Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2022-007153 **Date: 10/11/2023** **Agenda Item: #2 Zone Atlas Page: J-13**

Legal Description: Tract A, Tract A & Tract 238C1A2A2, Lands of Stewart-Walker/Lands of REI

Location: 1904 Bellamah Ave NW/1904 Mountain Rd NW between 18th St and 20th St

Application For: SD-2023-00179-Preliminary/Final Plat (DHO)

1. Please add the following note to the plat:
    a. "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
2. For information purposes only:
    a. Conditions for water and sanitary sewer service for new development on Tract A-1 provided per approved Availability Statement 221111. Conditions for water and sanitary sewer service for new development on Tract A-2 provided per approved Availability Statement 230415R.
        i. Infrastructure will be required.
        ii. An infrastructure list will need to be provided and include all the necessary infrastructure as noted in the conditions for service in the provided Availability Statements.
    b. A recorded IIA will be required prior to final signature of the final plat.
    c. Tract A-3 has an active water and wastewater service account with ABCWUA.
        i. Should new development take place on Tract A-3, an Availability Statement will need to be requested to determine conditions for water and sewer service. Please make a request at the following link when proposed development is known: Info for Builders – Availability Statements – Albuquerque Bernalillo County Water Utility Authority (abcwua.org)

Comment: (Provide written response explaining how comments were addressed)