

# Businesses

## Availability Statement Request Form

A Water and Sanitary Sewer Availability Statement issued by the Planning Department/Utility Development Section within the past 12 months is required for any proposed development, subdivision plat, or site plan within the City of Albuquerque contemplating service in Bernalillo County. Below is a Request for Availability Statement form. Please enter requested information below for the Request for Availability Statement. Any errors or omissions may cause a delay in receiving an Availability Statement.

\* Denotes Required Field

Project Name:

Oakland Heights

Project Description:

18 lot single family home subdivision.  
3.2 acres +/-.

Project Address:

Located on the northwest corner of  
Louisiana Blvd. and Alameda Blvd.

\* Development Type:

☐ Commercial ☒ Residential

\* Fire Flow Requirement (if Residential  
enter N/A):

NA

Legal Description:

Lots 15, 16, 17, & 18, Block 28, Tract  
A, Unit B, North Albuquerque Acres.

Zone Atlas Page:

C-18

DRB Project Number (if applicable)

CDRA Project Number (if applicable)

Jurisdiction:

City ▼

Requestor Name:

Diane Hoelzer

Requestor Company:

Mark Goodwin &amp; Associates, PA

Requestor Address:

PO BOX 90606, Albuquerque, NM 87199

Requestor Phone Number:

5058282200

Requestor Email:

kay@goodwinengineers.com

Prior Availability Statement Number:

160312, requesting an extension

Attachment:

Water and Sewer Availability Statement.pdf

[Upload a file](#)**Please Note:**

All pertinent documents necessary for the Availability Request should be consolidated into one .pdf file. Commercial development requests will not be accepted without an official Fire Marshall's office instantaneous fire flow requirement.

[Submit](#)

May 16, 2016

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Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

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County of Bernalillo  
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**Executive Director**  
Mark S. Sanchez

**Website**  
www.abcwua.org

Rick Squires  
Bokay Construction Inc.  
5160 San Francisco NE  
Albuquerque, NM 87109

**RE: Water and Sanitary Sewer Availability Statement #160312**  
**Oakland Heights - NW Corner of Louisiana Blvd & Alameda Blvd NE**  
**Zone Atlas Map: C-18**

Dear Mr. Squires:

**Project Information:** The subject site is located on the northwest corner of Louisiana Blvd. and Alameda Blvd. within the City. The proposed development consists of approximately 3.2 acres and the property is currently zoned SU-2 for commercial use. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to plat the lots to include 18 residential lots with a cul-de-sac.

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

- Eight inch PVC distribution main (project #26-5590.81-98) stub along Alameda Blvd.
- 16 inch DI distribution main (project #26-5590.81-98) along Louisiana Blvd.
- Eight inch PVC distribution main (project #26-5801.83-99) along Oakland Ave.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-5590.81-98) along Louisiana Blvd.
- Eight inch PVC collector line (project #26-5801.83-99) along Oakland Ave.

**Water and Sewer Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend the existing eight inch stub along Alameda Blvd. to cover the project location frontage along Alameda and extend an eight inch distribution main from Oakland Ave. to extend into the project location along the proposed 47 feet easement which will loop into the proposed distribution main along Alameda Blvd. 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.

Sanitary sewer service can be provided contingent upon a developer funded project to extend an eight inch collector line within the proposed development and connected into Oakland Ave.

**Fire Protection:** All new required hydrants as well as their exact locations must be determined through City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

**Easements:** 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 water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Side yard

easements are not acceptable for either water or sanitary sewer. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata has been assessed for this property in the amount of \$1,293.30 for water infrastructure and \$1,526.85 for sewer infrastructure under project #5801.83 for a total amount of \$2,820.15 for lot 16. These charges are assessed to the property for the development of infrastructure that benefits the property in question. Payment must be paid prior to design approval.

**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.

**Costs and Fees:** 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.

**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. Indoor water use shall consist of 70% of total use with outdoor limited to 30%. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This statement of service availability will remain in effect for a period of one 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 the Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

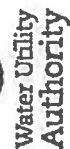
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps (2)

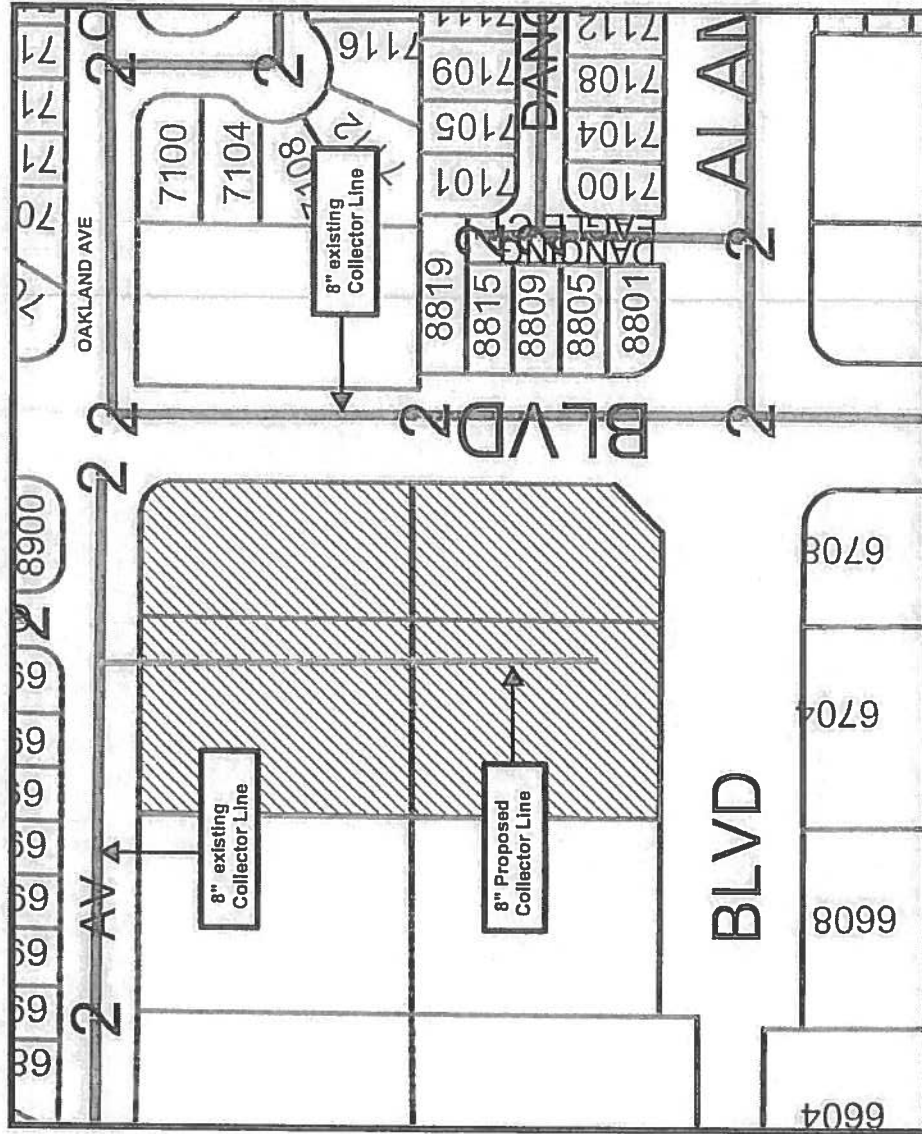
f/ Availability 160312



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**Legend**

○	Manhole
—	Hydrant
—	Water Pipe
—	Sanitary Sewer Pipe
—	Sanitary Sewer Collector Line
—	Sanitary Sewer Main
—	Sanitary Sewer Interceptor
—	Sanitary Sewer Line



Statement # 160312  
Sanitary Sewer Infrastructure



May 16, 2016

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