

August 13, 2025

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Noah Pierce  
Bohannan Huston Inc  
7500 Jefferson St. NE

**RE: Water and Sanitary Sewer Availability Statement #250320**  
**Project Name: West ABQ Self Storage Project**  
**Project Address: N/A**  
**Legal Description: Tract 3 Bulk Land Plat of the Trails Unit 3A**  
**UPC: 100806450049410301**  
**Zone Atlas Map: C-08-Z, C-09-Z**

Dear Mr. Pierce:

**Project Description:** The subject site is located at the southeast corner of Paseo Del Norte and Woodmont Avenue, within the City of Albuquerque. The proposed development consists of approximately 5.80 acres and the property is currently zoned MX-L for mixed-use, low intensity. The property lies within the 5W in the Corrales Trunk.

The Request for Availability indicates plans to develop a two-story Self Storage building.

**Existing Development Agreement:** This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service; however, since an approved Development Agreement currently exists for the property [R-19-16], Board approval is not required. This Availability Statement establishes the conditions of service in addition to those stated in the existing Development Agreement.

**Existing Conditions:**

Water infrastructure in the area consists of the following:

- 12-inch PVC distribution line (project #26-7405.86-21) along Woodmont Avenue NW.
- 24-inch DIP transmission line (project #NMUI-011-98) along the north side of Paseo del Norte.
- Eight-inch distribution line (Under Construction - CPN# 740579) along street 1 (within Tract 4 to the south and east of the subject property) with an eight-inch stub into the subject property.

Sanitary sewer infrastructure in the area consists of the following:

- 12-inch PVC sanitary sewer collector (Under Construction - CPN# 740579) along Woodmont Avenue NW.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing 12-inch distribution main along Woodmont Avenue NW or the eight-inch water line that was recently constructed along the southern boundary. However, the fire line shall connect to the 12-inch distribution main along Woodmont Ave. in order to obtain the required fire flow. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service to the property can be provided contingent upon completion and acceptance of the developer-funded 12-inch sanitary sewer collector line along Woodmont Ave, that is part of City Project Number #740579. Installation of a developer funded private lift station/grinder pump will be installed on site discharging into the new 12-inch sanitary sewer collector located along Woodmont Ave. No property shall share a private sewer service with any other property. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 3,625 gallons per minute. Four fire hydrants are required. There is one existing hydrants (#119 – WHYD954091) available and four new private hydrants are proposed within this property. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow on analysis point near fire hydrant (#119 – WHYD954091), located on Woodmont Avenue NW.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

**Cross Connection Prevention:** Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

**Easements and Property:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be

owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

**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:** The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, a UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

**Water Resource Charge (WRC):** Any expansion of water service outside of the Water Authority's Established Service Area will be assessed a Water Resource Charge(s) (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights, and supplies necessary to serve the development. Properties that receive only sewer service will not be charged a WRC.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This 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,

A handwritten signature in black ink, appearing to be 'MS' followed by a stylized flourish.

Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps

f/ **Serviceability #250320**

## 250320 - Water



0 310 620 Feet



### Legend

Hydrant

#### Water Pipe

##### Subtype

Distribution Line

Hydrant Leg

Out Zone Transmission

Construction in Progress

Project Location

#### Fire Flow Analysis Points

Analysis Point (1)

Analysis Point - Proposed Public Hydrant (4)





## 250320 - Sanitary Sewer



0 310 620 Feet



### Legend

Sewer Manhole

#### Sewer Pipe

##### Subtype

--- Construction in Progress

Project Location

Proposed Manhole

Proposed Lift Station

--- General Map Keyed Notes

1 - Proposed 4-inch sanitary sewer line

2 - Proposed 2-inch force main

