Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2019-002604	02/10/21	#14
Zone Atlas Page: H-11	**Legal Description: Lot(s)** LOT 261-A UNIT B TOWN OF ATRISCO GRANT AIRPORT UNIT **Location:** 6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR	
Request For: **SD-2021-00022 –** PRELIMINARY/FINAL PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Serviceability letter #191009 was issued for this property, however as stated in the "Closure" section, this document does not commit service for this property. This is due to the fact that the development on proposed Lot 261-A-2 was not defined at the time of the request for availability statement.
2. This platting action is a catalyst for the requirement of infrastructure extensions as deemed necessary. Public waterline and public sanitary sewer extensions will be required along Estancia Dr. This will result in a looped water system as well as preventing existing Lot 263-A-2 from being land locked from public waterline and sanitary sewer. These improvements shall be included on an infrastructure list and be financially guaranteed or constructed prior to plat approval.

3. There has been much discussion regarding existing Lot 3-A-2-B and it potentially being land locked from public waterline and sanitary sewer. Previous coordination seemed to indicate that this existing Lot 3-A-2-B does have access to public waterline and sanitary sewer along Coors Blvd. via the existing 20' wide private utility easement (doc. # 93141037). The plat that was provided for this particular effort does not indicate the beneficiary of this easement. In fact, Note 4d on this plat indicates this easement is "in Lot 3-A-2" which is not correct.
    a. Please confirm that this offsite easement does in fact benefit existing Lot 3-A-2-B.
        i. If it is determined that it does not, then a private water and private sanitary sewer easement shall be granted along proposed Lot 261-A-2 for the benefit of existing Lot 3-A-2-B. This could presumably be granted along the existing 30' access easement south of the proposed property line.