



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. 2023-009688
Application No. SI-2024-00597

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

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

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: 5/01/2024 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Photos of sign posting ; Completed SP Form and Water Availability Statement

CONTACT NAME: Juanita Garcia
TELEPHONE: 505 362.8903 EMAIL: jag@jagpandz.com

REQUEST

APPROVAL FOR Site Plan Review for
@ Hotel

The Development Facilitation Team DFT of the City of Albuquerque will hold a ~~public hearing~~ ~~at the City Planning Department, 500, 2nd St. NW~~ remotely VIA ZOOM on May 1, 2024 @ 9:00 am and such additional dates as may duly be established.

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such ~~meeting~~ ^{Meeting}. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from 4/24/2024 to 5/10/2024

By (applicant/agent) Juanita Garcia, UAG Planning & Zoning Phone 505-262-3105

REFER TO FILE # SI-2024-00597

It is illegal for an unauthorized person to remove or tamper with this sign (7-16-82) Revised Ordinances of Albuquerque NM 1994
Revision December 2022

REQUEST
APPROVAL FOR Site Plan Review for
Hotel

The City of Albuquerque will hold a public hearing on 05/14/2024 at 10:00 AM on 05/14/2024 at 10:00 AM and such additional dates as may duly be established.

<https://www.cabq.gov/planning/development-commissions/>

All persons have a right to appear at or attend such public hearing. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from 05/14/2024 to 05/14/2024
by Heather King, City of Albuquerque, Planning Department
DATE TO FILE 05/20/2024

It is illegal to use an unapproved public notice or sign. A sign that does not meet the requirements of the City of Albuquerque Code of Ordinances, Section 10-1-1, is subject to removal.



REQUEST

APPROVAL FOR Site Plan Review for
A Hotel

The Development ^{Facilitation Team DFT} ~~Meeting of the~~ () of the City of Albuquerque will hold a ^{Meeting} ~~public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 600, 2nd St. NW~~ and remotely VIA ZOOM on May 1, 2024 @ 9:00 am and such additional dates as may duly be established. ~~The public hearing information~~ ~~Additional information can be obtained on the agenda for the DFR meeting featuring this case, which is located on the DFR webpage:~~

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such ^{Meeting} ~~meeting~~. For information on this case or instruction on filing written comments, you may call the City Planning Department Development Review at 505-924-3946.

Required to be posted from 4/26/2024 to 5/16/2024

By (applicant/agent) Juanita Garcia / JAG Planning - Zoning Phone (505) 362-8903

REFER TO FILE # SI-2024-00597

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Legal Description & Location: 2024 Central S.W. Tract 145A & 145B MRGCD MAP 38

Request Description: _____

Hydrology:

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Tregina Cho
Hydrology Department

4/24/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Ernest Armijo
Transportation Department

4/24/2024
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Request for Availability submitted? Yes No NA
- Availability Statement/Serviceability Letter Number 230602
- Note: Commitment for service is required prior to application approval.

[Signature]
ABCWUA

4/25/2024
Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the Plan Approved NA
- Fire Marshall Signature on the Plan Approved NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

June 30, 2023

Chair

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Ron Hensley
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

RE: Water and Sanitary Sewer Availability Statement #230602

Project Name: Cambria Hotel
Project Address: 2026 Central Avenue SW
Legal Description: Lot 145 B MRGCD Map No. 38
UPC: 101305812724131413
Zone Atlas Map: J-13

Dear Mr. Hensley:

Project Description: The subject site is located along Central Avenue between Rio Grand Boulevard and San Pasquale Avenue within the City of Albuquerque. The proposed development consists of approximately 0.78 acres and the property is currently zoned MX-M for medium density mixed use. The property lies within the Pressure Zone 1E in the Freeway Trunk. The request for availability indicates plans to develop a 115-room hotel.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Six-inch PVC distribution line (project # 26-965.01701-18) along Central Avenue.
- Four-inch Cast Iron distribution line (project # 09-171-71) along Willis Place.
- Abandoned 16-inch slurry filled Cast Iron distribution line (project# 26-965.01701-18) along Central Avenue.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector line (project # 26-3395-89) along Central Avenue.
- Eight-inch Vitrified Clay Pipe sanitary sewer collector, sanitary sewer interceptor, force main, vacuum line (project # 012-394-69) along Willis Place.

Water Service: New metered water service to the property can be provided contingent upon a developer funded project to upsize the existing four-inch line in Willis Place to a six-inch line for supply to the new hydrant. This upsizing is required to comply with the Albuquerque Fire Department Fire One Plan and meet the necessary fire flow for this development. Upon completion of the infrastructure construction, the development may receive service via routine connection to the existing six-inch distribution main along Central Avenue. 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. Fire

hydrants shall be on mains when water lines are extended in conjunction with coordination with the Fire Marshal, and according to spacing criteria that varies according to proposed land use adjacent to the water line. 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 can be provided via routine connection to manhole #J13521 along the existing eight-inch collector along Willis Place. 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. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,625 GPM gallons-per-minute. Three fire hydrants are required. There is one existing hydrant available and two new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow cannot be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the proposed hydrants.

To provide the required fire flow, infrastructure improvements are required. As modeled using InfoWater™ computer software, the fire flow can be met by implementing the infrastructure improvements described in the preceding Water Service section of this document.

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 Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal 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 pressure principal 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 principal 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 principal 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 recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way. The containment backflow device can be installed within the building if there are no tees, branches, or possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection, unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses and meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpsters pads and outdoor washdown areas that have the potential to discharge

grease, sand, solids, flammable liquids to the sanitary sewer. Pad shall be installed at an elevation higher than surrounding grade. It is not required for dumpster pads to have a sewer connection.

- b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS source within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: 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. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement, and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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.

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 UECs.

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 Reduction 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 if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

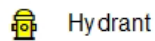
Enclosures: Infrastructure Maps

f/ **Availability Statement #230602**

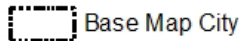
230602 - Water



Legend

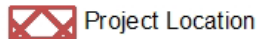


Hydrant



Base Map City

Water Pipe



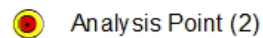
Project Location

Subtype

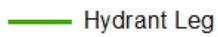
Fire Flow Analysis Points



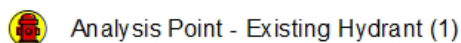
Distribution Line



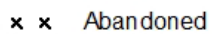
Analysis Point (2)



Hydrant Leg



Analysis Point - Existing Hydrant (1)



Abandoned









--- General Map Keyed Notes
1 - Upsize line from 4" to 6"



230602 - Sanitary Sewer



Legend

-  Sewer Manhole
-  Base Map City
- Sewer Pipe**
-  Project Location
- Subtype**
-  COLLECTOR
-  FORCE MAIN
-  INTERCEPTOR

