Albuquerque Bernalillo County
Water Utility Authority

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-2022-007100	6/15/2022	#4
Zone Atlas Page: B-14	Legal Description: Lot(s) TRACT MM-1A and MM-1B, SEVEN BAR RANCH Location: SEVEN BAR LOOP NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW	
Request For: PS-2022-00115 – SKETCH PLAT		

ABCWUA Comment:

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

1. The property is located outside of the Adopted Service Area. Since infrastructure improvements are likely, a Water Authority Board approved development is required prior to approval.
2. Make a request for availability online. A Serviceability Letter will be issued in lieu of an Availability Statement, which will supplement the development agreement. This Serviceability Letter is also required prior to approval.
3. There is a public 12" waterline along Cottonwood Dr. and a dead end 8" waterline along Old Airport Ave., which terminates near the midpoint of proposed Lot 1.
4. There is an existing 8" sanitary sewer stub located near the northwest corner of proposed Lot 1. A public sanitary sewer extension may be required to cover the entire property frontage along Cottonwood Dr. to facilitate service to proposed Lot 2 and existing Lot MM1A to the south. Official requirements will be outlined in Serviceability Letter.

a. A public sanitary sewer easement may be required based on the required alignment of the public sanitary sewer.

5. Provide a Utility Plan for review.