



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-00466A  
Application No. SO-1621-00170

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 10.27.2021 HEARING DATE OF DEFERRAL: 12.01.2021

SUBMITTAL

DESCRIPTION: Plot revised to add private drainage easement and to show connect tie to AGRS monument (approved by AGIS); Infrastructure list for DRB approval; letter requesting DRB determination of sidewalk width; copy of Water and Sanitary Sewer Availability Statement # 210815; approved G&D plan; <sup>drainage report</sup> hydrology approval; senior engineer's approval letter.

CONTACT NAME: Tom Patrick

TELEPHONE: 505-897-0000 K118 EMAIL: tompatrick@communitysewers.com

Current DRC \_\_\_\_\_  
 Project Number \_\_\_\_\_

FIGURE 12:

Date Submitted: \_\_\_\_\_

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_

(Rev. 2-19-19)

Date Preliminary Plat Approved: \_\_\_\_\_

EXHIBIT "A"

Date Preliminary Plat Expires: \_\_\_\_\_

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

DRB Project No: PR 2021-00464

DRB Application No: 907021-00170

LOT 2 COORS VILLAGE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TLOTS 2A AND 2B COORS VILLAGE

EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User/Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed Under DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		18"	TYPED INLET AND CONNECTION TO EXISTING STORM DRAIN	TRACT 2B	EXISTING STUB	POND	/	/	/
		18"	PRIVATE STORM DRAN	TRACT 2B	INLET	TRACT 2A	/	/	/
		6"	SIDEWALK	WESTERN TRAILS	QUAKER HEIGHTS	WEST PROPERTY LINE	/	/	/
		8"	PUBLIC SEWER LINE	QUAKER HEIGHTS PL	EXISTING MH	10' NORTH OF TRACT 2A/2B PROPERTYLINE	/	/	/
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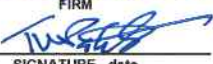
The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing  
 The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

- 1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<i>Tom Patrick / agent</i> NAME (print)	_____	_____
<i>Community Sciences</i> FIRM	DRB CHAIR - date	PARKS & RECREATION - date
 SIGNATURE - date	_____	_____
	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
	_____	_____
	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	_____	_____
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# Community Sciences Corporation

Professional Land Surveying & Planning

505.897.0000

505.898.5195 Fax

www.communitysciences.com

September 15, 2021  
Development Review Board  
City of Albuquerque

RE: Request for DRB determination  
Preliminary/Final Plat of Tracts 2-A and 2-B, Coors Village PR2020-004664

To: Chair and Board Members,

Community Sciences Corporation (CSC) is acting as the agent for House of Life Ministries LLC and is requesting an DRB Determination of the sidewalk width requirement along Quaker heights Lane NW and Milne Road NW.

The existing sidewalks within the public rights-of-way of Quaker Heights Lane NW and Milne Road NW are four (4) feet wide. Current City Ordinance requires a five (5) foot wide sidewalk along local streets.

We are asking that the sidewalk width requirement be determined by DRB and that the existing sidewalks be allowed to remain at the existing four (4) foot width for the following reasons:

1. The sidewalks are on low-traffic streets and do not pose a threat to pedestrian or vehicular safety. The sidewalks have been constructed with ADA handicap access ramps.
2. The sidewalks connect to an existing four (4) foot wide sidewalk on Milne Road NW in the southwest corner of the subject property.
3. Due to the low traffic and the vacant lot which they adjoin, there is little foot traffic on these sidewalks, particularly two-way foot traffic.
4. The sidewalks are in good condition with no cracking or buckling.
5. The sidewalks are constructed at a safe 5'+ distance from face of sidewalk to the back of curb.
6. The sidewalks met the City standards at the time that they were permitted for street construction, otherwise they could not have been built.
7. Adding one (1) foot of sidewalk would make uneven and unsafe sidewalks.
8. Replacing approx..1075 linear feet of sidewalk would place an undue burden on the property owner for no obvious gain.

Given these justifications, we are asking for a DRB Determination allowing these sidewalks to remain in place without modification or replacement.

Respectfully,



Thomas W. Patrick  
New Mexico Professional Surveyor No.12651

November 2, 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

Tom Patrick  
Community Science Corporation  
PO Box 1328  
Corrales, NM 87048

**RE: Water and Sanitary Sewer Availability Statement #210815**

**Project Name: Lots 2-A and 2-B, Coors Village**

**Project Address: Unaddressed Parcel at Southwest Corner of Quaker Heights Place and Western Trail**

**Legal Description: Lot 2, Coors Village**

**UPC: 101106116609131202**

**Zone Atlas Map: F-11-Z**

Dear Mr. Patrick:

**Project Description:** The subject site is located along Quaker Heights Place between Western Trail and Milne Road within the City of Albuquerque. The proposed development consists of approximately 5.07 acres and the property is currently zoned MX-T for mixed-use, transition. The property lies within the Pressure Zone 2WR in the College Trunk. The request for availability indicates plans to subdivide the site into two lots and develop the proposed southern lot 2-A for institutional use. Plans propose that water and sewer service will be used for a place of worship.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Ten-inch PVC distribution line (project #26-7042.81-03) along Quaker Heights Place and Milne Road
- 14-inch asbestos concrete distribution line (project #26-2265-86) along Western Trail.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-7042.81-04) along Quaker Heights Place and Milne Road, terminating at manhole F11-739, south of the proposed lot line created by this subdivision.
- 24-inch vitrified clay sanitary sewer interceptor (project #07-040-65) along the northern portion of Western Trail.
- 36-inch PVC sanitary sewer interceptor (project #26-4779.93-95) along the southern portion of Western Trail.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing ten-inch distribution main along Quaker Heights Place. The engineer is responsible for determining pressure losses and sizing of 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 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 a developer funded project to extend the eight-inch collector from manhole F11-739 along Quaker Heights Place. It shall extend along the frontage of the site such that perpendicular connection can be made from the northern lot and shall terminate at a manhole. 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.

This extension assumes that the proposed lot line is around 20-feet north of manhole F11-739. This matches location data provided by the project's surveyor. If the proposed lot line were to be relocated at least 50-feet further south, then the extension would not be mandated because routine service could be gained from the existing eight-inch collector. As-builts do not indicate any risers being provided in the interceptor main north of the site, and direct connection to the interceptor mains is prohibited.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,500 gallons-per-minute. One fire hydrant is required. There is one existing hydrant available and two new hydrants are proposed with this project. All hydrants located outside of public easement are to be considered private and painted safety orange. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at the proposed hydrants.

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.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle 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 or possible connection fittings or openings are allowed between the reduced principle 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 principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or 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 principle 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 or 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 requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

**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. 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:** 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.

If the lot line is moved 50-feet south, a sewer main extension would not be required, and improvements would then qualify for the Water Authority Mini Work Order process.

However, if the work will be done within the City of Albuquerque public right-of-way, coordination with the City of Albuquerque Design Review and Construction Section must take place if this mechanism will be acceptable. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** 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. 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 account fees.

**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 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,



Mark S. Sanchez  
Executive Director




Enclosures: Infrastructure Maps  
f/ Availability Statement #210815





## 210815 - Water






### Legend

-  Project Location
-  Valve
-  Hydrant

### Pipe SUBTYPE

-  Distribution Line
-  Hydrant Leg

0 370 740 Feet

-  General Map Keyed Notes
- 1. --- Proposed Lot Line 
-  Fire Flow Analysis Points
- 1. --- Analysis Point



# 210815 - Sanitary Sewer

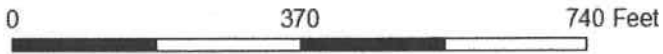


## Legend

- Project Location
- Sewer Manhole

## Sewer Pipe SUBTYPE

- COLLECTOR
- INTERCEPTOR



## General Map Keyed Notes

- 1. --- Proposed Lot Line
- 2. --- Proposed Sewer Extension
- 3. --- Proposed Connection At MH F11-739



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 15, 2021

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: House of Life Ministries  
Grading & Drainage Plan and Drainage Report  
Engineer's Stamp Date: 10/12/21  
Hydrology File: F11D020**

Dear Mr. Soule:

Based upon the information provided in your submittal received 10/13/2021, the Grading & Drainage Plan and Drainage Report are approved for Building Permit and for action by the DRB on the Preliminary Plat. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit an electronic file of the Covenant and Exhibit for completeness to Marion G. Velasquez at [mgvelasquez@cabq.gov](mailto:mgvelasquez@cabq.gov). Once the electronic file is approved for completeness, please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion on the 4th floor of Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



DRAINAGE REPORT

For

HOUSE OF LIFE  
TRACT 2 COORS VILLAGE

Albuquerque, New Mexico

Prepared by

Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199

OCTOBER 2021



David Soule P.E. No. 14522

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 11/15/21  
BY: Renee C. Brissette  
HydroTrans # F11D020

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.