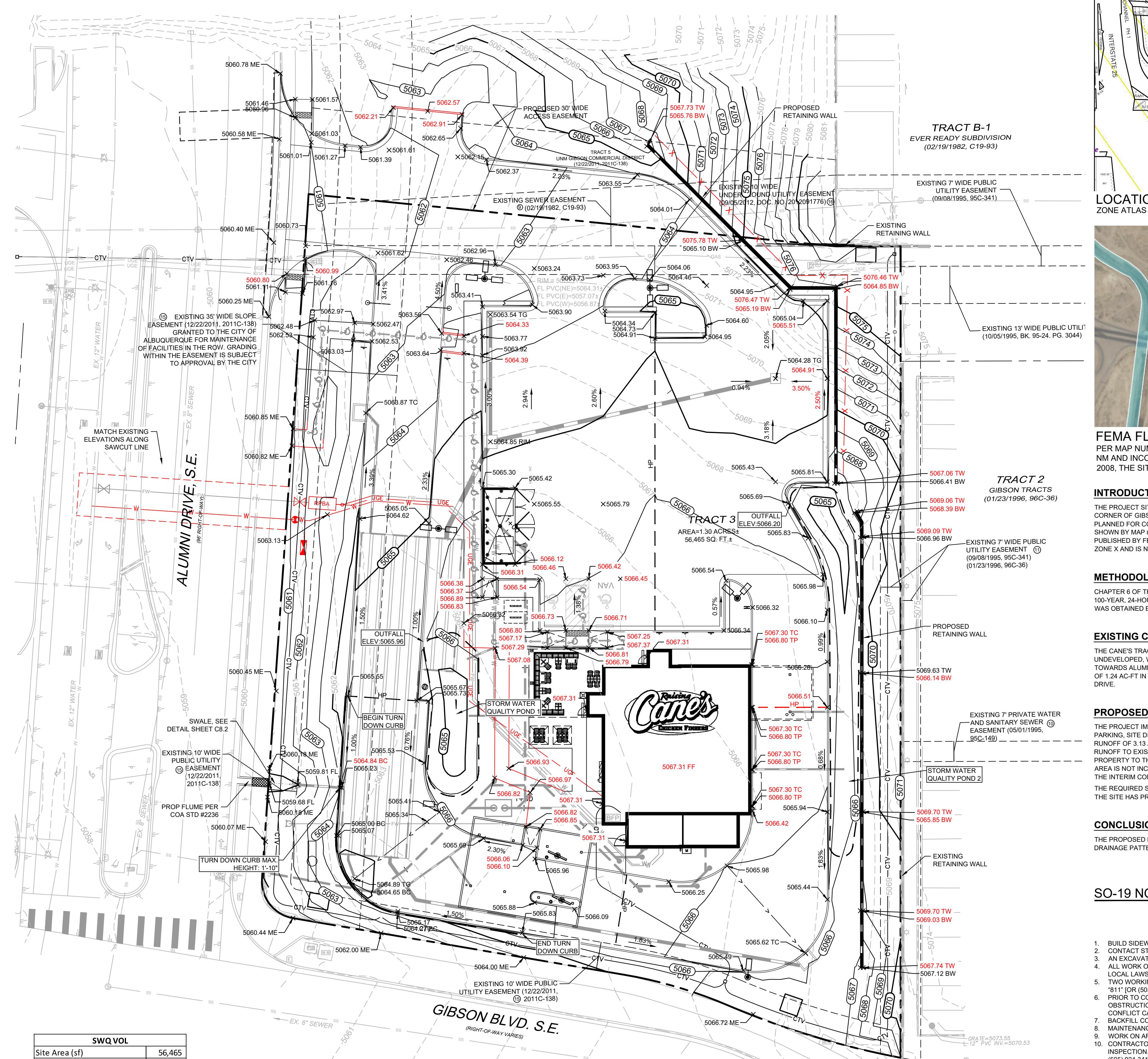
[Website: www.modulusarchitects.com](http://www.modulusarchitects.com)

[Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!](#)

[Join us on Facebook: Modulus Architects on Facebook](#)

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New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois



SWQ VOL	
Site Area (sf)	56,465
Offsite Developed Area (sf)	5,482
Total Area (sf)	61,947
Impervious Area (sf)	39,343
SWQ VOL Required (CF)*	1,377
SWQ VOL Provided (CF)	1,409
*0.42 in per impervious SF	

SWQ POND 1	
TOP ELEV	5065.96
BOTTOM ELEV	5063.96
VOL (CF)	619.1

SWQ POND 2	
TOP ELEV	5066.2
BOTTOM ELEV	5064.09
VOL (CF)	790.0

WEIGHTED E CALCULATIONS (EXISTING CONDITION)																		
Basin	Area (SF)	Area (AC)	Treatment A			Treatment B			Treatment C			Treatment D			100-Year		10-Year	
			Acres	%	Acres	%	Acres	%	Acres	%	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)		
EX	61,945	1.42	1.22	86%	0.20	14%	0	0%	0	0%	0.87	0.10	2.56	0.23	0.03	0.50		
WEIGHTED E CALCULATIONS (DEVELOPED CONDITION)																		
Basin	Area (SF)	Area (AC)	Treatment A			Treatment B			Treatment C			Treatment D			100-Year		10-Year	
			Acres	%	Acres	%	Acres	%	Acres	%	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)		
DA 1	2,876	0.07	0	0%	0	0%	0.05	72%	0.02	28%	1.39	0.01	0.22	0.76	0.00	0.13		
DA 2	31,123	0.71	0	0%	0	0%	0.08	11%	0.63	89%	2.18	0.13	2.99	1.39	0.08	1.84		
DA 3	21,836	0.50	0.02	4%	0	0%	0.25	49%	0.24	47%	1.62	0.07	1.80	0.95	0.04	1.04		
DA 4	6,110	0.14	0	0%	0	0%	0.14	100%	0	0%	1.03	0.01	0.43	0.48	0.01	0.22		

Excess Precipitation E (in)	
Zone 2	100-Year
Ea	0.62
Eb	0.80
Ec	1.03
Ed	2.33
10-Year	
Ea	0.15
Eb	0.30
Ec	0.48
Ed	1.51

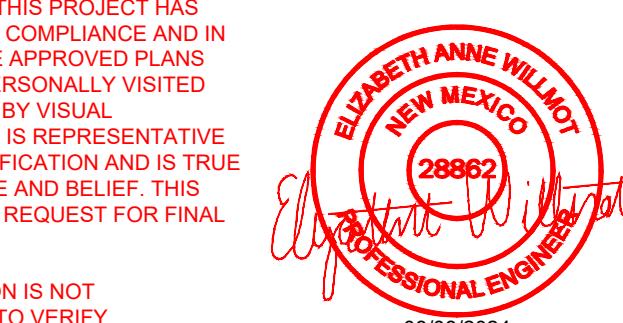
Peak Discharge (cfs/acre)	
Zone 2	100-Year
Qa	1.71
Qb	2.36
Qc	3.05
Qd	4.34
10-Year	
Qa	0.41
Qb	0.95
Qc	1.59
Qd	2.71

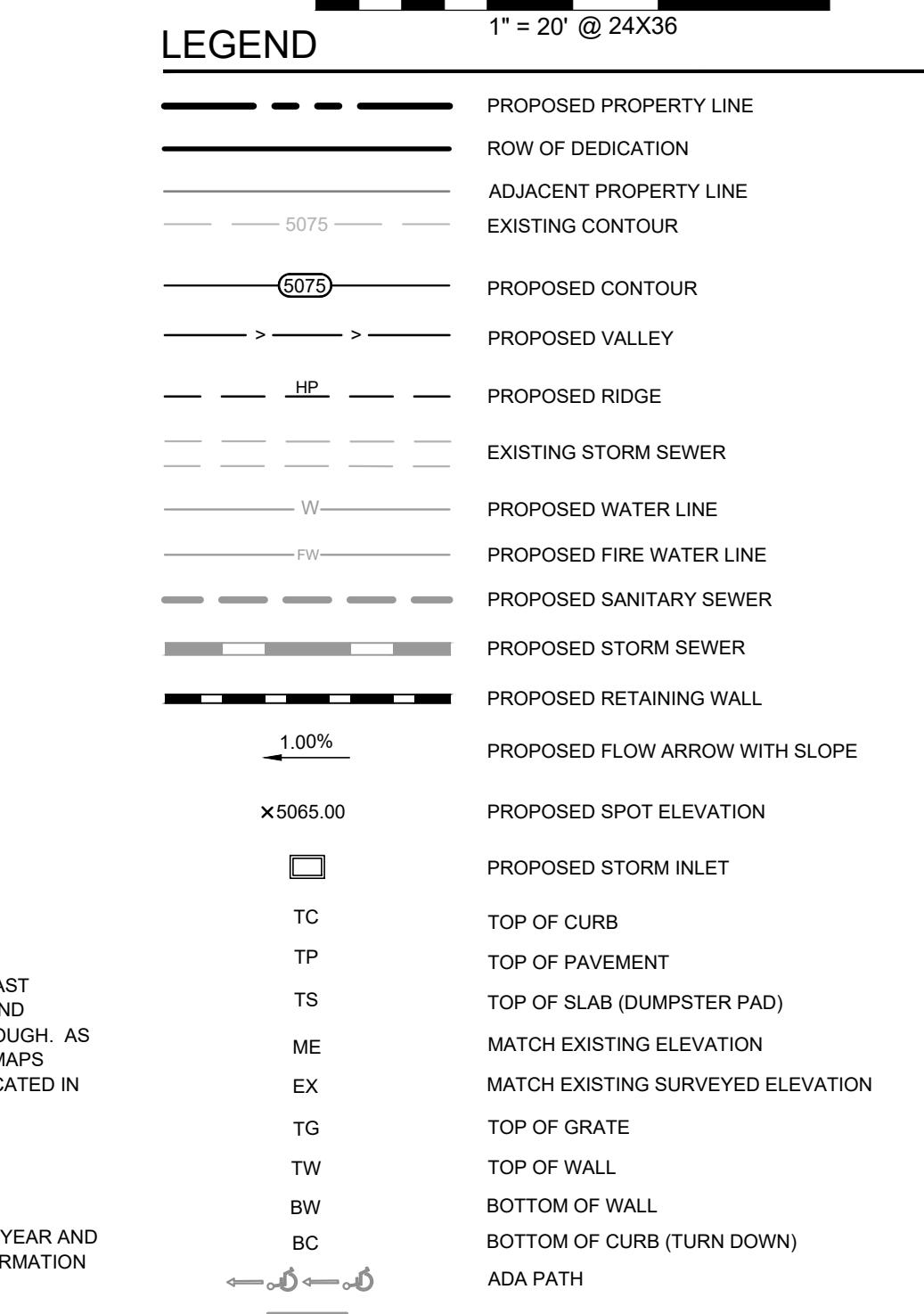
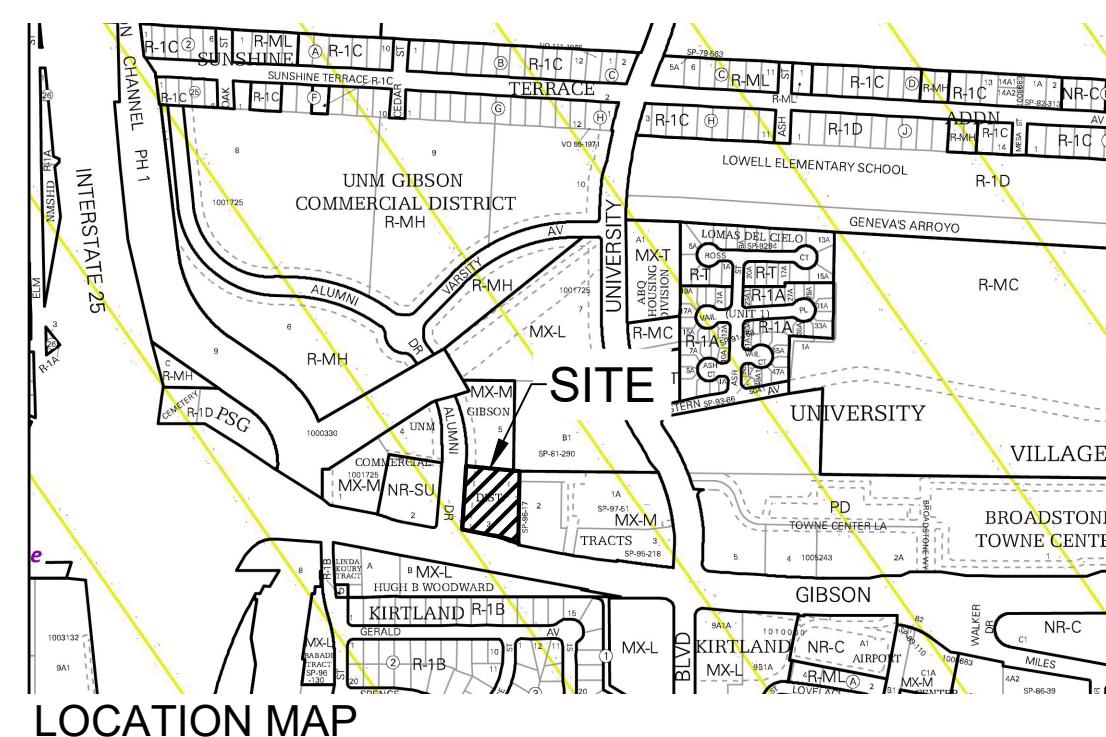
**DRAINAGE CERTIFICATION**

I, ELIZABETH ANNE WILLMOT, NMPE 28862, of the firm KIMLEY-HORN AND ASSOCIATES, INC., certify that the project has been graded and will drain in substantial compliance and in accordance with the design intent of the approved plans dated 07/08/2023. I further certify that I personally visited the site on 08/05/2024 and have determined by visual inspection that the survey data provided is representative of the site conditions. I further certify that the design and construction of the site are in accordance with the applicable codes and regulations and to the best of my knowledge and belief, this certification is submitted in support of a request for final certification of occupancy (F.O.C.).

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

ELIZABETH ANNE WILLMOT, NMPE 28862





**Gibson & Alumni**  
**Albuquerque, NM**  
**Restaurant #RC972**  
**P6-V-AV**

**PM**  
**DESIGN**  
Architectural  
Solutions Group

1101 CENTRAL EXPRESSWAY S  
SUITE 100  
ALLEN, TX 75103  
CONTACT: JOHN MELLENDE  
PHONE: 469.301.2026  
EMAIL: JMELLENDE@PMGINC.COM

KEN McCracken, Architect

  
Elizabeth Anne Willmot  
28862  
10/31/2023

Prototype : P6-V-AV 2022-1.0 RELEASE  
Prototype Issue Date: 09.22.2022  
Kitchen Issue Date: --  
Design Bulletin Updates: --  
Date Issued: Bulletin Number: --

## CONSTRUCTION SET

REVISIONS:	
09/12/2022	SOLID WASTE REVIEW
11/30/2022	UNM SUBMITTAL
04/07/2023	FOR PERMIT
06/12/2023	RESPONSE TO COMMENTS
07/18/2023	RESPONSE TO COMMENTS
08/04/2023	FOR BID
11/01/2023	FOR CONSTRUCTION

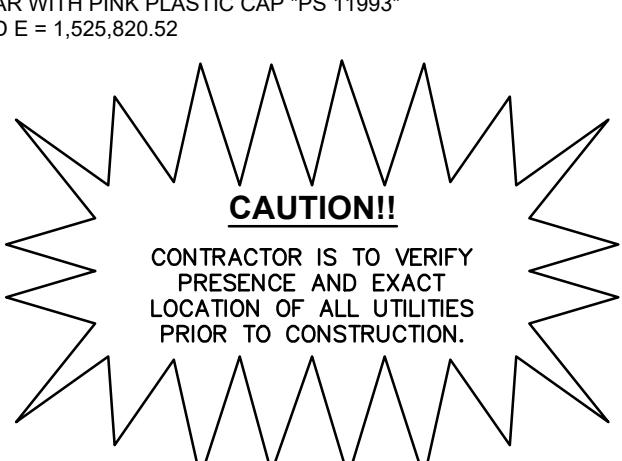
## GRADING AND DRAINAGE PLAN

Date: 11/01/2023

Project Number: KH-069313462

Drawn By: JCG/LHD

Sheet Number: C6.0(R)



**C6.0(R)**



**N=1477355.82  
E=1525584.76  
EL.=5059.86**

SEWER EASEMENT  
RECORDED 03/01/2024  
DOC #2024013931

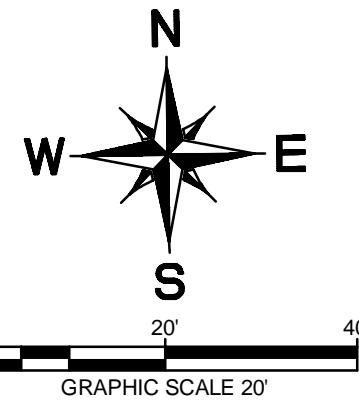
TRACT 5  
UNM GIBSON COMMERCIAL

## ASBUILT MH LOCATION

CL SAS MH

Architectural drawing showing a corner structure with the following dimensions and labels:

- Top wall height: 5078.555
- Top wall height: 5078.051 RIM
- Top wall height: 5078.044 RIM
- Top wall height: 5074.449 TOP WALL
- Top wall height: 5073.795 TOP WALL
- Width: 11.28'
- Depth: 07.11.01
- Label: ASBUILT MH LOCATION



**FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO**

***Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.***

**VACATION OF RIGHT-OF-WAY - DHO**  
 **VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**VACATION DOCUMENTATION**

- \_\_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_\_ 2) Form V with all the submittal items checked-marked
- \_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_ 4) Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way*
- \_\_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_\_ 6) If easements, list number to be vacated \_\_\_\_\_
- \_\_\_\_ 7) Square footage to be vacated (see IDO Section14-16-6-6(M)) \_\_\_\_\_

**SUPPORTIVE DOCUMENTATION**

- \_\_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_\_ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_\_ 11) Sign Posting Agreement
- \_\_\_\_ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
  - If a meeting was requested or held, copy of sign-in sheet and meeting notes

\_\_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

- Office of Neighborhood Coordination notice inquiry response
- Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Proof of emailed notice to affected Neighborhood Association representatives
- Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

\_\_\_\_ 14) Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_

**VACATION OF PRIVATE EASEMENT**

**VACATION OF PUBLIC EASEMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_\_ 2) Form V with all the submittal items checked-marked
- \_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_ 4) Copy of the complete document which created the easement(s)
- \_\_\_\_ 5) Drawing showing the easement or right-of-way to be vacated
- \_\_\_\_ 6) List number to be vacated \_\_\_\_\_
- \_\_\_\_ 7) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_\_ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- \_\_\_\_ 10) Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_

**EXTENSION OF VACATION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_\_ 2) Form V with all the submittal items checked-marked
- \_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_ 4) Drawing showing the vacated easement or right-of-way
- \_\_\_\_ 5) Vacated square footage (see IDO Section 14-16-6-6(M)) \_\_\_\_\_
- \_\_\_\_ 6) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_\_ 8) Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_

City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – NORTHEAST CORNER OF GIBSON BLVD SE AND ALUMNI DRIVE  
ALBUQUERQUE NM 87106**

To Whom It May Concern,

Robert Lee and Kristy Lee, Trustees of the 413 Family Trust dated May 30, 2016 hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 1401 Gibson Blvd (Northeast corner of Gibson BLVD SE and Alumni Drive) Albuquerque NM 87106 and legally described as:

**Lot: 3**

TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OFTRS A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A,40/25 ASSOCIATES SUBD) CONT 1.2968 AC

This authorization is valid until further written notice from Robert Lee and Kristy Lee, Trustees of the 413 Family Trust dated May 30, 2016, or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Development Hearing Officer (DHO), and all supplements submittals.

Sincerely,

*Robert Lee, Kristy Lee* 05/31/2025

Robert Lee and Kristy Lee, Trustees of the 413 Family Trust dated May 30, 2016  
P.O. Box 891  
Los Alamitos, California 90720

City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – NORTHEAST CORNER OF GIBSON BLVD SE AND ALUMNI DRIVE  
ALBUQUERQUE NM 87106**

To Whom It May Concern,

REGENTS OF UNM REAL ESTATE DEPT, hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at Northeast corner of Gibson BLVD SE and Alumni Drive Albuquerque NM 87106 and legally described as:

**Lot: 5**

TR 5 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 1.5330 AC

This authorization is valid until further written notice from REGENTS OF UNM REAL ESTATE DEPT, or Modulus Architects & Land Use Planning, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request to the Development Hearing Officer (DHO), and all supplements submittals.

Sincerely,

Signed by:  
Thomas Male  
REGENTS OF UNM REAL ESTATE DEPT  
MSC06-3595-1 UNIVERSITY OF NM  
ALBUQUERQUE NM 87131-0001

Director of Real Estate 5/12/2025

99445C3712EB49E



## SEWER EASEMENT

This document is by and between The Regents of the University of New Mexico, a body corporate of the State of New Mexico ("Grantor"), whose address is c/o Real Estate Department, 1 University of New Mexico MSC06-3595, Albuquerque, New Mexico 87131-0001, and the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, New Mexico 87103-0568.

Grantor grants to Water Authority an underground utility easement ("Easement") in and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public sanitary sewer lines and facilities ("Sewer Lines"), together with the right to access the Property to carry out these purposes or to remove trees, shrubs, undergrowth and any other obstacles upon the Property if Water Authority reasonably determines that they interfere with the appropriate use of this Easement. Grantor may grant additional concurrent or perpendicular underground utility easements across the Property only with the express, written approval by the Water Authority, which approval will not be unreasonably withheld or delayed.

In the event Grantor constructs or places, or allows the construction or placement of, any improvements or encroachments (collectively "Improvements") within or upon the Property, Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, or remove (collectively "Work") the Sewer Lines as Water Authority reasonably deems necessary or appropriate. If the Work affects any Improvements, Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, Grantor, at Grantor's expense, shall take whatever protective measures that Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor, at Grantor's expense, may relocate the Easement and the Sewer Lines with express, written approval by the Water Authority, which approval will not be unreasonably withheld or delayed.

Grantor advises Water Authority that Grantor is the owner in fee simple of the Property and that Grantor has a good lawful right to grant an easement on the Property.

The Easement shall run with the Property, and is binding upon Grantor's successors and assigns, for the benefit of Water Authority and its successors and assigns until terminated.

The Easement shall terminate when the Sewer Lines are not needed and/or used by Water Authority. At such time, Water Authority will execute and record a release of this Easement.

[SIGNATURE PAGE FOLLOWS]

THE REGENTS OF THE UNIVERSITY  
OF NEW MEXICO, a body corporate of the  
State of New Mexico

By: Teresa Costantinidis  
Teresa Costantinidis  
Executive Vice President for Finance  
and Administration

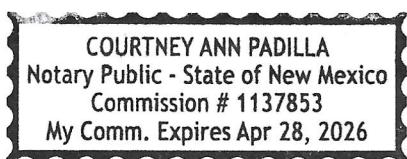
## ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY

By: Randall J. Carroll  
Print Name: Randall J. Carroll  
Engineer

## ACKNOWLEDGMENTS

**STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
ss.**

THIS INSTRUMENT was acknowledged before me on the 28<sup>th</sup> day of February, 2024, by Teresa Costantinidis, Executive Vice President for Finance and Administration of The University of New Mexico.



Notary Public  
My Commission Expires: April 28, 2026

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT was acknowledged before me on the \_\_\_\_\_ day of February, 2024, by \_\_\_\_\_, Engineer with the Albuquerque Bernalillo County Water Utility Authority, Albuquerque, New Mexico.

Notary Public  
My Commission Expires:



## **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: 05/01/2024 Agenda Item: #7 Zone Atlas Page: L-15**

**Legal Description: Tracts 3 & 5, UNM Gibson Commercial Development.**

**Request: Vacation of Existing Sewer Easement and Granting of New Private Access Easement.**

**Location: 1401 GIBSON BLVD SE ALUMNI DR and UNIVERSITY BLVD**

### **Application For: PS-2024-00078 – SKETCH PLAT (DFT)**

1. Please provide the as-built sheet in the submittal for reference.
2. Please provide a surveyed exhibit showing the new realigned sanitary sewer and how it lies within the proposed easement.
3. Please provide the following note on the cover sheet of the proposed 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.

## **DEVELOPMENT FACILITATIVE TEAM (DFT) 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.*

*Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[ippalmer@cabq.gov](mailto:ippalmer@cabq.gov)*

**DATE: 05/01/2024**

### **AGENDA ITEM NO: 7**

#### **PROJECT NUMBER:**

PR-2020-004622

PS-2024-00078 – SKETCH PLAT

**ADDRESS/LOCATION:** TRACTS 3 & 5, UNM GIBSON COMMERCIAL DEVELOPMENT zoned MX-M GIBSON BLVD SE ALUMNI DR and UNIVERSITY BLVD containing approximately 2.83 acre(s). (L-15)

**PROPERTY OWNER:** Regents of UNM Real Estate Department / RS Gibson LLC

**REQUEST:** Vacation of existing sewer easement and granting of new private access easement

**IDO:** 2022

#### **COMMENTS:**

1. Code Enforcement has no objections.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2020-004622**

PS-2024-00078  SKETCH PLAT

TRACTS 3 & 5, UNM GIBSON COMMERCIAL DEVELOPMENT zoned MX-M, located at 1401 GIBSON BLVD SE ALUMNI DR and UNIVERSITY BLVD containing approximately 2.83 acre(s). (L-15)

REQUEST: Vacation of existing sewer easement and granting of new private access easement  
IDO – 2022

**Comments:**

05-01-2024

No comments at this time.

DEVELOPMENT FACILITATIVE TEAM (DFT) - HYDROLOGY SECTION

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

DRB Project Number: 2020-004622 Hearing Date: 05-01-2024

Project: Rasining Cane's – 1401 Gibson  
Blvd SE Agenda Item No: 7

Sketch Plat

Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (L15D051A) with engineer's stamp 02/06/2023.
- Hydrology has no objection to the vacation and the platting action.

*retaining wall*

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG

Delegated For: \_\_\_\_\_

SIGNED:  I.L.  SPSD  SPBP  FINAL PLAT

DEFERRED TO: \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004622  
1401 Gibson – Raising Cane's

AGENDA ITEM NO: 7

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 3/9/2023. No objection.

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

FROM: Ernest Armijo, P.E. DATE: May 1, 2024  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE: 5/1/24 -- AGENDA ITEM: #7**

**Project Number:** PR-2020-004622

**Application Number:** PS-2024-00078

**Project Name:** *Vacation of Existing Sewer Easement and Granting of New Private Access Easement*

**Request:**

*Sketch Plat – Tracts 3 and 5, UNM Gibson Commercial District*

---

*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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#### BACKGROUND

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- This is a Sketch Plat review request to vacate an existing sewer easement which was granted in 1982, and grant an access easement for the benefit of both Tracts 3 and 5 (of the UNM Gibson Commercial District subdivision) to be maintained by the owner of each tract.
- The subject property is zoned MX-M, and has featured a Site Plan Administrative DFT approval for a Raising Cane's restaurant per PR-2020-004622 / SI-2023-00592, and an Alternative Landscaping Plan approval per PR-2020-004622 / SD-2023-00123.

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#### IDO/DPM COMMENTS

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- Planning staff defer to ABCWUA regarding the proposed easement vacation.
- For the actions as proposed by this Sketch Plat, a Vacation of Easement application as well as a Minor Preliminary/Final Plat application must be applied for and approved by the DHO; the Minor Preliminary/Final Plat application would be required to be submitted within 1-year of the Vacation of Easement approval.

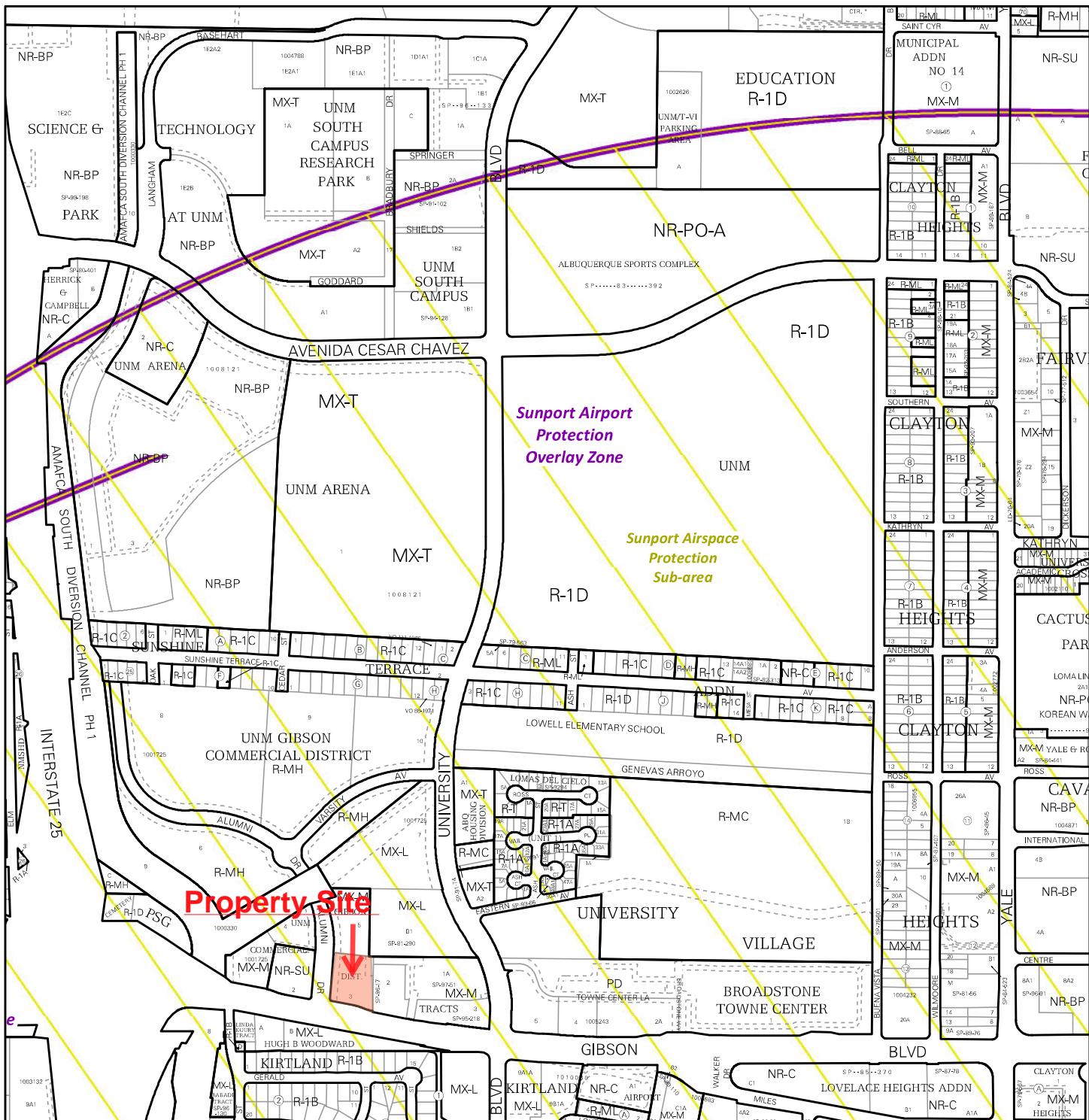
- The application forms for a Vacation of Easement are featured in the following links:  
[https://documents.cabq.gov/planning/development-hearing-officer/DHO\\_Application.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf)  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20V.pdf>
- The application forms for a Preliminary/final Plat are featured in the following links:  
[https://documents.cabq.gov/planning/development-hearing-officer/DHO\\_Application.pdf](https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf)  
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- The proposed vacation and platting actions 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>
- The Vacation of Easement applications must be justified per 6-6(M)(3) of the IDO.
- **Required Signatures on the Plat for Preliminary/Final Plat applications to the DHO:**  
All signatures from the surveyor, property owner(s), City Surveyor, utilities, and AMAFCA are required on the 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 professing 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.



***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: 4/30/24



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).

