



Meeting Date: December 7, 2022

Staff Contact: Kristopher Cadena, Chief Engineer, Utility Development

TITLE: R-22-37 – Authorizing an Agreement for Water and Sewer Service for Unser Blvd NW/Crown Rd NW – Take 5 Oil Change

ACTION: Recommend Approval

SUMMARY:

The development is located along the northeast corner of Unser Blvd NW and Crown Rd NW within the City of Albuquerque limits. The project consists of a new quick oil change facility.

Water and wastewater service is contingent on the developer constructing distribution and 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 Charges and Water Resource Charges.

FISCAL IMPACT:

None.

DEVELOPMENT AGREEMENT
Unser Blvd NW/Crown Rd NW - Take 5 Oil Change

Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision, (“Water Authority”) and Durban Development, a North Carolina limited liability corporation, (“Developer”) (together, “Parties”), agree as follows:

1. Recitals

- A.** Durban Development is the “Developer” and owner of certain real property located in Paradise Plaza (collectively, the “Property”). The Property is shown on **Exhibit A** attached hereto and incorporated herein by reference. The Property is located outside the Water Authority’s currently adopted Water Service Area.
- B.** The legal description for the property is: Tract 4 of Plat of Tracts 1, 2, 3 & 4 Paradise Plaza Containing 1.8131 ac. The proposed legal description for the property is: Plat of Tracts 4-A & 4-B Paradise Plaza Town of Alameda Grant Projected Section 2, Township 11 North, Range 2 East, NMPM Albuquerque, Bernalillo County, New Mexico. The Property is more particularly described and shown on **Exhibit B** attached hereto and incorporated herein by reference.
- C.** The Property will develop as a new quick oil change facility.
- D.** The Property is located in Pressure Zone 3W 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 City or 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.

- F. Upon completion of all Work Order projects, the Developer shall provide to the Water Authority a completed Asset Data Table of the assets installed/constructed or any other asset information required of the Water Authority.

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 North Carolina.
 - 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:

Durban Development
Zack Holand
106 Foster Avenue,
Charlotte, NC 28203
(704) 319-8343

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**

**Developer
Durban Development,
a North Carolina limited liability
corporation**

By: _____
Mark S. Sanchez
Executive Director

By: _____
Zack Holand
Assistant Development Director

Date: _____

Date: _____

ACKNOWLEDGEMENTS

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My Commission Expires:

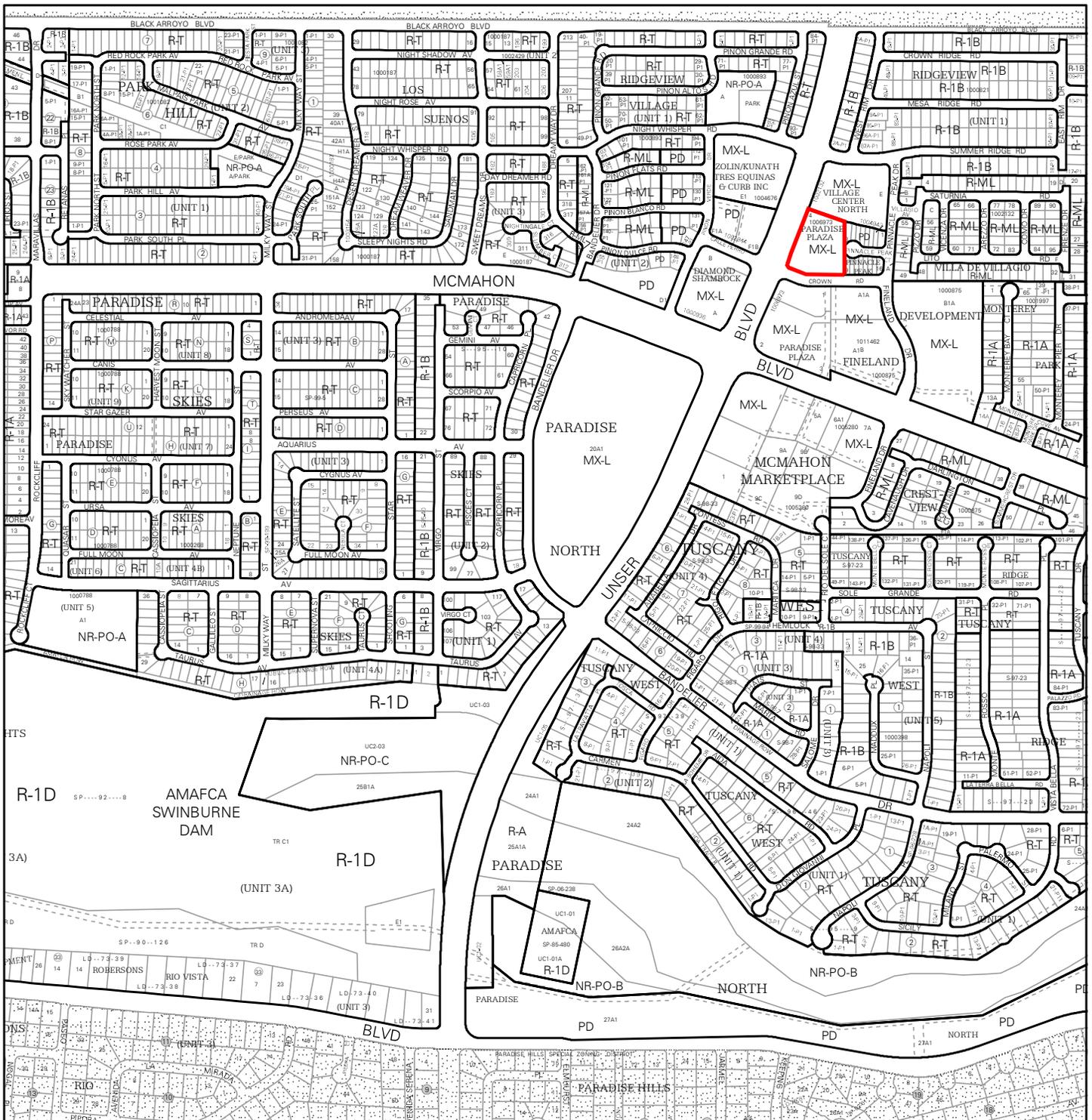
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 20__ by Mark S. Sanchez, Executive Director of the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision.

Notary Public

My Commission Expires:

EXHIBIT A
Zone Atlas Map A-11

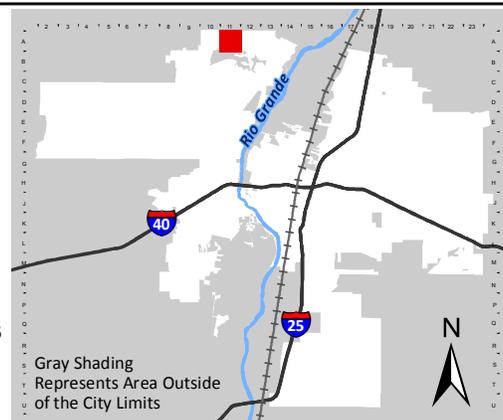


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

I-40

I-25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
A-11-Z

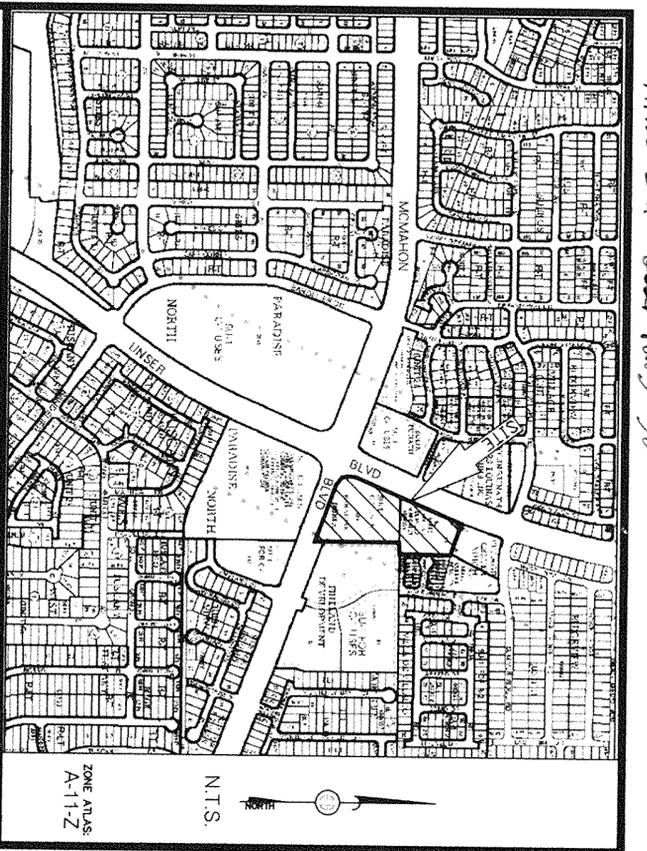
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

EXHIBIT B.1
Existing Plat

Paradise Plaza
Subdivision

1A10S Log # 2008-1223-324



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983 AND ARE BASED ON ACS CONTROL MONUMENTS 8-411 AND 9-411, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF PARADISE NORTH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN PLAT BOOK 90C, FOLIO 182.
6. BEARINGS AND DISTANCES IN BRACKETS () ARE PER THE PLAT OF VILLAGE CENTER NORTH SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN PLAT BOOK 2002C, PAGE 132.
7. GROSS AREA: 5.7145 ACRES
8. NUMBER OF EXISTING TRACTS: 2
9. NUMBER OF TRACTS CREATED: 4
10. PROPERTY IS ZONED SU-1 FOR MIXED USE (FOR THE PORTION OF THE SITE WITHIN THE DESIGNATED VILLAGE CENTER) AND SU-1 FOR R-2 USES (FOR THAT PORTION OF THE SITE OUTSIDE THE DESIGNATED VILLAGE CENTER).
11. NO PROPERTY WITHIN THE AREA OF THIS PLAT ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
12. TRACTS 1, 2 AND 3 ARE SUBJECT TO RECIPROCAL CROSS ACCESS, DRAINAGE UTILITIES AND PARKING AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.
13. MILEAGE OF FULL WIDTH STREETS CREATED: 0.02415
14. THE 30' PRIVATE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS 1, 2, & 3. SAID EASEMENT IS TO BE MAINTAINED BY SAID OWNERS.

0712PB12.DWG (SEPTEMBER, 2009)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# 101106-101106-101106-101106
 PROPERTY OWNER OF RECORD:
James M. Shimm
 BERNALILLO COUNTY TREASURER'S OFFICE:
12/15

PURPOSE OF PLAT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO FOUR (4) NEW TRACTS, DEDICATE PUBLIC STREET RIGHT-OF-WAY AND TO VACATE AN EXISTING A.M.A.F.C.A. DRAINAGE EASEMENT AS SHOWN HEREON.

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: James M. Shimm DATE: 9/22/09
 OWNER(S) PRINT NAME: James M. Shimm
 ADDRESS: 400 South 17th Ave, Suite 200, Albuquerque, NM 87102
 ACKNOWLEDGMENT STATE OF New Mexico)
 COUNTY OF Santa Fe)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2009.
 BY: James Shimm AS VP of Unser-McMahon - Southwest LLC
 MY COMMISSION EXPIRES: 5-1-2015
 NOTARY PUBLIC James Kimball

OWNER(S) SIGNATURE: Edmund J. Bushman DATE: 9.24.09
 OWNER(S) PRINT NAME: Edmund J. Bushman
 ADDRESS: 92 Mark Drive, Hawthorn, NM 87102
 ACKNOWLEDGMENT STATE OF New Mexico)
 COUNTY OF Bernalillo)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, 2009.
 BY: Robert W. Knauth
 MY COMMISSION EXPIRES: 11-8-2009
 NOTARY PUBLIC Robert W. Knauth

DESCRIPTION
 TRACT LETTERED B-1, PLAT OF TRACTS A-1 AND B-1, VILLAGE CENTER NORTH SUBDIVISION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 23, 2002 IN BOOK 2002C, PAGE 132 TOGETHER WITH TRACT NUMBERED NINETEEN A-1 (19A-1) OF THE PLAT OF PARADISE NORTH, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 8, 1990 IN VOLUME 90C, FOLIO 180. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD, WHENE CITY OF ALBUQUERQUE CONTROL MONUMENT 9-411 HAVING NEW MEXICO STATE PLANE COORDINATES OF CENTRAL ZONE, NAD 1983 X=1,508,571.019 AND Y=1,533,206.142 BEARS N 69°33'26" W, A DISTANCE OF 59.96 FEET RUNNING THENCE 62.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 54°39'37", A RADIUS OF 65.00 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 22°42'33" W, 59.89 FEET TO A POINT OF CURVE LOCATED ON THE EASTERLY LINE OF UNSER BOULEVARD;
 THENCE ALONG THE EASTERLY LINE OF UNSER BOULEVARD FOR THE NEXT 4 CALS:
 60.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°24'38" AND HAVING A CHORD BEARING AND DISTANCE OF N 14°19'15" E, 60.89 FEET TO A POINT OF TANGENCY;
 N 24°01'57" E, A DISTANCE OF 277.97 FEET;
 N 23°57'22" E, A DISTANCE OF 20.54 FEET;
 386.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5807.36 FEET, A CENTRAL ANGLE OF 03°48'59" AND HAVING A CHORD BEARING AND DISTANCE OF N 22°02'52" E, 386.77 FEET TO THE NORTHWEST CORNER, THENCE LEAVING THE EASTERLY LINE OF UNSER BOULEVARD, S 69°47'40" E, A DISTANCE OF 198.19 FEET TO THE NORTHEAST CORNER;
 THENCE S 00°10'41" W, A DISTANCE OF 309.86 FEET TO A POINT;
 THENCE N 89°49'17" W, A DISTANCE OF 69.62 FEET TO A POINT;
 THENCE S 00°18'41" W, A DISTANCE OF 517.86 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MCMAHON BOULEVARD;
 THENCE N 69°22'44" W, ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD, A DISTANCE OF 342.10 FEET TO A POINT OF CURVE;
 THENCE CONTINUING ALONG THE NORTHERLY LINE OF MCMAHON BOULEVARD 60.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 19°20'03" AND HAVING A CHORD BEARING AND DISTANCE OF N 59°42'43" W, 60.45 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 5.7145 ACRES MORE OR LESS.

PLAT OF
 TRACTS 1, 2, 3 & 4
 PARADISE PLAZA
 PROJECTED SECTION 2, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2009
 SHEET 1 OF 2

PROJECT NUMBER: 10016973
 APPLICATION NUMBER: 09D03-7033070329

CITY APPROVALS:
 CITY SUPERVISOR: Robert W. Knauth DATE: Oct 16 2009
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: 252925 DATE: 12-01-09
 APWCWA: Demetrius DATE: 11-12-09
 PARKS AND RECREATION DEPARTMENT: Shirley Anderson DATE: 11/2/09
 AMACA: Shirley Anderson DATE: 11-16-09
 CITY ENGINEER: Bradley J. Bushman DATE: 11/12/9
 DEPT CHAIRPERSON, PLANNING DEPARTMENT: Paula Cleveland DATE: 12-04-09

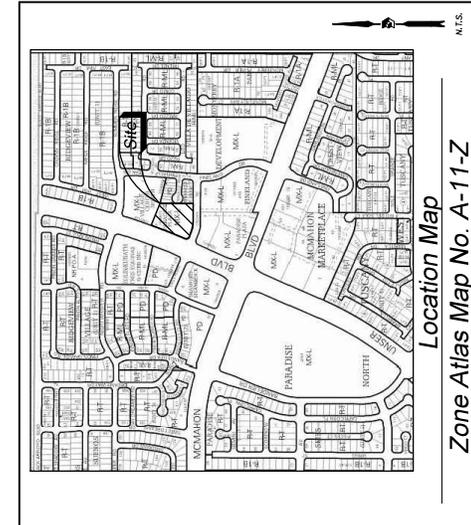
SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 25th DAY OF SEP, 2009.
 ANTHONY L. HARRIS, P.E. # 11463
 SURVEYOR
 2900 Ave. (305) 889-8056
 Albuquerque, New Mexico 87110



EXHIBIT B.2
Proposed Plat

**Plat of Tracts 4-A & 4-B Paradise Plaza
Town of Alameda Grant Projected
Section 2, Township 11 North, Range 2
East, NMPM Albuquerque, Bernalillo
County, New Mexico
Subdivision**



Location Map
Zone Atlas Map No. A-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.8299 ACRES;
 AREA OF TRACTS CREATED: 411-2
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

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

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSC"), A NEW MEXICO CORPORATION, (P.M. ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 C. DWEST CORPORATION D/B/A CENTURYLINK QG FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
 E. THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT PHASE, REMOVE, REPLACE, REPAIR, MAINTAIN, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY OF THE UTILITY PROVIDER 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, INCLUDING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.
 F. EASEMENTS FOR ELECTRIC TRANSFORMER SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND THE (3) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), DWEST CORPORATION D/B/A CENTURYLINK QG, AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A FIELD SURVEY OF THE PROPERTY. THE SURVEY WAS PREPARED BY LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE, NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECORDING STAMP

Legal Description

TRACT NUMBERED FOUR (4) OF THE PLAT OF PARADISE PLAZA, PROJECTED, SECTION 2, T. 11, N. R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 2009 IN DOCUMENT NUMBER 2009102927, NOW COMPRISING OF TRACTS 4-A AND 4-B, PARADISE PLAZA.

TREASURER'S CERTIFICATE

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT AN EASEMENT.

Solar Note:

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

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFITAIRES AND STIPULATIONS.

DANNY BRANDENBURG
 BRANDENBRED PROPERTIES LLC

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022 BY
 DANNY BRANDENBURG, 1771 BRANDENBRED PROPERTIES LLC
 BY _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

Plat of
 Tracts 4-A & 4-B
Paradise Plaza

Town of Alameda Grant, Projected
 Section 2, Township 11 North, Range 2 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2022

Project No. PR-2022-
 Application No. -2022-
 Utility Approvals

P/M	DATE
NEW MEXICO GAS COMPANY	DATE
DWEST CORPORATION D/B/A CENTURYLINK QG	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCO	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE, NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LARRY W. MEDRANO
 N.M.P.S. No. 11993

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION	
STATE NAME	NEW MEXICO	LAND GRANT	TOWN OF ALAMEDA GRANT	PROPERTY OWNER	BRANDENBRED PROPERTIES LLC D/O DANNY BRANDENBURG
FEDERAL COORDINATES	ABO GEIOD	SECTION	2	SUBDIVISION NAME	PARADISE PLAZA
NAD83	NAD83	TOWNSHIP	11 NORTH	ADDRESS	NOT ASSIGNED
CONTROL POINT	NAD83	RANGE	2 EAST	UPC	101106638341510104
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	STATE POINT FOR SCALING AND/OR ROTATION	COUNTY	BERNALILLO	STATE	NM
GROUND TO GROUND	ELEVATION	CITY	ALBUQUERQUE		
GROUND TO GRID	GROUND TO GRID				

PRECISION SURVEYING, INC.
 OFFICE LOCATION
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.865.1570 PHONE
 505.865.7900 FAX

PROJECT INFORMATION	DATE OF SURVEY
CREW/TECH	02/22/2022
DRAWN BY:	LM
CHECKED BY:	JK
PSJOB NO.	228062P
SHEET NUMBER	1 OF 2

Plat of
Tracts 4-A & 4-B
Paradise Plaza
 Town of Alameda Grant, Projected
 Section 2, Township 11 North, Range 2 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2022



RECORDING STAMP

TRACT E
 VILLAGE CENTER NORTH SUBDIVISION
 (10/14/2016, 2016C-111)

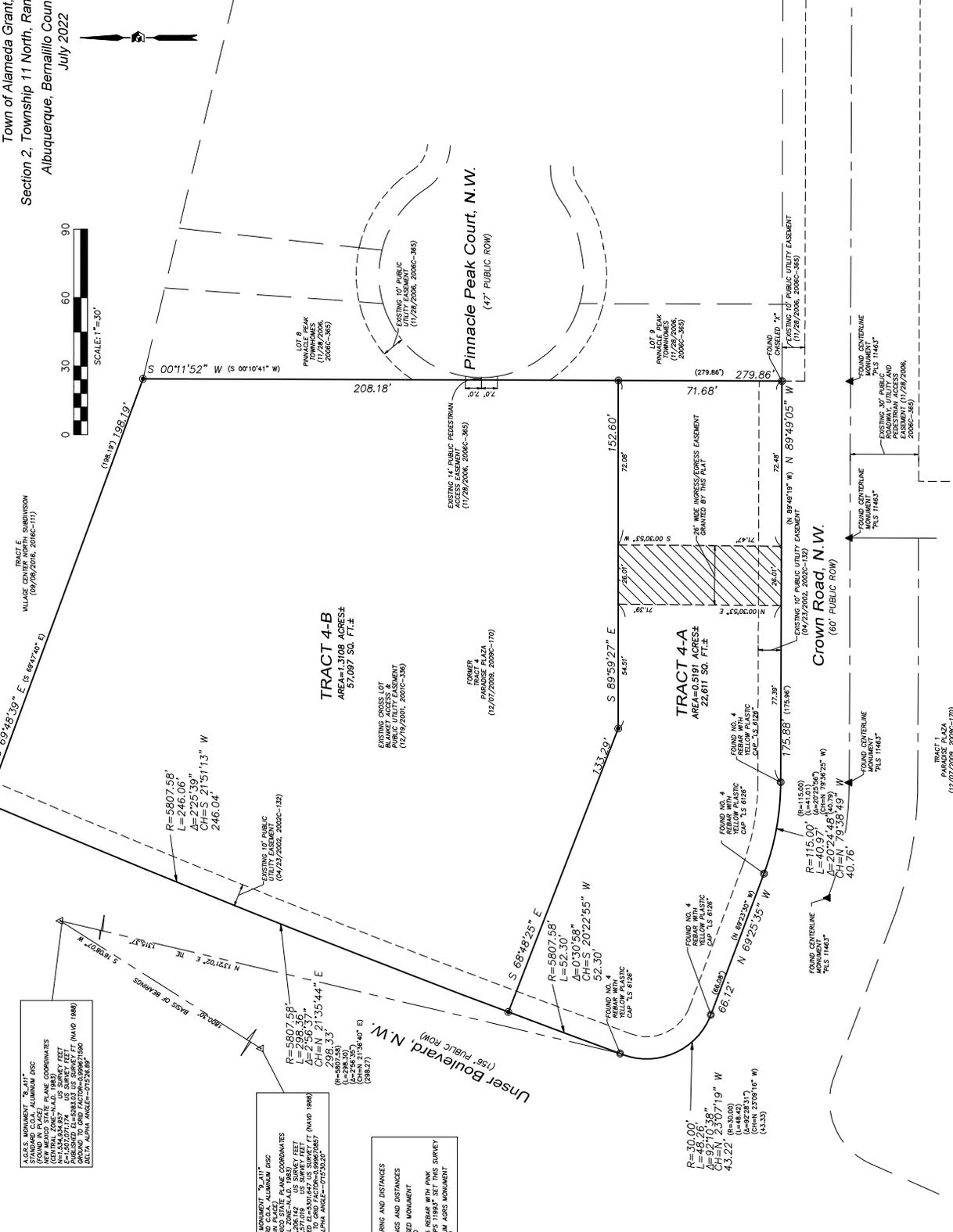
TRACT 4-B
 AREA=1,310.8 ACRES±
 57,087 SQ. FT.±

TRACT 4-A
 AREA=22,611 SQ. FT.±

TRACT 4
 AREA=22,611 SQ. FT.±

TRACT 9
 Pinnacle Peak
 (11/28/2006, 2006C-365)

TRACT 4
 Pinnacle Peak
 (11/28/2006, 2006C-365)



ACCESS MONUMENT QUALITY
 FOUND IN PLACE
 (CENTRAL ZONE-N.A.G. 1983)
 E=1,202,017.74 US SURVEY FEET
 N=1,000,271.09 US SURVEY FEET
 GROUND TO GRID FACTOR=0.99971390 (NAD 1983)
 DELTA ALPHA ANGLE=-0°12'26.89\"/>

USERS MONUMENT QUALITY
 FOUND IN PLACE
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 E=1,202,017.74 US SURVEY FEET
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PROJECT INFORMATION	
CREW/TECH: SP	DATE OF SURVEY: 02/22/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO: 228062P	SHEET NUMBER: 2 OF 2

PRECISION SURVEY, INC.
 OFFICE LOCATION:
 5000 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.456.5700 PHONE
 505.456.5700 FAX

PROPERTY INFORMATION	
PROPERTY OWNER: BRANDRETT PROPERTIES LLC C/O DANNY BRANDENBURG	ADDRESS: NOT ASSIGNED
SUBDIVISION NAME: PARADISE PLAZA	UPC: 101106638341510104
COUNTY: BERNALILLO	STATE: NM

PLS INFORMATION	
LAND GRANT: TOWN OF ALAMEDA, GRANT	SECTION: 2
TOWNSHIP: 11 NORTH	RANGE: 2 EAST
CITY: ALBUQUERQUE	COUNTY: BERNALILLO
STATE: NM	UPC: 101106638341510104

COORDINATE AND DIMENSION INFORMATION	
STATE PLANE ZONE: NAD83	GRID: NAVD83
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD83
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	ALBUQUERQUE GEODETIC REFERENCE SYSTEM
GRID TO GROUND: 1.000328846	GROUND TO GRID: 0.9996712235

Legend	
N 90°00'00" E MEASURED BEARING AND DISTANCES	(N 90°00'00" E)
RECORD BEARINGS AND DISTANCES AS DESIGNATED	○
REAR WITH PINK PLASTIC CAP 7/5 1185' SET THIS SURVEY AS DESIGNATED	●
REAR WITH PINK PLASTIC CAP 7/5 1185' SET THIS SURVEY AS DESIGNATED	△

Legend	
REAR WITH PINK PLASTIC CAP 7/5 1185' SET THIS SURVEY AS DESIGNATED	○
REAR WITH PINK PLASTIC CAP 7/5 1185' SET THIS SURVEY AS DESIGNATED	●
REAR WITH PINK PLASTIC CAP 7/5 1185' SET THIS SURVEY AS DESIGNATED	△

EXHIBIT C
Serviceability Letter
#220620

August 10, 2022

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

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

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

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

RE: Water and Sanitary Sewer Serviceability Letter #220620

Project Name: Unser Blvd Take 5 Oil Change

Project Address: Unaddressed Parcel on NEC of Unser Blvd and Crown Rd

Legal Description: Tract 4, Plat of Tracts 1, 2, 3 & 4 Paradise Plaza

UPC: 101106638341510104

Zone Atlas Map: A-11

Dear Mr. Noriega:

Project Description: The subject site is located at the northeast corner of Unser Boulevard and Crown Road within the City of Albuquerque. The proposed development consists of approximately 1.81 acres and the property is currently zoned MX-L for mixed use low intensity development. The property lies within the Pressure Zone 3W in the Corrales Trunk.

The request for availability indicates plans to construct a new oil change facility. The site plan leaves a vacant portion of Tract 4. The vacant remainder requires public water and public sewer extensions to ensure service is available for future development.

Adopted Service Area - Development Agreement: Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact Utility Development in regards to Development Agreements.

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

- Eight-inch PVC distribution line (project #26-7772.82-09) along Crown Road. This includes an eight-inch PVC stub to the subject parcel, located just east of the proposed eastern driveway.
- 18-inch PVC transmission line (project #NMUI-019-97) along Unser Boulevard.
- Six-inch PVC distribution line (project #26-7931.81-08) along Pinnacle Peak Court. The right-of-way for this cul-de-sac does not allow for further extensions of this main without additional easement.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-7772.83-12) along Crown Road.
- Eight-inch PVC sanitary sewer collector (project #26-7931.81-08) along Pinnacle Peak Court.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to extend a minimum ten-inch distribution main from

the existing eight-inch distribution main within Crown Road. The extension shall run north thru the current project such that the remaining vacant portion of this tract has the means to obtain service connections or extensions in the future. The extension shall be within a dedicated access easement. The existing eight-inch stub does not align with the proposed driveway and proposed site features will conflict with a public water easement. Accordingly, this stub shall be removed and replaced with a straight pipe segment with this project.

Upon completion of the infrastructure construction, the development may receive service via routine connection to the existing eight-inch distribution main in Crown Road and/or the proposed ten-inch minimum distribution main in the access easement. The engineer is responsible for determining pressure losses and sizing of 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. 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 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 collector main from the eight-inch collector main in Crown Road. The extension shall run north through an access easement, and shall continue such that the vacant portion of this tract can gain a future service connection. 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.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,500 gallons-per-minute. One fire hydrant is required. There is one existing hydrant available and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at existing hydrant #156.

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.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle 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 principle 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 principle 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 principle 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 exceed 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 requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 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, 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)
2. All FOGS source 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.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:
<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

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. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet 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 will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

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: 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, 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.

Water Resource Charge (WRC): Newly developed properties outside the Water Authority's Adopted 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. The WRC shall not be used for reimbursement except pursuant to a Water Authority Governing

Board approved development agreement allowing reimbursement to offset the cost of regional master planned water, wastewater, and reuse supply projects necessary to the Water 2120 planning strategy. 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 account fees.

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.

For service to be provided, an approved development agreement 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

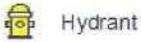
Enclosures: Infrastructure Maps

f/ **Serviceability Letter #220620**

220620 - Water



Legend



Hydrant

Pipe SUBTYPE

 Distribution Line

 Hydrant Leg

 In Zone Transmission

 Project Location



 --- General Map Keyed Notes

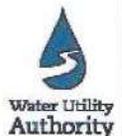
1 --- Proposed Pubic Water Line Extension 

2 --- Proposed Lot Line 

3 --- 8" Water Line Stub To Be Removed

 --- Fire Flow Analysis Points

1 --- Analysis Point



220620 - Sanitary Sewer



Legend

-  Project Location
-  Sewer Manhole

Sewer Pipe

SUBTYPE

-  COLLECTOR

0 325 650 Feet



--- General Map Keyed Notes

- 1 --- Proposed Public Sewer Line Extension 
- 2 --- Proposed Lot Lines 

