

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2024

Elizabeth Anne Willmot, PE  
Kimley-Horn  
13455 Noel Rd. Two Galleria Office Tower  
Dallas, TX 75240

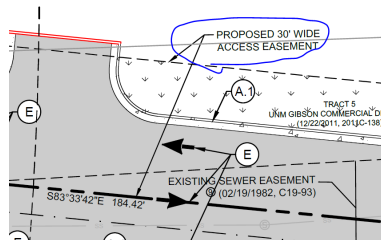
**Re: Raising Cane's  
1401 Gibson Blvd SE  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's Stamp dated 10-31-23 (L15-D051A)  
Certification dated 08-08-24

Dear Ms. Willmot,

Based upon the information provided in your submittal received 08-14-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please provide a copy of approved access easement, as it is a condition for releasing the final CO.



Once these corrections are complete, email the approved easement to [malnajira@cabq.gov](mailto:malnajira@cabq.gov) for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

*Marwa Al-najjar*

Marwa Al-najjar  
Associate Engineer, Planning Dept.  
Development Review Services

Ma via: email



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

BP-2023-16514

**Project Title:** Raising Cane's #972 **Building Permit #**  **Hydrology File #** L15D051A

**DRB#** TBD **EPC#** N/A

**Legal Description:** Tract 3, UNM Gibson Commercial District **City Address OR Parcel** UPC- 101505619803730903  
2011C-138

**Applicant/Agent:** Kimley-Horn & Modulus Architects **Contact:** Liz Willmot, P.E./ Regina Okoye

**Address:** 100 Sun Avenue NE, Suite 600 **Phone:** 206-677-8610

**Email:** liz.willmot@kimley-horn.com 505.338.1499 (Ext. 1003)  
rokoye@modulusarchitects.com

**Applicant/Owner:** Raising Cane's #972 **Contact:** Lauren Montgomery

**Address:** 6800 Bishop Road, Plano TX 75024 **Phone:** 214-478-5414

**Email:** lauren@jghconsultants.com

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

**RE-SUBMITTAL:** YES X NO

**DEPARTMENT:** X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB
- ☐ APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) Asbuilt Plans
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 08/09/2024

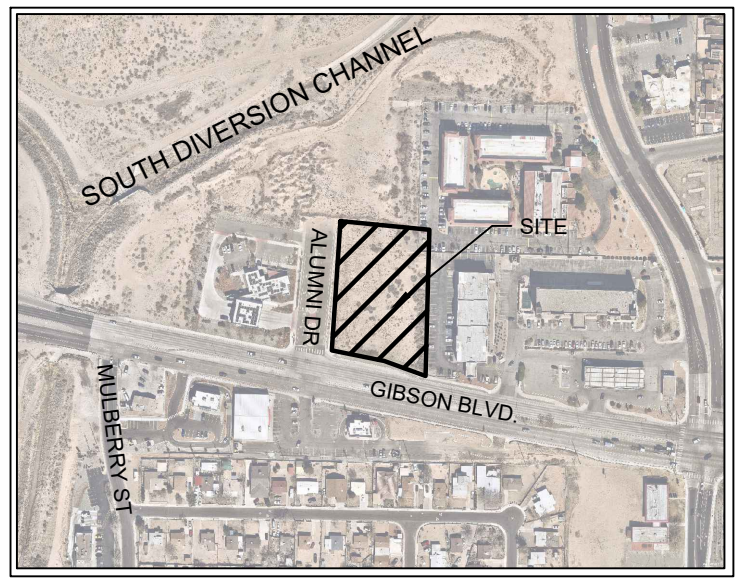
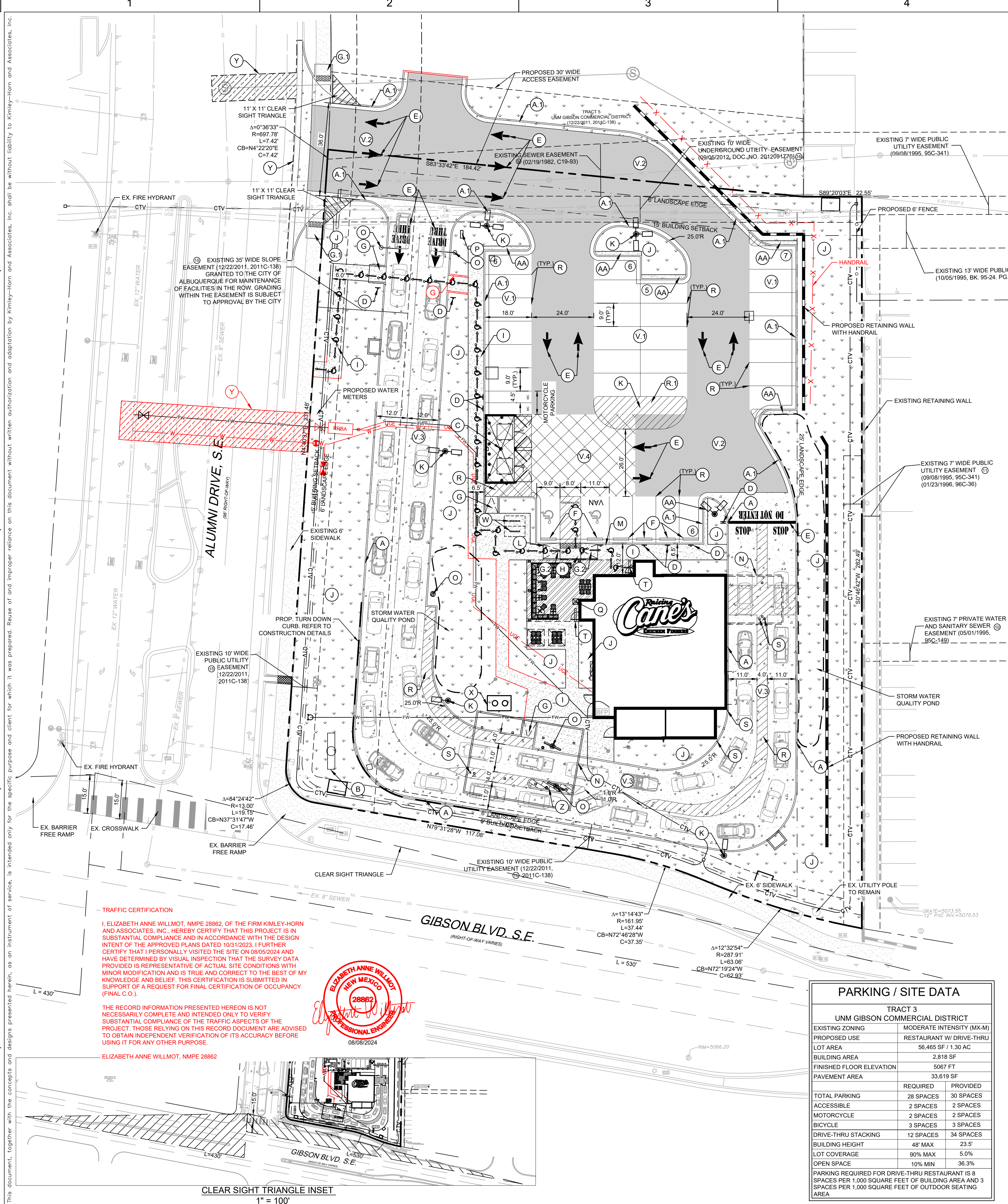
## LEGAL DESCRIPTION

The legal description of the property is:

Tract numbered Three (3) of UNM Gibson Commercial District, (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, as the same is 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. 2011119138 Tract 3 Plat of UNM Gibson Commercial District, 1.296 acres.

The Owner of the Property is The Regents of the University of New Mexico.





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

- (A) INTEGRAL CURB. SEE DETAIL SHEET C8.0
- (A1) 6" CURB & GUTTER. REFER TO CITY OF ALBUQUERQUE STANDARD DETAILS.
- (B) PROPOSED CANE'S MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.
- (C) RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
- (D) SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.
- (E) DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- (F) WHEEL STOPS. SEE DETAIL SHEET C8.0.
- (G) BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS C8.0.
- (G1) BARRIER FREE RAMP PER CITY OF ALBUQUERQUE STANDARD DWG 2443 & 2446.
- (G2) SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER CITY OF ALBUQUERQUE STANDARD DWG 2443 (DETAIL A)
- (H) HANDRAIL. REFER TO ARCHITECTURAL DETAILS.
- (I) CONCRETE SIDEWALK. SEE DETAIL SHEET C8.0.
- (J) LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
- (K) SITE LIGHTING. REFER TO LIGHTING PLANS FOR DETAILS.
- (L) ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- (M) VAN ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- (N) PROPOSED CANOPY. REFER TO ARCHITECTURAL SITE DETAILS.
- (O) DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (P) PROPOSED DRIVE-THRU SIGN. REF. BRANDBOOK.
- (Q) TRASH PAD. REFER TO ARCHITECTURAL SITE DETAILS.
- (R) PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
- (R1) PROPOSED STRIPED AREA FOR TRASH AND DELIVERY TRUCKS. 4" SOLID WHITE STRIPING AT 45 DEGREES AT 2' ON CENTER.
- (S) PROPOSED BOLLARD. REFER TO ARCHITECTURE PLANS FOR DETAILS.
- (T) BUSINESS NAME TILES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (U) NOT USED.
- (V1) LIGHT DUTY ASPHALT PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
- (V2) MEDIUM DUTY ASPHALT PAVEMENT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
- (V3) MEDIUM DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- (V4) HEAVY DUTY CONCRETE PAVEMENT. PAVEMENT SHALL BE INTEGRALLY COLORED WITH #860 GRAPHITE (IRON OXIDE) OR EQUAL. REFERENCE PAVEMENT DETAILS.
- (W) BICYCLE RACKS PARKING RACK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (X) GREASE TRAP WITH TRAFFIC RATED LIDS. REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS.
- (Y) SAWCUT LINE.
- (Z) INSTALL CONCRETE PAVERS AT MENU BOARDS UNDER CANOPY. REFER TO LANDSCAPE PLANS FOR DETAILS.
- (AA) 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 30 SPACES
ACCESSIBLE	2 SPACES 2 SPACES
MOTORCYCLE	2 SPACES 2 SPACES
BICYCLE	3 SPACES 3 SPACES
DRIVE-THRU STACKING	12 SPACES 34 SPACES
BUILDING HEIGHT	48' MAX 23.5'
LOT COVERAGE	90% MAX 5.0%
OPEN SPACE	10% MIN 36.3%
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	