



Effective 12/15/2022

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

<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Create three lots from two existing lots and grant private and public easements as shown.

**APPLICATION INFORMATION**

Applicant/Owner: Joseph and Laurie Grady		Phone: (505) 362-8903
Address: P.O. Box 30801		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87190
Professional/Agent (if any): Juanita Garcia - JAG Planning & Zoning, LLC		Phone: (505) 362-8903
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner	List <u>all</u> owners: Joseph and Laurie Grady	

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Tract 107-A-2-A & Tract 107-A-1-A-1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.: 31	UPC Code: 101306109922230743
Zone Atlas Page(s): F-13	Existing Zoning: R-A	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 3	Total Area of Site (Acres): 1.2324

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 3815 Pedroncelli NW	Between: Rio Grande Blvd	and: Elfego RD
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2021-004967 & PS-2021-00152

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Juanita Garcia</i>	Date: 10/17/2023
Printed Name: Juanita Garcia - JAG Planning & Zoning, LLC	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022** **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

 **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled



- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

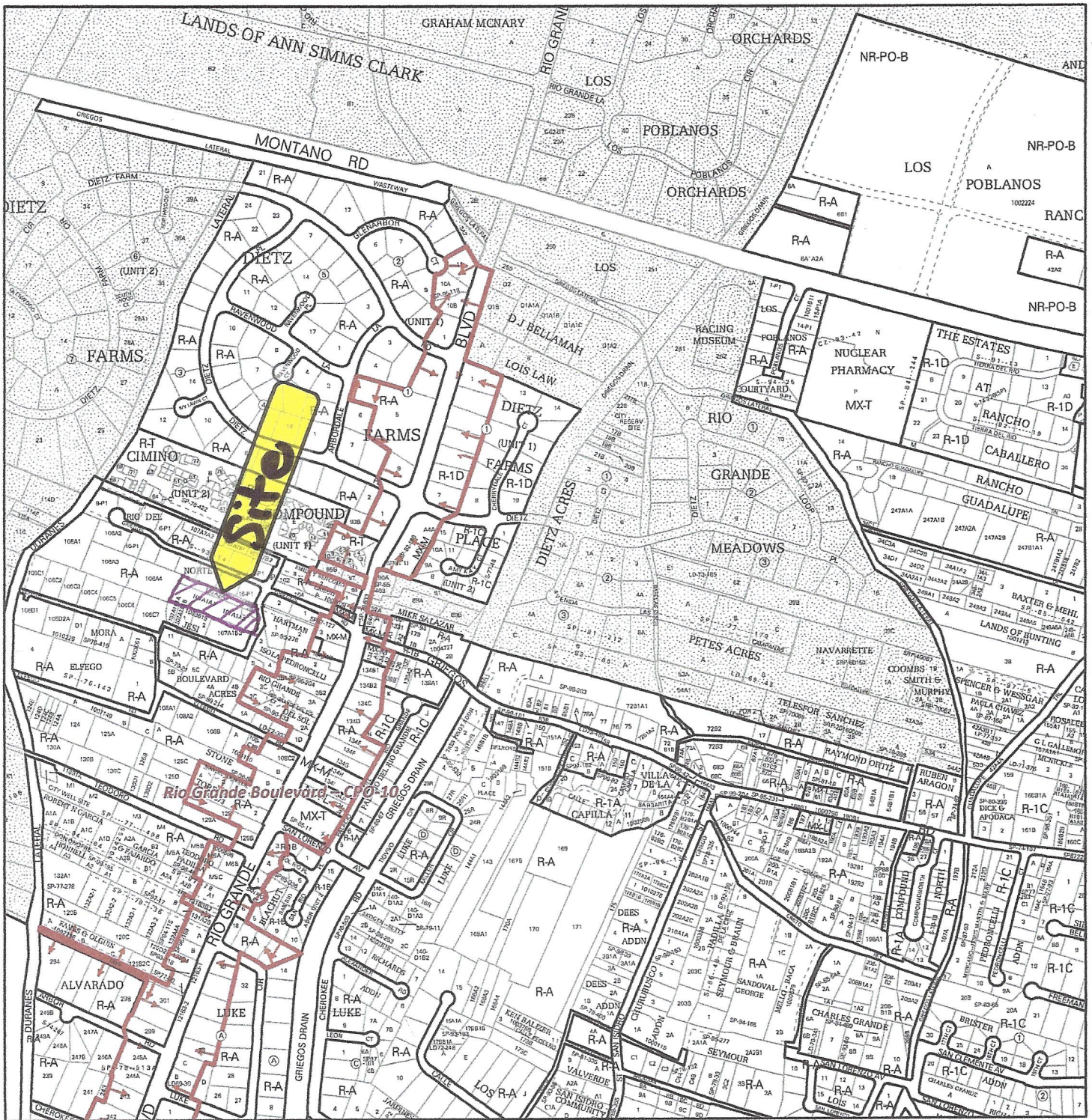
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

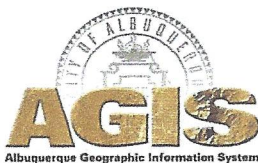
- ✓ \_\_\_ 1) DFT Application form completed, signed, and dated
- ✓ \_\_\_ 2) Form S3 with all the submittal items checked/marked
- ✓ \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ✓ \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ✓ \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



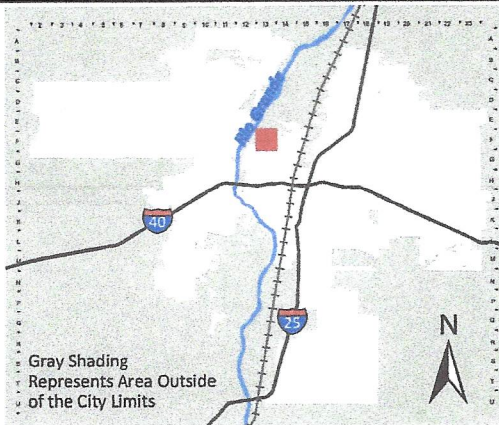


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

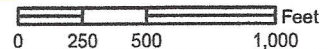


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



## Zone Atlas Page: F-13-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







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October 16, 2023

Development Hearing Officer  
Development Facilitation Team  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> Street NW, Albuquerque NM 87102

Development Hearing Officer:

JAG Planning & Zoning, agent for Joe and Laurie Grady, respectfully requests your review of a proposed Sketch Plat Application for the location of 3815 Pedroncelli NW, legally described as **Tract 107-A-2-A & Tract 107-A-1-A-1, MRGCD Map 31**, containing approximately 1.2324 acres. The site is not within an Overlay Zone, as identified within the Integrated Development Ordinance (IDO).

The applicant intends to create three lots from two existing lots and grant private and public easements as shown on the plat. The proposed legal descriptions for the three lots will be **Lots 1, 2, and 3, Lands of Joe Grady**.

This plat was considered by the Development Review Board at a previous meeting and pertinent information related to the previous request have been included for additional comments and for clarification.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at [jag@jagpandz.com](mailto:jag@jagpandz.com).

Sincerely,

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC



**PLAT OF LOTS 1, 2 AND 3  
LANDS OF JOE GRADY  
(REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2022**

APPROVED AND ACCEPTED BY:

PR-2021-004987  
CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT

CITY ENGINEER

PARKS AND RECREATION DEPARTMENT

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

A.M.A.F.C.A.

CODE ENFORCEMENT

DATE 3/14/2022  
CITY SURVEYOR *Lorenz M. Rueschkeover, P.S.*

M.R.G.C.D.

UTILITY APPROVALS:

PNM

NM GAS COMPANY

CENTURYLINK

COMCAST

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #101505 08922280743 TRACTS 107A1A1 & 107A2A, M.R.G.C.D. PROPERTY MAP NO. 31, ELENA GALLEGOS GRANT PROPERTY OWNERS OF RECORD, JOE GRADY

BERNALILLO COUNTY TREASURER'S OFFICE:

**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF NEW MEXICO. THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Vladimir Jirik*  
VLADIMIR JIRIK, P.S.  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94555, ALBUQUERQUE, NM 87199  
office: 505.852.4567, cell: 505.852.4228  
professional.surveying@comcast.net



**LEGAL DESCRIPTION**  
A tract of land in Elma Gallegos Grant, projected Section 31, Township 11 North, Range 3 East of the N.M.P.M. in Bernalillo County, New Mexico, known as Tracts 107A-2A and 107A-1A-1, as shown on the Middle Rio Grande Conservancy District (MRGCD) Property Map No. 31, and being described as follows:

Beginning at the northeast corner of the hereinafter described parcel, being the northeast corner of said Tract 107A1A1, the southeast corner of Tract 107A1A2, MRGCD Property Map No. 31, and a point on the westerly line of Pedroncillo Road N.W., from which the control point "4-F-12" bears N 37° 49' 54" E., a distance of 1,684.59 feet; thence,

S 01° 05' 08" E., 70.55 feet distance to the southeast corner of the parcel of land herein described being the southeast corner of said Tract 107A1A1, and the northeast corner of Tract 107A1B3, MRGCD Property Map No. 31; thence,  
N 89° 23' 28" W., 248.27 feet distance to a point; thence,  
N 89° 31' 40" W., 194.91 feet distance to a point; thence,  
N 67° 48' 34" W., 49.34 feet distance to the southeast corner of the parcel of land herein described being the southwest corner of said Tract 107A1A1, the northwest corner of Tract 107A1B1A, and a point on the easterly line of Tract 106A4, MRGCD Property Map No. 31; thence,  
N 29° 56' 42" E., 142.88 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of said Tract 107A2A, the northeast corner of said Tract 106A4, MRGCD Property Map No. 31, and a point on the southerly line of Lot 13-P1, in Volume 94C, Folio 652, bearing and distance as shown on the plat of said Tract 107A2A, the northwest corner of Tract 107A2B, MRGCD Property Map No. 31, and a point on the southerly line of Lot 16-P1, Rio Del Norte subdivision; thence,  
S 20° 22' 19" W., 77.09 feet distance to a point being the southwest corner of said Tract 107A1A2, MRGCD Property Map No. 31; thence,  
S 40° 29' 31" E., 7.87 feet distance to a point; thence,  
E 42° 20' 17" S., 42.20 feet distance to a point; thence,  
N 72° 19' 21" E., 49.11 feet distance to the northeast corner and point of beginning of the parcel of land herein described.

S 70° 13' 33" E., 42.20 feet distance to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 53,684 square feet, 1.2324 acre.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING TRACTS INTO 3 NEW LOTS BETTER SUITABLE FOR REDEVELOPMENT, AND TO GRANT PRIVATE ACCESS, PRIVATE AND PUBLIC UTILITY EASEMENTS AS SHOWN.

**NO PROPERTY NOTE**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR OTHER INSTRUMENT PROHIBITING SUCH COVEANTS OR RESTRICTIONS BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOT OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "MPS 10464" OR "M/G" WILL & ID DISK MARKED "MPS 10464".
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 941185 DATED 9/24/2020 BY STEWART TITLE GUARANTY COMPANY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C01160 DATED 9/28/2008.
- MAINTENANCE OF THE PRIVATE ACCESS, TURN-AROUND, WATER & SEWER EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THE EASEMENT, OWNERS OF LOTS 2 & 3.
- THE PROPERTY IS SUBJECT TO CROSS DRAINAGE EASEMENT CREATED BY THE PLAT, BENEFICIARIES ARE OWNERS OF LOTS 1-3. THE EASEMENT MAINTENANCE IS THE RESPONSIBILITY OF LOTS 1-3 WITHIN THEIR RESPECTIVE PROPERTIES.

**FREE CONSENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF SAID TRACTS AND THE BENEFICIARIES OF SAID TRACTS. THE BENEFICIARIES OF SAID TRACTS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

JOE GRADY \_\_\_\_\_ DATE \_\_\_\_\_

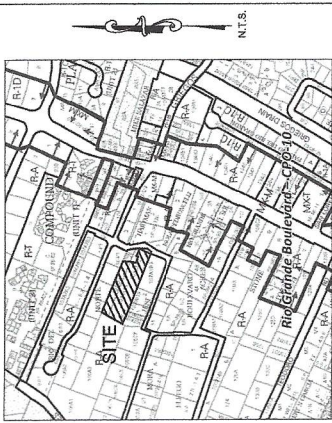
**ACKNOWLEDGEMENT**

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_



**LOCATION MAP**

ZONE ATLAS MAP NO. F-13-Z

**SUBDIVISION DATA**

- PROJECT PR-2021-004987
- ZONE ATLAS INDEX NO. F-13
- GROSS SUBDIVISION ACREAGE, 1.2324 ACRE
- TOTAL NUMBER OF EXISTING TRACTS, 2
- TOTAL NUMBER OF PROPOSED TRACTS, 3
- DATE OF SURVEY, OCTOBER 2020

**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. Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast 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 within the easement, 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 to use the easement for the purposes described above. Other than the easements described herein, with the right to utilize the right of way and easement for the purposes described above, 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 other structure be erected or constructed thereon, nor shall any structure be used for conducting any violations of National Electrical Safety Code or any other code or regulation for conducting structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switcheboards, as installed, shall extend ten (10) feet in front of transformer/switcheboard doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (MGC), and Quest Corporation (d/b/a CenturyLink (QUEST)) did not conduct a survey of the property and do not warrant the accuracy of the information shown on this plat. No warranty is made by the subdividers or their attorneys as to the accuracy of the information shown on this plat, replat or other document and which are not shown on this plat.

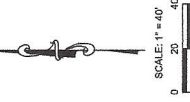
**M.R.G.C.D. APPROVAL NOTE**

Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-way, assessments and there are fully provided to said district and that provision for irrigation sources and easements are not provided for by the subdivider for the purposes of this plat. The subdividers warrant that the easements shown on this plat are for irrigation waters and services to any portions thereof, other than from existing turnouts.



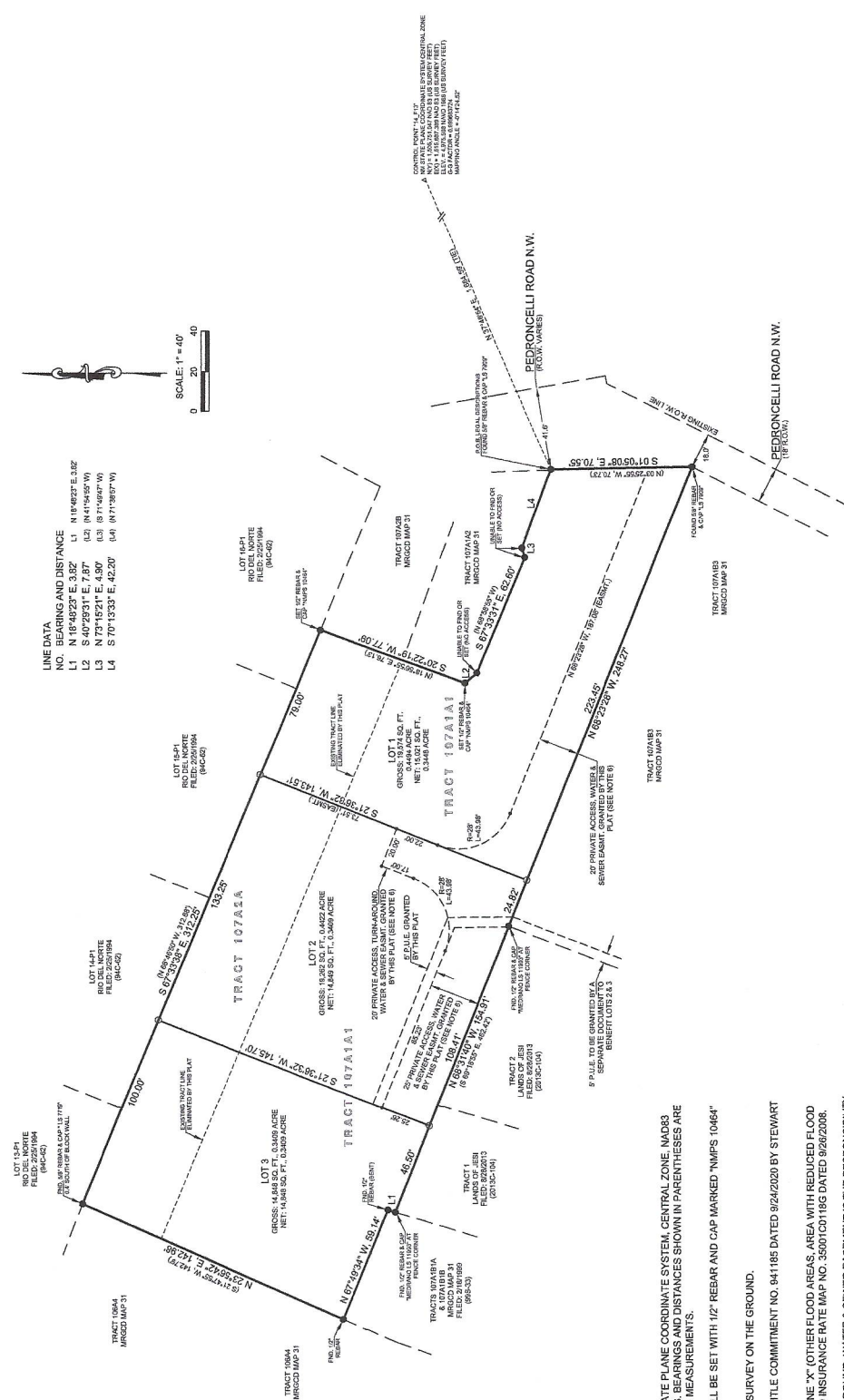
PLAT OF LOTS 1, 2 AND 3  
LANDS OF JOE GRADY

(REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2022



LINE DATA

NO.	BEARING AND DISTANCE	LI	N 18°42'27" E, 3.32'
L1	N 18°42'27" E, 3.32'	L1	N 18°42'27" E, 3.32'
L2	S 40°29'31" E, 7.87'	L2	N 41°19'45" W, 1.21'
L3	N 77°15'21" E, 4.50'	L3	S 71°19'47" W, 1.03'
L4	S 70°15'32" E, 4.220'	L4	N 71°38'57" W, 1.54'



NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "MMP3 10464" OR "MAG" NAIL & ID DISK MARKED "MMP3 10464".
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 841185 DATED 9/24/2020 BY STEWART TITLE GUARANTY COMPANY.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C01165 DATED 9/26/2008).
6. MAINTENANCE OF THE PRIVATE ACCESS, TURN-AROUND, WATER & SEWER EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THE EASEMENT, OWNERS OF LOTS 2 & 3.
7. THE PROPERTY IS SUBJECT TO CROSS DRAINAGE EASEMENT CREATED BY THE PLAT. BENEFICIARIES ARE OWNERS OF LOTS 1-3. THE EASEMENT MAINTENANCE IS THE RESPONSIBILITY OF LOTS 1-3 WITHIN THEIR RESPECTIVE PROPERTIES.

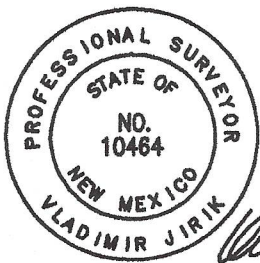
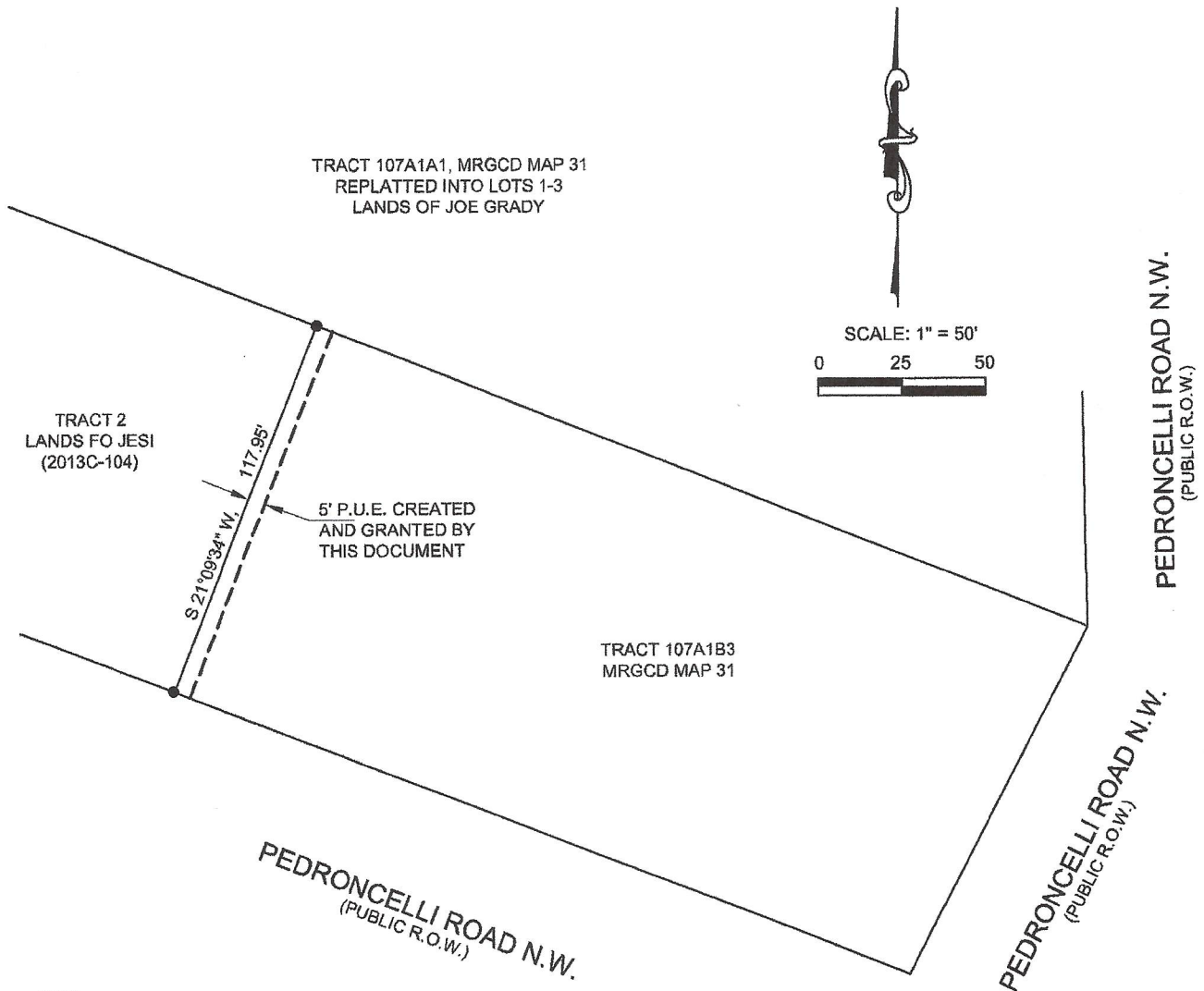


# Exhibit A

5' P.U.E. WITHIN TRACT 107A1B3, M.R.G.C.D. PROPERTY MAP NO. 31  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

## LEGAL DESCRIPTION

Five foot (5') Public Utility Easement being the westerly Five feet (W. 5') of Tract 107A1B3, Middle Rio Grande Conservancy District Property Map No. 31, located between the northerly line of Pedroncelli Road N.W. and the southerly line of Tract 107A1A1, Middle Rio Grande Conservancy District Property Map No. 31, said Tract 107A1A1 being replatted into Lots 1-3, Lands of Joe Grady.



*Vladimir Jirik*

11/8/2021

Date

VLADIMIR JIRIK, NMPS NO. 10464  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94595, ALBUQUERQUE, NM 87199  
Office: 505.892.4597, Cell: 505.620.4228  
professional.surveying@comcast.net

This Easement is intended to run with the Benefited Property and Grantor's Property, and to inure to the benefit of and bind Grantor and Grantees, and their respective successors-in-interest, assigns and purchasers.

Grantor covenants that Grantor has good right and title to grant the foregoing Easement, and that Grantor shall warrant and defend the same unto Grantees, forever, against the lawful claims and demands of all persons.

No breach of this Easement shall entitle a Party to rescind or terminate this Easement. Each party shall be entitled to obtain specific performance of this Easement and to seek damages and attorney fees from the breaching party.

Any notice or demand given or served hereunder shall not be deemed to have been duly given or served unless in writing and forwarded by certified mail, postage prepaid, or by Federal Express or similar commercial courier service, addressed to a party at its address shown in the real property records or property tax records of Bernalillo County, New Mexico. The person and the place to which notices are to be mailed may be changed by written notice to the other party.

**GRANTOR:**

**MARY GILLIAM**

Signature: Mary Gilliam

Print Name: MARY GILLIAM

Address: 3825 PEDRONCELLI RD NW  
ABQ, NW 87107

STATE OF NEW MEXICO      §  
   §  
COUNTY OF Bernalillo      §

This instrument was ACKNOWLEDGED before me on September 10, 2022, by Mary Gilliam.

Krista Martinez  
Notary Public  
Commission No.: 1041351  
My Commission Expires: 12/05/2025

**KRISTA MARTINEZ**  
Notary Public - State of New Mexico  
Commission # 1041351  
My Comm. Expires Dec 5, 2025

**EXHIBIT A**



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**  
**INFRASTRUCTURE LIST**  
(Rev. 2-16-18)  
**EXHIBIT "A"**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: PR-2021-00496Z  
DRB Application No.: \_\_\_\_\_

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**  
**TRACTS 107A1A1 AND 107A2A, MRGCD PROPERTY MAP 31**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**  
**LOTS 1, 2, AND 3, LANDS OF JOE GRADY**  
**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	
							Inspector	P.E.
<input type="text"/>	<input type="text"/>	20'	PRIVATE GRAVEL ACCESS ROAD	LOT 1	PEDRONCELLI ROAD	LOT 1 WEST PROPERTY LINE	/	/
<input type="text"/>	<input type="text"/>	20'	PRIVATE GRAVEL K-TURN ACCESS ROAD	LOT 2 NORTH SIDE	LOT 2 SOUTH PROPERTY LINE	80 FEET NORTH OF LOT 2 SOUTH PL	/	/
<input type="text"/>	<input type="text"/>	25'	PRIVATE GRAVEL ACCESS ROAD	LOT 2	LOT 2 EAST PROPERTY LINE	LOT WEST PROPERTY LINE	/	/
<input type="text"/>	<input type="text"/>	6"	WATER LINE W/ VALVES, FH, M/S AND R/J'S	LOTS 1 AND 2	PEDRONCELLI ROAD	LOT 2 WEST PROPERTY LINE	/	/
<input type="text"/>	<input type="text"/>	8"	SANITARY SEWER LINE W/MANHOLES	LOTS 1 AND 2	PEDRONCELLI ROAD	LOT 2 WEST PROPERTY LINE	/	/
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/

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	
							Inspector	City Crnst Engineer
							/	/
							/	/

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 \_\_\_\_\_

8/10/2022

SIGNATURE - date \_\_\_\_\_ UTILITY DEVELOPMENT - date \_\_\_\_\_ CODE ENFORCEMENT - date \_\_\_\_\_

CITY ENGINEER - date \_\_\_\_\_ - date \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER





# Request for Availability Statement Tracking Site

Requests for availability statements will be addressed in the order that they are received. This tracking site allows requestors to understand and follow the

Filter Status:

Received Filter Text:

Availability Number	Status	Action Required By	Project Name	Project Address	Zone Atlas Page	Jurisdiction	DRB Number	CDRA Number	Date Of Request	Date Of Final Information Provided	Date of Signature	Development Agreement	Service Connection Agreement	Comments	Days Pending
231015	Received		Lands of Joe Grady	3815 Pedroncelli RD NW	F-13	City	PR-2021004967		10/17/23			Not Selected	Not Selected		
231014	Received		PROJECT SUNSHINE	12942 LANERA DR NW 87121	K-5	County			10/13/23			Not Selected	Not Selected		
231013	Received		Panda Express	10126 Coors Blvd NW, Albuquerque, NM					10/12/23			Not Selected	Not Selected		
231012	Received		TRES AMIGOS	Edith Boulevard	D-16	County	SRP 2023-0095		10/11/23			Not Selected	Not Selected		

## STATUS LEGEND

**Received** – Request for availability received.

**Researching** – Currently being addressed.

**Reviewing** – Has been written and is under review.

**Processing** – Sent for Executive Director signature.

**Executed** – Signed by Executive Director.

**Holding** – Awaiting information from requestor. Once required information is received, "Date of Final Information Provided" will be updated and this will be put back into the queue based on this date.



August 6, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoly  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
www.abcwua.org

Adrian Casas  
Arch + Plan Land Use Consultants  
P.O. Box 25911  
Albuquerque, New Mexico 87125

**RE: Water and Sanitary Sewer Availability Statement #210624**  
**Project Name: Lands of Joe Grady**  
**Project Address: 3815 Pedroncelli Rd NW**  
**Legal Description: Tracts 107 A2A & 107 A1A1, MRGCD Map 31**  
**UPC: 101306109922230743**  
**Zone Atlas Map: F-13**

Dear Mr. Casas:

**Project Description:** The subject site is located on Pedroncelli Road south of the intersection of Pedroncelli Road and Griegos Place within the City of Albuquerque. The proposed development consists of approximately 1.02 acres and the property is currently zoned R-A for rural and agricultural use. The property lies within the Pressure Zone 1E in the Montgomery trunk. The request for availability indicates plans to subdivide the existing site, consisting of two existing lots, to accommodate four new lots.

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

- Six-inch cast iron distribution main (project #03-14-62) along Pedroncelli Road

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch VCP collector line (project #012-165-62) along Pedroncelli Road

**Water Service:** New metered water service to the property can be provided contingent upon a developer funded project to extend a six-inch distribution main along the southernmost property line of the site. The extension shall terminate at the west property line in order to facilitate future service to the existing property west of the site. The property to the west is addressed 2530 Elfego Rd NW and described as Tract 106A4 MRGCD Map 31.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. 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:** Sanitary sewer service can be provided contingent upon a developer funded project to extend a sanitary sewer line the same length as the previously mentioned waterline and along a parallel alignment. The extension shall be from the eight-inch collector line in Pedroncelli Road. The extension shall begin and terminate with a manhole.



It is understood that the extension of the public collector line within the site may result in a shallower than typical manhole at the terminus. A preliminary analysis indicates approximately three feet of cover. Coordination with the Utility Development section of the Water Authority shall take place to evaluate the feasibility of a collector line extension. A determination will be made at that time which will provide direction indicating if a public force main or collector is required.

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

**Fire Protection:** A standard fire hydrant flow of 1,000 gallons-per-minute has been applied to the existing/proposed infrastructure. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired flow at the terminus of the proposed extension. 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.

**Cross Connection Prevention:** Approved dual check valves shall be installed on all water services within pressure zones OW, 1W and 1E. Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows: 1) Customers shall permanently abandon the use of private wells by plugging the wells as accepted by the Water Authority prior to connecting to the public water system; or 2) Customers who choose to maintain their private wells shall completely sever the private well from the premises' potable plumbing system and shall install a reduced pressure principle backflow prevention assembly approved by the Water Authority at the terminal end of the water service from the public water system (e.g., service connection).

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

**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** 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.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It 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 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 Statement 210624



# 210624 - Water



## Legend

- Project Location
- Valve
- Hydrant

## Pipe SUBTYPE

- Distribution Line
- Hydrant Leg

0 245 490 Feet



--- General Map Keyed Notes

1 --- Proposed Waterline Extension

--- Fire Flow Analysis Points



1 --- Analysis Point




## 210624 - Sanitary Sewer




**Legend**



-  Project Location
-  Sewer Manhole

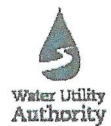
**Sewer Pipe  
SUBTYPE**  
 COLLECTOR

0 245 490 Feet



 --- General Map Keyed Notes

- 1 --- Proposed Sewer Extension 
- 2 --- Proposed Connection At Manhole F13525 





### **GRANT OF UTILITY EASEMENT**

By this instrument (this "Easement") dated effective the date of execution by MARY GILLIAM, a single woman (the "Grantor"), and in consideration of the sum of Three Thousand and no/100ths Dollars (\$3,000.00), Grantor hereby grants to JOSEPH P. GRADY AND LAURI GRADY, husband and wife (the "Grantees"), a permanent non-exclusive easement to construct, reconstruct, install, operate, use, inspect, maintain, repair, replace, relocate, patrol, change the size of, add to, or remove such lines, pipes, conduits, meters, valves, fittings, boxes, vaults, hydrants, pipeline markers, and other facilities (collectively, the "Facilities") as Grantees deem necessary or convenient in connection with providing gas and electric service to Grantees' properties described as Tracts 107-A-2-A and 107-A-1-A-1, anticipated to be replatted as Lots 1-3, Lands of Joe Grady (the "Benefited Property"). This easement is located on Tract 107-A-1-B-3 within MRGCD Property Map No. 31 ("Grantor's Property") and is described in **Exhibit A** attached hereto and made a part hereof ("Easement Area") and includes a right of way for such Facilities and reasonable ingress to and egress from such Facilities, upon, across, over and/or under the Grantor's Property.

Grantor agrees that no change of grade of the Easement Area shall be made, that it shall not be inundated, that it shall be kept free of trees, deep-rooted shrubs, buildings and structures of all kinds (except for Grantees' Facilities), and that nothing shall be done that unreasonably interferes with Grantees' use of the Easement Area or that will damage or is reasonably likely to damage Grantees' Facilities and equipment in the Easement Area. Without limiting the foregoing, Grantor shall not perform or permit any digging, tunneling or other forms of construction activity on the Easement Area which would substantially disturb, or is likely to substantially disturb the compaction or unearth Grantees' Facilities located within the Easement Area or endanger the lateral support to such Facilities and Grantor agrees that it shall be responsible for any such damage. Grantees shall have the right, but not the duty, at Grantees' sole convenience and discretion, to trim and/or remove trees, brush, roots or vegetative material that obstruct or otherwise interfere with the use, maintenance or operation of Grantees' Facilities. Said right shall not relieve Grantor of the duty as owner to trim or remove trees, brush or material to prevent danger or hazard to property or persons. In addition Grantor must comply with one-call notification requirements pursuant to Section 62-14-1, et seq. NMSA 1978, as it may be amended from time to time.

Grantees shall be solely responsible for the costs of Grantees' use of the Easement Area, any and all costs associated with the Facilities, and any damages to Grantor's property caused by Grantees.

Grantor reserves the right to use the surface of the Easement Area for landscaping ("Permitted Use"). To the extent removal of such Permitted Use is necessary for Grantees to exercise their rights under this Easement, Grantees shall be responsible for the costs of removal of such Permitted Use, and Grantees shall repair or replace any such Permitted Uses upon completion of their work on the Facilities. Before commencing the construction or installation of any such Permitted Use, Grantees shall notify Grantor in advance.

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**Fw: Water and Sewer availability #210624 - resubmitted PS-2021-00152**

1 message

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Joe Grady <joegrady6@hotmail.com>  
To: "jag@jagpandz.com" <jag@jagpandz.com>

Sun, Oct 15, 2023 at 11:06 AM

Good morning Juanita and Andrew,

I will be sending some documents regarding the subdivision at 3815 Pedroncelli. I am also forwarding the email from Blaine regarding the 20' easement on the front lot.

Thank you,

Joe Grady

---

**From:** Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>  
**Sent:** Wednesday, February 9, 2022 1:18 PM  
**To:** 'Carter, Blaine M.' <bcarter@abcwua.org>; Joe Grady <joegrady6@hotmail.com>  
**Subject:** RE: Water and Sewer availability #210624 - resubmitted PS-2021-00152

Yes, this is correct. The "access" easement shall also be established with maintenance and beneficiaries listed.



**JEANNE WOLFENBARGER, P.E.**

Transportation manager

development review services

o 505.924.3991

e [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Carter, Blaine M. <bcarter@abcwua.org>  
**Sent:** Wednesday, February 9, 2022 11:15 AM



**To:** Joe Grady <[joegrady6@hotmail.com](mailto:joegrady6@hotmail.com)>  
**Cc:** Wolfenbarger, Jeanne <[jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)>  
**Subject:** RE: Water and Sewer availability #210624 - resubmitted PS-2021-00152

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Joe,

Please use this email as confirmation that the WUA will accept the 20' easement on the east lot and the 25' easement on the middle lot. The water/sewer easement can, and should, also be designated as an access easement serving the subdivided lots.

Thank you,



Blaine Carter, PE, CFM  
Senior Engineer  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.415.9188 (c) | [www.abcwua.org](http://www.abcwua.org)

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**From:** Joe Grady <[joegrady6@hotmail.com](mailto:joegrady6@hotmail.com)>  
**Sent:** Wednesday, February 9, 2022 10:48 AM  
**To:** Carter, Blaine M. <[bcarter@abcwua.org](mailto:bcarter@abcwua.org)>  
**Subject:** Re: Water and Sewer availability #210624 - resubmitted PS-2021-00152

[CAUTION: This email was received from an EXTERNAL source]

Good morning Blaine,

We spoke last month about the subdivision at 3815 pedroncelli road nw - (2021-00152). I need to send Jeanne Wolfenbarger at the transportation department some kind of documentation that your department will approve the 20' wide easement for sewer and water on the front lot (furthest to the east). It will then change to a 25' easement on the middle lot as shown on the proposed site plan. We will be bringing electrical and gas from a 5' easement on the lot to the south of my property. The transportation department will also need to know that the easement for the sewer and water can also be used for access to the back two lots. Can you help me with that?

I have my phone on if you have any issues or questions.

Thank you,

Joe Grady

561-699-4119

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**From:** Cadena, Kristopher <kcadena@abcwua.org>  
**Sent:** Monday, January 3, 2022 2:05 PM  
**To:** Joe Grady <joegrady6@hotmail.com>  
**Cc:** Carter, Blaine M. <bcarter@abcwua.org>; Gustafson, Christopher <cgustafson@abcwua.org>  
**Subject:** RE: Water and Sewer availability #210624 - resubmitted PS-2021-00152

Joe,

I've also attached my latest email which dates back to August.

The following are some discussion topics:

1. Just to confirm, you are saying the maximum easement you're able to provide for a public waterline and sanitary sewer is 20', correct? The line highlighted below states that you would be able to provide the required 25'. Please confirm.
2. The depth of the proposed sanitary sewer needs to be confirmed to ensure that the trench prism will fall within the easement. The trench prism is dependent on depth.
3. The foundation of the existing garage shall not encroach into the Water Authority easement. It seems that you have confirmed that but a surveyor will need to provide an exhibit that shows this is true.
4. I do recall conversation about the originally thought landlocked property of 2530 Elfuego Rd. I do recall you indicating that it did indeed have service from Elfuego Rd. In looking through the records, it does appear that this supposed land locked property does indeed have service via CCB Account 7835039560. Since that property has service, your extensions would now only need to extend as far west as needed to provide perpendicular connections to your proposed westernmost lot.
  - a. A revised availability statement can be issued to remove the approximate length of 106' of waterline and sanitary sewer.

Please work with Blaine with regard to these issues. He can decide whether or not the easement width variance makes sense.

Kristopher Cadena

505.289.3301



1. **From:** Joe Grady <joegrady6@hotmail.com>  
**Sent:** Sunday, December 19, 2021 10:59 AM  
**To:** Cadena, Kristopher <kcadena@abcwua.org>  
**Cc:** Carter, Blaine M. <bcarter@abcwua.org>  
**Subject:** Re: Water and Sewer availability #210624 - resubmitted PS-2021-00152

[CAUTION: This email was received from an EXTERNAL source]

Good morning Kristopher,

We resubmitted a new sketch plat last week and Derrick Archuleta forwarded me his notes from the meeting that indicate that we would need a 25' easement on the front lot for water and sewer. We spoke after the last submittal in August and discussed the possibility of allowing me to salvage the garage on the east lot even though it would only allow for a 20' easement or the sewer and water to the proposed back two lots. We discussed that a 20' easement on the front lot could not include electric and gas service, and the footing of the existing garage could not encroach on that 20' easement. I have arranged an agreement with our neighbor that would allow us to the use of a 5' easement through her property to the south that would electric and gas service to all three lots without encroaching on the 20' water and sewer easement on the proposed front lot. I also met with PNM on site and about the location of the proposed new easement that would be used for an underground line to the proposed new lots and could be shared with the gas company. I have also discovered that the garage foundation on the existing garage does not encroach into the proposed 20' water and sewer easement. As the revised sketch plat shows we would provide a 25' easement for water and sewer as well as an additional 5' easement in front of the middle lot that would allow the required space for installation and potential future service issues. The request for the 20' easement width on the front lot would allow us to salvage and renovate the existing adobe garage on the front lot - which I believe would be an overall benefit for our property and for the other properties in the area.

I have one other question regarding the request that we had from our first submittal early in the year which involved providing an easement all the way to the west property line of our property so neighbors to the west had access to city services. We had found out last spring that our neighbor to the west, Mrs Griego, already has all of her utilities in place with easements from Elfego road. Would we still need to provide a utility easement through our proposed back lot to provide for utilities to Mrs Griego's property?

Please let me know if we can discuss in person or remotely whenever it works with your schedule.

Thank you and Happy Holidays,

Joe Grady

561-699-4119

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**From:** Cadena, Kristopher <[kcadena@abcwua.org](mailto:kcadena@abcwua.org)>  
**Sent:** Wednesday, August 18, 2021 11:38 AM  
**To:** Joe Grady <[joegrady6@hotmail.com](mailto:joegrady6@hotmail.com)>  
**Cc:** Carter, Blaine M. <[bcarter@abcwua.org](mailto:bcarter@abcwua.org)>  
**Subject:** RE: Water and Sewer availability #210624

Hello Joe,

It was good talking to you this morning.

At a minimum, we would require an exclusive 25' public waterline and sanitary sewer easement for the extensions identified in the attached availability statement.

Also, per our Expansion Ordinance, the properties will be required to get water and sanitary sewer service.

In looking at the sketch plat provided by you, I have the following comments:

1. The easement incorrectly references private water and private sanitary sewer. It needs to be public.
2. The width is only 20' and needs to be 25' since both the public waterline and sanitary sewer will be installed along this corridor.
  - a. We need to be mindful of operation and maintenance of said lines and having a wide enough easement helps with these activities.
3. The public waterline and sanitary sewer easement needs to extend to your west property line as mentioned in the availability statement. This is to prevent the land locking of your neighbor to the west.

I've copied Blaine Carter who is an engineer in my group who represents the Water Authority on the City's Development Review Board so he is kept in the loop.

Kristopher Cadena

505.289.3301

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4 attachments



 **ABCWUA WATER & SEWER AVAILABILITY STATEMENT (1).PDF**  
3404K

 **Grant of Utility Easement (recorded) 09.06.22.pdf**  
161K

 **infrastructure-list Lands of Joe Grady.pdf**  
117K

 **3815 Pedroncelli Road NW topo for Engineer (3).dwg**  
299K