



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"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
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

CREATE 3 LOTS FROM 2 EXISTING LOTS
GRANT PRIVATE ACCESS EASEMENT, PRIVATE & PUBLIC UTILITY EASEMENTS

APPLICATION INFORMATION

Applicant: JOSEPH & LAURIE GRADY		Phone:
Address: P.O. BOX 30801		Email:
City: ALBUQUERQUE	State: NM	Zip: 87190
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	

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 & 107.A1.A1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.: 31	UPC Code: 1.013.061.099.222.307.43
Zone Atlas Page(s): F-13	Existing Zoning: R-A	Proposed Zoning:
# 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

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2021.004967

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>Derrick Archuleta</i>	Date: 12.7.2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date: Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ 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 S2 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
 - ___ Proposed Final Plat
 - ___ Design elevations & cross sections of perimeter walls
 - ___ Copy of recorded IIA
 - ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
 - ___ 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
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets
 - ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - ___ Proposed Infrastructure List, if applicable
 - ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ 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 S2 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 describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>12-7-2021</u></p>
<p>Printed Name: <u>DERICK ARCHULETA</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 7, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: TRACTS 107-A2A & 107-A1-A1, MRGCD MAP 31

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property. A Sketch Plat was presented to the DRB under PR 2021-004967 / PS 2021-00055 proposing a two (2) to four (4) lot subdivision on May 5, 2021 in an effort to address prior Sketch Plat comments. The first Sketch Plat was presented to the DRB under PR 2021-004967 / SD 2021-00012 for an interior lot line adjustment from two (2) lots into two (2) lots on January 27, 2021.

The subject application is revised to reflect a two (2) lot into 3 (three) lot subdivision in response to working with the ABCWUA for provision of private easements for water and sewer service to the site.

Proposed Lot 1 is to be 0.3448± net acres, Lot 2 is to be 0.3409± net acres and Lot 3 at 0.3409± net acres to be known as Lands of Joe Grady on property zoned R-A (Rural and Agricultural).

Proposed Lot 1 is currently developed with a single family residence and the rest of the site is currently vacant.

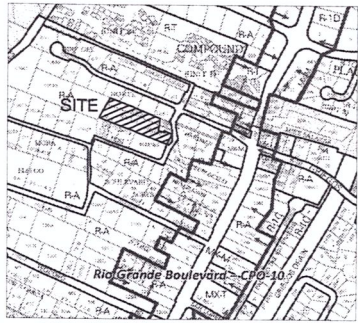
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



LOCATION MAP
ZONE ATLAS MAP NO. F-13-Z

SUBDIVISION DATA

1. PROJECT PR-2021-
2. ZONE ATLAS INDEX NO.: F-13
3. GROSS SUBDIVISION ACREAGE: 1.2324 ACRE
4. TOTAL NUMBER OF EXISTING TRACTS: 2
5. TOTAL NUMBER OF PROPOSED TRACTS: 3
6. 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 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), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

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 liens are fully reserved to said district and that if provided for in the plat and easements are not provided for by the subdivider for the subdivision, addition or plat, said district is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

LEGAL DESCRIPTION

A tract of land in Elena Gallegos Grant, projected Section 31, Township 11 North, Range 3 East of the N.M.P.M., in Bernalillo County, New Mexico, being Tracts 107-A-2-A and 107-A-1-A-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 Pedroncelli Road N.W., from which the control point "14_F13" bears N 37°48'54" 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 68°23'28" W, 248.27 feet distance to a point; thence,
 N 68°31'40" W, 154.91 feet distance to a point; thence,
 N 18°48'23" E, 3.82 feet distance to a point; thence,
 N 67°49'34" W, 59.14 feet distance to the southwest 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 23°56'42" E, 142.98 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, Rio Del Norte subdivision (plat filed 2/25/1994 in Volume 94C, Folio 62); thence,
 S 67°33'38" E, 312.25 feet distance to a point being the northeast corner of said Tract 107A2A, the northwest corner of Tract 107A2B, MRGCD Property Map No. 31, and a point of 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,
 S 67°33'31" E, 62.60 feet distance to a point; thence,
 N 73°15'21" E, 4.90 feet distance to a point; thence,
 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.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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 "NMP5 10464" OR "MAG" NAIL & ID DISK MARKED "NMP5 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. 941185 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 LEEVE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001CD118G 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.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS 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 _____

**SKETCH 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, T.11N, R.3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2021

APPROVED AND ACCEPTED BY:

PR-2021- _____	_____
CASE NO. _____	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
CITY ENGINEER _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY _____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CODE ENFORCEMENT _____	DATE _____
CITY SURVEYOR _____	DATE _____
M.R.G.C.D. _____	DATE _____

UTILITY APPROVALS:

PNM _____	DATE _____
NM GAS COMPANY _____	DATE _____
CENTURYLINK _____	DATE _____
COMCAST _____	DATE _____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #10130810992230743 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: _____

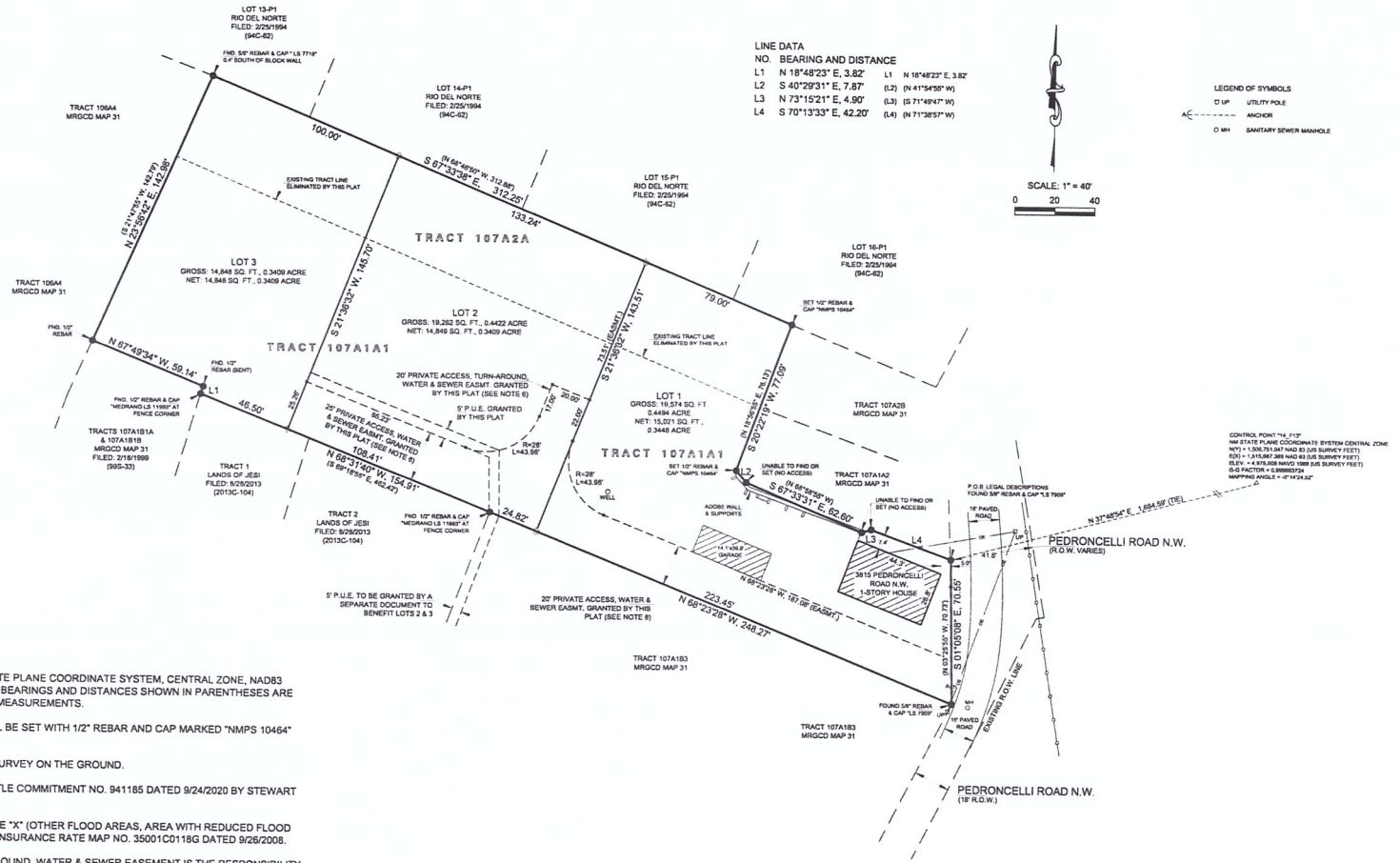
SURVEYOR'S CERTIFICATION

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 DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT 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 11/8/2021
 VLADIMIR JIRIK, NMP5 NO. 10464 DATE _____
 PROFESSIONAL SURVEYING LLC
 P.O. BOX 94555, ALBUQUERQUE, NM 87199
 office 505.892.4597, cell 505.620.4228
 professional.surveying@comcast.net



**SKETCH 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
NOVEMBER 2021



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.
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- 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. 35001C0118G DATED 9/26/2008.
- 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.

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 Pyskoty
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: 10130610992230743
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 0W, 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

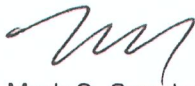
collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

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 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



