



Meeting Date: March, 5, 2025
Staff Contact: Kristopher Cadena, Chief Engineer, Utility Development

TITLE: R-25-10 – Authorizing an Agreement for Water and Sewer Service for 7 Bar Retail

ACTION: Recommend Approval

SUMMARY:

This Resolution authorizes development located along the east of Coors Boulevard at the intersection of Coors Boulevard NW and 7 Bar Loop Road NW within the City Limits. The project consists of a Mixed-use development of (15) townhomes, retail, an office building, and a restaurant.

Water and wastewater service is contingent on the Developer constructing public water distribution and public sanitary sewer collector lines that tie to the existing infrastructure proximate to the property.

All services provided within the development will be subject to current Utility Expansion and Water Resource Charges.

FISCAL IMPACT:

None.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

BILL NO. R-25-10

1 **RESOLUTION**

2 **AUTHORIZING AN AGREEMENT FOR WATER AND SEWER SERVICE FOR 7 BAR**
3 **RETAIL**

4 WHEREAS, A Management, Inc. is the developer and owner of real property to
5 be developed as Mixed-use development of (15) townhomes, retail, an office building,
6 and a restaurant. located near Located east of Coors Boulevard at the intersection of
7 Coors Boulevard NW and 7 Bar Loop Road NW; and

8 WHEREAS, the property which is located outside the service area of the Water
9 Authority will require a development agreement for the extension and/or connection of
10 water and sewer lines to the Water Authority's water and sewer system; and

11 WHEREAS, the Water Authority's Water and Wastewater System Expansion
12 Ordinance requires that new service developed outside the Water Authority's service
13 area will incur no net expense to the Water Authority and be subject to provisions of
14 relevant updated planning documents as approved by the City and/or County; and

15 BE IT RESOLVED BY THE WATER AUTHORITY:

16 Section 1. A Management, Inc. will obtain all permits, assurances, and
17 approvals from the Water Authority and the City of Albuquerque development/design
18 review process. Construction of water and/or sewer lines shall be in conformance with
19 the plans approved by the Water Authority and all applicable plans, specifications,
20 requirements, and standards of the Water Authority.

21 Section 2. The expansion of the System shall incur no net expense to the Water
22 Authority and be subject to current Utility Expansion and Water Resource Charges.

23 Section 3. A Management, Inc. will be responsible for close coordination of the
24 project with the Water Authority during the design and construction phases, including
25 the review of the design details during the design process, and the approval of
26 specifications and contract documents.

27 Section 4. The Executive Director is authorized to enter into the agreement with
28 A Management, Inc. for the provision of water and sewer service.

DEVELOPMENT AGREEMENT

7 Bar Retail

Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision, ("Water Authority") and **A Management, Inc.**, a New Mexico limited liability corporation, ("Developer") (together, "Parties"), agree as follows:

1. Recitals

- A. A Management, Inc. is the "Developer" and owner of certain real property located in Cottonwood Crossings Phase 2 (collectively, the "Property"). The Property is shown on **Exhibit A** attached hereto and incorporated herein by reference. The Property is located outside of the Water Authority's currently Established Service Area.
- B. The legal description for the property is: Lots 2-A and 2-B, a portion of Lots 2-A, 2-B, 2-C and 2-D (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1,2,3,4,5, and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossings Phase II. The Property is more particularly described and shown on **Exhibit B** attached hereto and incorporated herein by reference.
- C. The Property will develop as Mixed-use development of (15) townhomes, retail, an office building, and a restaurant.
- D. The Property is located in Pressure Zone 2WR of the Corrales Trunk.
- E. The Parties desire to agree upon terms and conditions pursuant to which the Water Authority will provide water and sanitary sewer service to the Property. As a condition of such service, the Developer shall construct, or cause to be constructed, extensions of existing public water and sanitary sewer lines and other necessary infrastructure improvements (collectively, "Facility Improvements") under all applicable plans, specifications, requirements, and standards of the Water Authority. The Serviceability Letter for the Property reflecting necessary Facility Improvements referred to in this Agreement is attached hereto as **Exhibit C** and incorporated herein by reference and made a term of this Agreement.
- F. The Facility Improvements referenced in this Agreement are not considered Master Plan improvements by the Water Authority. As such, reimbursement of construction costs associated with their construction will not be available through water and sewer UEC (defined below in Section 3.B) reimbursements.

2. Design and Construction of the Facility Improvements

- A. The Developer will cause definitive designs and plans of the Facility Improvements to be produced which will include estimates of all costs and expenses. The Developer will not take service from the Facility Improvements until the Water Authority has approved the Facility Improvements. The Developer will obtain all necessary permits, assurances, and approvals from the Water Authority and City, and the Developer will deliver a copy of such permits, assurances, and approvals to the Water Authority prior to the start of construction. Construction will be handled through the Water Authority work order process.
- B. The Developer will complete, or cause to be completed, construction of the Facility Improvements as approved by the City of Albuquerque Design Review Committee and the Water Authority, and in conformance with all applicable plans, specifications, and standards of the City and the Water Authority. The Water Authority shall provide service to the Property only after the Water Authority has accepted the Facility Improvements. The Water Authority shall accept, operate and maintain the Facility Improvements after the Developer conveys, at no expense to the Water Authority, all the Facility Improvements together with all real and personal property rights which the Water Authority deems reasonably necessary which shall be free and clear of all claims, encumbrances and liens for the construction, operation and maintenance. The provisions of this Agreement constitute covenants running with the referenced Property for the benefit of the Water Authority and its successors and assigns until terminated, and are binding on the Developer and their heirs, successors and assigns.
- C. The contractor's one (1) year warranty period shall commence upon final project acceptance by the Water Authority. The Developer shall be responsible for conducting an 11 month warranty inspection. Developer shall be responsible for correcting any deficiencies found during the inspection to the satisfaction of the Water Authority.
- D. The Developer will be responsible for close coordination of the project with the Water Authority during the design and construction phases, including review of design details, during the design process, and the approval of specifications and contract documents. The Water Authority will review and approve in a timely manner the design plans for construction and estimated cost, to ensure the designs meet Water Authority standards and follow the guidance provided in the City's Development Process Manual ("DPM") and/or applicable Water Authority Design Manuals.
- E. To the extent relevant and applicable and to the extent there is no conflict with the terms of this Agreement, the usual procedures and documentation, including the Procedure "B", as defined in the Development Process Manual (DPM) of the City and Section 14-16-5-4(G) of the City IDO, will be followed and used for the Facility Improvements.

3. Service

- A. The Developer shall comply with the Water Authority's Water and Sewer System Expansion Ordinance, as amended from time to time. Connection for water service shall require the concurrent connection of sanitary sewer service to the Water Authority's wastewater system.
 - B. The Developer or its successor shall pay Utility Expansion Charges (UEC) and the Water Resource Charges (WRCs) at the rates that are imposed at the time of a service connection, as provided in the Water Authority's Water and Sewer Rate Ordinance, as amended from time to time.
 - C. Pursuant to Water Authority Resolution No. R-05-13, Enhancing the Water Conservation Ordinance, the developer agrees to incorporate water conservation guidelines. Pursuant to Water Authority Water Waste Reduction Ordinance, the developer agrees to incorporate design, installation, and maintenance practices to mitigate water waste.
4. **Financial Guarantee** - For any Master Plan Infrastructure required to be constructed by Developer herein, the Developer shall provide a financial guarantee in the form of a property lien that is acceptable to the Water Authority as assurance that the Master Plan Infrastructure will be completed and placed in service.
5. **Termination.** If construction of the Facility Improvements by the Developer has not been completed and accepted by the Water Authority within seven years of the effective date of this Agreement, this Agreement shall automatically terminate, and the Water Authority and the Developer shall have no further rights, obligations, or liabilities with respect to this Agreement, unless otherwise agreed in writing.
6. **Water for Construction.** During the construction of the Facility Improvements, the Developer agrees to utilize alternative methods as approved by the City of Albuquerque's Air Quality Division for dust abatement and control including compost from the Water Authority, if economically feasible. The Developers may purchase water for construction from the Water Authority from the nearest approved fire hydrant in accordance with the Water Authority's Water and Sewer Rate Ordinance. Water purchased from the Water Authority shall be used only for construction.
7. **Indemnification.** Until final acceptance of the Facility Improvements by the Water Authority, the Developer shall be solely responsible for the condition and maintenance of the Facility Improvements and the premises upon which the Facility Improvements are constructed. The Developer agrees to indemnify and hold harmless the Water Authority and its officials, agents, and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the Facility Improvements, or by reason of any act or omission, or misconduct of the Developer, its agents, employees or the Engineer or Contractor or its agents or employees. The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this

Agreement. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. The indemnification by the Developer herein does not extend to the negligent acts of the Water Authority.

8. Representations and Warranties of Developer. The Developer represents and warrants that:

- A. Developer is a validly existing limited liability company under the laws of the State of New Mexico.
- B. Developer has all the requisite power and authority to enter into this Agreement and bind the Developer under the terms of the Agreement; and
- C. The undersigned officer of the Developer is fully authorized to execute this Agreement on behalf of the Developer.

9. Notices. Any notice to be given under this Agreement will be in writing and will be deemed to have been given when deposited with the United States Postal Service, postage prepaid and addressed as follows:

If to the Water Authority:

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County
Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

If to Developer:

A Management, Inc.
Pierre Amestoy
Owner
4461 Irving Boulevard NW
Albuquerque, NM 87114

10. Assignment. This Agreement will not be assigned without the prior written consent of the Water Authority and the Developer. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

11. Miscellaneous. This Agreement will be governed by and interpreted in accordance with the laws of the State of New Mexico. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of the Agreement. This Agreement binds and benefits the Water Authority and their successors, assigns, and transferees and the Developer and their successors, assigns and

transferees. Time is of the essence of each term of this Agreement. If any provision of this Agreement is determined by a court of competent jurisdiction to be void, invalid, illegal, or unenforceable, that portion will be severed from this Agreement and the remaining parts will remain in full force as though the invalid, illegal, or unenforceable portion had never been a part of this Agreement.

12. Integration; Interpretation. This Agreement contains or expressly incorporates by reference the entire agreement of the parties with respect to the matters contemplated by this Agreement and supersedes all prior negotiations. This Agreement may only be modified in writing executed by both parties.

13. Approval. This Agreement is subject to the approval of the Board of Directors of the Water Authority and will not become effective until approved by the Water Authority.

14. Effective Date. The effective date of this Agreement is the date last entered below.

In Witness Whereof, the parties hereto have executed this Agreement on the dates entered below.

**Albuquerque Bernalillo County
Water Utility Authority**

By: _____

Mark S. Sanchez
Executive Director

Date: _____

4/1/2025

**Developer
A Management, Inc. ,
a New Mexico limited liability
corporation**

By: _____

Pierre Amestoy
Owner

Date: _____

3-13-25

ACKNOWLEDGEMENTS

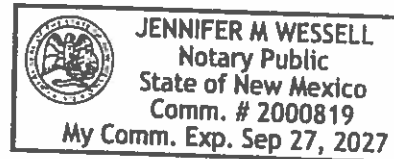
STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on this 13 day of
March, 2025, by Pierre Amestoy [name]
_____, [title] of _____,
[company name], a _____ [type of entity], on behalf of said
company.

Jennifer M. Wessell

Notary Public

My Commission Expires:
9/27/2027



STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 1, 2025 by Mark S.
Sanchez, Executive Director of the Albuquerque Bernalillo County Water Utility
Authority, a New Mexico political subdivision.

Jordan Salas
Notary Public

My Commission Expires:
01-18-2027

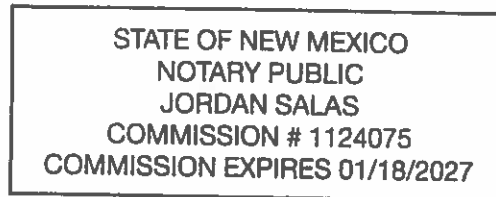


EXHIBIT A
Zone Atlas Map B-14

EXHIBIT B
Existing Plat

Cottonwood Crossings Phase 2
Subdivision



(BEING A REPLAY OF TRACTS 14-A AND 14-B, BLACK RANCH)

NOVEMBER, 2003

LEGAL DESCRIPTION

- This instrument was filed pursuant to a (14-A) and Parcel # (14-B), Block _____, within the Town of Alameda County, Projected Section & Township 1 North, Range 3 East, N.E. 1/4, Alameda County, California and past filed in the office of the County Clerk of Butte County, New Mexico, on June 3, 1980, in Plat Book 60C, Page 157.
- Said parcel contains 8.7880 acres more or less.
- DEDICATION**
- SURVEYED AND REPLICATED and now comprising LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE 2 (BEING A REPLAT OF TRACTS 14-A AND 14-B), ALAMEDA COUNTY, CALIFORNIA, BEING THE SOUTHWEST CORNER SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, is with the best consent of and in accordance with the wishes and desires of the undersigned owner(s) and project(s) hereon, Said owner(s) and do hereby dedicate Lot 3 in fee simple with warranty covenants to the Albuquerque Metropolitan Area Public Utility Authority, Said owner(s) and project(s) do hereby grant the Public Utility Authority, the use of the tract(s) herein, as shown hereon, and project(s) do hereby authorize to act.
- OWNER: TRACTS 14-A and 14-B, BLACK RANCH
The Albert J. Brock and Mary Jane Brock Revocable Trust
- [Signature]*
Albert J. Brock, Trustee
- ACKNOWLEDGEMENT**
STATE OF NEW MEXICO
COUNTY OF BERNILLLO
This instrument was acknowledged before me on this 1st day of December, 2003, by John F. Brock,

page 2888, vocalized by OJDA

10/17/82, in Black BCCH 82-14, page 6602, to remain.
10/17/82, in Black BCCH 82-14, page 6677, voided by
02089-01750406.

30' Access Easement for the

30th Encumbrance to New Mexico UNILINK, Inc., filed September 21, 1981, in Grant Misc. 883, page 4, confirmed to adjoining property -- to remain.

Albuquerque Metropolitan Flood Control Authority Easement filed August 19, 1981. Misc. Index 64-82 vacated by Q2008-017801P. JBA

Nov. 29, 2007

Memorandum



10

KEYED LEASING

- ① New Water Use Agreement granted to New Mexico LUMBER, Inc. by this panel. Agreement to be 10' wide unless otherwise indicated.
- ② New Private Access Agreement granted to ALAFCA and AMDCD by this panel. Maintenance to be the responsibility of ALAFCA.

NOTE

Said Lata, 2, 3, 4, 5 and 6 are subject to that certain "Redeemed Exemption Agreement" filed in the office of the County Clerk of Bernillo County, New Mexico on the 21st day of October, 1984, in Book DCR 86-28, Pages 2784-2777, as Document No. 9018257.

Said later 1, 2, 3, 4, 5 and 6 are subject to their own
Declaration of Protective Covenant, Restrictions and grant of
Easements; filed in the office of the County Clerk of Berks
County, New Mexico on the 11th day of August, 2004, in Book
2004-1-2004 Document No. _____

NOTE

[illegible]

WITHIN
THE TOWN OF ALAMEDA GRANT
IN

NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F. C.A. EASEMENT INFORMATION

LINE TABLE

1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39	1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54	1.55	1.56	1.57	1.58	1.59	1.60	1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79	1.80	1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89	1.90	1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99	2.00	2.01	2.02	2.03	2.04	2.05	2.06	2.07	2.08	2.09	2.10	2.11	2.12	2.13	2.14	2.15	2.16	2.17	2.18	2.19	2.20	2.21	2.22	2.23	2.24	2.25	2.26	2.27	2.28	2.29	2.30	2.31	2.32	2.33	2.34	2.35	2.36	2.37	2.38	2.39	2.40	2.41	2.42	2.43	2.44	2.45	2.46	2.47	2.48	2.49	2.50	2.51	2.52	2.53	2.54	2.55	2.56	2.57	2.58	2.59	2.60	2.61	2.62	2.63	2.64	2.65	2.66	2.67	2.68	2.69	2.70	2.71	2.72	2.73	2.74	2.75	2.76	2.77	2.78	2.79	2.80	2.81	2.82	2.83	2.84	2.85	2.86	2.87	2.88	2.89	2.90	2.91	2.92	2.93	2.94	2.95	2.96	2.97	2.98	2.99	3.00	3.01	3.02	3.03	3.04	3.05	3.06	3.07	3.08	3.09	3.10	3.11	3.12	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23	3.24	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	3.46	3.47	3.48	3.49	3.50	3.51	3.52	3.53	3.54	3.55	3.56	3.57	3.58	3.59	3.60	3.61	3.62	3.63	3.64	3.65	3.66	3.67	3.68	3.69	3.70	3.71	3.72	3.73	3.74	3.75	3.76	3.77	3.78	3.79	3.80	3.81	3.82	3.83	3.84	3.85	3.86	3.87	3.88	3.89	3.90	3.91	3.92	3.93	3.94	3.95	3.96	3.97	3.98	3.99	4.00	4.01	4.02	4.03	4.04	4.05	4.06	4.07	4.08	4.09	4.10	4.11	4.12	4.13	4.14	4.15	4.16	4.17	4.18	4.19	4.20	4.21	4.22	4.23	4.24	4.25	4.26	4.27	4.28	4.29	4.30	4.31	4.32	4.33	4.34	4.35	4.36	4.37	4.38	4.39	4.40	4.41	4.42	4.43	4.44	4.45	4.46	4.47	4.48	4.49	4.50	4.51	4.52	4.53	4.54	4.55	4.56	4.57	4.58	4.59	4.60	4.61	4.62	4.63	4.64	4.65	4.66	4.67	4.68	4.69	4.70	4.71	4.72	4.73	4.74	4.75	4.76	4.77	4.78	4.79	4.80	4.81	4.82	4.83	4.84	4.85	4.86	4.87	4.88	4.89	4.90	4.91	4.92	4.93	4.94	4.95	4.96	4.97	4.98	4.99	5.00	5.01	5.02	5.03	5.04	5.05	5.06	5.07	5.08	5.09	5.10	5.11	5.12	5.13	5.14	5.15	5.16	5.17	5.18	5.19	5.20	5.21	5.22	5.23	5.24	5.25	5.26	5.27	5.28	5.29	5.30	5.31	5.32	5.33	5.34	5.35	5.36	5.37	5.38	5.39	5.40	5.41	5.42	5.43	5.44	5.45	5.46	5.47	5.48	5.49	5.50	5.51	5.52	5.53	5.54	5.55	5.56	5.57	5.58	5.59	5.60	5.61	5.62	5.63	5.64	5.65	5.66	5.67	5.68	5.69	5.70	5.71	5.72	5.73	5.74	5.75	5.76	5.77	5.78	5.79	5.80	5.81	5.82	5.83	5.84	5.85	5.86	5.87	5.88	5.89	5.90	5.91	5.92	5.93	5.94	5.95	5.96	5.97	5.98	5.99	6.00	6.01	6.02	6.03	6.04	6.05	6.06	6.07	6.08	6.09	6.10	6.11	6.12	6.13	6.14	6.15	6.16	6.17	6.18	6.19	6.20	6.21	6.22	6.23	6.24	6.25	6.26	6.27	6.28	6.29	6.30	6.31	6.32	6.33	6.34	6.35	6.36	6.37	6.38	6.39	6.40	6.41	6.42	6.43	6.44	6.45	6.46	6.47	6.48	6.49	6.50	6.51	6.52	6.53	6.54	6.55	6.56	6.57	6.58	6.59	6.60	6.61	6.62	6.63	6.64	6.65	6.66	6.67	6.68	6.69	6.70	6.71	6.72	6.73	6.74	6.75	6.76	6.77	6.78	6.79	6.80	6.81	6.82	6.83	6.84	6.85	6.86	6.87	6.88	6.89	6.90	6.91	6.92	6.93	6.94	6.95	6.96	6.97	6.98	6.99	7.00	7.01	7.02	7.03	7.04	7.05	7.06	7.07	7.08	7.09	7.10	7.11	7.12	7.13	7.14	7.15	7.16	7.17	7.18	7.19	7.20	7.21	7.22	7.23	7.24	7.25	7.26	7.27	7.28	7.29	7.30	7.31	7.32	7.33	7.34	7.35	7.36	7.37	7.38	7.39	7.40	7.41	7.42	7.43	7.44	7.45	7.46	7.47	7.48	7.49	7.50	7.51	7.52	7.53	7.54	7.55	7.56	7.57	7.58	7.59	7.60	7.61	7.62	7.63	7.64	7.65	7.66	7.67	7.68	7.69	7.70	7.71	7.72	7.73	7.74	7.75	7.76	7.77	7.78	7.79	7.80	7.81	7.82	7.83	7.84	7.85	7.86	7.87	7.88	7.89	7.90	7.91	7.92	7.93	7.94	7.95	7.96	7.97	7.98	7.99	8.00	8.01	8.02	8.03	8.04	8.05	8.06	8.07	8.08	8.09	8.10	8.11	8.12	8.13	8.14	8.15	8.16	8.17	8.18	8.19	8.20	8.21	8.22	8.23	8.24	8.25	8.26	8.27	8.28	8.29	8.30	8.31	8.32	8.33	8.34	8.35	8.36	8.37	8.38	8.39	8.40	8.41	8.42	8.43	8.44	8.45	8.46	8.47	8.48	8.49	8.50	8.51	8.52	8.53	8.54	8.55	8.56	8.57	8.58	8.59	8.60	8.61	8.62	8.63	8.64	8.65	8.66	8.67	8.68	8.69	8.70	8.71	8.72	8.73	8.74	8.75	8.76	8.77	8.78	8.79	8.80	8.81	8.82	8.83	8.84	8.85	8.86	8.87	8.88	8.89	8.90	8.91	8.92	8.93	8.94	8.95	8.96	8.97	8.98	8.99	9.00	9.01	9.02	9.03	9.04	9.05	9.06	9.07	9.08	9.09	9.10	9.11	9.12	9.13	9.14	9.15	9.16	9.17	9.18	9.19	9.20	9.21	9.22	9.23	9.24	9.25	9.26	9.27	9.28	9.29	9.30	9.31	9.32	9.33	9.34	9.35	9.36	9.37	9.38	9.39	9.40	9.41	9.42	9.43	9.44	9.45	9.46	9.47	9.48	9.49	9.50	9.51	9.52	9.53	9.54	9.55	9.56	9.57	9.58	9.59	9.60	9.61	9.62	9.63	9.64	9.65	9.66	9.67	9.68	9.69	9.70	9.71	9.72	9.73	9.74	9.75	9.76	9.77	9.78	9.79	9.80	9.81	9.82	9.83	9.84	9.85	9.86	9.87	9.88	9.89	9.90	9.91	9.92	9.93	9.94	9.95	9.96	9.97	9.98	9.99	10.00
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CUMULATIVE TABLE

	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75	C76	C77	C78	C79	C80	C81	C82	C83	C84	C85	C86	C87	C88	C89	C90	C91	C92	C93	C94	C95	C96	C97	C98	C99	C100	C101	C102	C103	C104	C105	C106	C107	C108	C109	C110	C111	C112	C113	C114	C115	C116	C117	C118	C119	C120	C121	C122	C123	C124	C125	C126	C127	C128	C129	C130	C131	C132	C133	C134	C135	C136	C137	C138	C139	C140	C141	C142	C143	C144	C145	C146	C147	C148	C149	C150	C151	C152	C153	C154	C155	C156	C157	C158	C159	C160	C161	C162	C163	C164	C165	C166	C167	C168	C169	C170	C171	C172	C173	C174	C175	C176	C177	C178	C179	C180	C181	C182	C183	C184	C185	C186	C187	C188	C189	C190	C191	C192	C193	C194	C195	C196	C197	C198	C199	C200	C201	C202	C203	C204	C205	C206	C207	C208	C209	C210	C211	C212	C213	C214	C215	C216	C217	C218	C219	C220	C221	C222	C223	C224	C225	C226	C227	C228	C229	C230	C231	C232	C233	C234	C235	C236	C237	C238	C239	C240	C241	C242	C243	C244	C245	C246	C247	C248	C249	C250	C251	C252	C253	C254	C255	C256	C257	C258	C259	C260	C261	C262	C263	C264	C265	C266	C267	C268	C269	C270	C271	C272	C273	C274	C275	C276	C277	C278	C279	C280	C281	C282	C283	C284	C285	C286	C287	C288	C289	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300	C301	C302	C303	C304	C305	C306	C307	C308	C309	C310	C311	C312	C313	C314	C315	C316	C317	C318	C319	C320	C321	C322	C323	C324	C325	C326	C327	C328	C329	C330	C331	C332	C333	C334	C335	C336	C337	C338	C339	C340	C341	C342	C343	C344	C345	C346	C347	C348	C349	C350	C351	C352	C353	C354	C355	C356	C357	C358	C359	C360	C361	C362	C363	C364	C365	C366	C367	C368	C369	C370	C371	C372	C373	C374	C375	C376	C377	C378	C379	C380	C381	C382	C383	C384	C385	C386	C387	C388	C389	C390	C391	C392	C393	C394	C395	C396	C397	C398	C399	C400	C401	C402	C403	C404	C405	C406	C407	C408	C409	C410	C411	C412	C413	C414	C415	C416	C417	C418	C419	C420	C421	C422	C423	C424	C425	C426	C427	C428	C429	C430	C431	C432	C433	C434	C435	C436	C437	C438	C439	C440	C441	C442	C443	C444	C445	C446	C447	C448	C449	C450	C451	C452	C453	C454	C455	C456	C457	C458	C459	C460	C461	C462	C463	C464	C465	C466	C467	C468	C469	C470	C471	C472	C473	C474	C475	C476	C477	C478	C479	C480	C481	C482	C483	C484	C485	C486	C487	C488	C489	C490	C491	C492	C493	C494	C495	C496	C497	C498	C499	C500	C501	C502	C503	C504	C505	C506	C507	C508	C509	C510	C511	C512	C513	C514	C515	C516	C517	C518	C519	C520	C521	C522	C523	C524	C525	C526	C527	C528	C529	C530	C531	C532	C533	C534	C535	C536	C537	C538	C539	C540	C541	C542	C543	C544	C545	C546	C547	C548	C549	C550	C551	C552	C553	C554	C555	C556	C557	C558	C559	C560	C561	C562	C563	C564	C565	C566	C567	C568	C569	C570	C571	C572	C573	C574	C575	C576	C577	C578	C579	C580	C581	C582	C583	C584	C585	C586	C587	C588	C589	C590	C591	C592	C593	C594	C595	C596	C597	C598	C599	C600	C601	C602	C603	C604	C605	C606	C607	C608	C609	C610	C611	C612	C613	C614	C615	C616	C617	C618	C619	C620	C621	C622	C623	C624	C625	C626	C627	C628	C629	C630	C631	C632	C633	C634	C635	C636	C637	C638	C639	C640	C641	C642	C643	C644	C645	C646	C647	C648	C649	C650	C651	C652	C653	C654	C655	C656	C657	C658	C659	C660	C661	C662	C663	C664	C665	C666	C667	C668	C669	C670	C671	C672	C673	C674	C675	C676	C677	C678	C679	C680	C681	C682	C683	C684	C685	C686	C687	C688	C689	C690	C691	C692	C693	C694	C695	C696	C697	C698	C699	C700	C701	C702	C703	C704	C705	C706	C707	C708	C709	C710	C711	C712	C713	C714	C715	C716	C717	C718	C719	C720	C721	C722	C723	C724	C725	C726	C727	C728	C729	C730	C731	C732	C733	C734	C735	C736	C737	C738	C739	C740	C741	C742	C743	C744	C745	C746	C747	C748	C749	C750	C751	C752	C753	C754	C755	C756	C757	C758	C759	C760	C761	C762	C763	C764	C765	C766	C767	C768	C769	C770	C771	C772	C773	C774	C775	C776	C777	C778	C779	C780	C781	C782	C783	C784	C785	C786	C787	C788	C789	C790	C791	C792	C793	C794	C795	C796	C797	C798	C799	C800	C801	C802	C803	C804	C805	C806	C807	C808	C809	C810	C811	C812	C813	C814	C815	C816	C817	C818	C819	C820	C821	C822	C823	C824	C825	C826	C827	C828	C829	C830	C831	C832	C833	C834	C835	C836	C837	C838	C839	C840	C841	C842	C843	C844	C845	C846	C847	C848	C849	C850	C851	C852	C853	C854	C855	C856	C857	C858	C859	C860	C861	C862	C863	C864	C865	C866	C867	C868	C869	C870	C871	C872	C873	C874	C875	C876	C877	C878	C879	C880	C881	C882	C883	C884	C885	C886	C887	C888	C889	C890	C891	C892	C893	C894	C895	C896	C897	C898	C899	C900	C901	C902	C903	C904	C905	C906	C907	C908	C909	C910	C911	C912	C913	C914	C915	C916	C917	C918	C919	C920	C921	C922	C923	C924	C925	C926	C927	C928	C929	C930	C931	C932	C933	C934	C935	C936	C937	C938	C939	C940	C941	C942	C943	C944	C945	C946	C947	C948	C949	C950	C951	C952	C953	C954	C955	C956	C957	C958	C959	C960	C961	C962	C963	C964	C965	C966	C967	C968	C969	C970	C971	C972	C973	C974	C975	C976	C977	C978	C979	C980	C981	C982	C983	C984	C985	C986	C987	C988	C989	C990	C991	C992	C993	C994	C995	C996	C997	C998	C999	C1000
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SURV TEK, INC.

SHEET 4 OF 4

6648 Paradise Blvd. N.W., Albuquerque, New Mexico 87114
Tel: 808-887-8377

May 31, 2023

Chair
Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair
Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Luis Noriega
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Exhibit C

RE: Water and Sanitary Sewer Serviceability Letter #230507

Project Name: Retail @ 7 Bar

Project Address: 10080 Coors Boulevard NW; 10088 Coors Boulevard NW

**Legal Description: Lot 2-B, Replat Of Tract 2 Cottonwood Crossing, Phase II;
Lot 2-A, Replat Of Tract 2 Cottonwood Crossing, Phase II**

UPC: 101406520329520320; 101406521531220323

Zone Atlas Map: B-14-Z

Dear Mr. Noriega:

Project Description: The subject site is located east of the Coors Boulevard and Seven Bar Loop intersection, within the City of Albuquerque. The proposed development consists of approximately 3.13 acres and the property is currently zoned MX-T and MX-L for mixed-use transition and mixed-use low-intensity. The property lies within the Pressure Zone 2WR in the Corrales Trunk. The request for availability indicates plans for mixed development to construct commercial retail and town home buildings on Lot 2-A and Lot 2-B.

Development Agreement Required: This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service. Per this ordinance, Board approval shall only be given if the development conforms to the provisions of applicable comprehensive plans and/or planning documents or policies. Contact Utility Development process.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-7290.81-05) along an easement west of the project site and stubs internal to the project site.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-7920.81-05) along an easement within the project site.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to extend a new distribution line looping the existing eight-inch distribution line stubs. The extension shall be within dedicated easement(s) and comply with requirements stipulated in Development Process Manual (DPM) Article 9-4 Item 4. Existing public water utility easements that do not meet the aforementioned requirements shall be modified accordingly.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches or possible connection fittings or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment: The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities,

detailed in the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly.

The Rate Ordinance does provide an opportunity for UEC discounts for low income housing developments. If the development qualifies for these discounts, the developer will be required to provide documentation as stated in the Rate Ordinance. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Resource Charge (WRC): Newly developed properties outside the Water Authority's Established Service Area but within the area formerly served by New Mexico Utilities Inc. (NMUI) will be assessed a Water Resource Charge (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. Consistent with the Authority's Guiding Principles for Urban Planning and Development (R-07-6) and for the purposes of public health and welfare, the Water Resource Charge ("WRC") shall be waived only for existing properties that have received Preliminary Plat approval before May 9, 2009. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This serviceability letter does not provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development.

230507 - Water



Legend

- | | | |
|-------------------|----------------------------------|-------------------------------|
| Hydrant | Base Map City | -- General Map Keyed Notes |
| Water Pipe | Project Location | 1 - 8" Distribution Line Loop |
| Subtype | Fire Flow Analysis Points | |
| Distribution Line | Analysis Point (2) | |
| Hydrant Leg | | |
| x x Abandoned | | |



Vendor: A Management, Inc.

Name of Person Filling out the Analysis: David Gutierrez

Name/Phone# of Project Manager: David Gutierrez, 505-415-9188

ACTION REVIEW COVER ANALYSIS

(For New Contracts/Additional Services/Change Orders/Purchase Orders & Adjustments)

1. What item is being requested for review? (CIRCLE ONE)

NEW CONTRACT / ADDITIONAL SERVICE / CHANGE ORDER

PURCHASE ORDER or ADJUSTMENT / OTHER Development Agreement

2. What will this item do?

Authorize public water and sanitary sewer extensions to provide water and sewer service to a mixed-use development of (15) townhomes, retail, an office building, and a restaurant outside the Established Service Area.

3. Why is it needed?

The project is located outside of the Established Service Area and ABCWUA mains need to be extended to serve this project. The Expansion Ordinance states that in this condition an approved development agreement is required.

4. How much will it cost and what is the funding source?

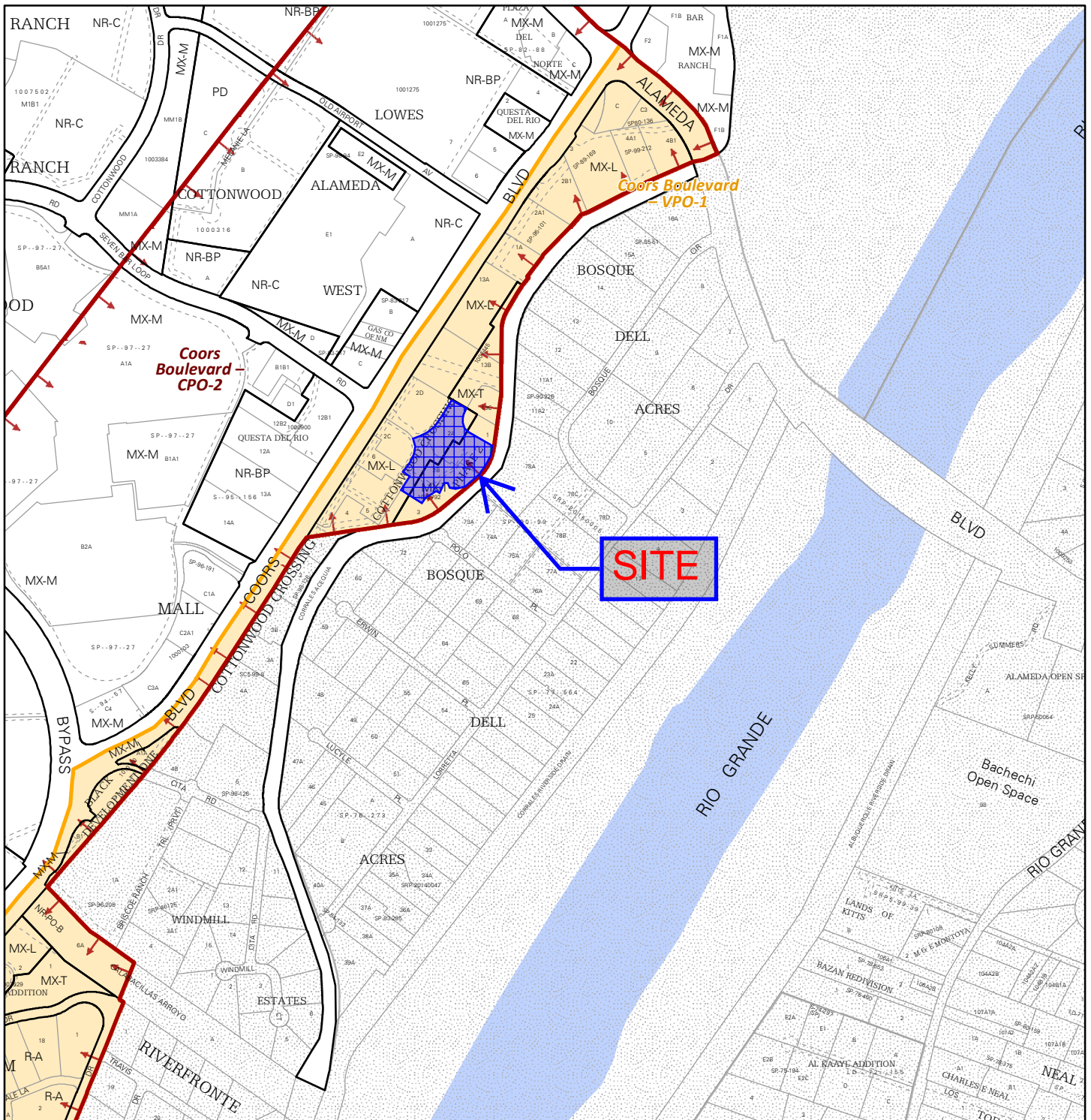
No costs will be incurred. Developer funded.

5. Does this action require/authorize any movement of funds within the CIP administratively or commits to a clean up in the future? No

6. What will happen if this/these item(s) is(are) not approved?

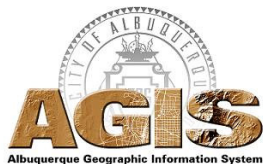
The development will not receive service and will not be constructed.

EXHIBIT A
Zone Atlas Map B-14

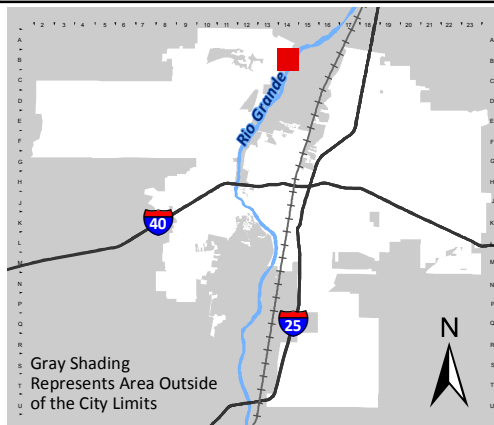


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



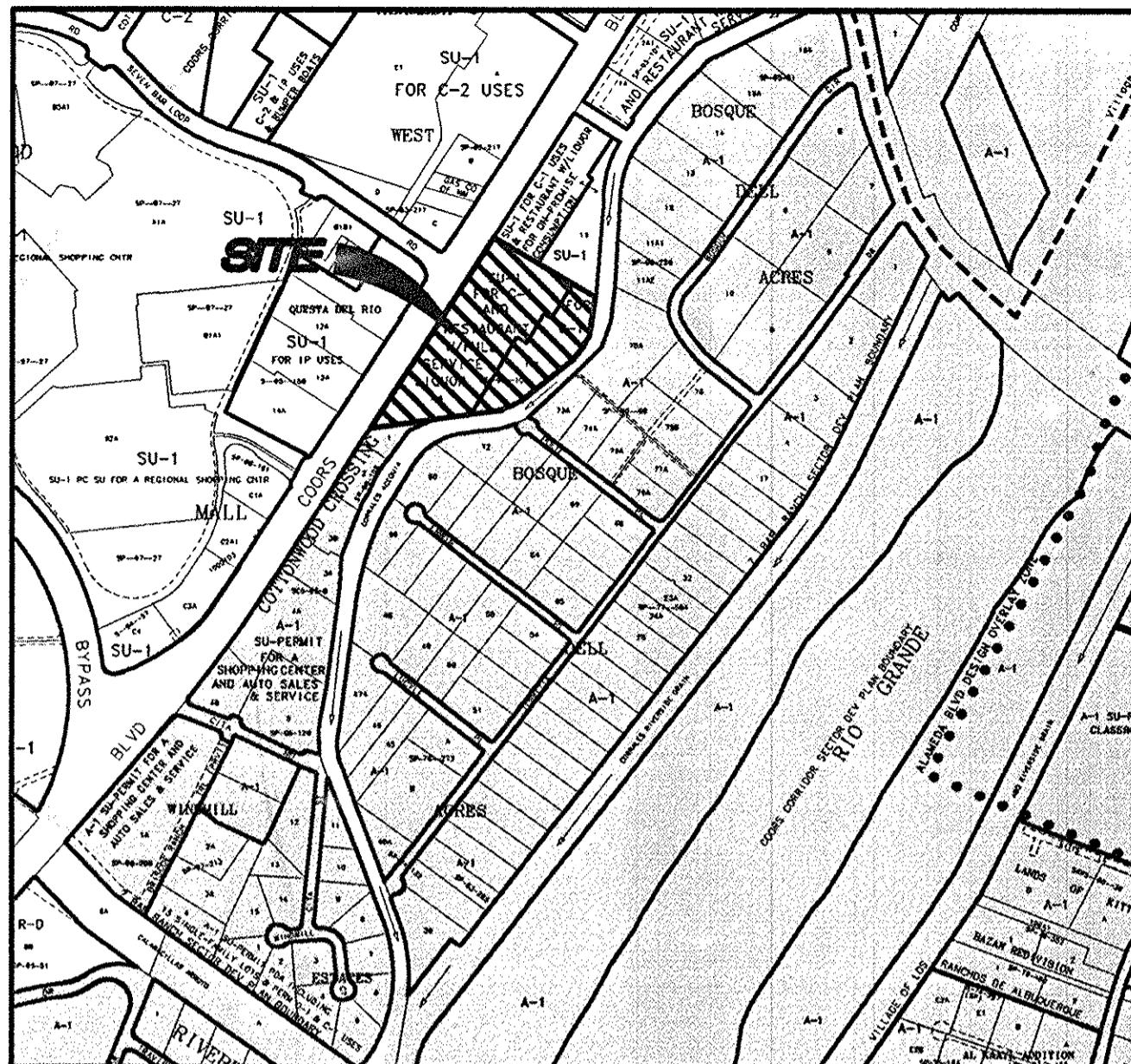
Zone Atlas Page:
B-14-Z

- 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

EXHIBIT B
Existing Plat

Cottonwood Crossings Phase 2
Subdivision



VICINITY MAP
N.T.S.

SUBDIVISION DATA

1. City of Albuquerque Zone Atlas Page: B-14-Z
2. U.C.L.S. Log Number 2003461539
3. Total number of existing tracts: 2
4. Total number of new lots created: 6
5. Gross subdivision acreage: 9.7690 acres
6. Total mileage of full width streets created: 0.00 miles

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257. See Sheet 4 of 4 for Additional Restrictions.

NOTE

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

DISCLOSURE STATEMENT

The purpose of this plat is to create 6 new lots. Grant City of Albuquerque sidewalk, public water line, public sanitary sewer line, public storm sewer, private cross access, public overhead and dry utility easements. Vacate existing easements as shown hereon.

SHEET INDEX

- SHEET 1 - Approvals
SHEET 2 - Legal Description, General Notes
SHEET 3 - New Lot Boundaries and Existing Easements
Vacated by 03DRB-01780VPE
SHEET 4 - New Easements Granted by this Plat

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Page: 1 of 4
92/19/2004 09:04A
BX-2884C Pg-56
Maru Herrera Bern. Co. PLAT R 22.00

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

UPC# 101406519031820301 TRACT 14-A, BLACK RANCH
UPC# 101406522431320303 TRACT 14-B, BLACK RANCH

[Signature]
Bernalillo County Treasurer's Office Date 2/11/04

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of such lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- C. QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- D. Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears; as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LOTS 1, 2, 3, 4, 5 AND 6 COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

PROJECT NUMBER: 1002792

Application Number: 04-00184

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	12-22-03 Date
<i>[Signature]</i> PNM Gas Services	12-22-03 Date
<i>[Signature]</i> QWest Corporation	12-19-03 Date
<i>[Signature]</i> Comcast	2-10-04 Date
<i>[Signature]</i> New Mexico Utilities	2-10-04 Date

City Approvals:

<i>[Signature]</i> City Surveyor	12-8-03 Date
<i>[Signature]</i> Real Property Division	Date
<i>[Signature]</i> Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	2-18-04 Date
<i>[Signature]</i> Utilities Development	2-18-04 Date
<i>[Signature]</i> Christine Sandoval Parks and Recreation Department	2/18/04 Date
<i>[Signature]</i> AMAFCA	2-13-04 Date
<i>[Signature]</i> Brad L. Byrum City Engineer	2/18/04 Date
<i>[Signature]</i> Sheran Matson DRB Chairperson, Planning Department	2/18/04 Date

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
November 26, 2003



SURVOTEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388
Fax: 505-897-3377

**LOTS 1, 2, 3, 4, 5 AND 6
COTTONWOOD CROSSING, PHASE II**

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

**WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2003

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Field surveys were performed during the month of April, 2003.
8. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
 - B. Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
 - C. Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
 - D. Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.
9. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**A.M.A.F.C.A. EASEMENTS RELEASED
BY SEPARATE DOCUMENT**

The following easements were released by the document entitled "QUITCLAIM DEED / RELEASE OF EASEMENT" filed February 12, 2004, Book A72, Page 9151, records of Bernalillo County, New Mexico.

- 30' Easement for Floodway & Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2669, vacated by 03DRB-01780VPE.
- Temporary Road Easement to A.M.A.F.C.A. filed May 12, 1994, Book BCR 94-15, page 4448, vacated by 03DRB-01780VPE.
- Albuquerque Metropolitan Arroyo Flood Control Authority Easement filed August 10, 1983, Misc. 38A, pages 64-67, vacated by 03DRB-01780VPE.

LEGAL DESCRIPTION

Tracts numbered Fourteen-A (14-A) and Fourteen-B (14-B), Black Ranch, within the Town of Alameda Grant, Projected Section 8, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, City of Albuquerque, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 3, 1998, in Plat Book 98C, Folio 157.

Said parcel contains 9.7690 acres more or less.

DEDICATION

SURVEYED and REPLATTED and now comprising LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon and do hereby dedicate Lot 3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority. Said owner(s) and proprietor(s) do hereby grant the public utility easements to the use of the public forever, as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER: TRACTS 14-A and 14-B, BLACK RANCH
The Albert J. Black and Mary Jane Black Revocable Trust

John F. Black, Trustee

ACKNOWLEDGEMENT

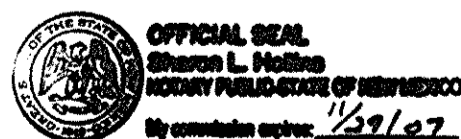
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 8th day of December, 2003, by John F. Black.

Sharon L. Hollins
Notary Public

My Commission expires: Nov. 29, 2007



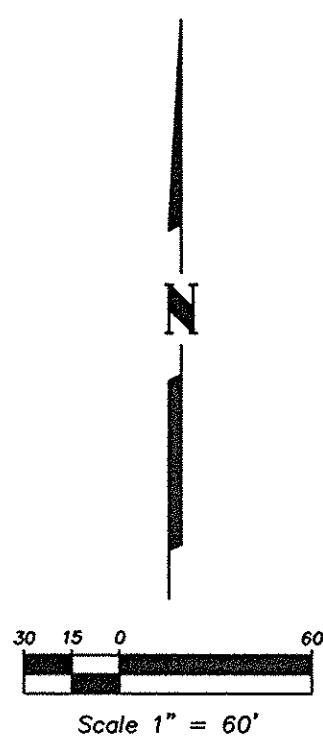
BOUNDARY INFORMATION AND
EXISTING EASEMENTS

LOTS 1, 2, 3, 4, 5 AND 6
COTTONWOOD CROSSING, PHASE II
(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR KEYED EASEMENT INFORMATION

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION



CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"

SEVEN BAR
LOOP ROAD

COORS ROAD N.W. (NEW MEXICO STATE HIGHWAY NO. 448)

156' Right of Way

TRACT 14-A
BLACK RANCH
Filed 6-3-98, Vol. 98C, Folio 157

LOT 2
5.3836 ACRES

TRACT 14-B
BLACK RANCH
Filed 6-3-98, Vol. 98C, Folio 157

LOT 6
0.6912 ACRES

LOT 5
1.5376 ACRES

LOT 3
0.9864 ACRES

LOT 4
0.7388 ACRES

LOT 1
COTTONWOOD CROSSING
Filed 7-9-98, Vol. 98C, Folio 196

Albuquerque Control Survey Monument
"NM448-N10"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=377788.84
X=1524161.52
G-G=0.99967583
Delta Alpha=-00'14'09"
Elevation=5045.51 (NGVD29)

Albuquerque Control Survey Monument
"NM448-N12"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=381108.54
X=1528910.94
G-G=0.99967595
Delta Alpha=-00'13'46"
Elevation=5023.411 (NGVD29)

LINE TABLE

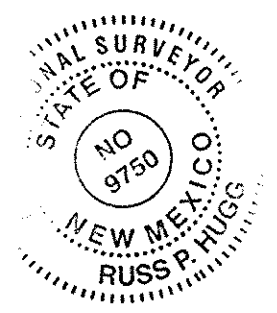
LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	49.25'	N61°19'09"W
L11	18.19'	N61°36'28"W
L12	37.36'	S32°55'48"W
L13	22.12'	S32°55'48"W
L22	12.16'	S59°20'21"E
L23	15.01'	S59°20'21"E
L24	161.06'	N32°38'46"E
L25	367.18'	S32°56'02"W
L26	35.96'	N12°21'14"W
L27	175.00'	S32°56'02"W
L28	175.00'	N32°50'11"E
L29	371.82'	S32°56'02"W
L30	370.88'	N32°50'11"E
L31	21.97'	S32°56'02"W
L32	28.57'	N32°50'11"E
L33	33.68'	S07°01'14"E
L34	21.10'	N08°09'48"W
L35	64.62'	S81°51'16"E
L36	6.49'	S81°51'16"E
L37	26.14'	N50°13'54"E
L38	138.63'	N46°31'30"E
L39	75.97'	N46°31'30"E
L40	102.38'	N45°54'06"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16'31"

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain
"Reciprocal Easement Agreement", filed in the office of the County
Clerk of Bernalillo County, New Mexico on the 21st day of October,
1996, in Book BCR 96-28, Pages 2764-2777, as Document No.
96115257. See Sheet 4 of 4 for Additional Restrictions.



SURV TEK, INC.
Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

NEW EASEMENTS GRANTED BY THIS PLAT

KEYED EASEMENTS

- (A) New Water Line Easement granted to New Mexico Utilities, Inc. by this plat. Easement to be 10' wide unless otherwise indicated.
- (B) New Private Access Easement granted to AMAFCA and MRGCD by this plat. Maintenance to be the responsibility of AMAFCA.

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257.

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on the February 19, 2004, in Book 2004C, Pages 10 to 16, as Document No. 96115257.

NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

Albuquerque Control Survey Monument
"NM448-N10"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=377788.54
X=1524161.52
G=0.99967583
Delta Alpha=-00'14'09"
Elevation=5045.51 (NGVD29)

SEVEN BAR
LOOP ROAD

COORS ROAD N.W.

(NEW MEXICO STATE HIGHWAY NO. 448)

LOT 1
COTTONWOOD CROSSING
Filed 7-9-98, Vol. 98C, Folio 196

030329P

Albuquerque Control Survey Monument
"NM448-N12"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=381108.54
X=1528910.94
G=0.99967595
Delta Alpha=-00'13'46"
Elevation=5023.411 (NGVD29)

LOTS 1, 2, 3, 4, 5 AND 6 COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION

LINE TABLE

LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	18.19'	N61°36'28"W
L11	37.36'	S32°55'48"W
L12	22.12'	S32°55'48"W
L13	19.89'	S88°44'18"E
L14	40.91'	N46°20'05"E
L15	33.06'	S60°38'23"E
L16	15.89'	N57°04'12"W
L17	43.88'	N57°17'22"W
L18	23.67'	N57°02'27"W
L19	12.16'	S59°38'43"E
L20	29.39'	N85°55'21"W
L21	161.06'	S32°38'46"E
L22	367.18'	S32°56'02"W
L23	35.96'	N12°21'14"W
L24	175.00'	S32°56'02"W
L25	175.00'	N32°50'11"E
L26	371.82'	S32°56'02"W
L27	370.88'	N32°50'11"E
L28	21.97'	S32°56'02"W
L29	28.57'	N32°50'11"E
L30	33.86'	S07°01'14"E
L31	21.10'	N08°09'48"W
L32	64.62'	N82°00'42"E
L33	6.49'	N80°16'28"E
L34	26.14'	N50°13'54"E
L35	138.63'	N46°31'30"E
L36	75.97'	N46°31'30"E
L37	102.38'	N45°54'06"E
L38	19.69'	S32°55'48"W
L39	23.55'	S32°55'48"W
L40	16.87'	S32°55'48"W
L41	48.94'	N57°04'12"W
L42	23.88'	S57°04'12"E
L43	2.13'	S32°55'48"W
L44	181.30'	S57°04'12"E
L45	20.59'	S28°23'32"W
L46	24.25'	S61°36'28"E
L47	46.47'	S28°23'32"W
L48	82.43'	S62°07'05"W
L49	107.33'	S32°55'48"W
L50	17.00'	S57°04'12"E
L51	34.87'	N57°04'12"W
L52	34.87'	N57°04'12"W
L53	56.91'	N57°04'12"W
L54	20.80'	N09°04'27"W

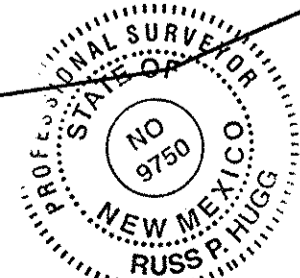
Scale 1" = 60'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62' (122.62')	95.88' (95.88')	71.30' (71.30')	114.43' (114.43')	S01°34'32"W (S01°34'32"W)	73°16'31" (73°16'31")
C4	71.71' (71.71')	250.00' (250.00')	36.10' (36.10')	71.46' (71.46')	N42°02'57"E (N42°02'57"E)	16°26'01" (16°26'01")
C5	56.40' (56.40')	105.00' (105.00')	28.90' (28.90')	55.72' (55.72')	N41°41'00"W (N41°41'00"W)	30°46'24" (30°46'24")
C6	55.66' (55.66')	105.00' (105.00')	28.50' (28.50')	55.01' (55.01')	N11°06'34"W (N11°06'34"W)	30°22'27" (30°22'27")
C7	52.87' (52.87')	105.00' (105.00')	27.01' (27.01')	52.32' (52.32')	N18°30'14"E (N18°30'14"E)	28°51'09" (28°51'09")
C8	72.96' (72.96')	165.00' (165.00')	37.09' (37.09')	72.37' (72.37')	N49°14'20"E (N49°14'20"E)	25°20'10" (25°20'10")
C9	10.40' (10.40')	165.00' (165.00')	5.20' (5.20')	10.40' (10.40')	N34°45'54"E (N34°45'54"E)	3°36'42" (3°36'42")
C10	29.04' (29.04')	50.00' (50.00')	14.94' (14.94')	28.63' (28.63')	N40°35'06"W (N40°35'06"W)	33°16'21" (33°16'21")
C11	58.19' (58.19')	100.00' (100.00')	29.95' (29.95')	57.37' (57.37')	S40°37'09"E (S40°37'09"E)	33°20'27" (33°20'27")
C12	10.16' (10.16')	30.00' (30.00')	5.13' (5.13')	10.11' (10.11')	N47°35'18"W (N47°35'18"W)	19°24'09" (19°24'09")
C13	26.67' (26.67')	150.00' (150.00')	13.37' (13.37')	26.63' (26.63')	N32°47'36"W (N32°47'36"W)	10°11'13" (10°11'13")
C14	22.20' (22.20')	15.00' (15.00')	13.69' (13.69')	20.23' (20.23')	S70°05'40"E (S70°05'40"E)	84°46'20" (84°46'20")
C15	19.41' (19.41')	15.00' (15.00')	11.33' (11.33')	18.09' (18.09')	S30°25'05"W (S30°25'05"W)	74°09'05" (74°09'05")

CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- △ SET 4" ALUMINUM CENTERLINE MONUMENT

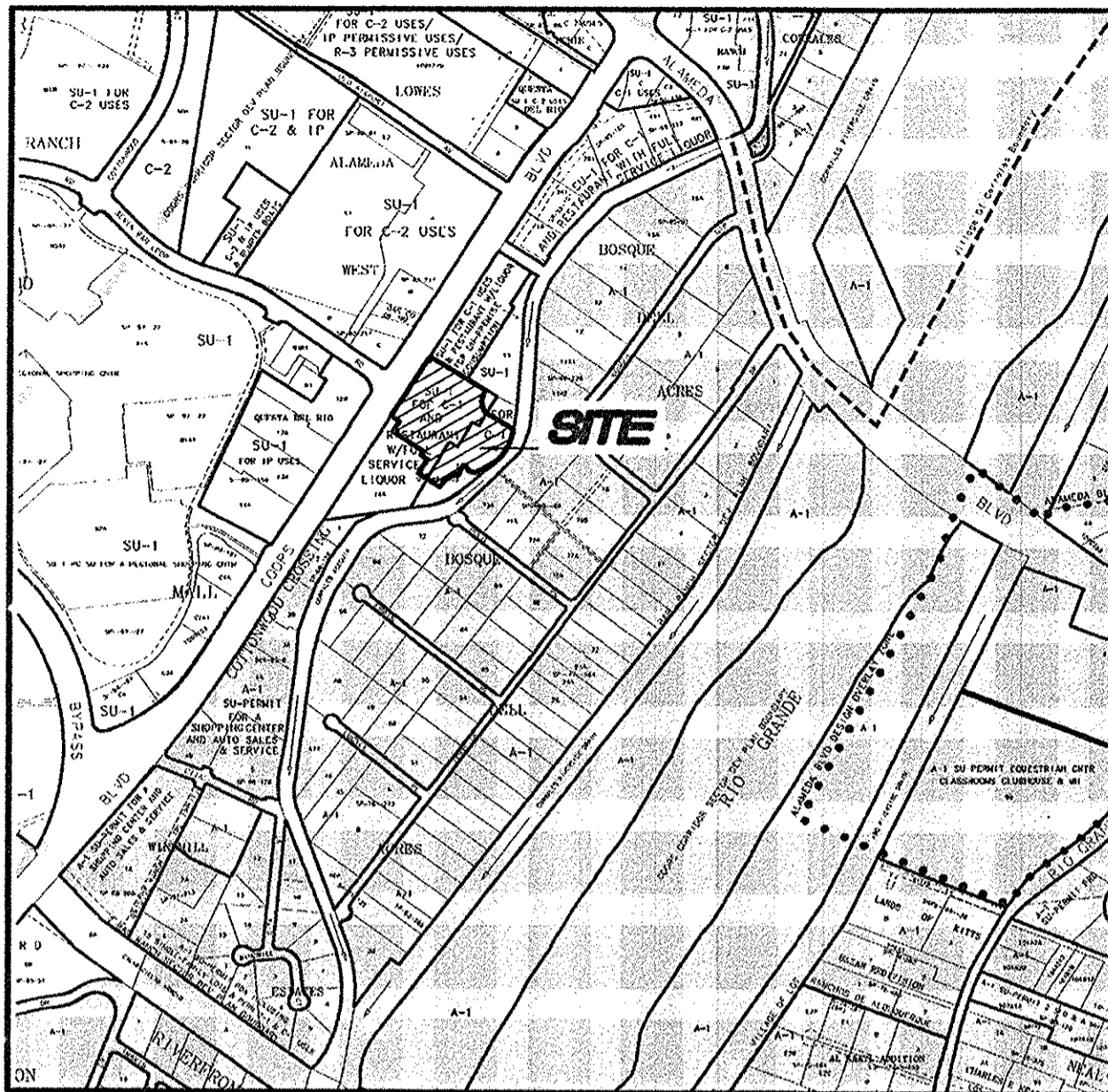


SURV TEK, INC.

Consulting Surveyors
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

SHEET 4 OF 4



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: B-14-Z
- U.C.L.S. Log Number 2004100808.
- Total number of existing Lots: 1
- Total number of new Lots created: 4
- Gross subdivision acreage: 5.3836 acres
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
 - Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
 - Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
 - Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

UPC# 1014065-190-318-20301, 1014065-224-313-20303

Renee Santillo Penner
Bernalillo County Treasurer's Office

7.104
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears: as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

DISCLOSURE STATEMENT

The purpose of this plat is to: Divide existing Lot 2 into four (4) new lots as shown hereon and to show the vacation of the private access easement vacated by APP# 04DRB-00218

No new public utility easements are created by this plat.

LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

PROJECT NUMBER: 1002792

Application Number: 04DRB-00943

PLAT APPROVAL

Utility Approvals:

<i>Learned D. Munk</i>	3-11-04
PNM Electric Services	Date
<i>Learned D. Munk</i>	3-11-04
PNM Gas Services	Date
<i>Rebecca R. Ruffin</i>	03/12/04
QWest Corporation	Date
<i>Rita Eubanks</i>	3-11-04
Comcast	Date
<i>[Signature]</i>	3-12-04
New Mexico Utilities	Date

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<i>[Signature]</i>	3-9-04
City Surveyor	Date
N/A	
Real Property Division	Date
N/A	
Environmental Health Department	Date
<i>[Signature]</i>	6-30-04
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	6-30-04
Utilities Development	Date
<i>Christina Sandoval</i>	6/30/04
Parks and Recreation Department	Date
<i>[Signature]</i>	6-30-04
AMAFCA	Date
<i>[Signature]</i>	6/30/04
City Engineer	Date
<i>[Signature]</i>	6/30/04
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
February 27, 2004

SHEET 1 OF 3



SURVOTEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

LEGAL DESCRIPTION

All of Lot numbered Two (2) of Cottonwood Crossing, Phase II as the same is shown and designated on the plat entitled "LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 19, 2004 in Plat Book 2004C, Page 56.

Said parcel contains 5.3836 acres more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising LOTS 2-A, 2-B, 2-C and 2-D, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act. Said owners warrant that they hold a good and complete and indefeasible title in fee simple to that land subdivided.

OWNER: LOT 2, COTTONWOOD CROSSING, PHASE II
The Albert J. Black and Mary Jane Black Revocable Trust

John F. Black, Trustee

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

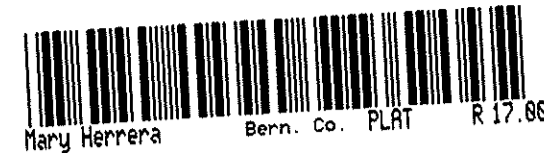
This instrument was acknowledged before me on this 9th day of March, 2004, by John F. Black.

Sharon L. Hollins

Notary Public
11/29/2007
My Commission expires:



OFFICIAL SEAL
Sharon L. Hollins
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11/29/07



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Page: 2 of 3
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LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16' "
C2	184.86'	250.00'	96.89'	180.68'	N29°04'56"E	42°22'03"
C3	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C4	158.97'	250.00'	82.28'	156.31'	N26°06'56"E	36°26'03"
C5	25.89'	250.00'	12.96'	25.88'	N47°17'57"E	5°56'00"
C6	56.40'	105.00'	28.90'	55.72'	N41°41'00"W	30°46'24"
C7	55.66'	105.00'	28.50'	55.01'	N11°06'34"W	30°22'27"
C8	52.87'	105.00'	27.01'	52.32'	N18°30'14"E	28°51'09"
C9	29.04'	50.00'	14.94'	28.63'	N40°35'06"W	33°16'21"
C10	58.19'	100.00'	29.95'	57.37'	S40°37'09"E	33°20'27"
C11	10.16'	30.00'	5.13'	10.11'	N47°35'18"W	19°24'09"
C12	26.67'	150.00'	13.37'	26.63'	N32°47'36"W	10°11'13"
C13	22.20'	15.00'	13.69'	20.23'	S70°05'40"E	84°46'20"
C14	75.07'	150.00'	38.34'	74.29'	N47°17'45"E	28°40'26"
C15	91.69'	180.00'	46.86'	90.70'	N47°33'09"E	29°11'12"
C16	19.41'	15.00'	11.33'	18.09'	S30°25'05"W	74°09'05"
C17	103.62'	150.00'	53.97'	101.57'	N13°08'23"E	39°34'49"
C18	141.37'	90.00'	90.00'	127.28'	N12°04'12"W	90°00'00"
C19	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C20	108.54'	105.00'	59.68'	103.77'	N03°19'00"E	59°13'36"

LINE TABLE

LINE	LENGTH	BEARING
L1	10.66'	S07°53'21"W
L2	53.59'	S50°15'56"W
L3	69.59'	S72°32'39"W
L4	32.70'	N76°36'48"W
L5	28.72'	N27°52'55"W
L6	14.01'	N86°28'56"W
L7	55.93'	S28°23'32"W
L8	18.19'	N61°36'28"W
L9	66.92'	S58°03'23"W
L10	37.36'	S32°55'48"W
L11	83.38'	S32°55'48"W
L12	41.00'	N57°14'40"W
L13	22.12'	S32°55'48"W
L14	60.00'	N32°55'48"E
L15	52.00'	N57°04'12"W
L16	62.24'	S32°55'49"W
L17	11.00'	N32°55'48"E
L18	37.00'	S57°04'12"E
L19	23.13'	N32°55'48"E
L20	2.09'	N67°30'58"E
L21	40.11'	N57°02'27"W
L22	23.67'	N57°02'27"W
L23	29.39'	N85°55'21"W
L24	48.94'	N57°04'12"W
L25	23.88'	S57°04'12"E
L26	15.89'	N57°04'12"W
L27	43.88'	N57°17'22"W
L28	30.80'	S67°30'58"W
L30	37.14'	S67°29'37"W
L31	62.24'	S32°55'48"W
L32	69.63'	S32°55'48"W
L33	17.00'	S57°04'12"E
L34	107.33'	S32°55'48"W
L35	82.43'	S62°07'05"W
L36	46.47'	S28°23'32"W
L37	20.59'	S28°23'32"W
L38	181.30'	S57°04'12"E
L39	24.25'	S61°36'28"E
L40	33.06'	S60°38'23"E
L41	184.73'	S69°01'55"E
L42	106.53'	N46°20'05"E
L43	36.03'	N46°20'05"E
L44	19.89'	S88°44'18"E
L45	156.73'	S57°04'12"E
L46	289.60'	S70°45'57"W



SHEET 2 OF 3

SURV  **TEK, INC.**

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257.

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2004, in Book A73, Page 711, as Document No. 2004020771.

NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

Albuquerque Control Survey Monument
"NM448-N10"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=377788.84
X=1524161.52
G=0.99967583
Delta Alpha=-00'14.09"
Elevation=5045.51 (NGVD29)

Albuquerque Control Survey Monument
"NM448-N12"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=381108.54
X=1528910.94
G=0.99967585
Delta Alpha=-00'13'46"
Elevation=5023.411 (NGVD29)

SEVEN BAR
LOOP ROAD
COORS ROAD N.W.
(NEW MEXICO STATE HIGHWAY NO. 448)
156' Right of Way

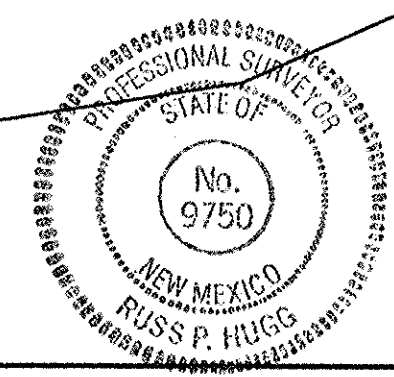
CORRALES MAIN CANAL
R/W VARIES

EASEMENT LEGEND

- (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
- (B) Existing Private Access Easement granted to AMAFCA and MRGCD by plat filed February 19, 2004 in Plat book 2004C, page 56. Maintenance to be the responsibility of AMAFCA.
- (C) Existing Private Access Easement per Reciprocal Easement Agreement filed Oct. 21, 1996, in Book BCR 96-28, page 2764. VACATED by 04DRB-00278.
- (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 98-08, Page 8481.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668, to remain.

CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- SET 4" ALUMINUM CENTERLINE MONUMENT



SHEET 3 OF 3

040131

SURVOTEK, INC.
Consulting Surveyors

6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

February 27, 2025

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Derek R Bohannon
Tierra West LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

RE: Water and Sanitary Sewer Serviceability #241207

Project Name: Retail @ 7 Bar

Project Address: 10080 Coors Blvd NW and 10088 Coors Blvd NW

Legal Description: Lots 2-A and 2-B, a portion of Lots 2-A, 2-B, 2-C and 2-D (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1,2,3,4,5, and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossings Phase II

UPC: 101406520329520320, 101406521531220323

Zone Atlas Map: B-14-Z

Dear Mr. Bohannon:

Project Description: The subject site is located northwest of Corrales Main Canal, within the City of Albuquerque. The proposed development consists of approximately 3.1391 acres and the property is currently zoned MX-L and MX-T for mixed use, light intensity and a transition zone. The property lies within the Pressure Zone 2WR in the Corrales Trunk.

The Request for Availability indicates plans to construct a development that consists of townhomes with separate lots, retail, restaurant, and office use.

Development Agreement Required: This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service. Per this ordinance, Board approval shall only be given if the development conforms to the provisions of applicable comprehensive plans and/or planning documents or policies. Contact Utility Development regarding the Development Agreement process.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project # 26-7290.81-05) along northwest of project site.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project # 26-7290.81-05) along northwest of project site.

Water Service: New metered water service to the property can be provided contingent upon a developer-funded project to extend a public eight-inch waterline loop internal to the site such that each lot can obtain service and provide fire protection requirements. There shall also be an extension of the line along the Private Dr. noted on the utility

plan to extend to the northeastern property line to serve future development. Upon completion of the infrastructure construction, the development may receive service via routine connection to the newly constructed eight-inch distribution main along the private drive and associated access easements. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Fire hydrants shall be on mains when water lines are extended, in conjunction with coordination with the Fire Marshal and according to spacing criteria that varies according to proposed land use adjacent to the water line. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service to the property can be provided contingent upon a developer-funded project to extend an eight-inch sanitary sewer line along the Private Dr. noted in the utility plan to the northeastern property line from the existing sanitary sewer stub from manhole B14-431. Additionally, an extension from the existing line south of manhole B-14-432 that will extend along the access corridor to the northeastern most residential lot being proposed. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,750 GPM gallons per minute. 1 fire hydrant is required. There are 2 existing hydrants available and 4 new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at along the required infrastructure at the proposed fire hydrants. For the residential portion of the site, hydrants must be spaced in accordance with the Fire Marshall requirements as well as the Development Process Manual.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public

water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

Cross Connection Prevention:

Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows:

1. Customers shall permanently abandon the use of private wells by cutting and capping the well line as accepted by the Water Authority prior to connecting to the public water system; or
2. Customers who choose to maintain their private wells for irrigation purposes, shall completely sever the private well from the premises' potable plumbing system with no valves or means of connecting back into the premises' potable plumbing system unless a reduced pressure principal backflow prevention assembly approved by the Water Authority is installed at the terminal end of the water service from the public water system (e.g., service connection).

Contact Cross Connection at (505) 289-3465 for Moses Mondragon, or (505) 289-3454, for James Baca for more information.

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided

the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Industrial Use: The user is considered to potentially be a Significant Industrial User (as defined in the Sewer Use and Wastewater Control Ordinance (SUO) and summarized below) the user must obtain a Wastewater Discharge Permit from the Industrial Pretreatment Program and comply with all permitting requirements per the SUO section 3-4.

1. The industry falls under one or more EPA categorical pretreatment standards found in Title 40 Code of Federal Regulations, Chapter 1, Subchapter N, Sections 405-471
<https://www.ecfr.gov/current/title-40/chapter-I/subchapter-N>
2. The industry plans to discharge more than 25,000 gallons of wastewater per day.
3. Has reasonable potential to adversely affect the POTWs (sewer system) operation or for violating any pretreatment standard or requirement. (such as the potential to discharge a prohibited discharge SUO 3-2-1 or concentrated waste over a Local Limit SUO 3-2-3)

Pretreatment – Fats, Oils, and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the

surrounding grade. It is not required for dumpster pads to have a sewer connection.

- b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary 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.

No side yard easements are allowed for public Water Authority infrastructure. Rather a separate tract shall be created (owned by a Homeowner's Association) with an easement granted to the Water Authority for the public waterline and/or public sanitary sewer line.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, professional engineer registered in the state of New Mexico. Construction must be performed by a licensed (GF 9 or GF 98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Resource Charge (WRC): Any expansion of water service outside of the Water Authority's Established Service Area will be assessed a Water Resource Charge(s) (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights, and supplies necessary to serve the development. Properties that receive only sewer service will not be charged a WRC.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This serviceability letter does **not** provide a commitment from the Water Authority to provide services to the development. It only provides details of infrastructure that is available and potential precursors for the proposed development.

For service to be provided, an approved development agreement must be supplemented by this serviceability letter. The serviceability letter will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

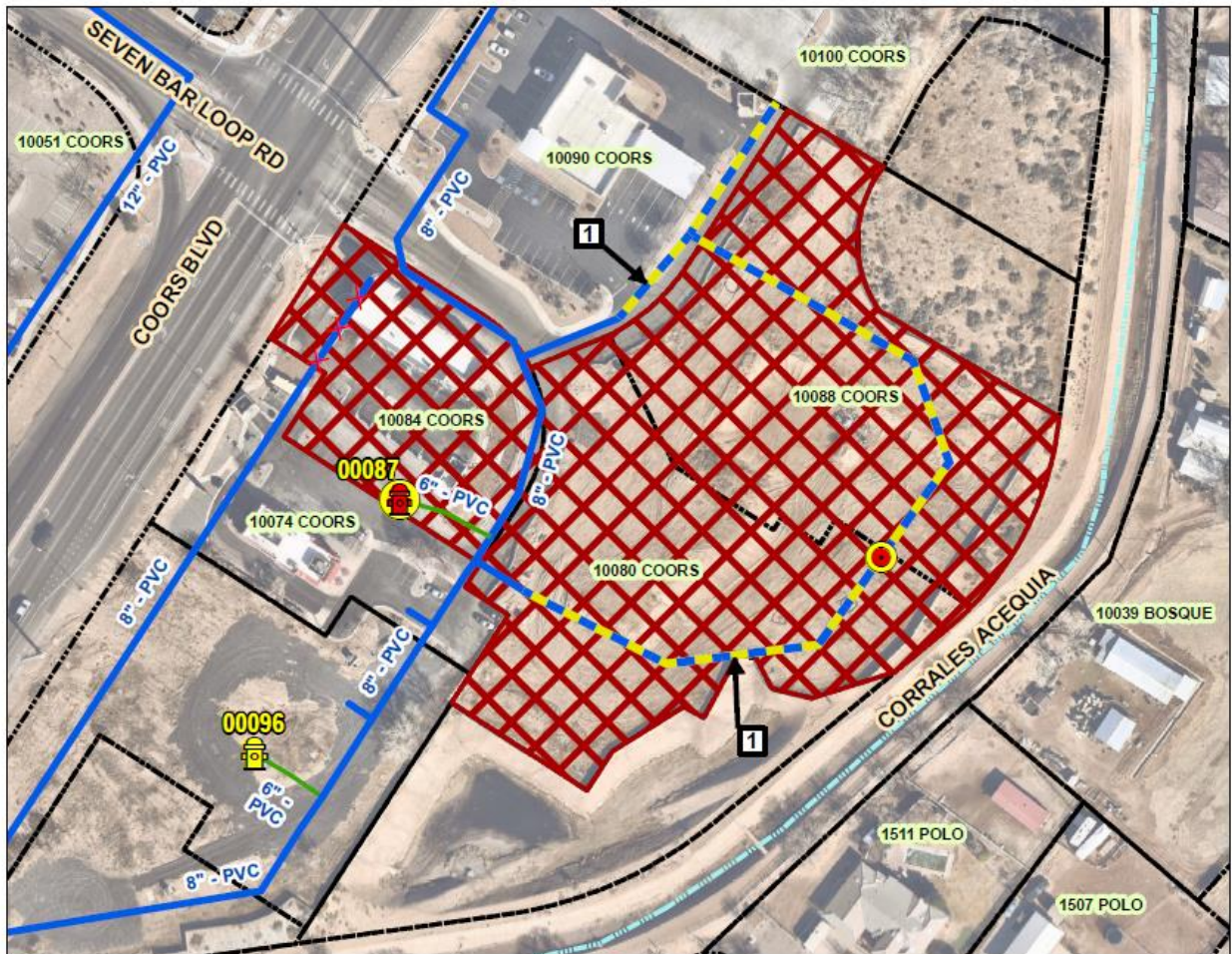


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Serviceability #241207**

241207 - Water



0 250 500 Feet



Legend



Hydrant

Water Pipe

Subtype

— Distribution Line

— Hydrant Leg

× × Abandoned



Project Location

Fire Flow Analysis Points



Analysis Point (1)



Analysis Point - Existing Hydrant (1)



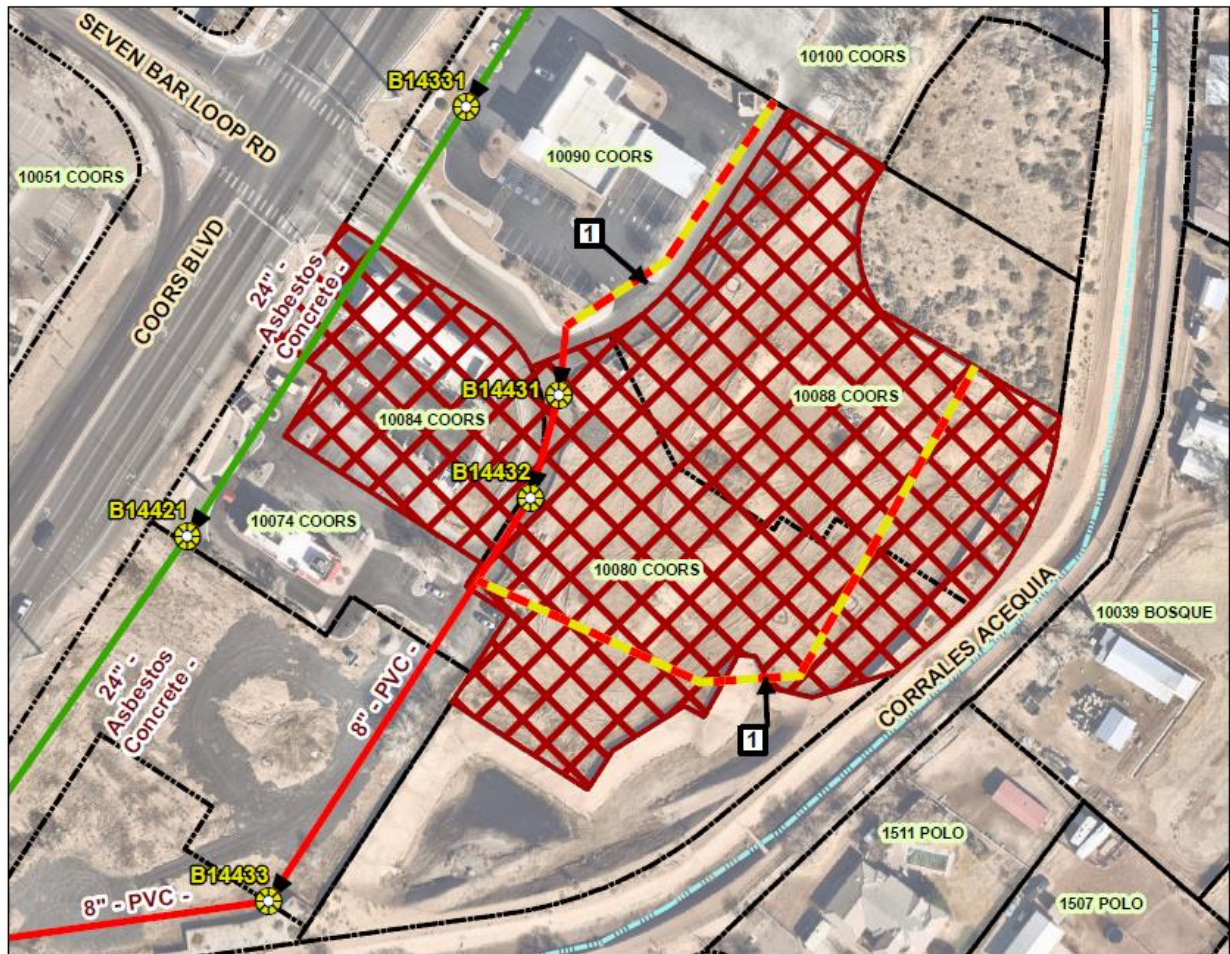
--- General Map Keyed Notes

1 - Proposed 8-inch water line extension



Water Utility
Authority

241207 - Sanitary Sewer



Legend


 Sewer Manhole

Sewer Pipe

Subtype

 COLLECTOR

 INTERCEPTOR

 Project Location

 --- General Map Keyed Notes

1 - Proposed 8-inch SAS line extension 

