## Doc# 2024092675

PROTECT NAME: HIMAN REAN COFFEE SHOP

information).

parties.

12/23/2024 02:25 PM Page: 1 of 5 COV R:\$25.00 Linda Stover, Bernalillo County

## PRIVATE FACILITY DRAINAGE COVENANT

I ROJECT NAME. HOMAN BEAN COTTLE SHOT
HYDROTRANS NUMBER: E19/D025B2
This Drainage Covenant ("Covenant"), between 11 M MUNIT ("Owner"), whose address is 7341 SAU ANTO and whose telephone number is (565) 64-7817 and the City of Albuquerque, a New Mexico municipa corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date the City Engineer signs this Covenant.
1. Recital. Owner is the current owner of certain real property described as:
Lot 2 San Antonio Center in

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the

Bernalillo County, New Mexico (the "Property"). (Give legal description and filing

2. <u>Description and Construction of Drainage Facilities</u>. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. <u>E19/D025B2</u> private retention pond

The Drainage Facility is more particularly described in the attached <u>Exhibit A</u>. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

- 3. <u>Maintenance of Drainage Facility</u>. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.
- 4. <u>City's Right of Entry.</u> The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.
- 5. <u>Demand for Construction or Repair</u>. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.
  - 6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to

Rev Dec 2022

comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

- 7. <u>Liability of City for Repair after Notice or as a Result of Emergency</u>. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City
- 8. <u>Indemnification</u>. The Owner agrees to indemnify and hold the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 9. <u>Cancellation of Agreement and Release of Covenant</u>. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.
- 10. <u>Assessment.</u> Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

	11.	Notice.	For purp	oses of giv	ing formal	written not	tice to the	Owner,	Owner's
address	s is:			1					
	731	-11 2	MV H	NONIO	Dr				
	Alba	29	NM	8710	29				
		(		•	,				

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

- 12. <u>Term.</u> This Covenant shall continue until terminated by the City pursuant to Section 9 above.
- 13. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.
- 14. <u>Entire Agreement</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.
- 15. <u>Changes to Agreement</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.
- 16. <u>Construction and Severability</u>. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.
- 17. <u>Captions</u>. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

**OWNER:** 

By [signature]:

Name [print]: 1/M //(UNIC	
Title: OU Ne 5	
Dated: 12-13-24	
OWNER'S A	ACKNOWLEDGMENT
STATE OF NEW MEXICO ) )ss	
COUNTY OF BERNALILLO )	
This instrument was acknowledged 20 <b>24</b> , by	before me on this 13 day of December,  (name of person signing permit),  (title of person signing permit) of
SAVANNAH MONTANO Notary Public State of New Mexico Comm. # 2004213 My Comm. Exp. Sep 12, 2028	Notary Public My Commission Expires: September 12, 2028

kV

CITY OF ALBUQUERQUE:

Shahab Biazar, P.E., City Engineer

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO )ss

**COUNTY OF BERNALILLO** )

2024, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO NOTARY PUBLIC Rachael Miranda

Commission No. 1119740

November 09, 2025

(EXHIBIT A ATTACHED)

My Commission Expires: 11-9-

OWNER: KEITH GRIEGO HUMAN BEAN - SAN ANTONIO & WYOMING GRADING AND DRAINAGE GD0 D-19-Z MARITOR Algae Pro Sulamping U.C. 63760 February 2007 SCHOOLING CONTRACTOR OF SURE PARTY OF SURE P THE WAY STANK PROPERTURES IN SPECIFIC BANK HOW DOWNERS TOT THE MAKE OF DRIVE DRAINAGE NARRATIVE A KALLY, "Chilor doctor ho buy to VICINITY MAP LEGEND 4 15 4 SAN ANTONIO DRIVE N.E. THE PAY EASTER! GRADING AND DRAINAGE PLAN Fabrica Co. Section 1997 Section 1997 Section 1997 Fabrica Co. Secti ENLARGED RETENTION POND AREA 2007.5 APPROVED To the state of 2 1100.54,38

EXHIBIT 'A'

## Bernalillo County, NM

415 Silver Ave. SW, 2nd Floor P.O. Box 542 Albuquerque, NM 87102

Receipt: 1572291

<b>Product</b>	Name	Extended
COV	Covenant	\$25.00
	# Pages	5
	Document #	2024092675
	# Of Entries	0
Total	and anomalism was some constitution in a commensation in a discussion of the figure of	\$25.00

Tender (Check)

\$25.00

Check# 143

Paid By THE JAMES BEAN LLC

Phone # +1 505-924-3996

Thank Youl

12/23/24 2:25 PM MST jbarragan

## **CONTRACT CONTROL FORM**

PROJECT: E1900 CCN: 2015 (New/Existing) New	025B2 00 448	CONTAC	CT PERSON:	David Jones			
Type of Paperwork		Drainage Covenant					
Project Name/Description (From CTS):		Human Bean Coffee Shop					
Developer/Owner/Vendo	or <u>Tim M</u>	Tim Muniz					
Contract Amount\$		Contract Period	: <u></u>				
APPROVALS REQUIR	ŒD:	FINAL CONTR	ACT REVIEW  Approval Dat	e.			
DRC Manager		kV Initial		3:36 PM MST			
Legal Department		-95	12/16/2024	12:17 PM MST			
City Engineer		Initiat	12/17/2	7			
Hydrology Engineer		12	12/13/2024	1 3:35 PM MST			
Transportation Engineer				_			
Construction Engineer				_			
OTHER: <u>CAO</u>				_			
DISTRUBUTION:	Da	te:	By:				
Received by City clerk							