



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Infrastructure List Extension and Infrastructure Improvements Agreement IIA Extension		

APPLICATION INFORMATION		
Applicant: CWPS Corp		Phone:
Address: 201 98th ST NW		Email:
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: TR 1 Plat of Tracts 1 and 2	Block:	Unit:
Subdivision/Addition: Lands of Herrera Family	MRGCD Map No.:	UPC Code: 100905705911730612
Zone Atlas Page(s): K-09-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.4611 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 241 98th St NW	Between: 98th Street NW	and: Central Ave SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2019-001964, PS-2019-00003, 1009160, SI-2019-00085, SD-2019-00078, SI-2021-00328, SI-2021-00478, 1000870		

Signature:		Date: 4/22/2021	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

Interpreter Needed for Meeting? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Sign Posting Agreement
- ___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ TIS Traffic Impact Study Form
- ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L),
- ___ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ___ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Proposed Infrastructure List


EXTENSION OF PRELIMINARY PLAT

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(X) and 14-16-6-6(K)
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 4/22/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

TW

TIERRA WEST, LLC

April 22, 2021

Ms. Jolene Wolfely
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: MISTER CAR WASH INFRASTRUCTURE LIST EXTENSION AND INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION
TR 1 PLAT OF TRACTS 1 AND 2 LANDS OF HERRERA FAMILY, LLC (BEING A REPLAT OF THE SOUTH 233 FEET OF TRS 1 AND 2, UNIT "A" ROW 2 WEST OF WESTLAND)
PROJECT NO. PR-2019-001964
ZONE ATLAS PAGE: K-09-Z**

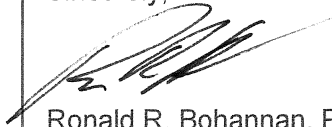
Dear Ms. Wolfley:

Tierra West, LLC on behalf of CWPS Corp. requests a one year extension of the Infrastructure Improvements Agreement and infrastructure list for the above referenced project.

Due to impacts from the Covid-19 Pandemic, construction was halted for several months causing significant delays to the construction schedule. Further delays were also caused due to difficulties stemming from the general contractor's inexperience with the public work order process in the City of Albuquerque. While the work order is nearing acceptance, it will not be possible to meet the acceptance deadline of May 1st, 2021.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc:

JN: 2018058
RRB/AR/jg

Albuquerque, NM 87109
1-800-245-3102
tierrawestllc.com
5571 Midway Park Pl. NE
Albuquerque, NM 87109
fax (505) 858-1118
(505) 858-3100

April 22, 2021


Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE
IMPROVEMENTS AGREEMENT (IIA) EXTENSION
201 98TH ST NW ALBUQUERQUE NM 87121
TR 1 PLAT OF TRACTS 1 AND 2 LANDS OF HERRERA FAMILY, LLC
(BEING A REPLATE OF THE SOUTH 233 FEET OF TRACTS 1 AND 2
UNIT "A" ROW 2, WEST OF WESTLAND)
ZONE ATLAS PAGE: K-09-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of CWPS CORP pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Dave Hail
Print Name


Signature

SVP, Stone Deal.
Title

4/22/21
Date

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 2019

100905702.12.130605 Parcel above
Herrera Family LLC

Juanne Halligan 5/6/2019
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM 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. Qwest 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.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, 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 and easement to extend services to customers of Grantee, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

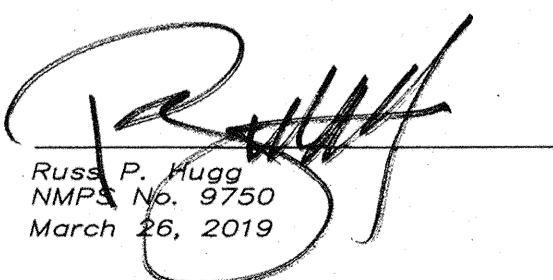
PURPOSE OF PLAT

The purpose of this plat is to:

- A. Create two (2) lots, from two (2) existing tracts.
- B. Dedicate a 5' wide strip to the City of Albuquerque for 98th Street N.W. and Volcano Road right of ways as shown hereon.
- C. Grant the Private and Public Easements as shown hereon.

SURVEYORS 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.


Russ P. Hugg
NMPS No. 9750
March 26, 2019




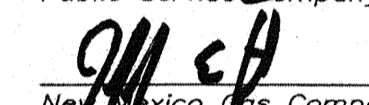
PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC
(BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2019

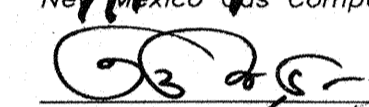
PROJECT NUMBER: PR-2019-001964
APPLICATION NUMBER: PS-2019-00003


PLAT APPROVAL

UTILITY APPROVALS:

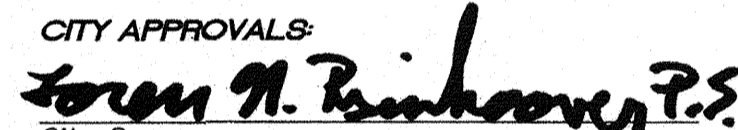
 3-29-19
Public Service Company of New Mexico Date

 3/27/19
New Mexico Gas Company Date

 03/29/2019
QWest Corporation d/b/a CenturyLink QC Date

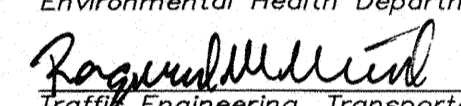
 3/22/19
Comcast Date

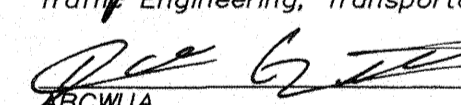
CITY APPROVALS:


 3/27/19
Soren N. Reinboven P.S. City Surveyor Date
Department of Municipal Development

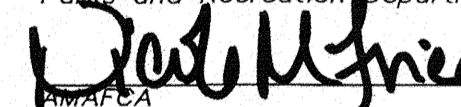
N/A
Real Property Division Date

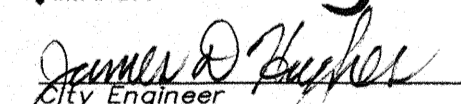
N/A
Environmental Health Department Date

 5/1/19
Rogers M. M... Traffic Engineering, Transportation Division Date

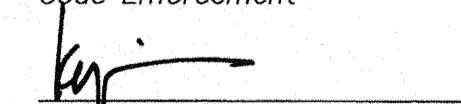
 5/1/19
ABCWJA Date

 5/6/19
Parks and Recreation Department Date

 5/6/19
DWA/PCA Date

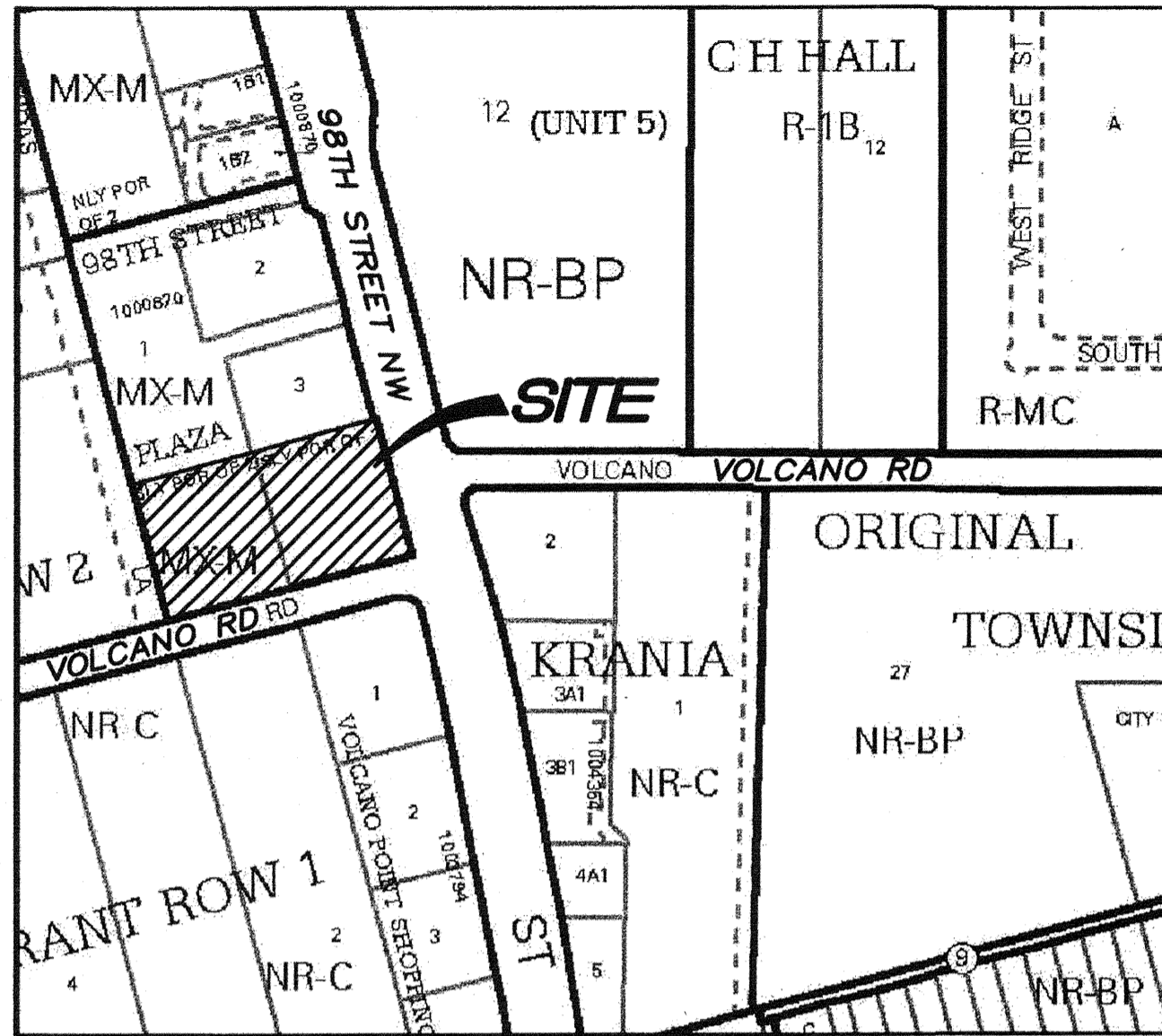
 5/1/2019
City Engineer Date

5/1/19
Code Enforcement Date

 5.6.2019
DRB Chairperson, Planning Department Date

DOCH 2019036679
05/06/2019 11:08 AM Page: 1 of 3
PLAT R:\$25.00 B: 2019C P: 0041 Linda Stover, Bernalillo County

SHEET 1 OF 3
SURV TEK, INC.
Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
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 so indicated hereon.
7. Field surveys were performed during the month of January, 2019.
8. City of Albuquerque Zone Atlas Page K-09-Z.

SUBDIVISION DATA

1. Total number of existing Lots: 1
2. Total number of Tracts created: 2
3. Public Street right of way dedicated by this plat (0.0278 Ac.)
4. Gross Subdivision acreage: 2.4226 acres.

PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC

(BEING A REPLAT OF THE SOUTH 233 FEET OF
TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2019

LEGAL DESCRIPTION

That certain parcel of land situate within the Atrisco Grant in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the South 233 feet of Tracts 1 and 2, Unit "A", Row 2 of the Atrisco Grant as the same are shown and designated on the plat entitled "WEST OF WESTLAND, ATRISCO GRANT, ROW 2, UNIT A" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1956 in Book D, Page 62 and further described in that certain Special Warranty Deed filed February 10, 2010 as Document No. 2010012145, more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 5/8" Rebar found in place) said point being the Southwest corner of Tract 1, 98th Street Plaza as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015 in Plat Book 2015C, Page 97 whence the Albuquerque Control Survey Monument "8-K19" bears N 06° 27' 05" E, 1612.36 feet distant; Thence,

N 75° 04' 52" E, 204.24 feet along the south boundary of said 98th Street Plaza to the Southeast corner of Tract 1, 98th Street Plaza (a survey marker stamped "L.S. 14271" found in place); Thence,

N 75° 08' 42" E, 211.58 along said south boundary of 98th Street Plaza to the Southeast corner of Tract 3, 98th Street Plaza (a cross scribed in concrete found in place), said point also being a point on the Westerly right of way line of 98th Street N.W.; Thence,

S 14° 54' 51" E, 232.54 feet along said Westerly right of way line of 98th Street N.W. to a point of intersection with the Northerly right of way line of Volcano Road N.W. (a survey marker stamped "L.S. 14271" found in place) said point also being the Southeast corner of said Tract 1, Unit A, Row 2, West of Westland; Thence,

S 75° 06' 18" W, 419.87 feet along said Northerly right of way line of Volcano Road N.W. to the Southwest corner of said Tract 2, Unit A, Row 2, West of Westland (a 1/2" Rebar found in place); Thence,

N 15° 08' 52" E, 232.58 feet along the Westerly line of said Tract 2 to the point of beginning of the parcel herein described.

Said parcel contains 2.4226 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS 1 AND 2, LANDS OF HERRERA FAMILY, LLC (BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT 1 AND 2
Herrera Family, LLC

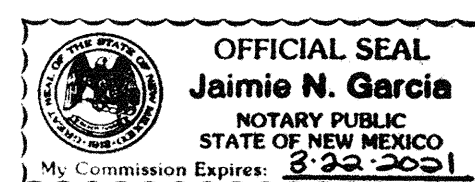
Eileen M. Dome
By: *Managing Member*

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 1st
day of April, 2019, by *Jaimie N. Garcia*

Jaimie N. Garcia My commission expires 3-22-2021
Notary Public



DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "CORRECTION PLAT FOR 98TH STREET PLAZA, BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSHIP OF WESTLAND, AS PROJECTED IN SECTION 21, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2015", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015, in Plat Book 2015C, Page 9, as Doc. No. 2015071872.
- b. Plat entitled "PLAT, TRACTS 3A, 3B, 3C, 3D & 3E, ROW TWO (2), UNIT A, WEST OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, SEC. 20 (AS PROJECTED), T10N, R2E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1998, in Plat Book 98C, Page 291, as Doc. No. 1998126535.
- c. Special Warranty Deed filed February 10, 2010, as Doc. No. 2010012145.

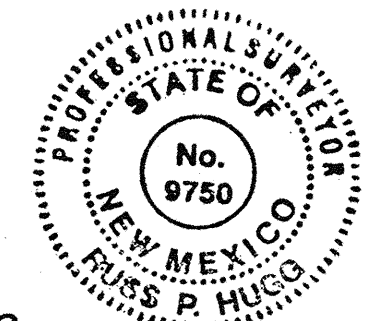
**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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."

FLOOD ZONE DETERMINATION

The majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0328J, dated November 4, 2016.

DOCH 2019036679
05/06/2019 11:08 AM Page: 2 of 3
PLAT R: \$25.00 B: 2019C P: 0041 Linda Stover, Bernalillo County



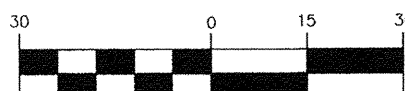
SHEET 2 OF 3

SURV TEK, INC.
Consulting Surveyors Phone: 505-897-3368
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S74°52'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.57'	15.00'	15.01'	21.22'	S30°05'44"W	90°01'09"

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC

(BEING A REPLAT OF THE SOUTH 233 FEET OF
 TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN
THE TOWN OF ATIRSCO GRANT

IN
PROJECTED SECTION 21
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2019

ALBUQUERQUE CONTROL SURVEY
 MONUMENT "B_K9"
 N.M. State Plane Coordinates
 (Central Zone - NAD83)
 N=1,484,994.639 U.S. Survey Feet
 E=1,492,463.709 U.S. Survey Feet
 Elev.= 5250.186 (NAVD 88) U.S. Survey Feet
 Delta Alpha = -00°17'03.21"
 Ground to Grid Factor = 0.999677891

TRACT 1
 98th STREET PLAZA
 Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 3
 98th STREET PLAZA
 Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 12
 UNIT 5
 AVALON SUBDIVISION
 Filed 5-22-2014, Bk. 2014C, Pg. 46

NEW EASEMENTS GRANTED

1. A Private Cross Lot Drainage Easement is hereby granted by this plat over Tracts 1 and 2, for the benefit of said Tracts, with the exception of those areas covered by future buildings and improvements. Maintenance of said Easement shall be maintained by the underlying property owners of said Tracts 1 and 2.
2. A Temporary Blanket Drainage Easement over Tract 2, Lands of Herrera Family, LLC is hereby granted by this plat for the benefit of Tract 1. All improvements will be jointly maintained by the underlying property owners of said Tracts 1 and 2.

ADDITIONAL PUBLIC STREET
 RIGHT-OF-WAY DEDICATED TO CITY OF
 ALBUQUERQUE IN FEE SIMPLE WITH
 WARRANTY COVENANTS BY THIS PLAT.
 (0.0278 Ac. - CROSS HATCHED AREA)

98TH STREET N.W.
 (VARIABLE WIDTH R/W)

LOT 2
 KRANIA

Filed 7-18-2007, Bk. 2007C, Pg. 194

TRACT 3E
 ROW TWO (2), UNIT A
 WEST OF WESTLAND
 Filed 10-1-1998, Bk. 98C, Pg. 291

LEONIDAS LANE
 (50' Wide Easement)

TRACT 2
 0.7557 Ac.

PORTION OF TRACT 2
 UNIT A, ROW 2
 WEST OF WESTLAND
 Filed July 26, 1956 in Book D, Page 62

SPECIAL WARRANTY DEED
 Filed February 10, 2010 as
 Document No. 20100012145

TRACT 1
 1.4611 Ac.

PORTION OF TRACT 1 AND TRACT 2
 UNIT A, ROW 2
 WEST OF WESTLAND
 Filed July 26, 1956 in Book D, Page 62

SPECIAL WARRANTY DEED
 Filed February 10, 2010 as
 Document No. 20100012145

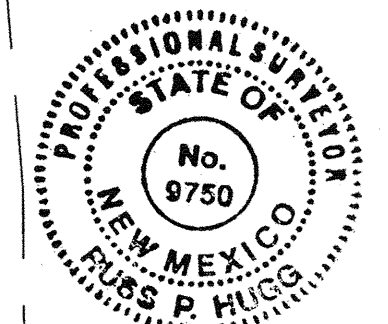
VOLCANO ROAD N.W.
 (60' R/W)

TRACT 2,
 ROW 1 UNIT A
 WEST OF WESTLAND

Warranty Deed Filed 12-31-1974, Bk. 975, Pgs. 150-151

LOT 1
 VOLCANO POINT
 SHOPPING CENTER

Filed 7-13-2007, Bk. 2007C, Pg. 186



SHEET 3 OF 3

SURV+TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

1st EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 790386

This Agreement made this ^{20th}~~16th~~ day of APRIL, 2020, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Developer:) CWPS Corp, DBA Mister Car Wash ("Developer"), whose address is 222 E. 5th Ave Tucson, Az 87506 and whose telephone number is 520-812-9003, and whose email address is: jgold@mistercarwash.com, made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 15th rd day of July, 2019, which was recorded on July 19, 2019, pages 1 through 12, as Document No. 2019060191 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 10th day of March, 2020; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Integrated Development Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)
 - A. For all improvements, the 1st day of May, 2021
 - B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

_____	_____
_____	_____
_____	_____

Doc# 2020038255

04/30/2020 09:35 AM Page 1 of 5
AGRE R \$25.00 Linda Stover, Bernalillo County



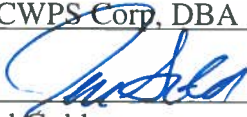
2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Letter of Credit No. SB-47995
Amount: \$ 469,424.59
Name of Financial Institution or Surety providing Guaranty:
Natixis Beyond Banking
Date City first able to call Guaranty (Construction Completion Deadline):
May 1, 2021
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call
Guaranty is: July 1, 2021
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: CWPS Corp, DBA Mister Car Wash CITY OF ALBUQUERQUE:

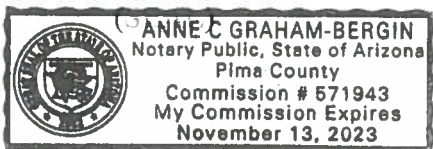
By [signature]: 
Name [print]: Jed Gold
Title: CFO
Dated: 4/16/2020

By: _____
Shahab Biazar, P.E., City Engineer
Dated: _____

DEVELOPER'S NOTARY

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

This instrument was acknowledged before me on this 16th day of April, 2020 by
[name of person:] Jed Gold, [title or capacity, for instance, "President" or "Owner"] CFO of
Development of Developer:] CWPS Corp, DBA Mister Car Wash



Anne C. Graham-Bergin
Notary Public

My Commission Expires: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Letter of Credit No. SB-47995
 Amount: \$ 469,424.59
 Name of Financial Institution or Surety providing Guaranty:
Natixis Beyond Banking
 Date City first able to call Guaranty (Construction Completion Deadline):
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3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: CWPS Corp, DBA Mister Car Wash CITY OF ALBUQUERQUE:

By [signature]: [Signature]
 Name [print]: Jed Gold
 Title: CFO
 Dated: 4/20/2020

DocuSigned by: [Signature]
 By: Shahab Biazar
Shahab Biazar, P.E., City Engineer
 Dated: 4/20/2020

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 20th day of April,
2020, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

(SEAL)



Charlotte Labadie
Notary Public

My Commission Expires: March 15, 2021



DATE: APRIL 15, 2020
IRREVOCABLE LETTER OF CREDIT AND AGREEMENT
NO. SB-47995

Beneficiary:
Sarita Nair
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Applicant:
CWPS Corp. DBA Mister Car Wash
222 E 5th Street
Tucson, AZ 85705

Re: Letter of Credit for: CWPS Corp. DBA Mister Car Wash
City of Albuquerque Project No.: 790386
Project Name: Mister Car Wash 98th & Volcano

Dear Ms. Nair:

This letter is to advise the City of Albuquerque (“City”) that, at the request of: CWPS Corp. DBA Mister Car Wash (“Developer”), Natixis, 1251 Avenue of the Americas, 3rd Floor, New York, NY 10020, has amended our Irrevocable Letter of Credit in the sum of four hundred sixty-nine thousand four hundred twenty five dollars U.S. (\$ 469,425) (“Letter of Credit”) for the exclusive purpose of providing the financial guarantee, which the City requires CWPS Corp. DBA Mister Car Wash to provide for the installation of the improvements, which must be constructed at 98th and Volcano, Project No.790386(“Project”) as follows:

Expiration date is extended to May 1, 2021.

All other terms and conditions remain unchanged.

Very truly yours,
Natixis, New York



AUTHORIZED SIGNATURE



AUTHORIZED SIGNATURE

Current DRG
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST
(REV. 2-16-18)
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ORIGINAL

PLAT OF TRACTS 1 AND 2 LANDS OF HERRERA FAMILY LLC/MISTER CAR WASH 98TH & VOLCANO
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A", ROW 2, WEST OF WESTLAND WITHIN TOWN OF ATRISCO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: **5.1.2019**
Date Site Plan Approved: **5.1.2019**
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2019-001964**
DRB Application No.: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRG Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantee. Likewise, if the DRG Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRG Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private P.E.	City Cnst Engineer	Inspector
<input type="checkbox"/>	<input type="checkbox"/>	2'	CURB & GUTTER	VOLCANO ROAD	LEONIDAS LANE	98TH STREET	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	19'	1/2 STREET PAVING IMPROVEMENTS	VOLCANO ROAD	LEONIDAS LANE	98TH STREET	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	3-48"	TEMP CULVERT (3-48" STORM DRAIN)	VOLCANO ROAD	TRACT 2	CITY POND	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>		FIRE HYDRANT	98TH STREET			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	2"	WATER SERVICE	98TH STREET			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	1"	IRRIGATION SERVICE	98TH STREET			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	2'	CURB & GUTTER	98TH STREET	NORTH PL	VOLCANO RD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8-FEET	STREET PAVING	98TH STREET	NORTH PL	VOLCANO RD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6'	SIDEWALK	98TH STREET	NORTH PL	VOLCANO RD	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
		8"	WATERLINE EXTENSION	LEONIDAS RD	VOLCANO RD	EXISTING DISTRIBUTION LINE + 225 FT NW OF PROPERTY	/	/
							/	/
							/	/

NOTES
If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

JOEL HERNANDEZ
NAME (print)

[Signature] **5.1.2019**
DRB CHAIR - date

_____ PARKS & RECREATION - date

TERRA WEST, LLC
FIRM

[Signature] **5/1/19**
TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

[Signature] **5/1/19**
SIGNATURE - date

[Signature] **5/1/19**
UTILITY DEVELOPMENT - date
CITY ENGINEER - date

22 **5/1/19**
CODE ENFORCEMENT - date

DESIGN REVIEW COMMITTEE REVISIONS _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2019-001964**
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**PLAT OF TRACTS 1 AND 2 LANDS OF HERRERA FAMILY LLC/ MISTER CAR WASH 98TH & VOLCANO
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A", ROW 2, WEST OF WESTLAND WITHIN TOWN OF ATRISCO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		2'	CURB & GUTTER	VOLCANO ROAD	LEONIDAS LANE	98TH STREET	/	/	/
		19'	1/2 STREET PAVING IMPROVEMENTS	VOLCANO ROAD	LEONIDAS LANE	98TH STREET	/	/	/
			FIRE HYDRANT	98TH STREET			/	/	/
		2"	WATER SERVICE	98TH STREET			/	/	/
		1"	IRRIGATION SERVICE	98TH STREET			/	/	/
		2'	CURB & GUTTER	98TH STREET	NORTH PL	VOLCANO RD	/	/	/
		8-FEET	STREET PAVING	98TH STREET	NORTH PL	VOLCANO RD	/	/	/
		6'	SIDEWALK	98TH STREET	NORTH PL	VOLCANO RD	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	38'	PRIVATE ENTRANCE DRIVEWAY	98TH STREET			/	/	/
<input type="text"/>	<input type="text"/>	30'	PRIVATE ENTRANCE DRIVEWAY	VOLCANO			/	/	/
<input type="text"/>	<input type="text"/>	6'	ADA RAMPS	VOLCANO PVT DRIVE			/	/	/
<input type="text"/>	<input type="text"/>	6'	ADA RAMPS	VOLCANO & 98TH			/	/	/
<input type="text"/>	<input type="text"/>	6'	ADA RAMPS	98TH PVT DRIVE			/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK	VOLCANO ROAD	LEONIDAS LANE	98TH STREET	/	/	/
<input type="text"/>	<input type="text"/>		PUBLIC DRAINAGE EASEMENT AND AGREEMENT & COVENANT	TRACT 2 POND			/	/	/
<input type="text"/>	<input type="text"/>		GRADING & DRAINAGE CERT				/	/	/
<input type="text"/>	<input type="text"/>	66-IN	STORM DRAIN	98TH STREET	NORTH PL	VOLCANO ROAD	/	/	/
<input type="text"/>	<input type="text"/>	10"	WATERLINE EXTENSION	VOLCANO RD	EXISTING WL	LEONIDAS LANE	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>	8"	WATERLINE EXTENSION	LEONIDAS RD	VOLCANO RD	EXISTING DISTRIBUTION LINE ± 225 FT NW OF PROPERTY	/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1
2
3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER