



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

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

Parcel: 101505619803730903	Main	Address: 1401 Gibson Blvd Se Albuquerque, NM 87106	Main	Zone:
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Owner Robert and Kristy Lee Home: (562) 316-6624	Owner Teresa Constantinidis Business: (505) 338-1499	Applicant Brydie Clark 8220 San Pedro Drive Northeast Suite 520 Suite 520 Albuquerque, NM 87113 Business: (505) 338-1499
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Plan Custom Fields

Existing Project Number (If unknown, type N/A)		Number of Existing Lots2		Total Area of Site in Acres	2.8287
Site Location Located Between Streets	Gibson Blvd. SE and Alumni Dr. SE	Detailed Description of Vacated Easement	<p>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.</p> <p>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.</p> <p>This request is in compliance with IDO Section 14-16-6-6(M)(3) Review and Decision Criteria</p>	Do you request an interpreter for the hearing?	No
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)

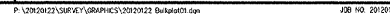
Legal Description	TR 3 PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPL OFTR: A & B, EVER READY SUBD TRS 4 & 5, GIBSON TRS & TR A,40/25 ASSOCIATES SUBD) CONT 1.2968 AC	Existing Zone District	MX-M	Zone Atlas Page(s)	L-15
Acreage	1.2968	Calculated Acreage	1.29637	Council District	6
Community Planning Area(s)	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 Classification	2 - urban principal arterial	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
Total for Invoice INV-00065038		\$101.65	\$101.65
Grand Total for Plan		\$101.65	\$101.65

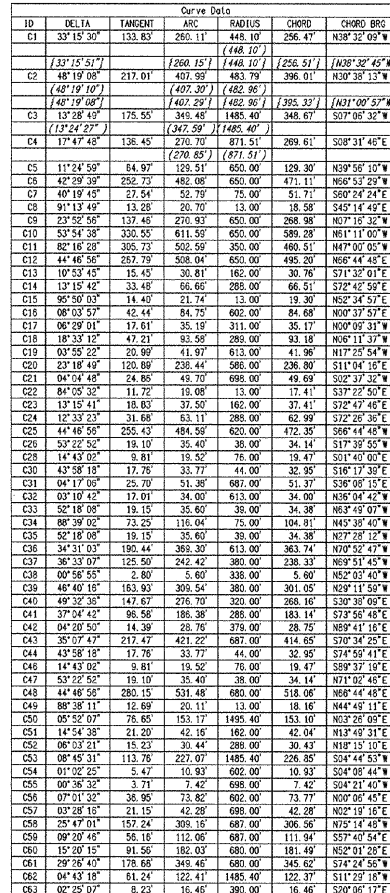
Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Vacation of Private Easement

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		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
Application Review v.1		12/11/2025 12:50	
DHO Hearing v.1	Hold Hearing	12/11/2025 12:50	12/11/2025 12:50
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			

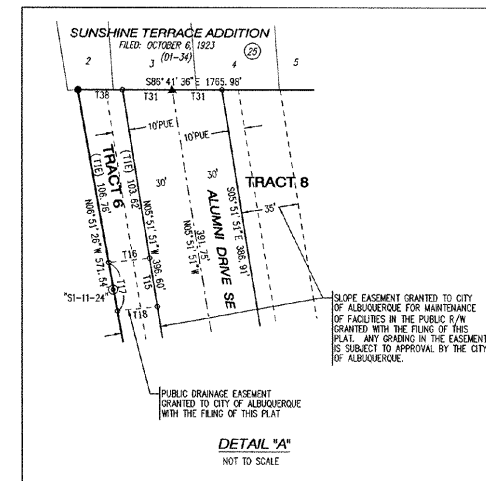




(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



ID	Target Date	
	BEARING	DISTANCE
1	S76° 05' 00" E	36.32
2	S89° 15' 37" E	28.78
3	S89° 20' 25" E	28.62
4	N40° 29' 05" S	1.78
5	N101° 42' 46" E	2.77
6	S89° 10' 19" E	22.49
7	S45° 52' 02" E	28.67
8	S89° 10' 19" E	28.67
9	S79° 22' 39" W	47.64
10	N59° 06' 28" W	48.44
11	S45° 12' 02" W	42.73
12	N50° 32' 30" E	44.93
13	S89° 10' 19" E	28.67
14	S02° 47' 52" E	68.47
15	S60° 05' 28" W	67.51
16	N02° 47' 52" E	83.71
17	N88° 50' 15" E	10.06
18	S89° 10' 19" E	28.67
19	N44° 21' 35" E	30.19
20	N60° 51' 28" W	39.07
21	N86° 55' 15" E	25.07
22	S05° 51' 51" E	20.44
23	S89° 10' 19" E	28.67
24	N89° 07' 13" E	58.73
25	S02° 22' 08" E	84.78
26	S89° 24' 22" W	5.61
27	N29° 26' 11" W	53.60
28	S89° 10' 19" E	28.67
29	N73° 42' 04" E	37.35
30	N73° 42' 04" E	40.03
31	S02° 22' 08" E	84.78
32	S89° 10' 19" E	5.66
33	S89° 10' 19" E	5.66
34	S89° 10' 19" E	5.66
35	S60° 05' 28" W	67.51
36	N88° 08' 10" W	72.08
37	S88° 08' 10" W	66.43
38	S86° 41' 36" E	40.39
39	S88° 08' 10" W	39.33
40	N88° 08' 10" W	66.43
41	S02° 22' 08" E	84.78
42	S02° 22' 08" E	84.78
43	S73° 42' 04" E	20.10
44	N86° 41' 36" W	27.66
45	S89° 10' 19" E	28.67
46	S73° 42' 04" E	20.10
47	S73° 42' 04" E	20.10
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96	S73° 42' 04" E	20.10
97	S73° 42' 04" E	20.10
98	S73° 42' 04" E	20.10
99	S73° 42' 04" E	20.10
100	S73° 42' 04" E	20.10



DOC# 2011119138



Bohannon  **Huston**
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

Tracts 3 and 5

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)
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY
ROBERT LEE, TRUSTEE, 413 FAMILY TRUST

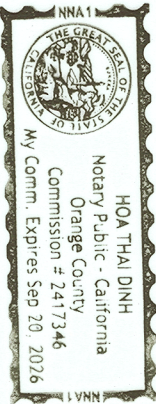
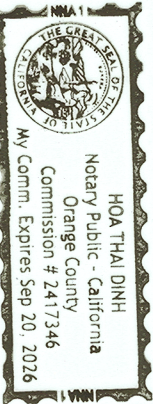
BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026
NOTARY PUBLIC

Acknowledgment

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY
KRISTY LEE, TRUSTEE, 413 FAMILY TRUST

BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026
NOTARY PUBLIC



Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
TERESA COSTANTINIDIS, EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION, THE UNIVERSITY OF NEW MEXICO

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Free Consent
Ryan Lee

ROBERT LEE
TRUSTEE
413 FAMILY TRUST

DATE
11-22-2025

Kristy Lee

KRISTY LEE
TRUSTEE
413 FAMILY TRUST

DATE
11-22-2025

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

DATE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE

PROJECT INFORMATION

CREW/TECH:
ML/AB

DRAWN BY:
EM

PS: JOB NO.
228208P

DATE OF SURVEY:
7/7-8/18/2022

CHECKED BY:
LM

SHEET NUMBER
2 OF 3

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: _____

GRID (GROUND COORDINATES): _____

GEOD: _____

ABQ GEOID

GRID

ABQ GEOID

UNITS: _____

U.S. SURVEY FEET

ROTATION ANGLE: _____

0° 00' 00.00"

ROTATION ANGLE: _____

0° 00' 00.00"

ROTATION ANGLE: _____

0° 00' 00.00"

ROTATION ANGLE: _____

0° 00' 00.00"

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ROTATION ANGLE: _____

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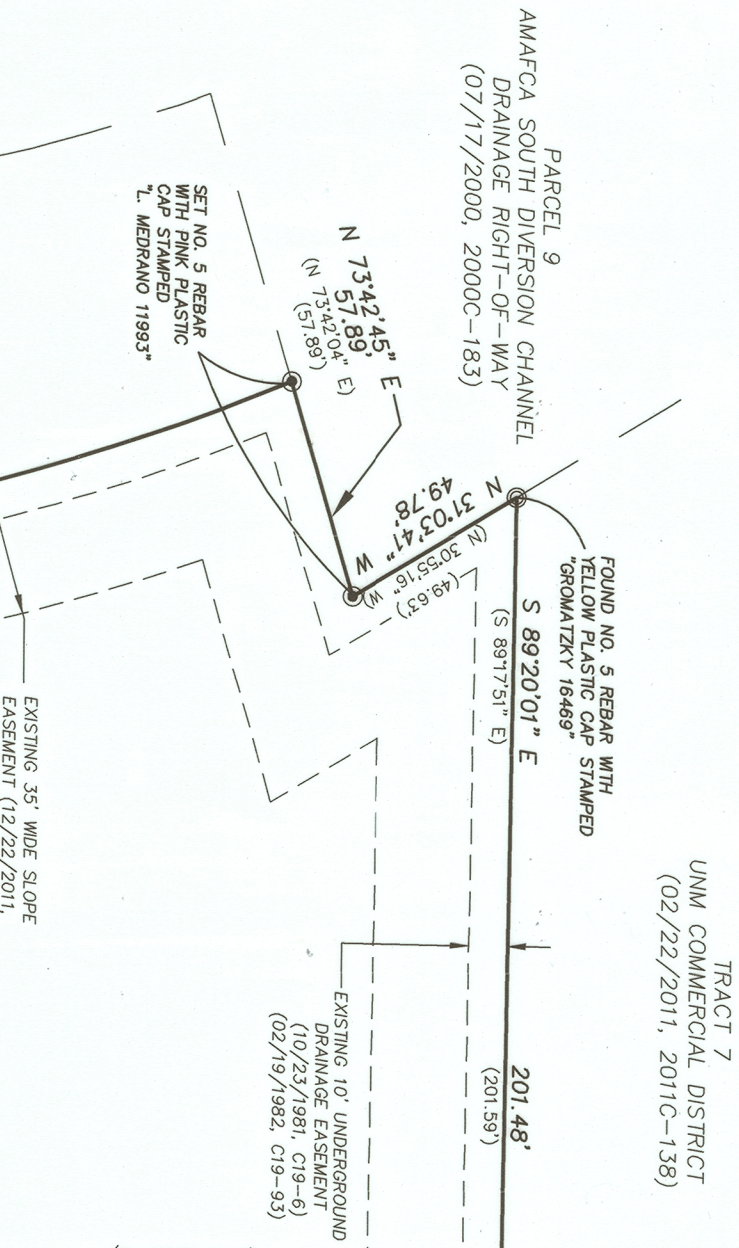
ROTATION ANGLE: _____

0° 00' 00.00"

Tracts 3 and 5

UNM Gibson Commercial District

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



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	288.00'	63.08'	62.95'	N 72°19'24" W	123°32'54"
(C1)	(288.00')	(63.12')	(62.99')	(N 72°26'36" W)	(123°33'24")
C2	162.00'	37.45'	37.37'	N 72°46'28" W	131°4'43"
(C2)	(162.00')	(37.50')	(37.42')	(N 72°47'47" W)	(131°5'46")
C3	13.00'	19.15'	17.47'	N 37°31'47" W	84°24'42"
(C3)	(13.00')	(19.08')	(17.41')	(N 37°22'54" W)	(84°05'33")
C4	698.00'	7.42'	7.42'	N 04°22'20" E	0°36'33"
(C4)	(698.00')	(7.42')	(7.42')	(N 04°21'40" E)	(0°36'33")
C5	698.00'	42.29'	42.28'	N 02°19'57" E	3°28'16"
(C5)	(698.00')	(42.28')	(42.28')	(N 02°19'16" E)	(3°28'16")
C6	586.00'	238.44'	236.80'	N 11°03'35" W	23°18'48"
(C6)	(586.00')	(238.44')	(236.80')	(N 11°04'16" W)	(23°18'49")

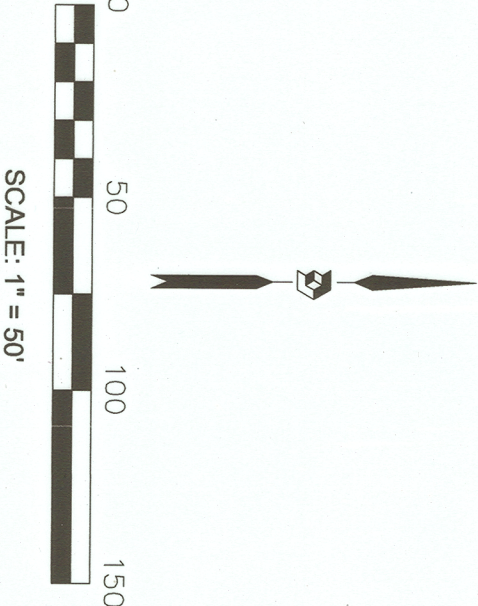
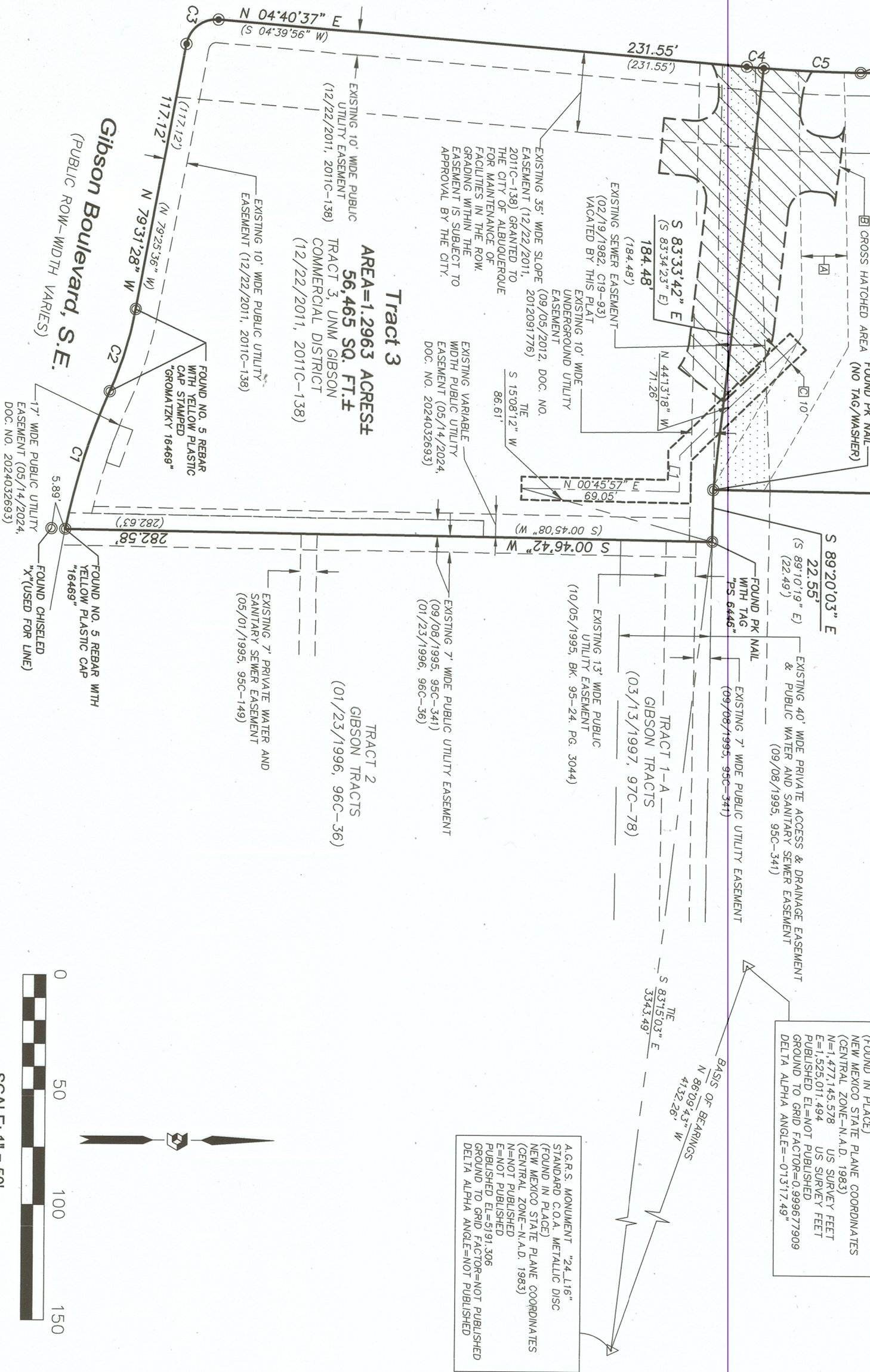
TRACT B-1
EVER READY SUBDIVISION
(02/19/1982, C19-93)

Keyed Easement Notes

- EXISTING 20' WIDE A.B.C. W.I.A. 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 (06/21/2024, DOC. NO. 2024042328)
- EXISTING RETAINING WALL EASEMENT OWNER OF TRACT 3 NO. 2023056893 (08/02/2023, DOC. NO. 2023056893) LOCATION AND WIDTH IDENTIFIED AS SHOWN ON THIS PLAT

Line Table

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



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, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION

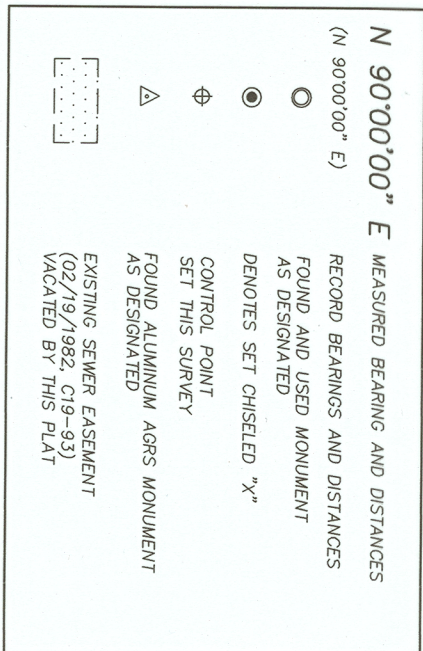
STATE PLANE ZONE:	GRID	ABQ GEOID
NM-C	U.S. SURVEY FEET	YES
HORIZONTAL DATUM:	U.S. SURVEY FEET	YES
VERTICAL DATUM:	U.S. SURVEY FEET	YES
CONTROL USED:	U.S. SURVEY FEET	YES
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	U.S. SURVEY FEET	YES
COMBINED SCALE FACTOR:	U.S. SURVEY FEET	YES
GRID TO GROUND: 1.000322195	U.S. SURVEY FEET	YES
GROUND TO GRID: 0.999677909	U.S. SURVEY FEET	YES

PLSS INFORMATION

LAND GRANT	SECTION	TOWNSHIP	RANGE	MERIDIAN
N/A	28	10 NORTH	03 EAST	NM/P
CITY	ALBUQUERQUE	COUNTY	BERNALILLO	STATE
				NM

INDEXING INFORMATION FOR COUNTY CLERK

PROPERTY OWNER	UPC	ADDRESS
REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST	101505619803730903	NOT ASSIGNED
UNM GIBSON COMMERCIAL DISTRICT	101505619806830902	NOT ASSIGNED



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.866.5700 PHONE

PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
ML/AB	7/7-8/18/2022
DRAWN BY:	CHECKED BY:
EW	LM
PSI JOB NO.	SHEET NUMBER
228208P	3 OF 3

RECORDING STAMP

Tracts 3 and 5
UNM Gibson Commercial District

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

Legal Description

TRACTS NUMBERED THREE (3) AND FIVE (5) OF UNM GIBSON COMMERCIAL DISTRICT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2011 IN PLAT BOOK 2011C, PAGE 138 AS DOCUMENT NO. 201119138, NOW COMPRISING OF TRACTS 3 AND 5, UNM GIBSON COMMERCIAL DISTRICT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT 3, PARCEL ID: 101505619803730903 AND TRACT 5, PARCEL ID: 101505619806830902.
TREASURER'S CERTIFICATE
BERNALILLO COUNTY TREASURER'S OFFICE:

Project No. PR-2024-
Application No. -2024-
DHO Approval Date.
Utility Approvals
04/25/2025
04/29/2025
5/5/2025
DATE
NEW MEXICO GAS COMPANY
Thomas McClaffin
4/29/2025
DATE
WEST CORPORATION D/B/A CENTURYLINK QC
Mike Mantua
04/28/2025
DATE
COMCAST
City Approvals
5/28/2024
DATE
CITY SURVEYOR
Lenora N. Rioshauer P.S.
5/28/2024
DATE

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO VACATE AN EXISTING EASEMENT.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

SEE SHEET 2 OF 3

Acknowledgment

SEE SHEET 2 OF 3

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE. SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
NEW MEXICO
No. 11993
DATE
5/21/24



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 2.8287 ACRE-S
ZONE ATLAS INDEX NO: L-15-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES
C. WEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT NECESSARY TO PROVIDE CABLE SERVICES
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, REPAIR, MAINTAIN, AND OPERATE SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT AND PRIVILEGE TO EXTEND SERVICES TO CUSTOMERS OF GRANTING EASEMENTS TO PROVIDE SUCH SERVICES TO CUSTOMERS OF GRANTING EASEMENTS. WITH THE RIGHT AND PRIVILEGE TO RUN AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN AND MAINTAINANCE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES. NO SHEDS OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS. ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POLES, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.
EASEMENTS FOR ELECTRIC, TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), WEST CORPORATION D/B/A CENTURYLINK QC, AND NEW MEXICO GAS COMPANY (NMGC), DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, WEST CORPORATION D/B/A CENTURYLINK QC, AND NMGC DO NOT WAIVE OR RELEASE IN FAVOR OF EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS SHOWN ON THIS PLAT ARE RESERVED AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION. ADDITION, OR PLAT SHOULD NOT BE CONSIDERED AS ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK							
STATE PLANE ZONE: GRID (GROUND COORDINATES):				LAND GRANT				PROPERTY OWNER							
NM-C GRID				INA				413 FAMILY TRUST							
HORIZONTAL DATUM: U.S. SURVEY FEET				ROTATION ANGLE: 0° 00' 00.00"				MATCHES DRAWING UNITS							
NAD83 MAYD88				YES											
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0											
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000322195				DISTANCE ANNOTATION: GROUND											
GROUND TO GRID: 0.999677908				BEARING ANNOTATION: GRID											
				ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'											
				NO											
				CITY				CITY							
				ALBUQUERQUE				ALBUQUERQUE							
				COUNTY				COUNTY							
				BERNALILLO				BERNALILLO							
				STATE				STATE							
				NM				NM							
				UPC				UPC							
				101505619803730903				101505619803730903							
				ADDRESS				ADDRESS							
				NOT ASSIGNED				NOT ASSIGNED							
PRECISION SURVEYING, INC.								OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113							
505.856.5700 PHONE								505.856.5700 PHONE							
PSI JOB NO. 228208P								SHEET NUMBER 1 OF 3							

Tracts 3 and 5

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)
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY
ROBERT LEE, TRUSTEE, 413 FAMILY TRUST

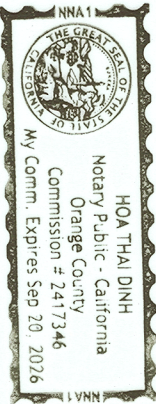
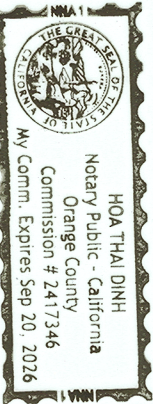
BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026
NOTARY PUBLIC

Acknowledgment

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY
KRISTY LEE, TRUSTEE, 413 FAMILY TRUST

BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026
NOTARY PUBLIC



Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
TERESA COSTANTINIDIS, EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION, THE UNIVERSITY OF NEW MEXICO

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Free Consent
Robert Lee

ROBERT LEE
TRUSTEE
413 FAMILY TRUST

DATE
11-22-2025

Kristy Lee

KRISTY LEE
TRUSTEE
413 FAMILY TRUST

DATE
11-22-2025

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

DATE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE

PROJECT INFORMATION

CREW/TECH:
ML/AB

DATE OF SURVEY:
7/7-8/18/2022

DRAWN BY:
EM

CHECKED BY:
LM

PS: JOB NO.
228208P

SHEET NUMBER
2 OF 3

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: _____

GRID (GROUND COORDINATES): _____

ABQ GEOID

GRID
NM-C

UNITS: U.S. SURVEY FEET

HORIZONTAL DATUM: NAD83

ROTATION ANGLE: 0° 00' 00.00"

CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM

BASE POINT FOR SCALING AND/OR ROTATION: N = 0
E = 0

COMBINED SCALE FACTOR: GRID TO GROUND: 1.000322195

BEARING ANNOTATION: GRID

ELEVATION TRANSLATION: NO

PLSS INFORMATION

LAND GRANT
N/A

SECTION
28

TOWNSHIP
10 NORTH

RANGE
03 EAST

MERIDIAN
NMPM

CITY
ALBUQUERQUE

COUNTY
BERNALILLO

STATE
NM

INDEXING INFORMATION FOR COUNTY CLERK

PROPERTY OWNER
REGENTS OF UNM REAL ESTATE DEPT. &
413 FAMILY TRUST

SUBDIVISION NAME
UNM GIBSON COMMERCIAL DISTRICT

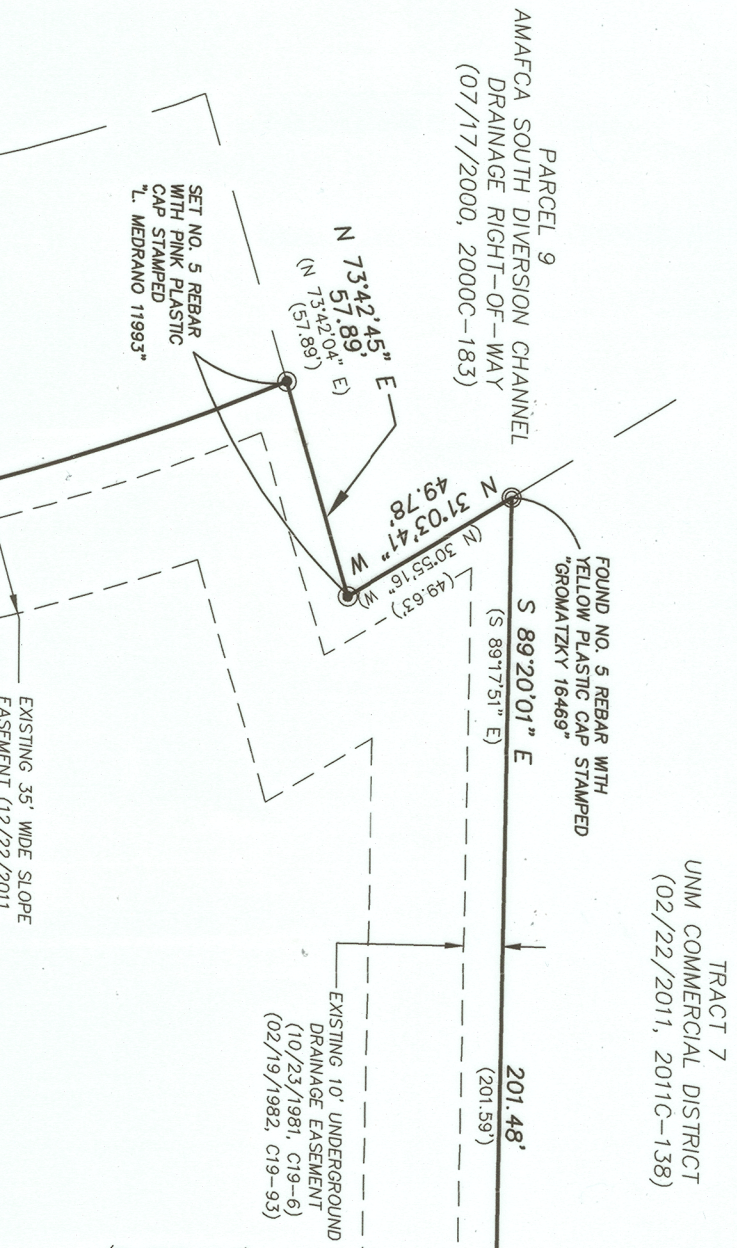
UPC: 101505619803730903
101505619806830902

ADDRESS
NOT ASSIGNED

Tracts 3 and 5

UNM Gibson Commercial District

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



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	288.00'	63.08'	62.95'	N 72°19'24" W	123°32'54"
(C1)	(288.00')	(63.12')	(62.99')	(N 72°26'36" W)	(123°33'24")
C2	162.00'	37.45'	37.37'	N 72°46'28" W	131°4'43"
(C2)	(162.00')	(37.50')	(37.42')	(N 72°47'47" W)	(131°5'46")
C3	13.00'	19.15'	17.47'	N 37°31'47" W	84°24'42"
(C3)	(13.00')	(19.08')	(17.41')	(N 37°22'54" W)	(84°05'33")
C4	698.00'	7.42'	7.42'	N 04°22'20" E	0°36'33"
(C4)	(698.00')	(7.42')	(7.42')	(N 04°21'40" E)	(0°36'33")
C5	698.00'	42.29'	42.28'	N 02°19'57" E	3°28'16"
(C5)	(698.00')	(42.28')	(42.28')	(N 02°19'16" E)	(3°28'16")
C6	586.00'	238.44'	236.80'	N 11°03'35" W	23°18'48"
(C6)	(586.00')	(238.44')	(236.80')	(N 11°04'16" W)	(23°18'49")

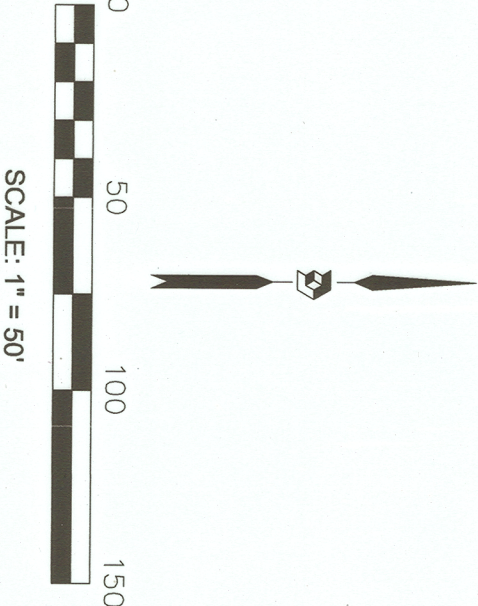
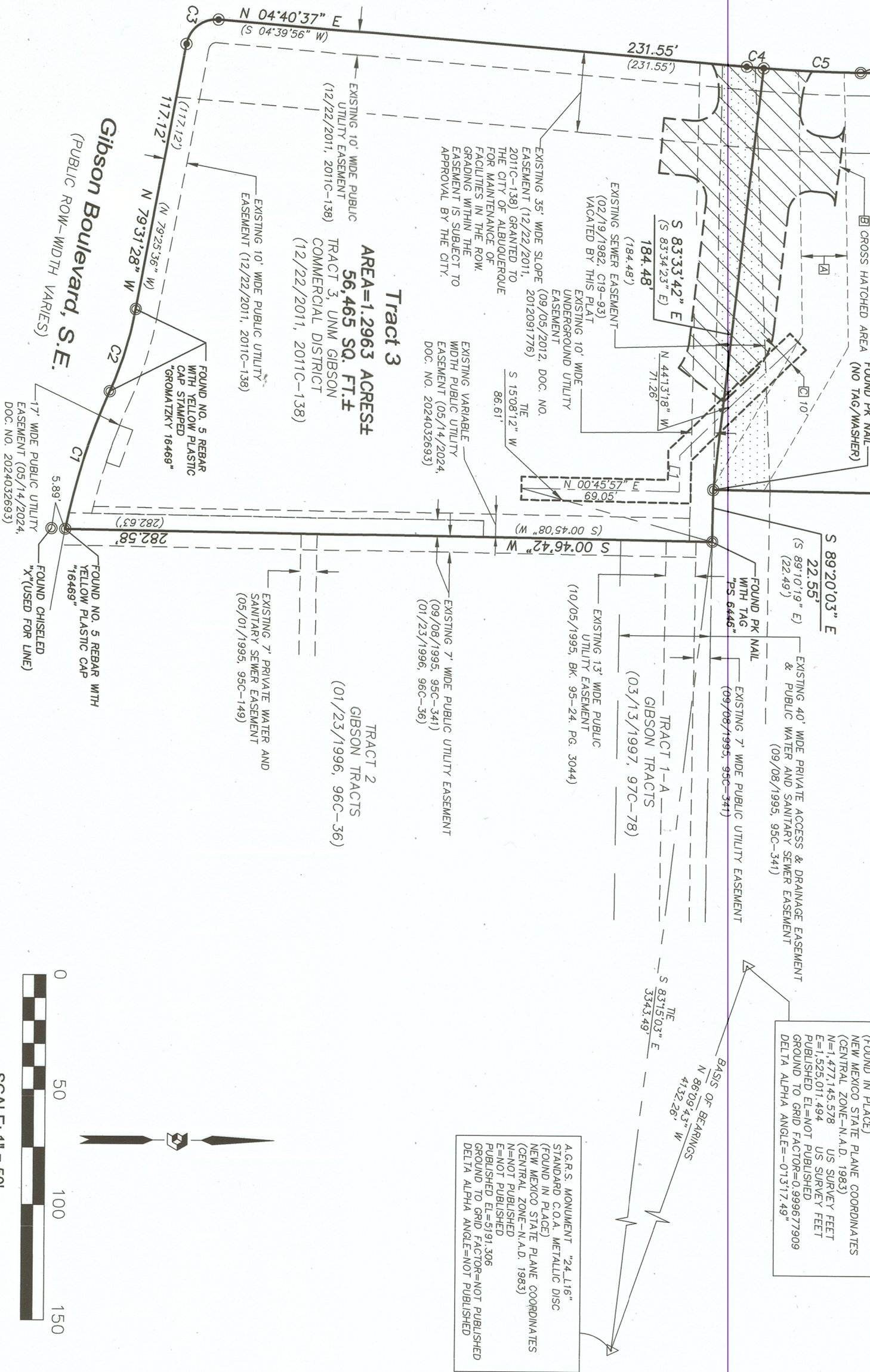
TRACT B-1
EVER READY SUBDIVISION
(02/19/1982, C19-93)

Keyed Easement Notes

- EXISTING 20' WIDE A.B.C. W.I.A. 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 (06/21/2024, DOC. NO. 2024042328)
- EXISTING RETAINING WALL EASEMENT OWNER OF TRACT 3 NO. 2023056893 (08/02/2023, DOC. NO. 2023056893) LOCATION AND WIDTH IDENTIFIED AS SHOWN ON THIS PLAT

Line Table

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



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, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:	GRID	ABQ GEOID
NM-C	U.S. SURVEY FEET	U.S. SURVEY FEET
HORIZONTAL DATUM:	NAD83	NAD83
VERTICAL DATUM:	NAVD88	NAVD88
CONTROL USED:	ALBUQUERQUE GEODETIC REFERENCE SYSTEM	ALBUQUERQUE GEODETIC REFERENCE SYSTEM
COMBINED SCALE FACTOR:	GROUND TO GROUND: 1.000322195	GROUND TO GROUND: 1.000322195
BEARING ANNOTATION:	GRID	GRID
ELEVATION TRANSLATION:	E = 0	E = 0
ELEVATIONS VALID:	NO	NO

PLSS INFORMATION

LAND GRANT	SECTION	TOWNSHIP	RANGE	MERIDIAN
N/A	28	10 NORTH	03 EAST	NM/P
CITY	ALBUQUERQUE	COUNTY	BERNALILLO	STATE
UPC	101505619803730903	ADDRESS	NOT ASSIGNED	

INDEXING INFORMATION FOR COUNTY CLERK

PROPERTY OWNER	SUBDIVISION NAME
REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST	UNM GIBSON COMMERCIAL DISTRICT



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.866.5700 PHONE

PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
ML/AB	7/7-8/18/2022
DRAWN BY:	CHECKED BY:
EW	LM
PSI JOB NO.	SHEET NUMBER
228208P	3 OF 3



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.

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

Website: www.modulusarchitects.com

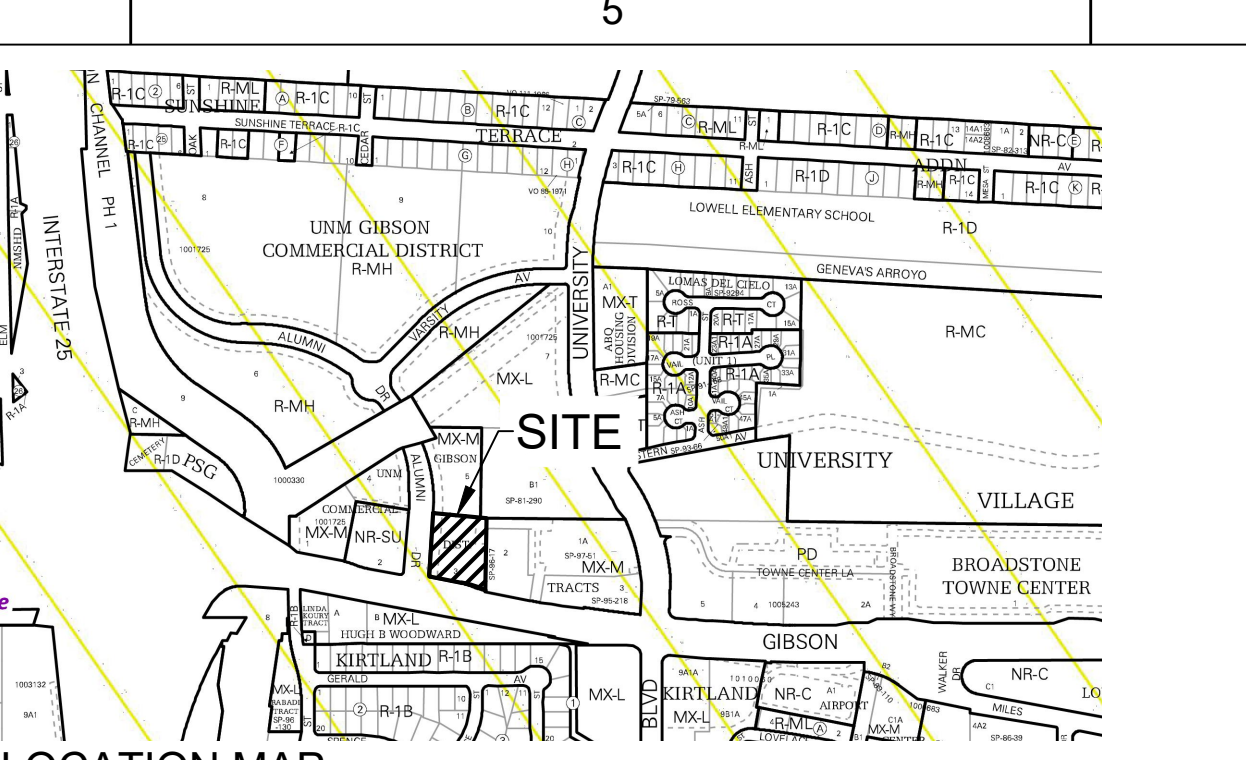
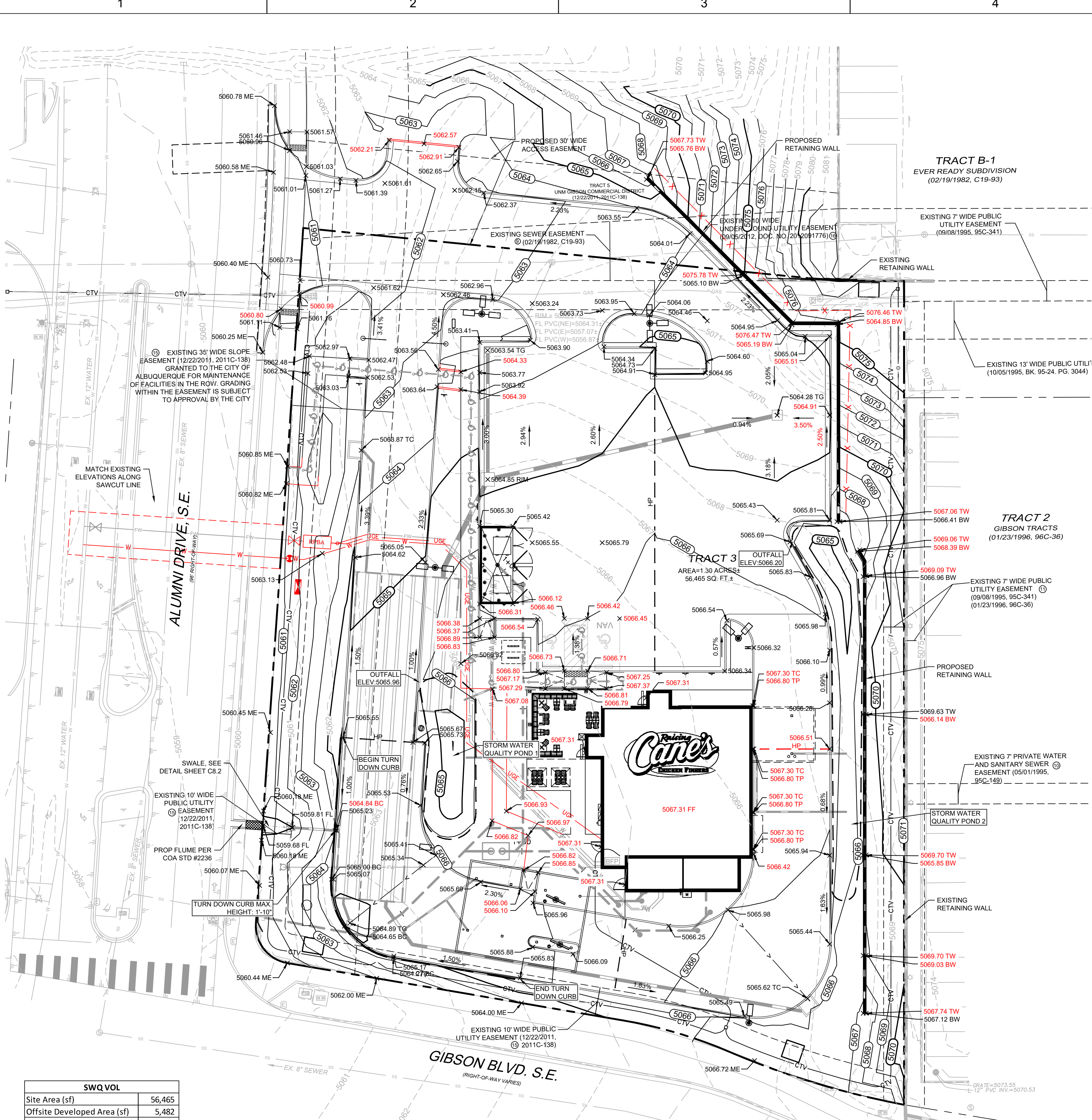
Meet Modulus Link Here: [Meet Modulus Architects & Land Use Planning Here!](#)

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

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FEMA FLOOD INSURANCE RATE MAP
PER MAP NUMBER 35001C0342G FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008, THE SITE IS IN ZONE X.

INTRODUCTION AND PROJECT DESCRIPTION:
THE PROJECT SITE IS TRACT 3, UNM COMMERCIAL DISTRICT (2011C-138), AND IS LOCATED AT THE NORTHEAST CORNER OF GIBSON BLVD SE AND ALUMNI DRIVE IN THE CITY OF ALBUQUERQUE, NM. THE SITE IS ZONED AND PLANNED FOR COMMERCIAL DEVELOPMENT, AND THE USE PROPOSED IS A RESTAURANT WITH DRIVE-THROUGH. AS SHOWN BY MAP #35001C0342G OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED SEPTEMBER 26, 2008, THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA.

METHODOLOGY:
CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 2. EXISTING BASIN INFORMATION WAS OBTAINED BY SITE AERIALS AND TOPOGRAPHIC SURVEY.

EXISTING CONDITIONS:
THE CANE'S TRACT IS 1.30 ACRES AND THE OVERALL PROJECT AREA IS 1.42 ACRES. THE SITE IS CURRENTLY UNDEVELOPED, WITH SOME VEGETATION AND MODERATE SLOPES. THE SITE SLOPES FROM EAST TO WEST, TOWARDS ALUMNI DRIVE AND GIBSON BLVD. THE PROJECT SITE GENERATES A PEAK FLOW OF 2.36 CFS AND RUNOFF OF 1.24 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. IN EXISTING CONDITION, THE SITE SHEET FLOWS TO ALUMNI DRIVE.

PROPOSED CONDITIONS:
THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A RESTAURANT WITH DRIVE-THROUGH, CUSTOMER PARKING, SITE DRIVEWAYS, AND LANDSCAPE AREAS. THE PROJECT SITE GENERATES A PEAK FLOW OF 5.45 CFS AND RUNOFF OF 3.13 AC-FT IN THE 100-YEAR, 6-HOUR STORM EVENT. DETENTION IS PROPOSED TO REDUCE PROPOSED RUNOFF TO EXISTING CONDITIONS. THERE IS A SMALL AMOUNT OF OFF-SITE RUNOFF FROM THE ADJACENT PROPERTY TO THE NORTH THAT FLOWS ONTO AND ACROSS THIS SITE BEFORE FLOWING TO ALUMNI DRIVE. THIS AREA IS NOT INCLUDED IN THE PROJECT'S RUNOFF VOLUMES AS IT IS ASSUMED THAT THIS IS ONLY OCCURRING IN THE INTERIM CONDITION AND THE SITE WILL BE GRADED TO CAPTURE THEIR OWN RUNOFF ONCE DEVELOPED.

CONCLUSIONS:
THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FROM THE SITE NOR WILL IT CHANGE EXISTING DRAINAGE PATTERNS. THE SITE WILL DISCHARGE TO ALUMNI DRIVE.

SO-19 NOTES

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 - "SO-19")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1999) FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

DRAINAGE CERTIFICATION

I, ELIZABETH ANNE WILLMOT, NMPE 28862, OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS 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 08/08/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS WITH MINOR MODIFICATION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY (FINAL C.O.).

THE RECORD INFORMATION PRESENTED HEREON 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

GRAPHIC SCALE IN FEET

1" = 20' @ 24X36

LEGEND

- PROPOSED PROPERTY LINE
- ROW OF DEDICATION
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED VALLEY
- PROPOSED RIDGE
- EXISTING STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED STORM INLET
- TOP OF CURB
- TOP OF PAVEMENT
- TOP OF SLAB (DUMPSTER PAD)
- MATCH EXISTING ELEVATION
- MATCH EXISTING SURVEYED ELEVATION
- TOP OF GRATE
- TOP OF WALL
- BOTTOM OF WALL
- BOTTOM OF CURB (TURN DOWN)
- ADA PATH
- PROPOSED GREASE TRAP

GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/STATE STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH" UP AT ANY JUNCTURE WITH EXISTING PAVING. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND SITE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.

BENCHMARKS

BM 1 - A.G.R.S. MONUMENT "24 L16" STANDARD C.O.A. METALLIC DISC
NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N = 1,476,869.02 AND E = 1,529,133.22
ELEV. = 5191.306

CP 1 - SET CP - NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
N = 1,476,978.77 AND E = 1,525,820.52
ELEV. = 5073.28

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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		Flow
			Acres	%	Acres	%	Acres	%	Acres	%	
EX	61,945	1.42	1.22	86%	0.20	14%	0	0%	0	0%	0.87
WEIGHTED E CALCULATIONS (DEVELOPED CONDITION)											
Basin	Area (SF)	Area (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Flow
			Acres	%	Acres	%	Acres	%	Acres	%	
DA 1	2,876	0.07	0	0%	0	0%	0.05	72%	0.02	28%	1.39
DA 2	31,123	0.71	0	0%	0	0%	0.08	11%	0.63	89%	2.18
DA 3	21,836	0.50	0.02	4%	0	0%	0.25	49%	0.24	47%	1.62
DA 4	6,110	0.14	0	0%	0	0%	0.14	100%	0	0%	1.03

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

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

CHICKEN FINGERS

Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-765-3100 Fax: 972-69-3101

Store:

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

PM DESIGN
Architectural
Solutions Group

1101 CENTRAL EXPRESSWAY S
SUITE 100
ALLEN, TX 75013
CONTACT: JOHN MELENDEZ
PHONE: 469 301 2026
EMAIL: JM.MELENDEZ@PMDCINC.COM

KEN MCCracken, ARCHITECT

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

Sheet Title:

GRADING AND DRAINAGE PLAN

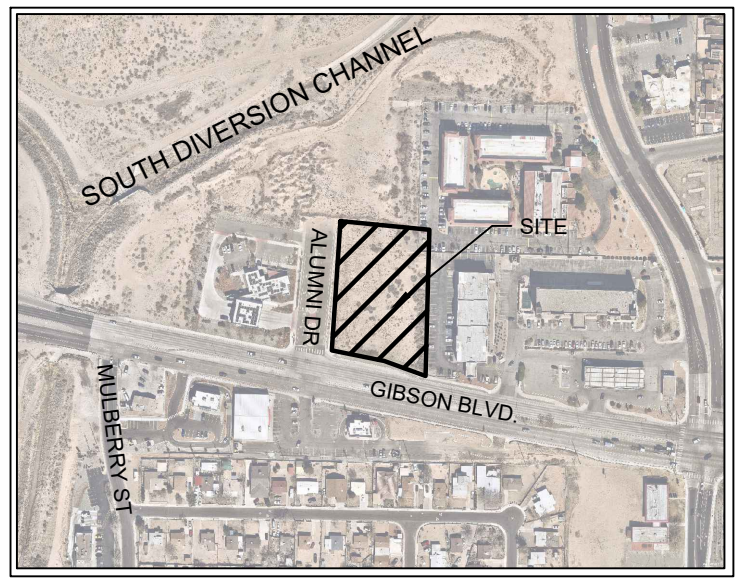
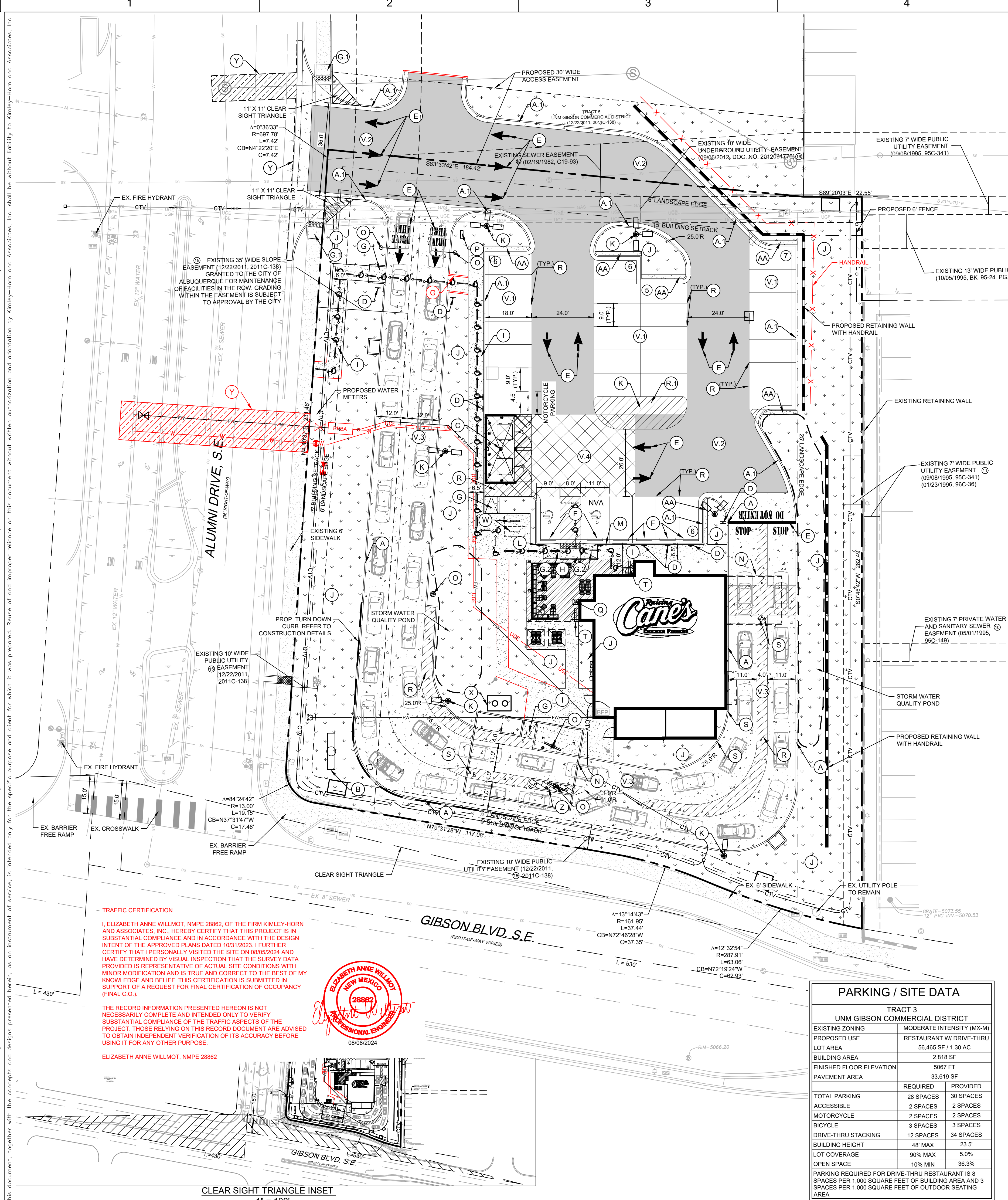
Date: 11/01/2023

Project Number: KH #069313462

Drawn By: JCG/LHD

Sheet Number:

C6.0(R)



VICINITY MAP
N.T.S.
ZONE ATLAS: L-15-Z

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- SETBACK LINE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED CONCRETE CURB
- EXISTING CURB
- PROPOSED PARKING COUNT
- LIGHT DUTY ASPHALT PAVEMENT. REFERENCE PAVEMENT DETAILS.
- MEDIUM DUTY ASPHALT PAVEMENT. REFERENCE PAVEMENT DETAILS.
- MEDIUM DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- HEAVY DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS FOR PLANTING DETAILS.
- PROPOSED PATIO PAVEMENT. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
- PROP. ROW PAVEMENT PER CITY OF ALBUQUERQUE REQUIREMENTS.
- PAVERS. REFERENCE LANDSCAPE PLANS FOR DETAILS.
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PRECISION SURVEYS, INC. DATED AUGUST 2022.
- ALL PROPOSED PAVING IN CITY R.O.W. AND EASEMENTS TO CONFORM TO CITY STANDARDS.
- PER FEMA MAP NUMBER 35001C0342G DATED SEPTEMBER 26, 2008, THIS SITE IS NOT WITHIN A FLOODPLAIN.
- BUILDING IS NOT FIRE SPRINKLED.
- CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT IS NOT TO BE HELD LIABLE FOR ANY DAMAGE TO THE ASPHALT PAVEMENT.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- ALL BROKEN OR CRACKED SIDEWALK ADJACENT TO THE PROPERTY LIMITS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAILS.

DIMENSION NOTES

- ALL CURB RADII ARE TO BE 10' OR 2' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

BENCHMARKS

BM 1 - A.G.R.S. MONUMENT "24 L16" STANDARD C.O.A. METALLIC DISC
NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N = 1,476,869.02 AND E = 1,529,133.22
ELEV. = 5191.306

CP 1 - SET CP - NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
N = 1,476,978.77 AND E = 1,525,820.52
ELEV. = 5191.26



CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SITE KEYNOTES

- INTEGRAL CURB. SEE DETAIL SHEET C8.0
- 6" CURB & GUTTER. REFER TO CITY OF ALBUQUERQUE STANDARD DETAILS.
- PROPOSED CANE'S MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.
- RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
- SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.
- DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- WHEEL STOPS. SEE DETAIL SHEET C8.0.
- BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS C8.0.
- BARRIER FREE RAMP PER CITY OF ALBUQUERQUE STANDARD DWG 2443 & 2446.
- SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER CITY OF ALBUQUERQUE STANDARD DWG 2443 (DETAIL A)
- HANDRAIL. REFER TO ARCHITECTURAL DETAILS.
- CONCRETE SIDEWALK. SEE DETAIL SHEET C8.0.
- LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
- SITE LIGHTING. REFER TO LIGHTING PLANS FOR DETAILS.
- ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- VAN ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- PROPOSED CANOPY. REFER TO ARCHITECTURAL SITE DETAILS.
- DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DRIVE-THRU SIGN. REF. BRANDBOOK.
- TRASH PAD. REFER TO ARCHITECTURAL SITE DETAILS.
- PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- PROPOSED STRIPED AREA FOR TRASH AND DELIVERY TRUCKS. 4" SOLID WHITE STRIPING AT 45 DEGREES AT 2' ON CENTER.
- PROPOSED BOLLARD. REFER TO ARCHITECTURE PLANS FOR DETAILS.
- BUSINESS NAME TILES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- NOT USED.
- LIGHT DUTY ASPHALT PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
- MEDIUM DUTY ASPHALT PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
- MEDIUM DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- HEAVY DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- BICYCLE RACKS PARKING RACK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- GREASE TRAP WITH TRAFFIC RATED LIDS. REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS.
- SAWCUT LINE.
- INSTALL CONCRETE PAVERS AT MENU BOARDS UNDER CANOPY. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 18" WIDE, 6" THICK CONCRETE ADJACENT TO PARKING STALL.

PROJECT NUMBER: PR-2021-005492

Application Number: SL-2023-00617

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

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

PARKING / SITE DATA

TRACT 3 UNM GIBSON COMMERCIAL DISTRICT	
EXISTING ZONING	MODERATE INTENSITY (MX-M)
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	56,465 SF / 1.30 AC
BUILDING AREA	2,818 SF
FINISHED FLOOR ELEVATION	5067 FT
PAVEMENT AREA	33,619 SF
TOTAL PARKING	28 SPACES
ACCESSIBLE	2 SPACES
MOTORCYCLE	2 SPACES
BICYCLE	3 SPACES
DRIVE-THRU STACKING	12 SPACES
BUILDING HEIGHT	48' MAX.
LOT COVERAGE	90% MAX.
OPEN SPACE	10% MIN.
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS 8 SPACES PER 1,000 SQUARE FEET OF BUILDING AREA AND 3 SPACES PER 1,000 SQUARE FEET OF OUTDOOR SEATING AREA	



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-765-3100 Fax: 972-69-3101

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



1101 CENTRAL EXPRESSWAY S
SUITE 100
ALLEN, TX 75013
CONTACT: JOHN MELENDEZ
PHONE: 469.301.2026
EMAIL: JMELENDEZ@PMDCINC.COM

KEN MCCracken, ARCHITECT



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:

DATE	DESCRIPTION
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

Sheet Title:

SITE KEYNOTE
PLAN

Date: 11/01/2023

Project Number: KH #069313462

Drawn By: JCG/LHD

Sheet Number:

C5.0(R)

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. 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 Section 14-16-6-6(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 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 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 2nd 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 OF TRS 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 2nd 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:

99445C3712EB49E

Director of Real Estate 5/12/2025

REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001



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

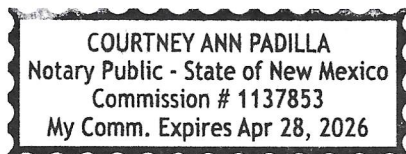
ALBUQUERQUE BERNALILLO
COUNTY WATER AUTHORITY

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

ACKNOWLEDGMENTS

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

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



[Signature]
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: _____



Albuquerque Bernalillo County
Water Utility Authority

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
jppalmer@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

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.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 1, 2024

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.*

BACKGROUND

- 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.

IDO/DPM COMMENTS

- 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.

**(See additional comments on next pages)*

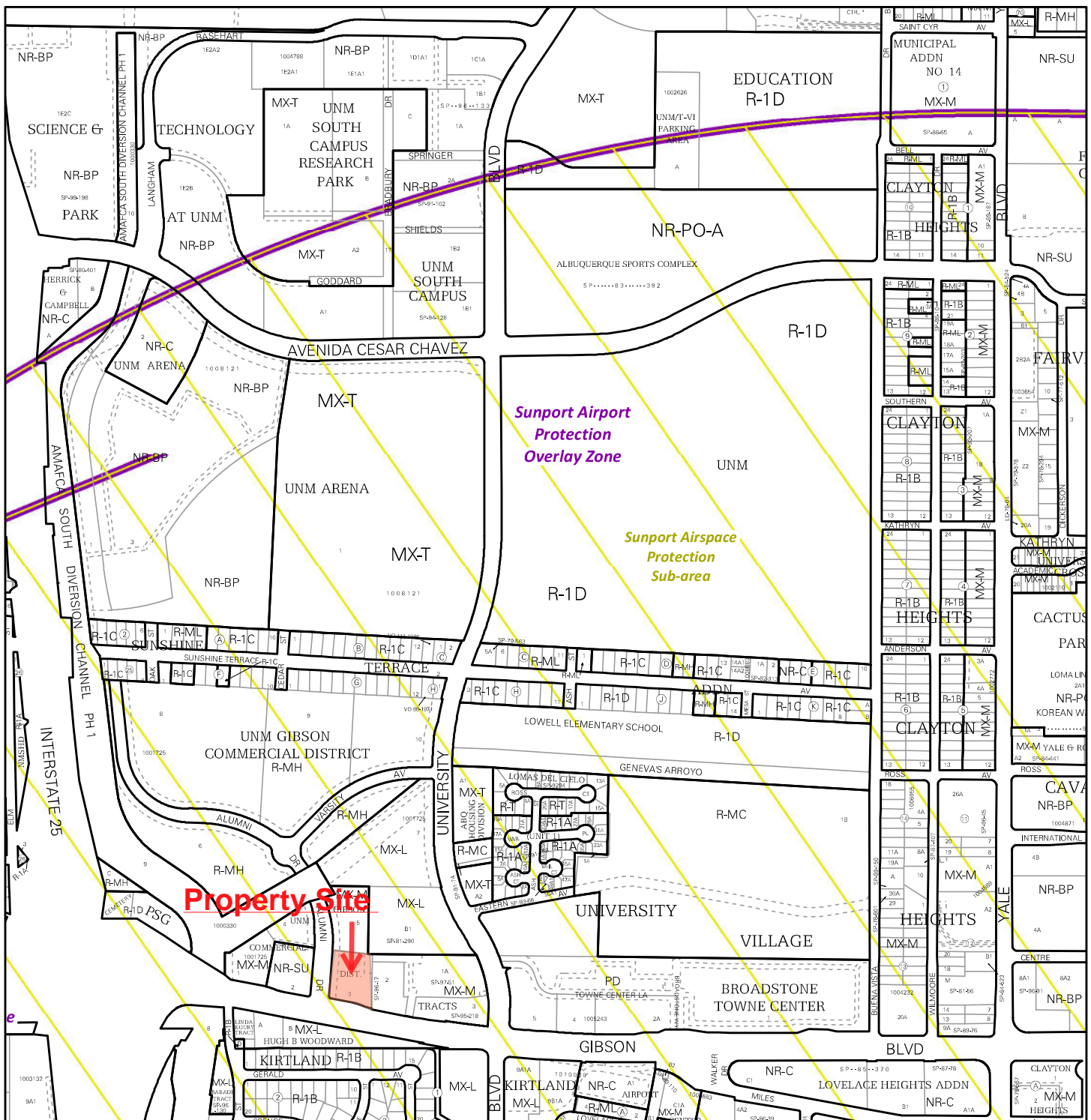
- The application forms for a Vacation of Easement are featured in the following links:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20V.pdf>
- The application forms for a Preliminary/final Plat 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/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 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.



***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.*

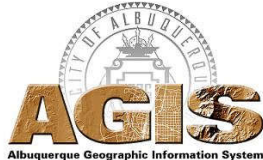
FROM: Jay Rodenbeck
 Planning Department

DATE: 4/30/24

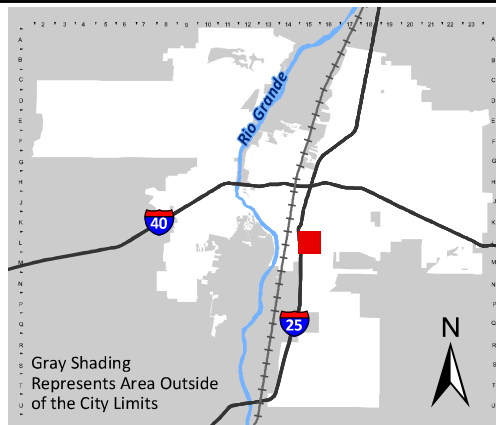


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



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