



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