



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 15, 2014

Project# 1001920

13DRB-70804 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

VIRGIL GIL requests the referernced/ above action for **VILLA SENDEROS** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acres. (G-10)

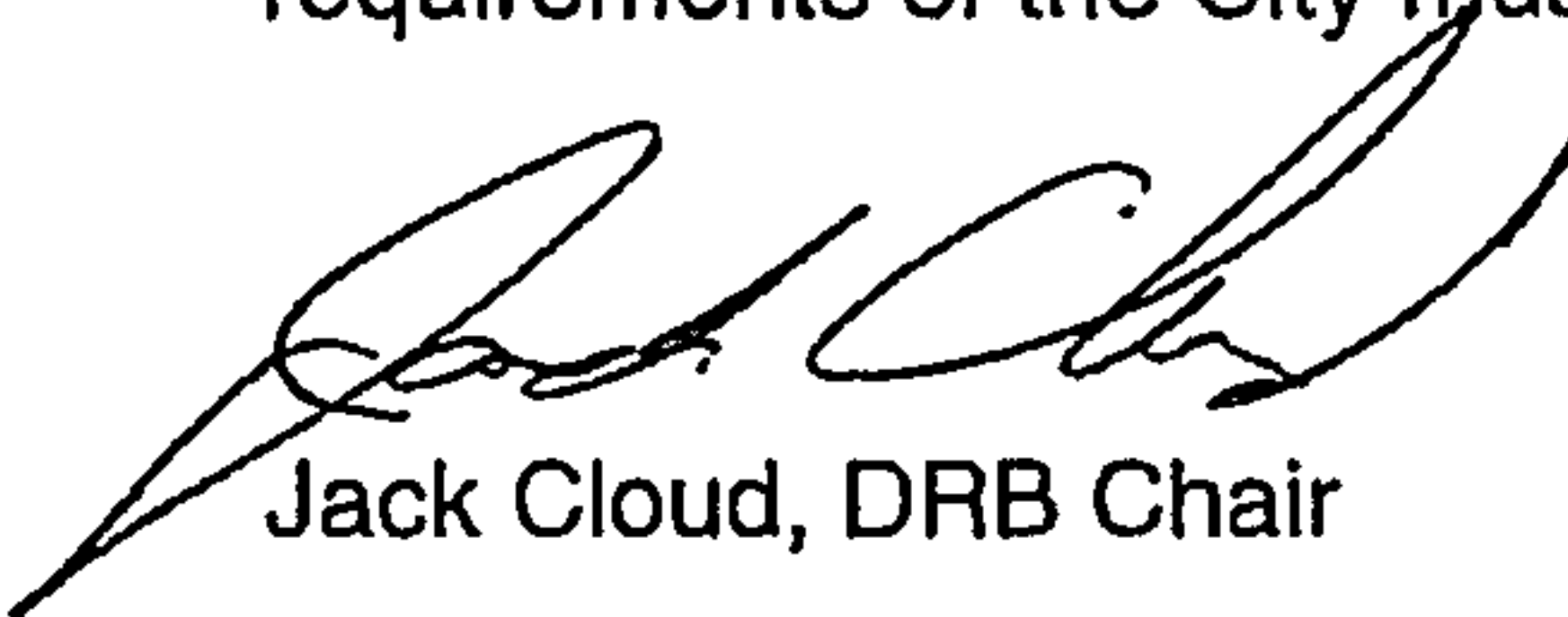
At the January 15, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 30, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Jack Cloud, DRB Chair

Cc: VIRGIL GIL
File



**DEVELOPMENT REVIEW BOARD
AGENDA**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 15, 2014 9:00 a.m.

MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer

Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

- A. Call to Order 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business
- D.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS


- 1. **Project# 1001920**
13DRB-70804 MAJOR - 2YR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR SIA)



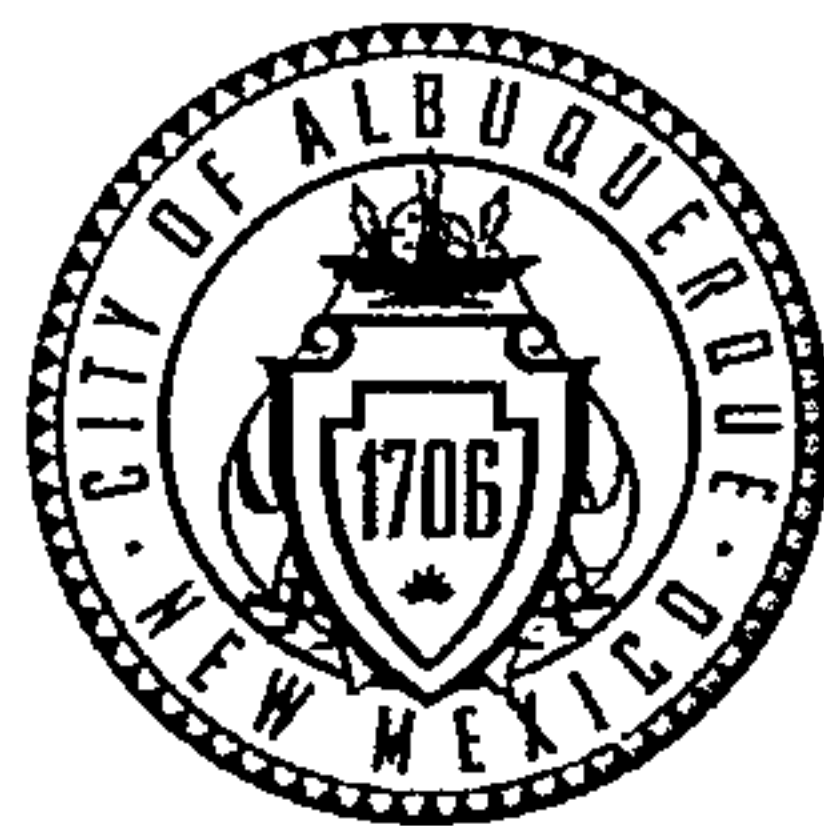
VIRGIL GIL requests the refererenced/ above action for **VILLA SENDEROS** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acres. (G-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

- 2. **Project# 1003613**
13DRB-70669 MAJOR - 2YR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the refererenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13] **DEFERRED TO 1/29/14.**

- 3. **Project# 1004472**
13DRB-70679 VACATION OF PUBLIC
RIGHT-OF-WAY 

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the refererenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B**, located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) [deferred from 10/09/13, 11/6/13, 11/21/13, 12/11/13] **DEFERRED TO 2/5/14.**



INTER-OFFICE MEMORANDUM
COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination
DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1001920

WEDNESDAY, January 15, 2014

Comments must be received by:

Monday, January 13, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-**



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Virgil Gil PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Virgil Gil PHONE: 249-0486
 ADDRESS: 6506 Calle Redonda NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: virgiljr@virgilgil.com
 Proprietary interest in site: owner/developer List all owners: Virgil Gil

DESCRIPTION OF REQUEST: SIA Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Villa Senderos
 Existing Zoning: RLT Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): G-10-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
Project No. 775683

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 11 No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Tallado Ct on St. Josephs near Unser
 Between: Unser and St. Josephs

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Virgil Gil DATE _____
 (Print Name) Virgil Gil Applicant: Agent:

FOR OFFICIAL USE ONLY

		Revised: 4/2012		
<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F. Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>13DRB - 70804</u>	<u>SIA</u>	_____ \$ <u>80.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	<u>ADV</u>	_____ \$ <u>75.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned	_____	<u>CMF</u>	_____ \$ <u>20.00</u>
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____ \$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____ \$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____ \$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____ \$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____ \$ _____
				Total
				\$ <u>145.00</u>
		Hearing date <u>January 13 2013</u>		
<u>Virgil Gil</u>		<u>12-20-13</u>	Project # <u>1001920</u>	
		Staff signature & Date		

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING



A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. VR
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Virgil Gil
 Applicant name (print)
Virgil Gil 12/19/2013
 Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13DRB - 20804

[Signature] 12-20-13
 Planner signature / date
 Project # 1001920

11/11/05

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from January 1, 2014 To January 15, 2014

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] 1-1-14
 (Applicant or Agent) (Date)

I issued 1 signs for this application, 12-20-13 [Signature]
 (Date) (Staff Member)

DRB PROJECT NUMBER: 1001920



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
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- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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- Administrative Amendment/Approval (AA)
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STORM DRAINAGE (Form D)

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- Annexation
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List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
Project No. 775683

CASE INFORMATION:

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 Between: Unser and St. Josephis

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Virgil Gil DATE _____
 (Print Name) Virgil Gil Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
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- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70804</u>	<u>SIA</u>	_____	<u>\$ 80.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 175.00</u>

Hearing date January 15 2013

Virgil Gil
 Staff signature & Date 12-20-13

Project # 1001970



FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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Virgil Gil
Applicant name (print)
Virgil Gil 12/19/2013
Applicant signature / date

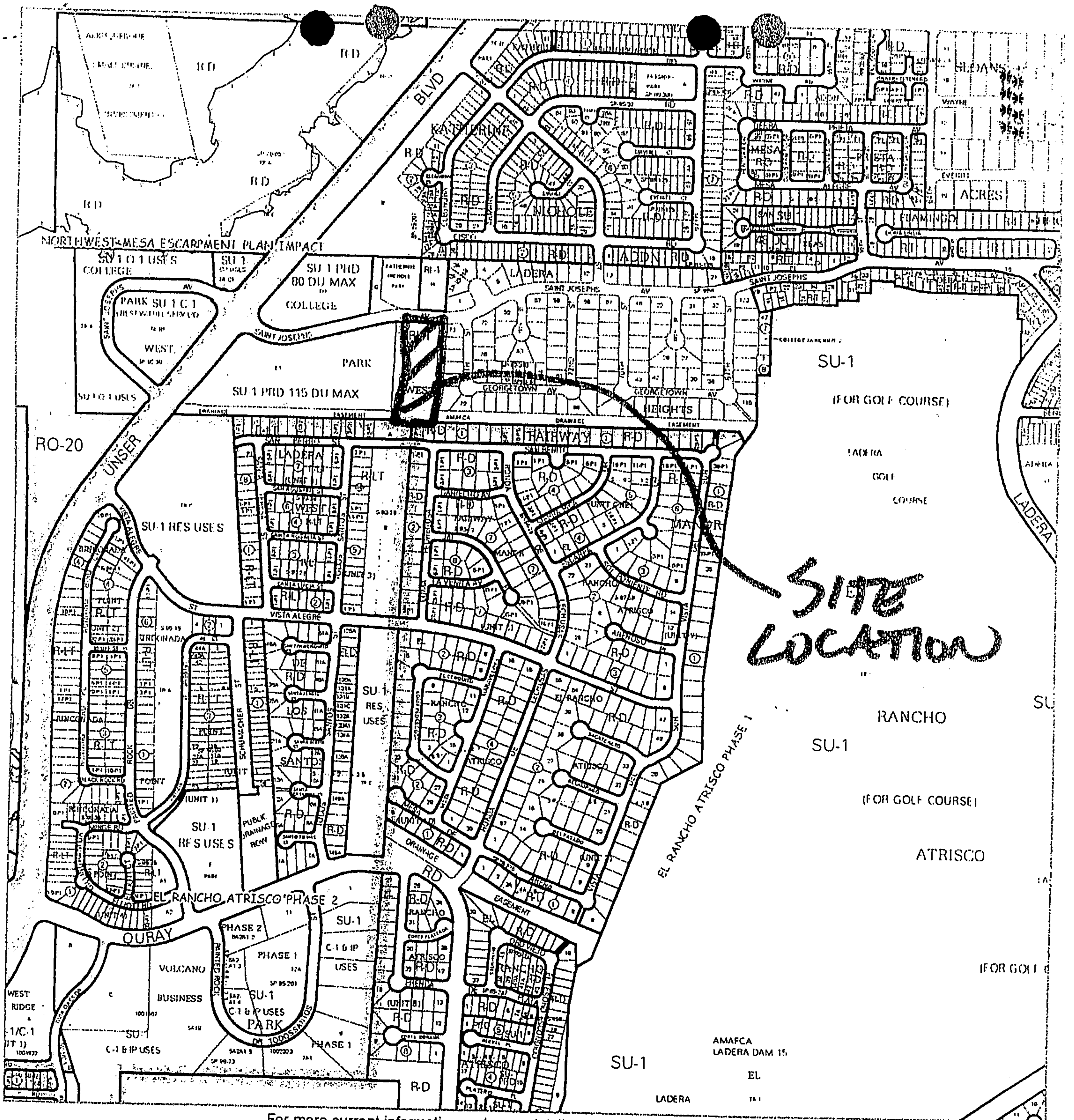


Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
13DRB - 20804

[Signature] 12-20-13
Planner signature / date
Project # 1001920



For more current information and more details visit: <http://www.cabq.gov/gis>

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	



VIRGIL GIL
INCORPORATED

December 19, 2013

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(DRB 1001970)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures to request an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 249-0486.

Sincerely,

Virgil Gil

Current DRC
Project Number: _____

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 2-20-09
Date Site Plan Approved: —
Date Preliminary Plat Approved: 2/25/09
Date Preliminary Plat Expires: 2/25/10
DRB Project No.: 1001970
DRB Application No.: _____

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

VILLA SENDEROS SUBDIVISION

PROPOSED NAME OF PLAT ~~AND/OR SITE DEVELOPMENT PLAN~~

TRACT F, COLLEGE PARK WEST SUBDIVISION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The 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 the 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 DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P. E.	City Cnst Engineer
		Paving 28' wide	Residential Paving w/curb and gutter, 4' sidewalk east side*	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		Utilities 6"	Water Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Tallado Court	St. Joseph's Avenue	End of Cul-de-Sac	/	/	/



NOTES
Street lights per City requirements

- 1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
- 2) Grading and ~~Drainage~~^{Plus} Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Sanitary Sewer Lines include manholes and services
- 5) Perimeter walls per DRB approved perimeter wall design
- 6) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

David B. Thompson
SIGNATURE Date

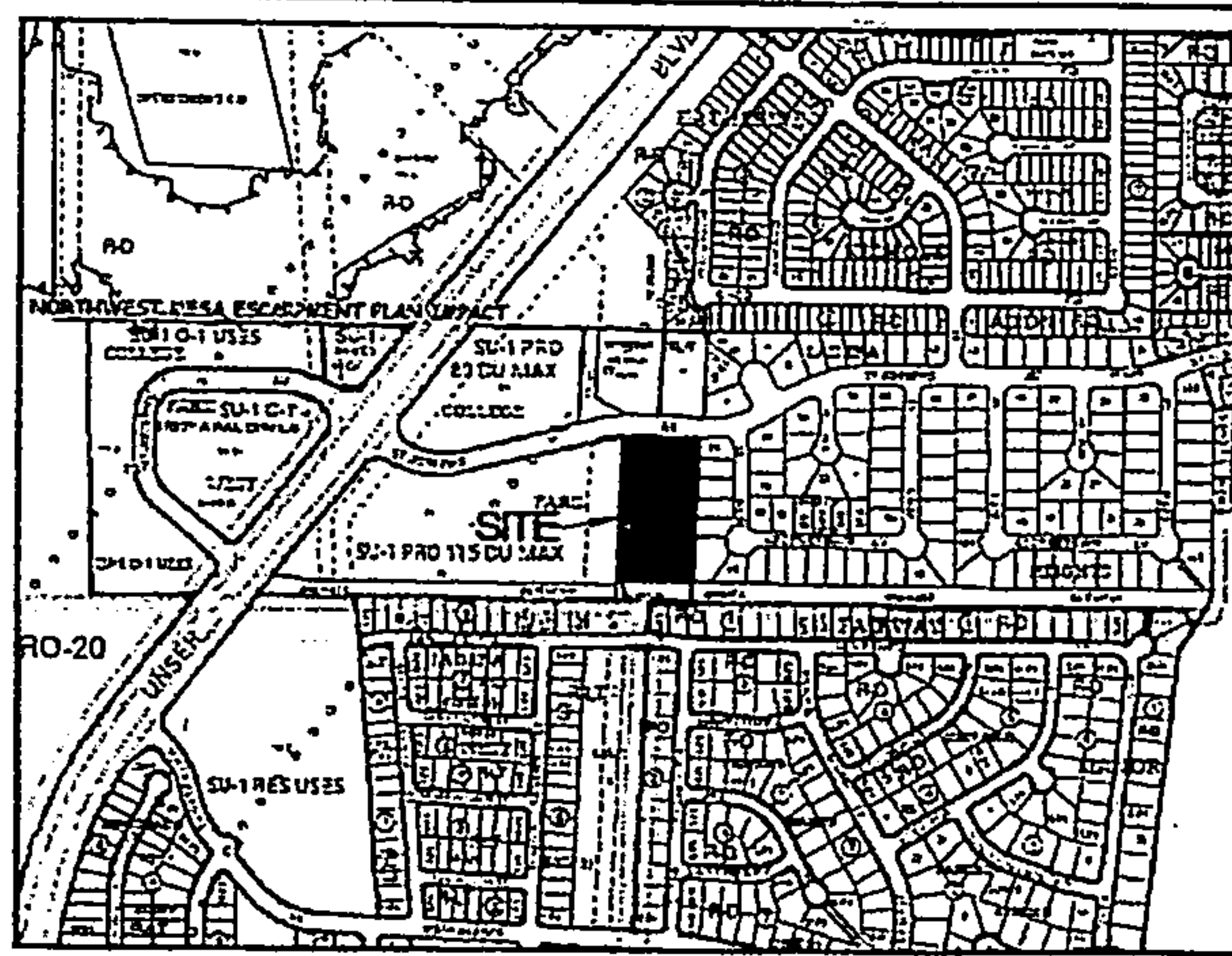
DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<p><i>[Signature]</i> 2/25/09 DRB CHAIR Date</p> <hr/> <p><i>[Signature]</i> 2/25/09 TRANSPORTATION DEVELOPMENT Date</p> <hr/> <p><i>[Signature]</i> 2/25/09 UTILITY DEVELOPMENT Date</p> <hr/> <p><i>Bradley D. Baighan</i> 2/25/09 CITY ENGINEER Date</p>	<p><i>Christina Sandoval</i> 2/25/09 PARKS & GENERAL SERVICES Date</p> <hr/> <p>AMAFCA Date</p> <hr/> <p>Date</p> <hr/> <p>Date</p>	
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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER





Vicinity Map Zone Atlas G-10-Z

Purpose of Plat

- 1.) CREATE ONE TRACT, AND 11 LOTS.
- 2.) DEDICATE RIGHT OF WAY.
- 3.) GRANT EASEMENTS.
- 4.) VACATE EASEMENT(S).

Subdivision Data

GROSS ACREAGE.....	2.7022 ACRES
ZONE ATLAS PAGE NO.....	G-10-Z
NUMBER OF EXISTING LOTS.....	1 TRACT
NUMBER OF LOTS CREATED.....	3 TRACTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....	0.5093 ACRES
NUMBER OF TRACTS CREATED.....	1
MILES OF FULL WIDTH STREETS.....	0.075
MILES OF HALF WIDTH STREETS.....	0.00
DATE OF SURVEY.....	JANUARY 2010
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.....	2009521036
ZONING.....	R-LT

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

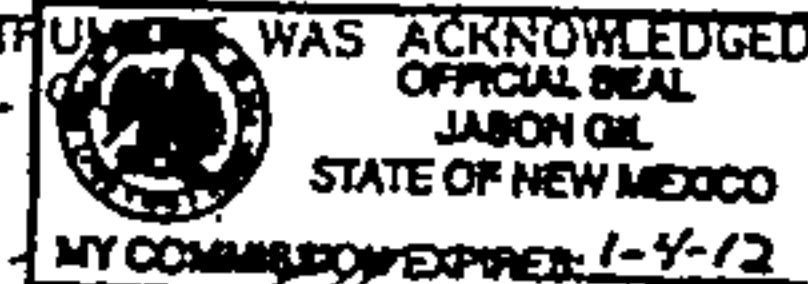
Virgil Gil
 VIRGIL GIL
 VIRGIL GIL INC

2/26/2010
 DATE

Acknowledgment

STATE OF }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/26/2010
 BY VIRGIL



NOTARY PUBLIC }
 MY COMMISSION EXPIRES 1-4-12

Indexing Information

Projected Section 3, Township 10 North,
 Range 3 East, Town of Atrisco Grant
 Subdivision: College Park West
 Owner: Virgil Gil
 UPC #101006019535620702

DOCM 2810873923
 07/27/2010 03:05 PM Page 1 of 3
 PLAT N.517 P.08: 2010C.P. 0086 R. Younus Oliveira, Bernalillo Co.
 THIS IS TO CERTIFY THAT THESE ARE CORRECT AND
 PAID ON UPC # 101006019535620702
 PROPERTY OWNER OF RECORD
 Virgil Gil
 BERNALILLO COUNTY CLERK'S OFFICE
By Kirk

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, AS PROJECTED IN THE TOWN OF ATRISCO GRANT.

Legal Description

TRACT LETTERED "F" OF COLLEGE PARK WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C24, PAGE 30, ON MAY 30, 1984 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST JOSEPH'S AVENUE NW, MARKED WITH A REBAR WITH CAP, ILLEGIBLE, WHENCE A TIE TO ACS MONUMENT "7_G10" BEARS, N 84°17'24" W, A DISTANCE OF 856.97 FEET;
 THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, 33.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.62 FEET, A DELTA OF 5°37'43", AND A CHORD BEARING N 89°46'12" E, A DISTANCE OF 33.94 FEET TO A POINT OF TANGENCY;
 THENCE, S 87°24'57" E, A DISTANCE OF 216.72 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE, LEAVING SAID RIGHT OF WAY, S 02°49'17" W, A DISTANCE OF 464.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE AMAFCA RICONADA CHANNEL, MARKED WITH A 1/2" REBAR;
 THENCE, COINCIDING WITH THE RIGHT OF WAY OF SAID CHANNEL, S 89°59'06" W, A DISTANCE OF 250.51 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, MARKED WITH A 1/2" REBAR;
 THENCE, LEAVING SAID RIGHT OF WAY, N 02°46'23" E, A DISTANCE OF 474.14 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.7022 ACRES, (117,706 SQ. FT.) MORE OR LESS.

Public Utility Easement

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER.
 IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Plat of Villa Senderos Subdivision

comprising of
 Tract F, College Park West
 Situate within Section 3, Township 10
 North, Range 2 East, NMPM as
 Projected in the Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1001970

Application Number _____

City approvals:

<i>W. B. Hunt</i> City Surveyor	3-2-10 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	6-30-10 Date
<i>[Signature]</i> ABCWA	6-30-10 Date
<i>Christina Dandora</i> Parks and Recreation Department	6/30/10 Date
<i>[Signature]</i> AMAFCA	7-22-10 Date
<i>Bradley D. Bixler</i> City Engineer	7/22/10 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7/22/10 Date

Utility approvals:

<i>Charles F. Brown</i> PNM Electric Services	3-11-2010 Date
<i>[Signature]</i> New Mexico Gas Company	3-11-2010 Date
<i>[Signature]</i> Qwest Telecommunications	03-11-10 Date
<i>[Signature]</i> Comcast	3-11-10 Date

Surveyor's Certificate

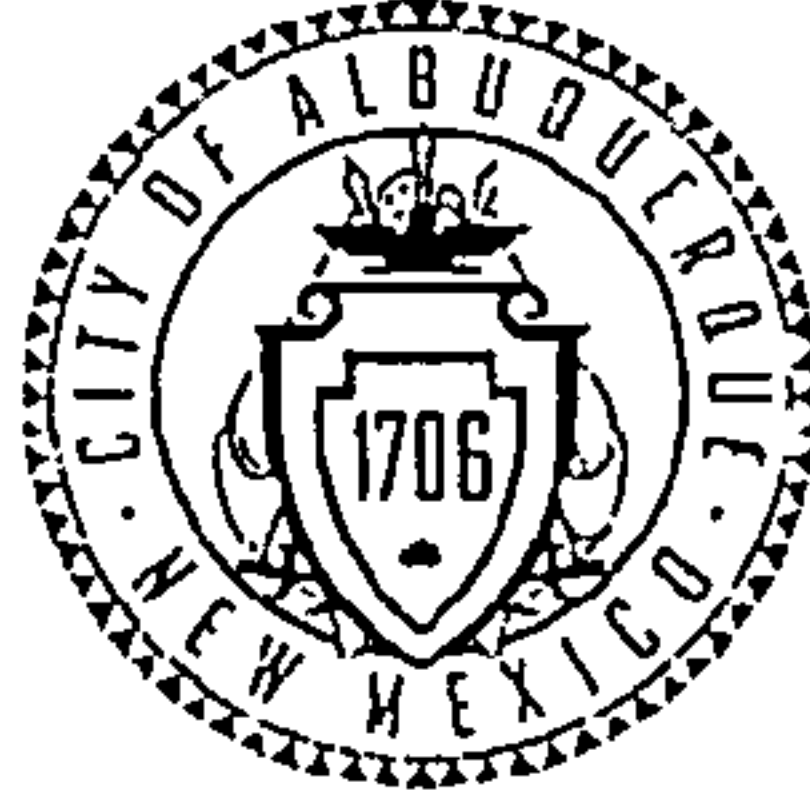
"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 2/24/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505)891-0244





City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

December 19, 2013

Virgil Gil
Virgil Gil Inc.
6506 Calle Redonda NW/87120
Phone: 505-249-0486

Dear Virgil:

Thank you for your inquiry of **December 19, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – VILLA SENDEROS, ZONED RLT COMPRISING OF TRACT F, COLLEGE PARK WEST SITUATE WITHIN S3,T10N, R2E, NMPM AS PROJECTED IN THE TOWN OF ATRISCO GRANT, LOCATED ON TALLADO COURT NW BETWEEN ST. JOSEPHS NW AND UNSER BOULEVARD NW** zone map **G-10**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

LADERA HEIGHTS N.A. "R"

Allan Ludi, 6216 Saint Josephs NW/87120 839-9153 (h)
Pat Moses, 6314 Dona Linda Pl. NW/87120 836-3265 (h)

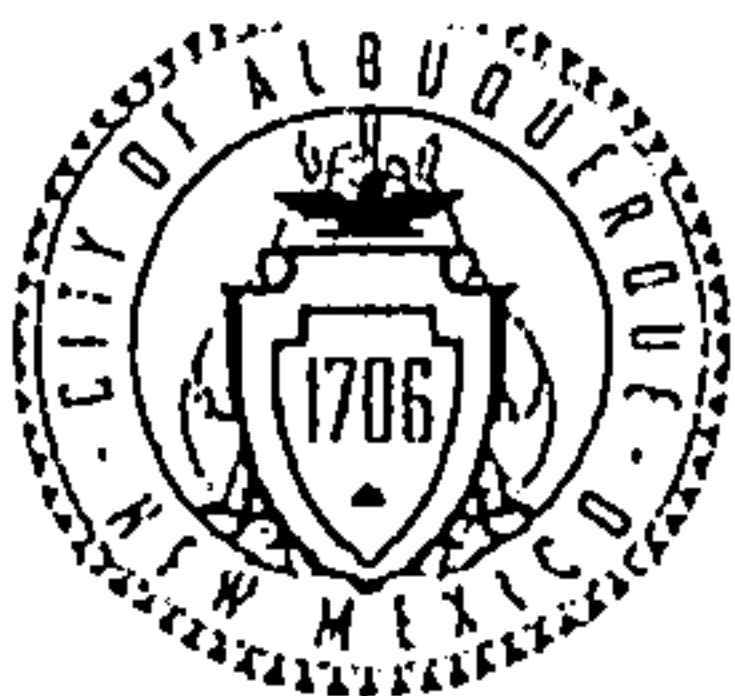
LADERA WEST N.A. "R"

Steven Collins, 7517 Vista Alegre NW/87120 344-1599 (h)
Shariesse McCannon, 2808 El Tesoro Escondido NW/87120 220-1776 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.



DEVELOPER INQUIRY SHEET

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To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabaq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet MUST be provided with request.

Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- Administrative Amendments (AA's) Submittal City Project Submittal

CONTACT NAME: Virgil Gil

COMPANY NAME: Virgil Gil Inc.

ADDRESS/ZIP: 6506 Calle Redonda NW Alb., NM 87120

PHONE: 505-249-0486 FAX: _____

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

Villa Senderos zoned RLT comprising of Tract F,
College Park West Situate within Section 3,
Township 10 North, Range 2 East, NMPM as Projected in the Town
of Arisco Grant

LEGAL DESCRIPTION

LOCATED ON

Tallado Ct NW Between St Josephs and Unser Blvd.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN St. Joseph's and Unser AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (G-10-Z).

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE
 ALBUQUERQUE NM 87120

Postage	\$ 0.46	0118
Certified Fee	\$3.10	15
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.56	12/19/2013

Sent To Steven Collins
 Street, Apt. No., or PO Box No. 7517 Vista Alegre NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.56	12/19/2013

Sent To Shariessa Mc
 Street, Apt. No., or PO Box No. 2808 El Tesoro Escondido NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
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Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.56	12/19/2013

Sent To Allan Ludi
 Street, Apt. No., or PO Box No. 6216 Saint Josephs NW
 City, State, ZIP+4 Albuq., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE
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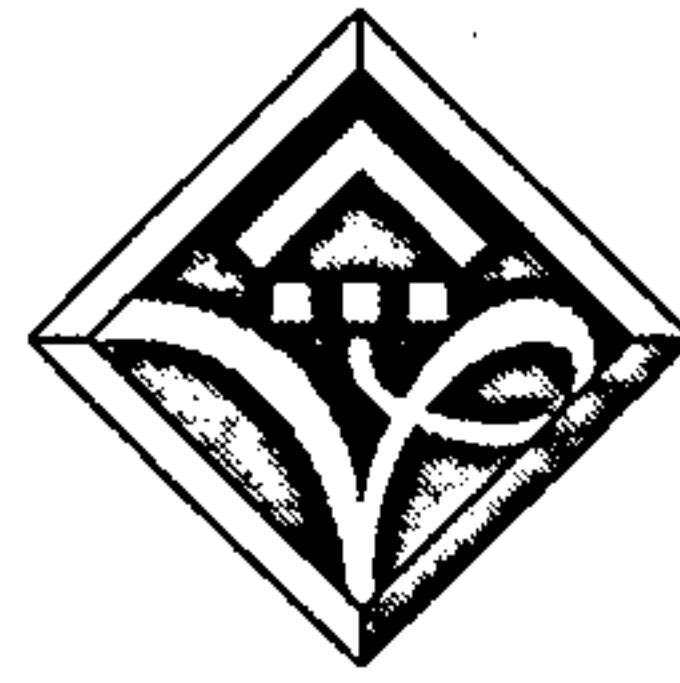
Sent To Paul Moses
 Street, Apt. No., or PO Box No. 6314 Donna Linda Pl. NW
 City, State, ZIP+4 Alb., NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

2492 2950 T000 0090 E102

9992 2950 T000 0090 E102

000000



VIRGIL GIL
INCORPORATED

December 19, 2013

Steven Collins
Ladera West N.A.
7517 Vista Alegre NW
Albuquerque, NM 87120

**Re: (DRB 1001970)
SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(Comprising of Tract F, Collage Park West, Situated within Section 3, Township
10 North, Range 2 East, NMPM as Projected in the Town of Atrisco Land Grant.)**

Dear Mr. Collins:

We are requesting an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision, located on Tallado Ct. off of St. Josephs and just east of Unser. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 249-0486.

Sincerely,

Virgil Gil



VIRGIL GIL
INCORPORATED

December 19, 2013

Allan Ludi
Ladera Heights N.A.
6216 Saint Josephs NW
Albuquerque, NM 87120

Re: **(DRB 1001970)**
**SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(Comprising of Tract F, Collage Park West, Situated within Section 3, Township
10 North, Range 2 East, NMPM as Projected in the Town of Atrisco Land Grant.)**

Dear Mr. Ludi:

We are requesting an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision, located on Tallado Ct. off of St. Josephs and just east of Unser. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 249-0486.

Sincerely,

Virgil Gil



VIRGIL GIL
INCORPORATED

December 19, 2013

Shariesse McCannon
Ladera West N.A.
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

**Re: (DRB 1001970)
SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(Comprising of Tract F, Collage Park West, Situated within Section 3, Township
10 North, Range 2 East, NMPM as Projected in the Town of Atrisco Land Grant.)**

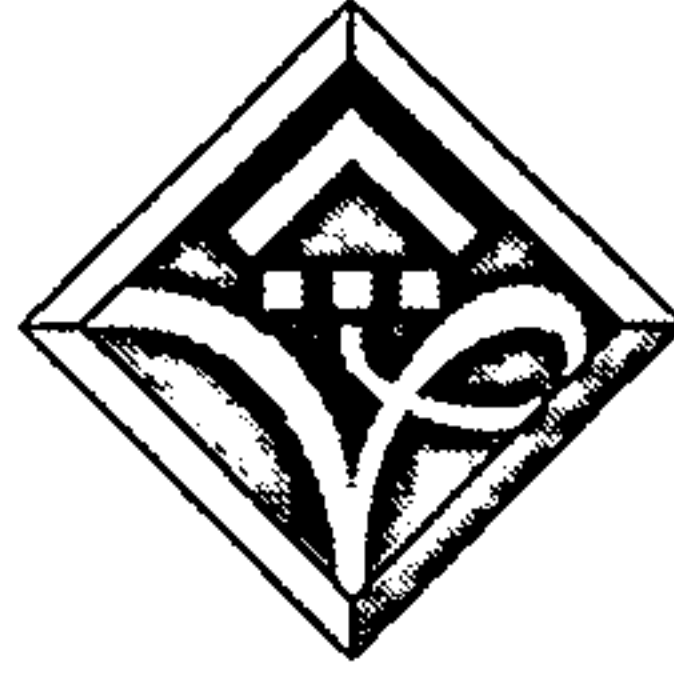
Dear Ms. McCannon:

We are requesting an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision, located on Tallado Ct. off of St. Josephs and just east of Unser. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 249-0486.

Sincerely,

Virgil Gil



VIRGIL GIL
INCORPORATED

December 19, 2013

Pat Moses
Ladera Heights N.A.
6314 Dona Linda Pl. NW
Albuquerque, NM 87120

**Re: (DRB 1001970)
SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(Comprising of Tract F, Collage Park West, Situated within Section 3, Township
10 North, Range 2 East, NMPM as Projected in the Town of Atrisco Land Grant.)**

Dear Mr. Moses:

We are requesting an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision, located on Tallado Ct. off of St. Josephs and just east of Unser. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

If you should have any questions, please call me at 249-0486.

Sincerely,

Virgil Gil

January 15. 2003 (SIA)

1st **EXTENSION AGREEMENT**
Procedure "B"

96
96
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PROJECT NO. 775683

This Agreement made this 21st day of February, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Virgil Gil, Inc. ("Subdivider"), whose address is 6506 Calle Redonda NW, Albuquerque, NM 87120 and whose telephone number is 792-4742 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 5th day of January, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 1/11/10, at Book Misc. _____, pages 1 through 9, Document No. 2010002576 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 11th day of November, 2011; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, the Earlier Agreement was amended by a _____ Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, Document No. _____ records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 23rd day of November, 2012.

B. On portions of the improvements as follows:



IMPROVEMENTS

COMPLETION DATE

36
36
36

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Municipal Lien - City of Albuquerque

Amount: \$ 15,784.21

Name of Financial Institution or Surety providing Guaranty:

November 23, 2012

Date City first able to call Guaranty (Construction Completion Deadline):

January 23, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Virgil Gil, Inc

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: [Signature]

Name [print]: Virgil Gil

Richard Dourte, City Engineer

Title: VICE PRESIDENT

Dated: 2-21-12

Dated: 1-18-2012

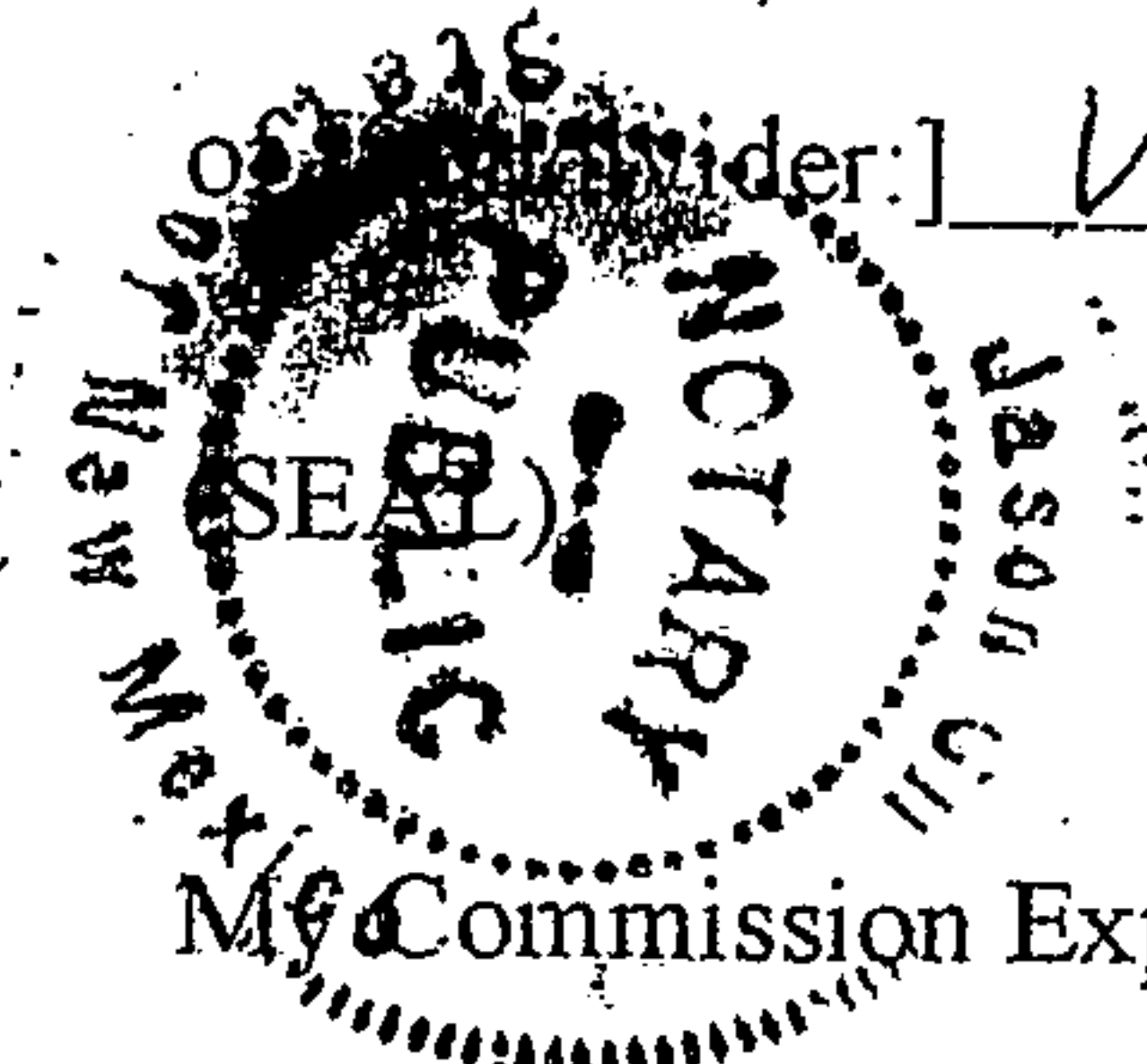
KK. Zludiz OR
2-15-2012

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

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This instrument was acknowledged before me on this 18th day of January,
2012 by [name of person:] Virgil Gil Jr, [title or capacity,
for instance, "President" or "Owner"] Vice President
of [divider:] Virgil Gil Inc



[Signature]
Notary Public

My Commission Expires:

12-28-12

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

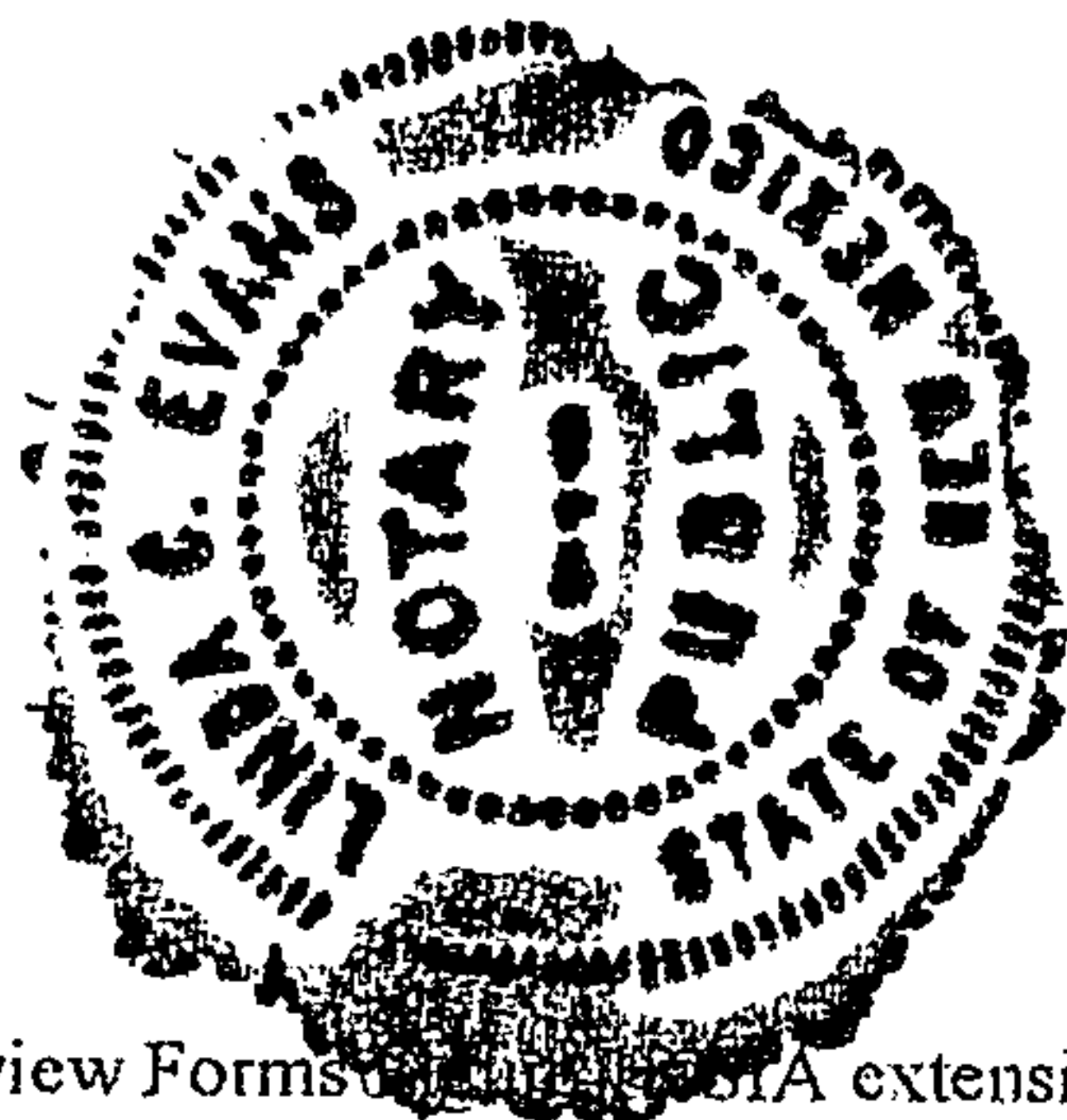
This instrument was acknowledged before me on this 21st day of February,
2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

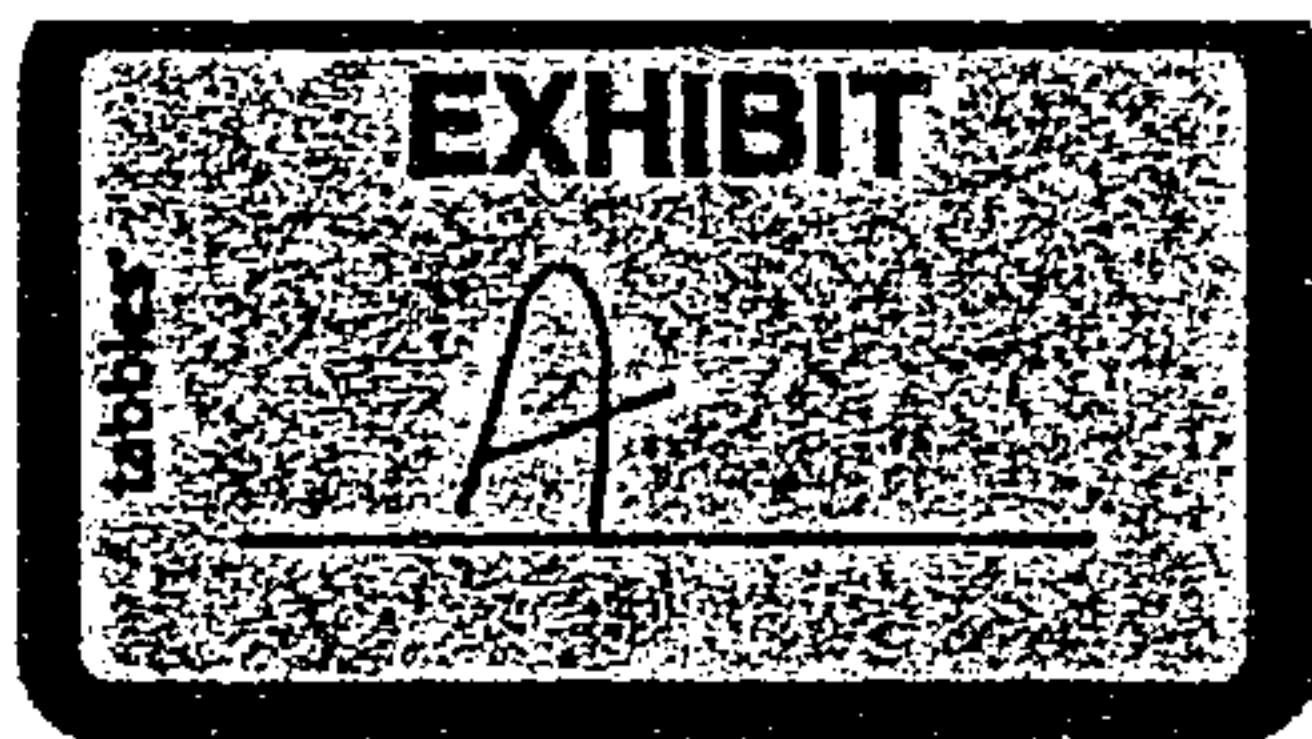
(SEAL)

[Signature]
Notary Public

My Commission Expires:

10-07-12





26
26
26

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 11, 2012

Project# 1001970
11DRB-70360 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR SIA)

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL request(s) the referenced/ above action(s) for all or a portion of **VILLA SENDEROS SUBDIVISION** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acre(s). (G-10)

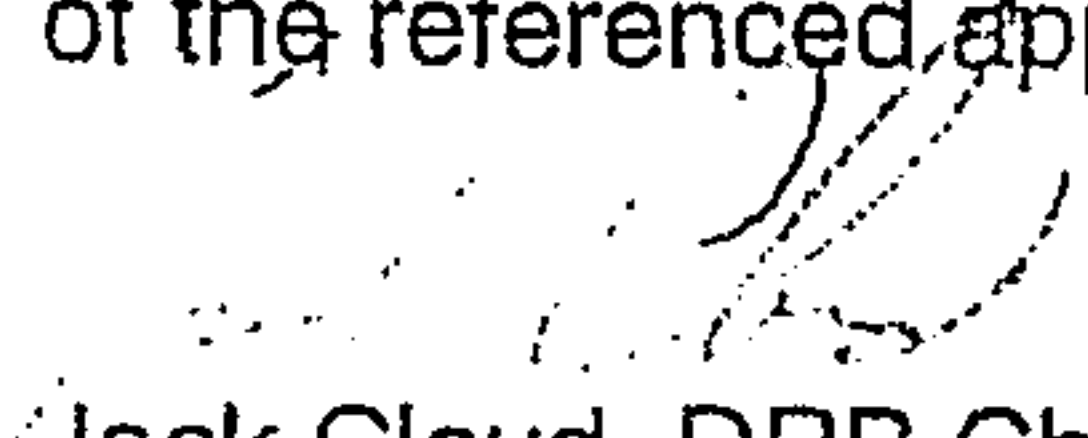
At the January 11, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by January 26, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: Thompson Engineering Consultants Inc. – P.O. Box 65760 – Albuquerque, NM 87193

Virgil Gil – 6506 Calle Redonda NW – Albuquerque, NM 87120

Marilyn Maldonado

File

25
25
25

FINANCIAL GUARANTY AMOUNT

01/12/2012

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 775683, Villa Sendros Subdivision, Phase/Unit #: 1

Requested By: **David Thompson**

Approved estimate amount:		\$11,070.62
Contingency Amount:	0.00%	\$.00
Subtotal:		\$11,070.62
NMGRT	7.00%	\$774.94
Subtotal:		\$11,845.56
Engineering Fee	6.60%	\$781.81
Testing Fee	0.00%	\$.00
Subtotal:		\$12,627.37
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$15,784.21</u>

APPROVAL:

DATE:

A Woodall

1-12-12

Notes: FG REDUCTION, 0.0% contingency, Grading and wall Certs required prior to release of FG.

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0351074

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	4
	Document #2012033086	
	# Of Entries	
	In Person/Interested Person	false
LIEN	Lien	\$25.00
	# Pages	2
	Document #2012033087	
	# Of Entries	0
	In Person/Interested Person	false

Total \$50.00

Tender (Check) \$25.00
Check# 45190
Paid By Virgil Gil Construction

Tender (Check)
Check# 45205

Thank You!

4/2/12 2:15 PM jusanchez

**
**
**

AMENDED CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: VILLA SENDEROS SUBDIVISION
 SUBDIVIDER: VIRGIL GIL, INC.
 CITY PROJECT NO.: 775683

This Amended Claim and Notice of Lien is filed to extend the construction completion deadline for the Claim and Notice of Lien ("City Lien") dated January 7, 2010 between the City of Albuquerque ("City") and VIRGIL GIL, INC. (name of owner and/or subdivider) as owner filed of record in Bernalillo County, New Mexico on JANUARY 11, 2010 as Document No. 2010002577. The City continues to claim a City Lien on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision):

VILLA SENDEROS SUBDIVISION, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City and (name of owner and/or subdivider) VIRGIL GIL, INC., and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book N/A, at page 1 to 9, on JANUARY 11, 2010, as Document No. 2010002576, as amended. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: VIRGIL GIL

ADDRESS OF OWNER: 6506 CALLE RAYONDA NW
ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION: LOTS 1-11, TRACT A, VILLA SENDEROS SUBDIVISION

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book N/A, at page 1 to 3, on JULY 22, 2010, as Document No. 2010073923.

FORMER LEGAL DESCRIPTION: TRACT F, COLLEGE PARK WEST

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book C24, at page 30, on MAY 30, 1984, 20 , as Document No. .

Doc# 2012033087

04/02/2012 02:15 PM Page 1 of 2
 LIEN R-\$25 00 M. Toulouse Oliver, Bernalillo County



25-02

No. of Lots: 11
Nearest Major Streets
Unser Blvd & St. Joseph's Ave.

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 5th day of January, 2010, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Virgil Gil, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 6506 Calle Redonda NW, ABQ, NM 87120 and whose telephone number is 792-4742, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract F, College Park West, recorded on May 30, 1984 in the records of the Bernalillo County Clerk at Book C.24, pages 30 through 30 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Virgil Gil ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Villa Senderos Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of November, 2011 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 775683.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SURV-TEK, and construction surveying of the private Improvements shall be performed by SURV-TEK. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Thompson Engineering Consultants, Inc and inspection of the private Improvements shall be performed by Thompson Engineering Consultants, Inc both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: MUNICIPAL LIEN - CITY OF ALBUQUERQUE
Amount: \$ 172,260.29 Name of Financial Institution or Surety
Date City first able to call Guaranty: November 23, 2011
[Construction Completion Deadline]: November 23 2011
If Guaranty other than a Bond, last day City able to call Guaranty is:
January 23, 2012
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has entered into a Subdivision Improvements Agreement with the City. Thereafter, if the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

EXHIBIT A AND POWER OF ATTORNEY ATTACHED
POWER OF ATTORNEY

NOTE: Must be signed and notarized
by the owner if the subdivider
is not the owner of the Subdivision.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:]
VIRGIL GIL ("Owner"), of [address:] 6506 Calle Redonda NW [City:] ALBUQUERQUE, [state:] NEW MEXICO [zip code:] 87120, hereby makes, constitutes and appoints [name of subdivider:] VIRGIL GIL, INC. ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [signature:] [Signature]

Name: VIRGIL GIL

Title: OWNER OF PROPERTY

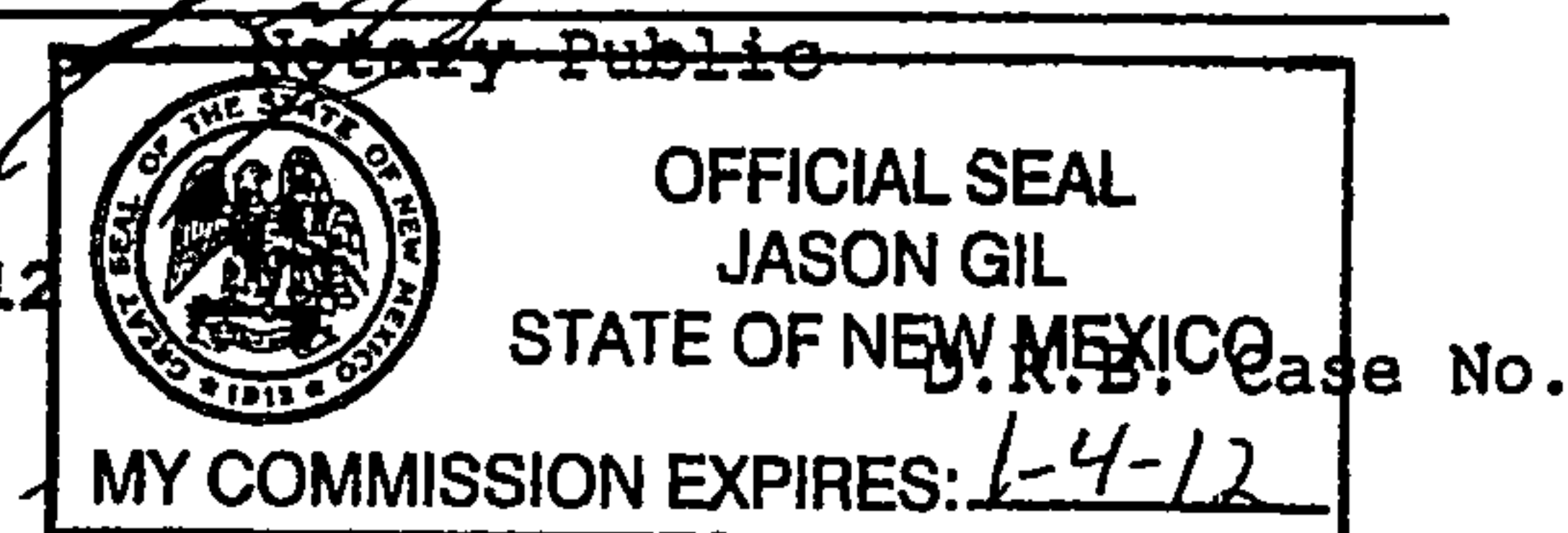
Dated: 11-20-09

The foregoing Power of Attorney was acknowledged before me this 20th day of November, 2009 by [name of person:] VIRGIL GIL, [title or capacity, for instance "President":] OWNER of [Owner:] PROPERTY on behalf of the Owner.

My Commission Expires:

1-4-12

FIGURE 12



Doc# 201002577

01/11/2010 02:58 PM Page: 1 of 2
LIEN R:\$11.00 M. Toulouse Oliver, Bernalillo County



Figure 30

CLAIM AND NOTICE OF LIEN

TITLE OF PROJECT: Villa Senderos Subdivision
SUBDIVIDER: Virgil Gil, Inc.
CITY PROJECT NO.: 775683

The City of Albuquerque ("City") claims a lien ("City Lien") on the real property described below for 125% of the cost of construction of all infrastructure improvements ("Improvements") required in connection with the development of (name of subdivision) Villa Senderos Subdivision, said Improvements being more particularly described in that certain Subdivision Improvements Agreement ("Agreement") between the City of Albuquerque and (name of owner and/or subdivider) Virgil Gil, Inc., and recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book N/A, at page 1-9, on January 11, 2010, as Document No. 2010002576. This City Lien is established pursuant to Article 14-14-5-4 of the Revised Ordinances of Albuquerque, New Mexico, 1994, as amended and is claimed as assurance for the satisfactory completion of construction of the Improvements by the construction completion deadline as required by the Agreement.

OWNER: Virgil Gil

ADDRESS OF OWNER: 6506 Calle Redonda, NW
ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION: Lots 1-11, Tract A, Villa Senderos
Subdivision

RECORDING INFORMATION: Recorded in the Office of the Clerk of Bernalillo County, New Mexico in Book _____, at page _____, on _____, 20____, as Document No. _____.

FORMER LEGAL DESCRIPTION: Tract F, College Park West

FINANCIAL GUARANTY AMOUNT

09/18/2009

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 775683, Villa Sendros Subdivision, Phase/Unit #: 1

Requested By: David Thompson, P.E.

Approved estimate amount:		\$110,706.19
Contingency Amount:	7.25%	\$8,026.20
Subtotal:		\$118,732.39
NMGRT	6.875%	\$8,162.85
Subtotal:		\$126,895.24
Engineering Fee	6.60%	\$8,375.09
Testing Fee	2.00%	\$2,537.90
Subtotal:		\$137,808.23
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$172,260.29</u>

APPROVAL:

DATE:

D Woodall

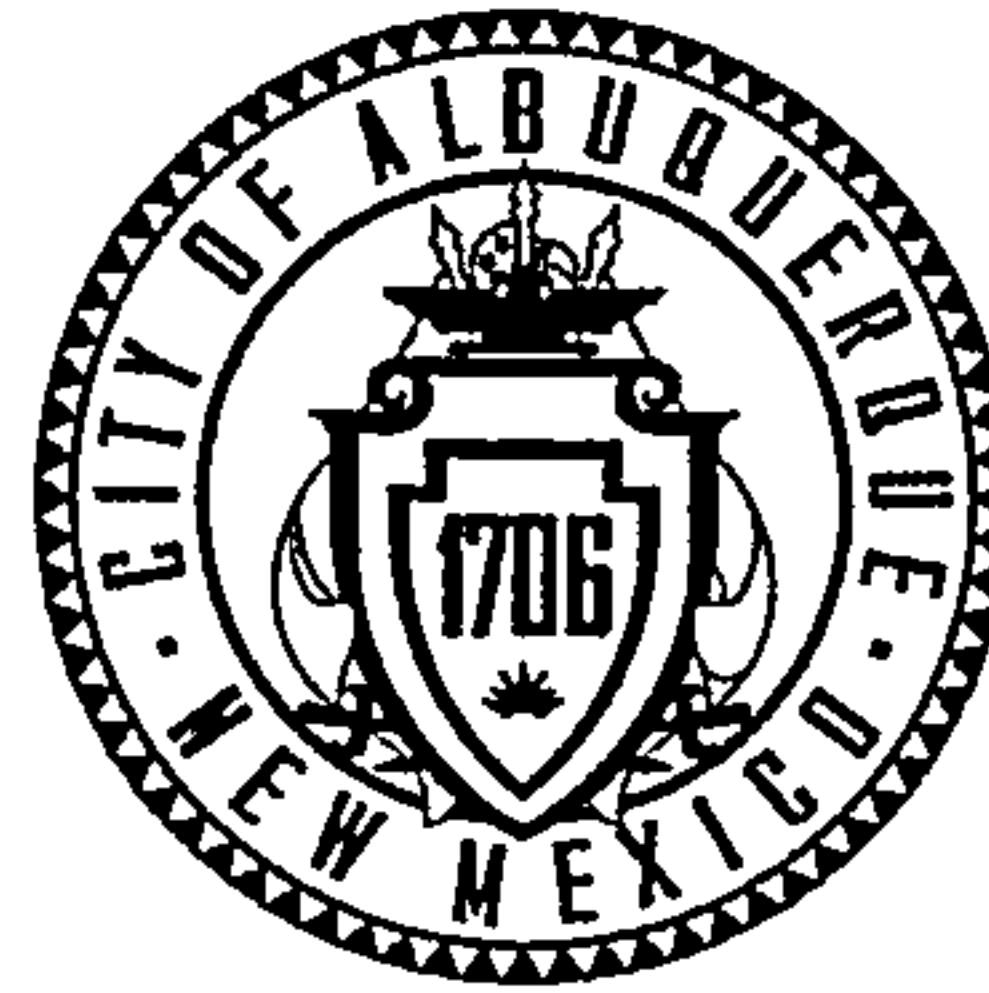
9-24-09

Notes: 7.25% contingency for Stacking/Survey, MOB & Demob; Grading and wall Certs required prior to release of FG.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION WITH UPDATE NO. 7 INCLUDING ADJUSTMENT #1.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 280-1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% PER CCA STD DWG 2465 MAXIMUM DENSITY PER ASTM D-1557.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
12. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR18 REQUIREMENTS (6"-12").
13. ALL SANITARY SEWER LINE STATIONING REFERS TO CENTERLINE STATIONING.
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
15. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
18. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
19. WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THERE FOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR CONSTRUCTION.
21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
22. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
23. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
25. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 SECTION 170.
26. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
27. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE AND/OR PAVEMENT MARKINGS TO BE REMOVED.

CITY OF ALBUQUERQUE PLANS FOR CONSTRUCTION

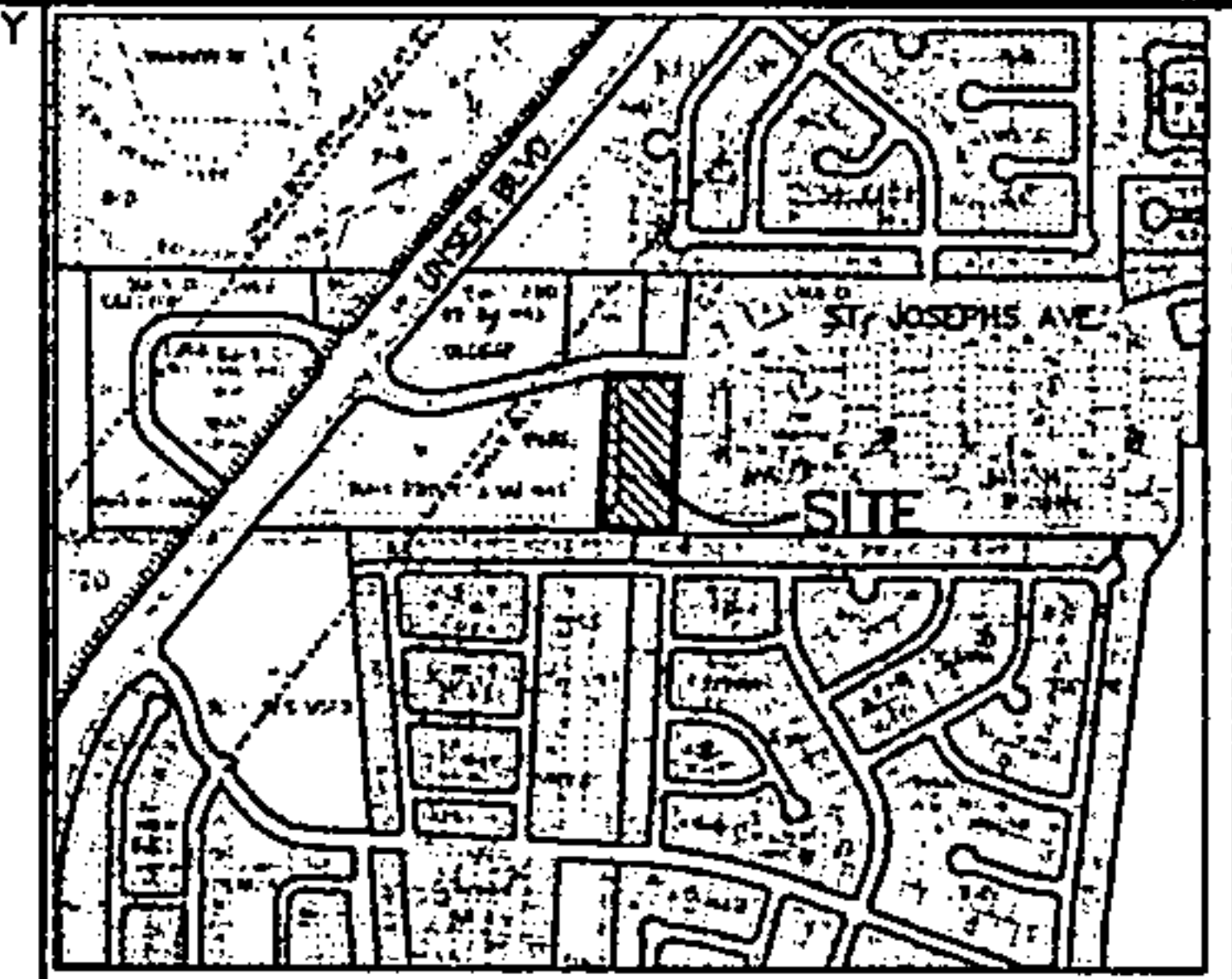


VILLA SENDEROS SUBDIVISION

INDEX OF SHEETS

- | | |
|---|--------------------------|
| 1 | TITLE SHEET |
| 2 | PLAT |
| 3 | GRADING PLAN |
| 4 | PAVING PLAN AND PROFILE |
| 5 | UTILITY PLAN AND PROFILE |
| 6 | DETAILS |

VICINITY
MAP



ZONE ATLAS MAP: G-10-Z



P.O. BOX 65760 ALBUQUERQUE, NM 87105 PHONE (505) 271-2100 FAX (505) 270-9420

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DMC Chairman					
		Transportation					
		Water/Wastewater					
		Hydrology					
		CIP					
		ALM/PCA			CITY ENGINEER DATE		
		Const. Coord.					
		PROJECT NUMBER					
		775683			DRAWING NO. 1 OF 6		

DRB NO. 100197Q

D:\projects\College West Subdiv\PLANS\SET\NO.1-TITLE.dwg 7/23/2009 9:45:52 AM WST

Preliminary Plat Villa Senderos Subdivision

(Tract F, College Park West)
within
Protracted Section 3, Township 10 North, Range 2 East, NMPM
Town of Alrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
May 2008

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND MONUMENT AS INDICATED
□	AMAFCA DRAINAGE EASEMENT (08/20/04, C24-C30)
▲	SET CENTERLINE MONUMENT

Legal

TRACT LETTERED "F" OF COLLEGE PARK WEST, AS THE SAME IS SHOWN AND DEMONSTRATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DEMONSTRATED ON THE PLAT FILED BY THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C14, PAGE 30, ON MAY 28, 1984.

Easement Notes

- 20% PMA EASEMENT (08/17/14, PG. 640-641, 6/28/86)
- 10' UNDERGROUND ESM. (12/27/04, REC. 1984, PG. 730)
- AMAFCA DRAINAGE EASEMENT (5/30/04, C24-C30)
- ENCROACHMENT AGREEMENT FOR PROPOSED IMPROVEMENTS-NEIGH BUILT (REC. 2004, PG. 104-106)
- ENCROACHMENT AGREEMENT FOR AMAFCA EASEMENT INTO THE PMA EASEMENT (REC. 2004, PG. 108-110)

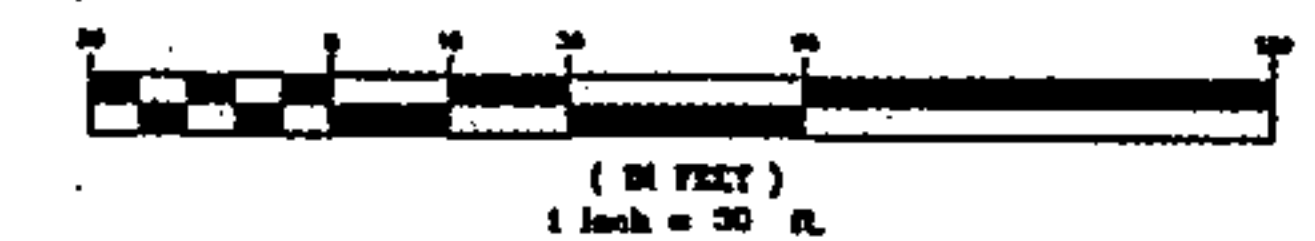
Benchmark

ACS MONUMENT "7_550" HAS AN ELEVATION OF 5158.487 (NAVD 88)

LINE	LENGTH	BEARING
L1	41.18	S 02°31'45" W
L2	30.34	S 82°37'07" W
L3	30.55	N 02°33'57" E
L4	24.39	N 02°33'45" E
L5	31.40	N 02°33'45" E
L6	31.40	N 02°33'45" E
L7	33.32	N 02°33'45" E

CURVE	RADIUS	LENGTH	CURVE TABLE	
			CHORD	CHORD BEARING
C1	144.07	31.87	31.87	S 89°58'17" W
C2	144.07	34.34	34.34	S 89°58'17" W
C3	144.07	36.81	36.81	S 89°58'17" W
C4	144.07	39.28	39.28	S 89°58'17" W
C5	144.07	41.75	41.75	S 89°58'17" W
C6	144.07	44.22	44.22	S 89°58'17" W
C7	144.07	46.69	46.69	S 89°58'17" W
C8	144.07	49.16	49.16	S 89°58'17" W
C9	144.07	51.63	51.63	S 89°58'17" W
C10	144.07	54.10	54.10	S 89°58'17" W
C11	144.07	56.57	56.57	S 89°58'17" W
C12	144.07	59.04	59.04	S 89°58'17" W
C13	144.07	61.51	61.51	S 89°58'17" W
C14	144.07	63.98	63.98	S 89°58'17" W
C15	144.07	66.45	66.45	S 89°58'17" W
C16	144.07	68.92	68.92	S 89°58'17" W
C17	144.07	71.39	71.39	S 89°58'17" W
C18	144.07	73.86	73.86	S 89°58'17" W
C19	144.07	76.33	76.33	S 89°58'17" W
C20	144.07	78.80	78.80	S 89°58'17" W
C21	144.07	81.27	81.27	S 89°58'17" W
C22	144.07	83.74	83.74	S 89°58'17" W
C23	144.07	86.21	86.21	S 89°58'17" W
C24	144.07	88.68	88.68	S 89°58'17" W
C25	144.07	91.15	91.15	S 89°58'17" W
C26	144.07	93.62	93.62	S 89°58'17" W
C27	144.07	96.09	96.09	S 89°58'17" W
C28	144.07	98.56	98.56	S 89°58'17" W
C29	144.07	101.03	101.03	S 89°58'17" W
C30	144.07	103.50	103.50	S 89°58'17" W
C31	144.07	105.97	105.97	S 89°58'17" W
C32	144.07	108.44	108.44	S 89°58'17" W
C33	144.07	110.91	110.91	S 89°58'17" W
C34	144.07	113.38	113.38	S 89°58'17" W
C35	144.07	115.85	115.85	S 89°58'17" W
C36	144.07	118.32	118.32	S 89°58'17" W
C37	144.07	120.79	120.79	S 89°58'17" W
C38	144.07	123.26	123.26	S 89°58'17" W
C39	144.07	125.73	125.73	S 89°58'17" W
C40	144.07	128.20	128.20	S 89°58'17" W
C41	144.07	130.67	130.67	S 89°58'17" W
C42	144.07	133.14	133.14	S 89°58'17" W
C43	144.07	135.61	135.61	S 89°58'17" W
C44	144.07	138.08	138.08	S 89°58'17" W
C45	144.07	140.55	140.55	S 89°58'17" W
C46	144.07	143.02	143.02	S 89°58'17" W
C47	144.07	145.49	145.49	S 89°58'17" W
C48	144.07	147.96	147.96	S 89°58'17" W
C49	144.07	150.43	150.43	S 89°58'17" W
C50	144.07	152.90	152.90	S 89°58'17" W
C51	144.07	155.37	155.37	S 89°58'17" W
C52	144.07	157.84	157.84	S 89°58'17" W
C53	144.07	160.31	160.31	S 89°58'17" W
C54	144.07	162.78	162.78	S 89°58'17" W
C55	144.07	165.25	165.25	S 89°58'17" W
C56	144.07	167.72	167.72	S 89°58'17" W
C57	144.07	170.19	170.19	S 89°58'17" W
C58	144.07	172.66	172.66	S 89°58'17" W
C59	144.07	175.13	175.13	S 89°58'17" W
C60	144.07	177.60	177.60	S 89°58'17" W
C61	144.07	180.07	180.07	S 89°58'17" W

GRAPHIC SCALE



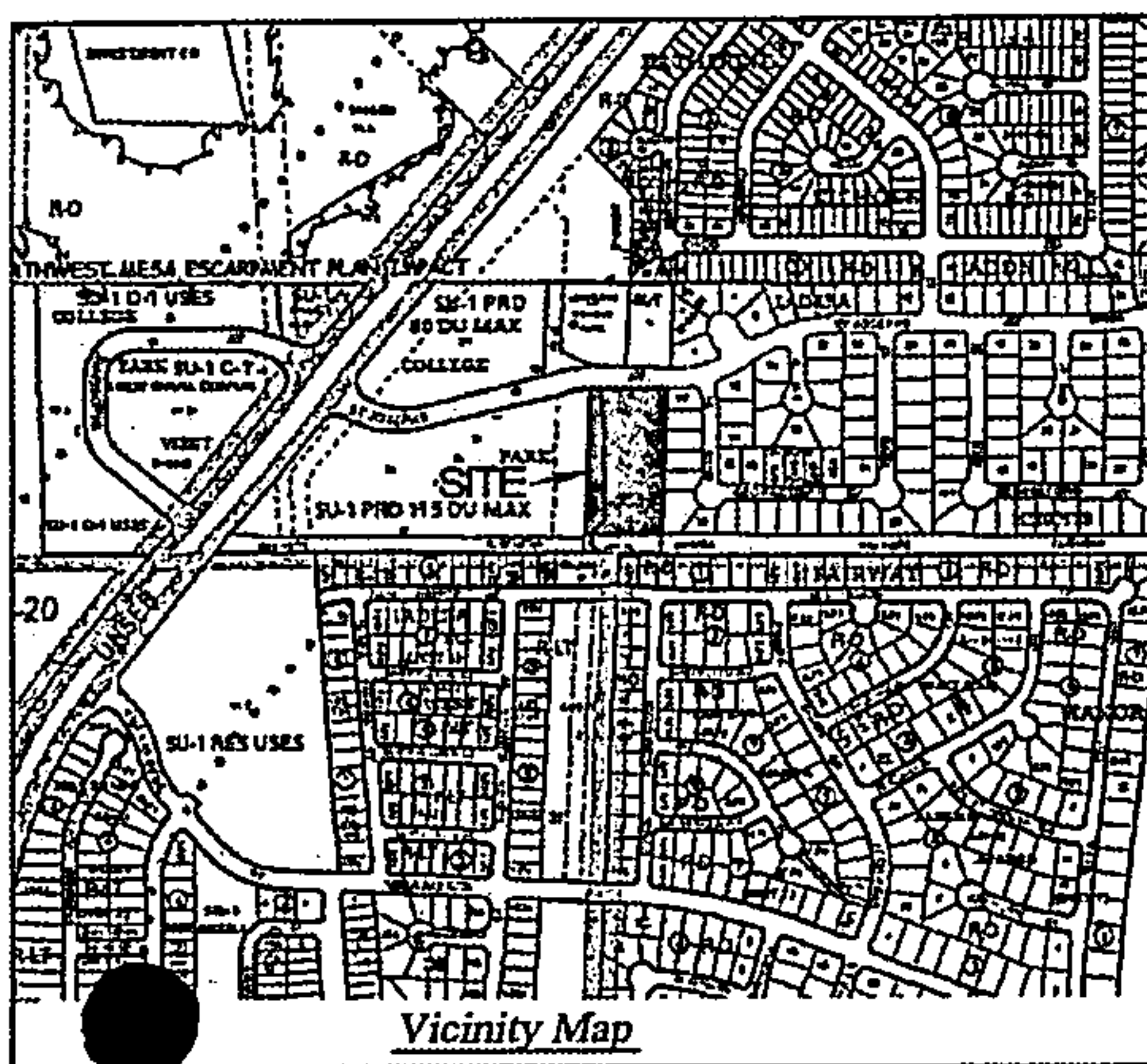
CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 885-3050 Fax (505) 891-0244

Sheet 1 of 1
080432

ACS Monument "7_G10"
NAD 1983 CENTRAL ZONE
X=1498606.697
Y=1501787.741
Z=5159.487 (NAVD 1988)
G-G=0.999680173
Mapping Angle = -0°16'21.41"

ACS Monument "8_G10"
NAD 1983 CENTRAL ZONE
X=1497506.497
Y=1500192.246
Z=5182.437 (NAVD 1988)
G-G=0.999679436
Mapping Angle = -0°16'29.87"



Disclosure Statement

- THE PURPOSE OF THIS PLAT IS TO:
- 1) TO CREATE 11 NEW LOTS AND 1 TRACT.
 - 2) GRANT NEW EASEMENTS.
 - 3) DEDICATE RIGHT-OF-WAY.

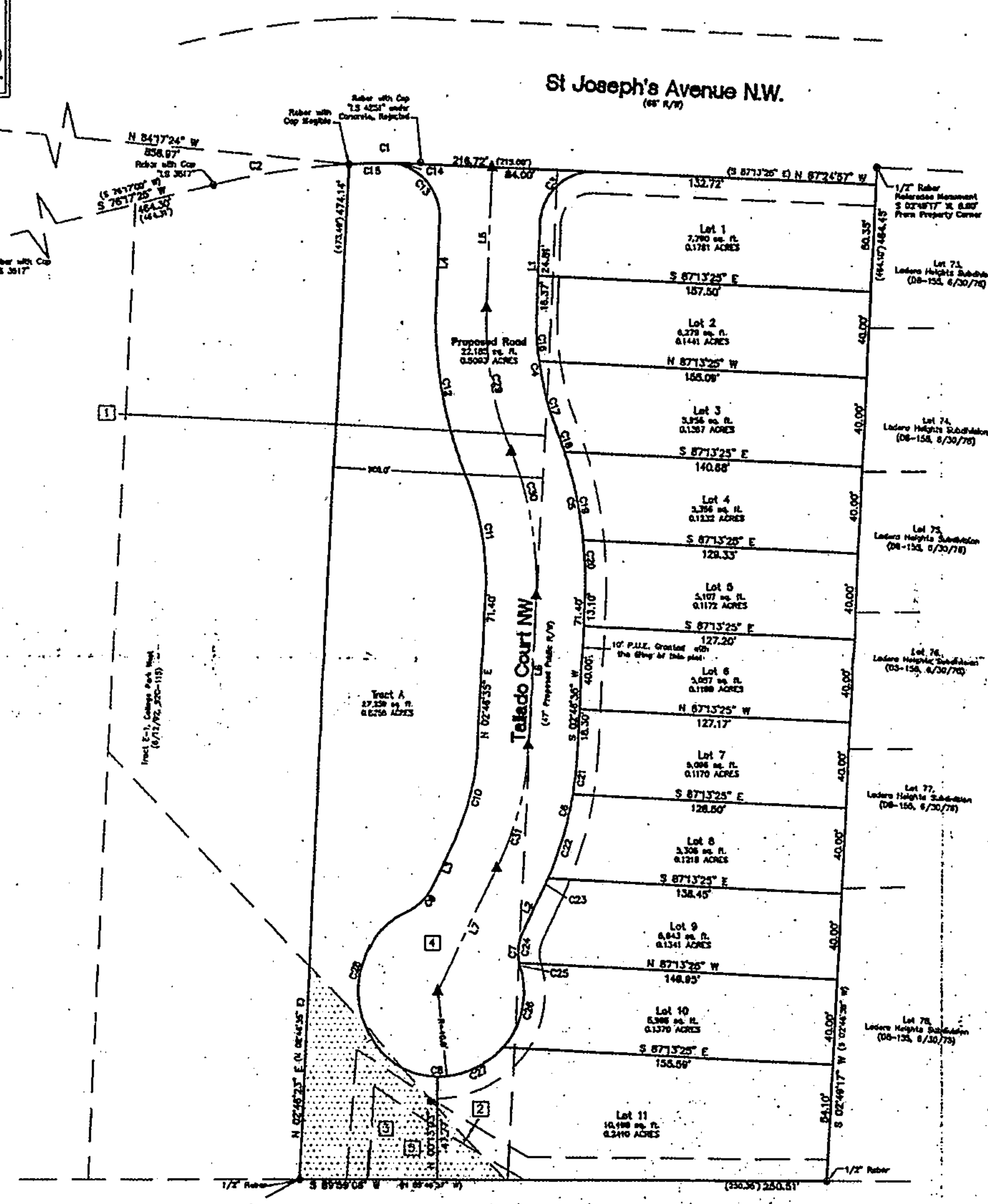
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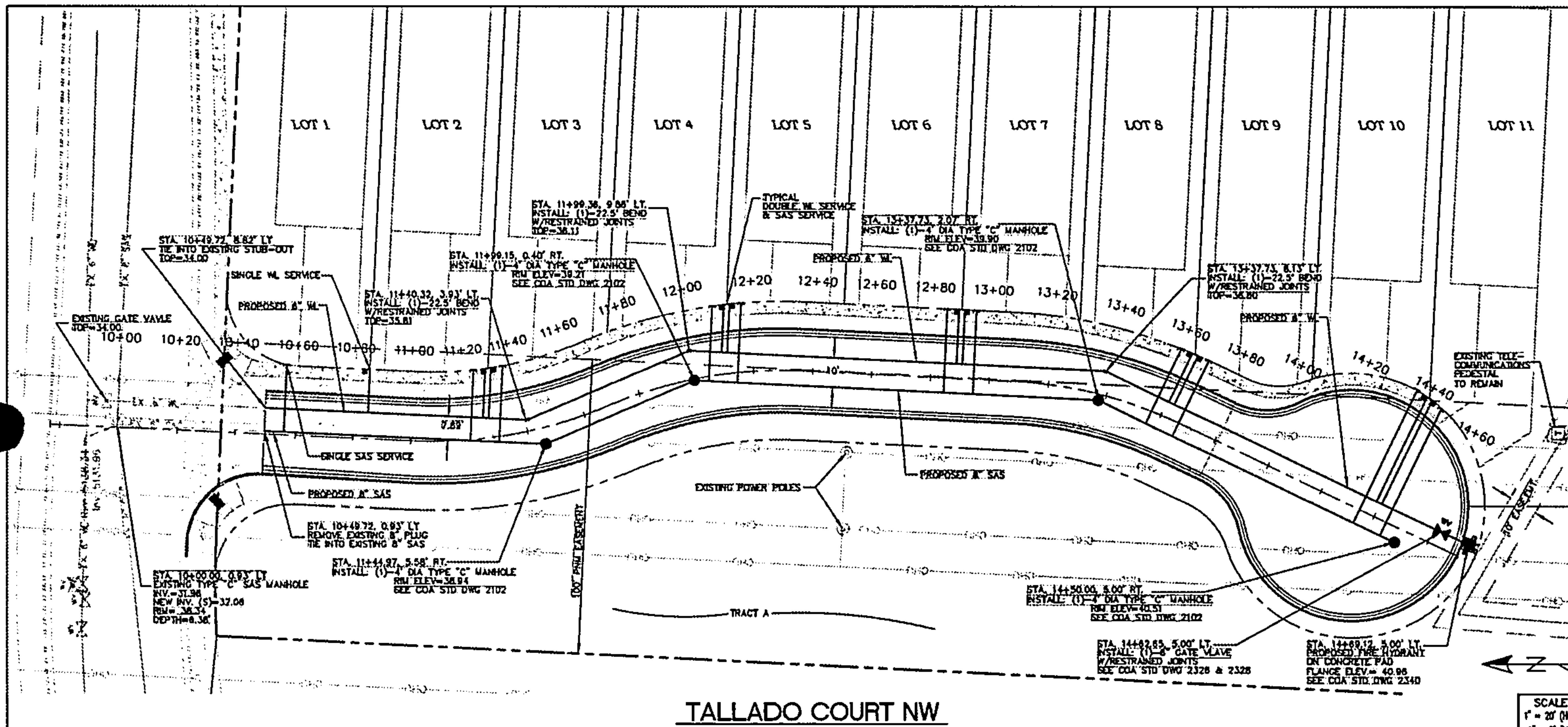
1. FIELD SURVEY PERFORMED IN FEBRUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THIS 'A'. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD ALABAMA MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT - DO NOT DISTURB, PG. 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLETS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF LOTS CREATED: 11
7. TOTAL NUMBER OF TRACTS CREATED: 1
8. TOTAL WRECKAGE OF FULL WIDTH STREETS CREATED: 0.075 MI.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: C-10
10. NO LOT LINES BEING ELIMINATED: 0
11. TOTAL AREA: 2.7022 ACRES
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATTERY MONUMENT WITH STEEL CAP 1/2".
13. THE JOINTING FOR THE LOT IS CURRENTLY: R-4T
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATTERY MAVER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.

[Signature] 6-2-2008
DATE

[Signature] 6-4-08
DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE
CLY HARRIS P.S.





TALLADO COURT NW

SCALE
1" = 20' (HOR)
1" = 5' (VER)

LEGEND

- EXISTING SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING SAS LINE
- PROPOSED 8" SANITARY SEWER PER COA STD DWG 2101
- PROPOSED 4" SANITARY SEWER SERVICE LINE PER COA STD DWGS 2125
- PROPOSED 6" WATER LINE
- PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- PROPOSED 6" GATE VALVE PER COA STD DWGS 2326 & 2328
- PROPOSED CROSS, TEE, OR ELBOW
- PROPOSED 3/4" SINGLE METER, WATER SERVICE LINE PER COA STD DWGS 2361 & 2362
- PROPOSED 3/4" DOUBLE METER, WATER SERVICE LINE PER COA STD DWGS 2361, 2362 & 2368

UTILITY NOTES:

- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES PRIOR TO WORK.
- PROPOSED 6" WL HAS 3" MIN. COVER
- ALL PROPOSED MANHOLE LIDS TO MATCH WITH PROPOSED PAVEMENT
- CITY STANDARDS TO BE USED ON ALL UTILITIES UNLESS OTHERWISE NOTED.
- HEAVY DUTY METER BOX COVERS AND LIDS ON ALL SERVICES PER COA STD DWG 2369
- WATER SHUT-OFF PLAN SEE SHEET 6 OF THIS PLANSET
- WATER AND SERVICE PIPE TRENCH DETAIL SEE SHEET 6 OF THIS PLANSET

SAS SERVICE TABLE

LOT	STATION	OFFSET	ELEVATION
1	10+00.00	23.50'	5137.78
1	10+20.00	23.50'	5137.78
1	10+40.00	23.50'	5137.78
1	10+60.00	23.50'	5137.78
1	10+80.00	23.50'	5137.78
1	11+00.00	23.50'	5137.78
1	11+20.00	23.50'	5137.78
1	11+40.00	23.50'	5137.78
1	11+60.00	23.50'	5137.78
1	11+80.00	23.50'	5137.78
1	12+00.00	23.50'	5137.78
1	12+20.00	23.50'	5137.78
1	12+40.00	23.50'	5137.78
1	12+60.00	23.50'	5137.78
1	12+80.00	23.50'	5137.78
1	13+00.00	23.50'	5137.78
1	13+20.00	23.50'	5137.78
1	13+40.00	23.50'	5137.78
1	13+60.00	23.50'	5137.78
1	13+80.00	23.50'	5137.78
1	14+00.00	23.50'	5137.78
1	14+20.00	23.50'	5137.78
1	14+40.00	23.50'	5137.78

WATER SERVICE TABLE

LOT	STATION	OFFSET	TYPE
1	10+00.00	23.50'	LT
1	11+29.62	23.50'	DOUBLE
1	12+13.00	23.50'	DOUBLE
1	12+89.54	23.50'	DOUBLE
1	13+82.37	23.50'	DOUBLE
1	14+39.57	44.28'	DOUBLE

RESTRAINED JOINTS LENGTHS, L., FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT)

SIZE	90°	45°	22 1/2°	11 1/4°
8"	17'	7'	3'	2'

ENGINEER'S SEAL

AS BUILT INFORMATION

NO.	DATE	BY	REMARKS

DESIGN

DESIGNED BY	DATE	CHECKED BY	DATE

THOMPSON ENGINEERING CONSULTANTS, INC.

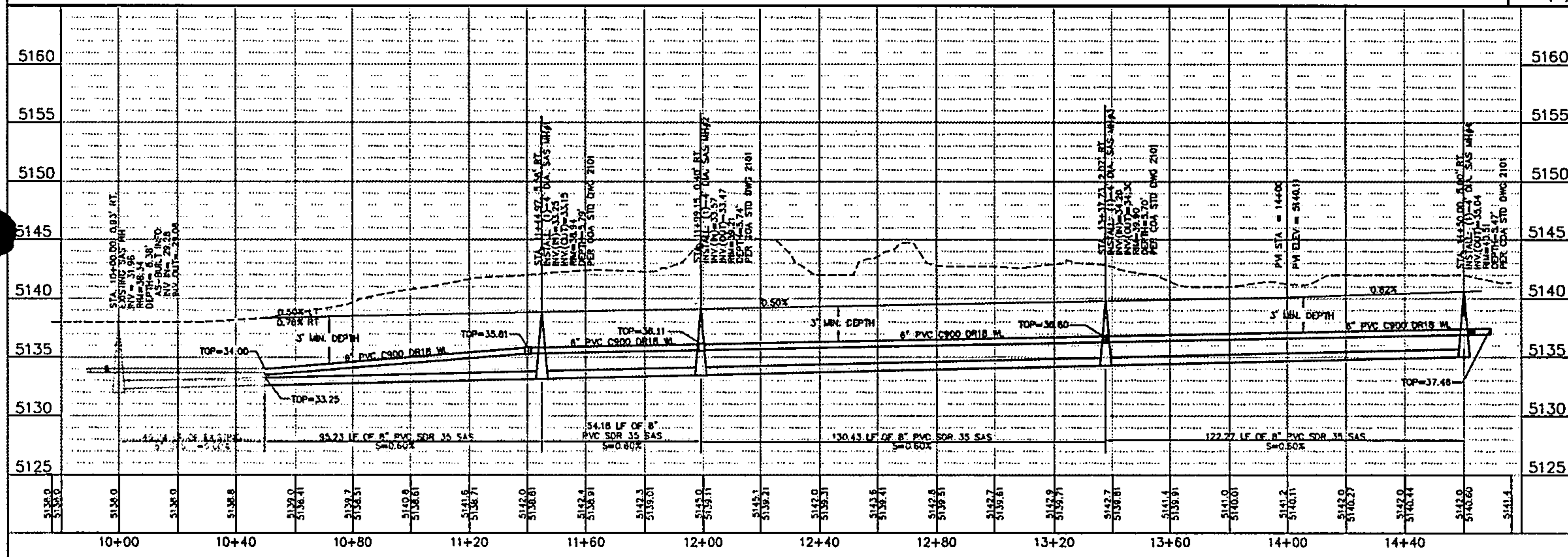
10000 GOLF COURSE, SUITE 100, ALBUQUERQUE, NM 87124
PHONE: (505) 271-8199 FAX: (505) 630-0470

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT

TALLADO COURT NW, VILLA SENDEROS SUBDIVISION UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE: _____ CITY ENGINEER APPROVAL: _____

City Project No. 775683 Zone Map No. G-10-2 Sheet 5 Of 6



PROJECT #

10001920

January 15. 2013

SIA