



TIERRA WEST, LLC

October 31, 2017

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

**RE: COMMENTS FROM DRB HEARING - SKETCH PLAT 07/12/17
DRB PROJECT NUMBER 1002445- FOOT HILLS SHOPPING CENTER
PROJECT: SNOW HEIGHTS TR 1 & 2, BLK88**

Dear Mr. Cloud:

Tierra West, LLC has addressed the comments from the DRB hearing for the Foothills Shopping Center which took place on July 17 2017 as follows:

Hydrology Section

1. Add Flood Plain note & FIRM information (Zone X)
Response: The note has been added to the second page of the plat.
2. Cross-lot drainage easement is required (assuming scheme is to continue draining to the parking lot to the west.)
Response: A private cross lot drainage easement is shown on the plat on page two that allows drainage from new tracts across Tract 1.
3. An approved conceptual grading and drainage plan will be required for Site Plan or Site Plan Amendment
Response: A conceptual grading and drainage plan was included in the Administrative Amendment to the Site Development Plan which was approved on October 19, 2017. A separate copy of same is being submitted to the hydrology department along with this submittal.
4. An approved grading and drainage plan will be required for Grading/Building Permit
Response: This comment is acknowledged and included in the "Conceptual Drainage Configuration" narrative which appears in the Conceptual Grading and Drainage Plan.

ABCWUA

1. Future water and sanitary sewer service to development on proposed Tract 2 will require a request for a water and sanitary sewer availability statement.
Response: An easement has been shown on the approved Administrative Amendment and also shown on page two of the plat.
2. Consider granting a 10' private water easement across Tract 1 for the benefit of Tract 2 to permit access to water facilities in Menaul Blvd. There is no option for water service to Tract 2 from Juan Tabo Blvd.
Response: An easement is shown and granted on page 2 of the plat

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Transportation Development

1. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building Permit.

Response: The development or modifications will have to either prepare an Administrative Amendment and routed through DRB or taken back to EPC.

2. Provide a sidewalk exhibit showing the location, width, and defining the distance from back of curb to the property line. Right of way dedication may be required.

Response: Attached is a separate Sidewalk Exhibit for the site which shows the existing curb and dimensioned to the property line that we believe meets this requirement.

Planning Department

1. This a Shopping Center (SC) site and is thus site plan controlled [ref: Case No. Z-1383]. An approved Site Development Plan for Subdivision will be required for proposed plat.

Response: An approved Site Plan for Subdivision has been issued by the City of Albuquerque and is attached.

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

Sincerely,



Ronald. R. Bohannon, PE

cc: Ryan Rubenkoenig

JN: 2016068

RRB/jg