



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

for Subdivision  
 for Building Permit  
 Administrative Amendment (AA)  
 Administrative Approval (DRT, URT, etc.)  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

Storm Drainage Cost Allocation Plan

**Supplemental Form (SF)**

**S Z ZONING & PLANNING**

Annexation

**V**  Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
 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

**P**

**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 2<sup>nd</sup> 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): Trula Howe PHONE: 505-897-4225  
 ADDRESS: P.O. Box 94088 FAX: 505-792-2399  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: trula@cginn.com  
 APPLICANT: Michael Monby, Novus Properties, LLC PHONE: 505-897-4225  
 ADDRESS: P.O. Box 94088 FAX: 505-792-2399  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: michael@cginn.com  
 Proprietary interest in site: Manager List all owners: \_\_\_\_\_

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. A, B, C, D, E, F, G, H, I Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Fountain Hills Plaza Subdivision  
 Existing Zoning: SI-1 Proposed zoning: No change MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-12-2 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.):  
DRB 1003445 CABQ Project 584480

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 9 No. of proposed lots: 9 Total site area (acres): 39.9014  
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Ranch Rd NW  
 Between: Paseo del Norte NW and Paradise Blvd NW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Print Name) \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input type="checkbox"/> All checklists are complete				\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input 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				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Revised: 11/2014

Staff signature & Date \_\_\_\_\_

Project # \_\_\_\_\_

**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. \_\_\_\_\_
- 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.

\_\_\_\_\_  
Applicant name (print)

\_\_\_\_\_  
Applicant signature / date



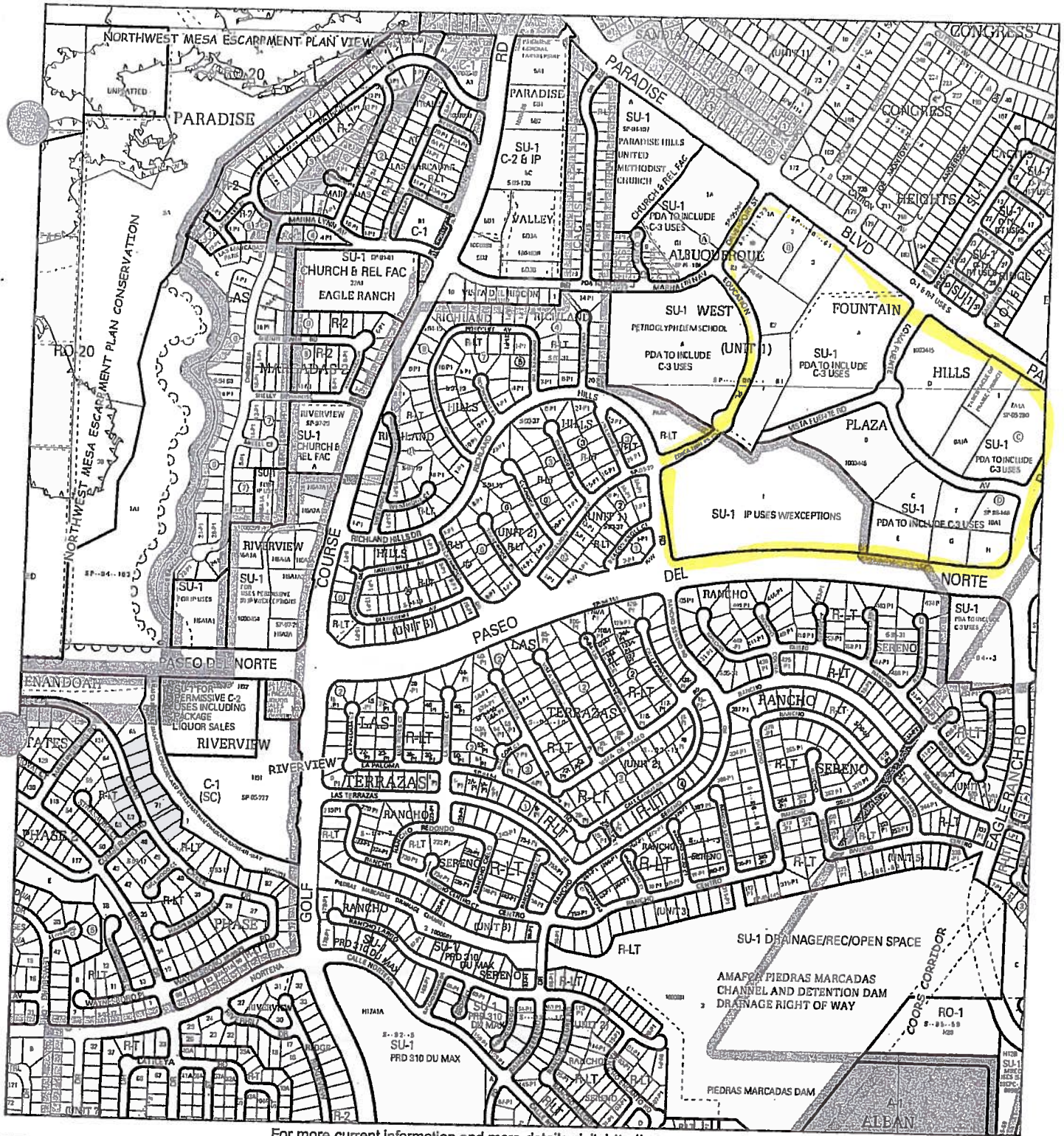
Form revised **October 2007**

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

Application case numbers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planner signature / date  
Project # \_\_\_\_\_





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

Zone Atlas Page:

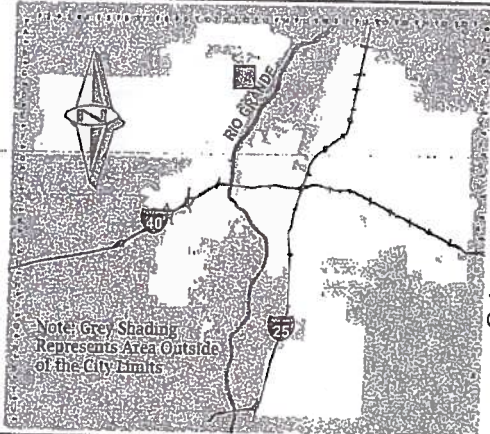
# C-12-Z

Selected Symbols

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



Map amended through: 1/24/2011



July 26, 2016

City of Albuquerque  
Planning Department  
Design Review Board  
1 Civic Plaza NW  
Albuquerque, NM 87102

Re: Fountain Hills Plaza Subdivision, Phase/Unit #2, City Project 584480, DRB-1003445

To Whom It May Concern:

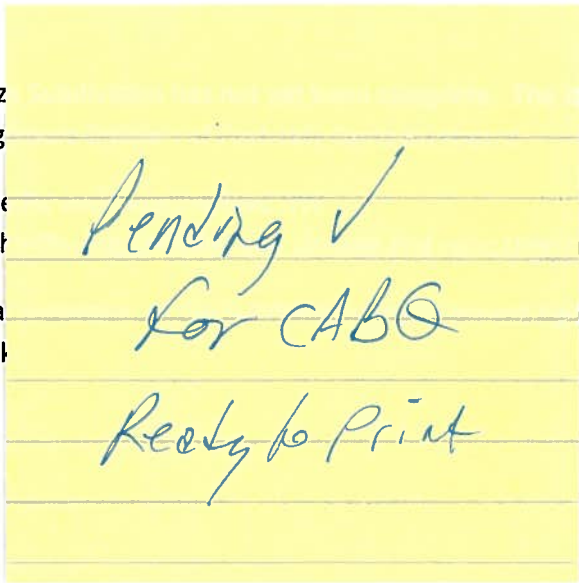
Phase 2 of Fountain Hills Plaza Subdivision has not yet been completed. The following items required are as follows, according to the Engineer's report:

- Traffic Signal at Loma Fuente
- Paseo del Norte/Eagle Ranch

We are requesting a two-year extension to complete the remaining work.

Sincerely,

Michael Montoya  
Manager, Novus Properties LLC



items required are as

traffic signal

reement, to allow us to





**DISCLOSURE STATEMENT**  
 The undersigned is the holder of the title to the land described in the Subdivision Map, and is hereby disclosing to the public the following information concerning the same: ...

**PUBLIC UTILITY EASEMENTS**  
 A. All public utility easements are shown on the Subdivision Map, and the holder of the title to the land described in the Subdivision Map is hereby disclosing to the public the following information concerning the same: ...

**DESCRIPTION**  
 The land described in the Subdivision Map is located in the City of Albuquerque, New Mexico, and is bounded by ...

**FREE CONSENT AND DEDICATION**  
 The undersigned hereby dedicates to the City of Albuquerque, New Mexico, the land described in the Subdivision Map for the use and benefit of the public ...

**NOTES**  
 1. The Subdivision Map is subject to the provisions of the Subdivision Map Act, Chapter 71, N.M.S.A. ...

**ADDITIONAL AFFIDAVIT**  
 I, the undersigned, do hereby certify that the information furnished in the Subdivision Map is true and correct ...

**PLAT OF**  
**FOUNTAIN HILLS PLAZA**  
**SUBDIVISION**  
 (A REMAINDER OF TRACTS B-1-4, C-1-4, D-1-4, LOT 10-4, B-2-1, B-2-2, TRACT 5, RICHARD AND HILLS TRACT, WEST & WITHIN PROPOSED SECTION 15, T.11 N., R.1 E., N.M.S.P., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO)

PLAT APPROVAL  
 City of Albuquerque  
 Planning Department  
 Date: 6/12/07

PLAT APPROVAL  
 City of Albuquerque  
 Planning Department  
 Date: 6/12/07

PLAT APPROVAL  
 City of Albuquerque  
 Planning Department  
 Date: 6/12/07

PLAT APPROVAL  
 City of Albuquerque  
 Planning Department  
 Date: 6/12/07

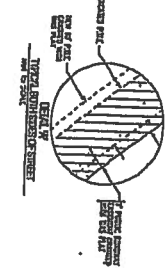
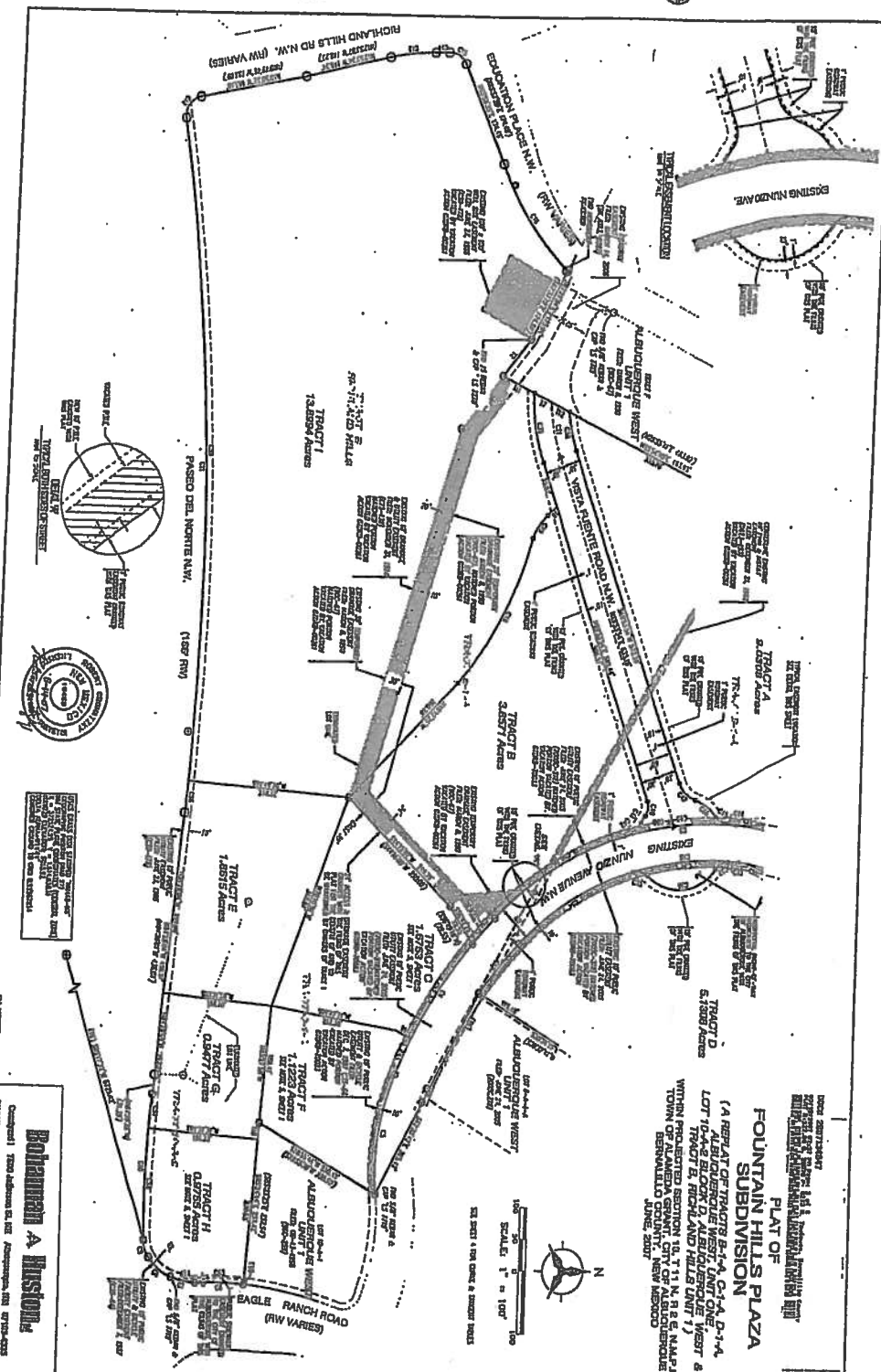
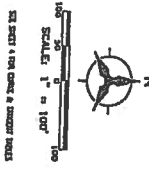
**Bohman & Huston**  
 Registered Professional Surveyors and Engineers  
 1000 University Avenue, NE  
 Albuquerque, NM 87102  
 Phone: (505) 263-1100  
 Fax: (505) 263-1101



THIS SUBDIVISION  
WAS APPROVED BY THE BOARD OF SUPERVISORS  
ON 12/15/2004 AND IS BEING RECORDED FOR THE  
FIRST TIME.

**FOUNTAIN HILLS PLAZA  
PLAT OF  
SUBDIVISION**

(A PART OF TRACTS B-1-A, C-1-A, D-1-A,  
LOT 10-48 BLOCK 2, WEST UNIT ONE, WEST 3,  
TRACT B, RICHLAND HILLS UNIT 1  
WITHIN PROTECTED SECTION 15, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALABAMA, COUNTY OF ALBUQUERQUE,  
NEW MEXICO  
JUNE 2004



THE INFORMATION CONTAINED  
HEREIN IS FOR YOUR INFORMATION ONLY  
AND DOES NOT CONSTITUTE A WARRANTY  
OR REPRESENTATION OF ANY KIND  
BY THE SURVEYOR OR HIS EMPLOYERS.  
DATE OF SURVEY: 11/18/2004

SHEET 3 OF 4

**Bohannon A. Huston**

Geological 7200 Address Rd. NE, Albuquerque, NM 87109-4203  
SURVEYING • REALTY BLM & AERIAL PHOTOGRAMMETRY

2010 0501







EXHIBIT "A"

**OFFICIAL NOTICE OF DECISION**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD**

August 19, 2009

**Project# 1003445  
09DRB-70238 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT  
(2YR SIA)**

At the August 19, 2009 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 September 3, 2009, 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, AICP, DRB Chair

Cc: Bohannon Huston, Inc. - 7500 Jefferson St. - Albuquerque, NM 87109  
Cc: Dwayne Pino - P.O. Box 56883 - Albuquerque, NM 87187  
Marilyn Maldonado  
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 28, 2011

Project# 1003445  
11DRB-702 4 MAJOR - 2 YEAR EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR SIA)

BOHANNAN HOUSTON INC agent(s) for JASON SHAFFER request(s) the referenced/ above action(s) for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C- / IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 9.9074 acre(s). (C-12)

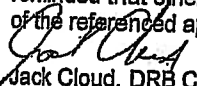
At the September 28, 2011 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through September 30<sup>th</sup>, 2012.

If you wish to appeal this decision, you must do so by October 13, 2011, 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: Bohannan Huston Inc - 7500 Jefferson St. - Albuquerque, NM 87109  
Cc: Jason Shaffer - P.O. Box 66897 - Albuquerque, NM 8719  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 1, 2014

**Project# 1003445**

**14DRB-70308 - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT (2YR SIA)**

CUSTOM GRADING INC agents for JASON SHAFFER request the referenced/ above action for all or a portion of **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1/ PDA/ C-3/ IP, located on the north side of PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS DR NW containing approximately 39.9074 acres. (C-12)

At the October 1, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved with the condition the improvements for Vista Fuente Rd NW be completed and accepted by the City within one year, otherwise the extension shall only be for one year.

If you wish to appeal this decision, you must do so by October 16, 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: CUSTOM GRADING INC  
Planning file



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 14, 2015

**Project# 1003445**

15DRB-70369 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

CUSTOM GRADING, INC. agent(s) for FOUNTAIN HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) A, B, C, D, E, F, G, H & I, **FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-1, located on EAGLE RANCH BETWEEN PASEO DEL NORTE AND PARADISE NW containing approximately 39.9074 acre(s).

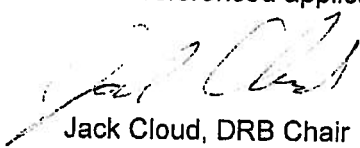
At the October 14, 2015 Development Review Board meeting, the one year extension of the Subdivision Improvement Agreement was approved.

If you wish to appeal this decision, you must do so by October 29, 2015, 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



# ORIGINAL

Figure 12  
**NEIGHBORHOOD LIST**  
**ERHERT V.**  
**TO SUBMISSION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (DRAB) REQUIRED INFRASTRUCTURE LIST**  
**FOUNTAIN HILLS**

Date Submitted: June 5, 2007  
 Date Site Plan Approved: NA  
 Date Preliminary Plan Approved: 6-10-07  
 Date Preliminary Final Review: 6-20-08  
 DRB Project No.: 003445  
401 #  
D7026-70024

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or finalized, guaranteed for the above development. This listing is not necessarily a complete listing. During the SA process and/or in the review of the construction documents, if the DRIC Civil Engineer finds any additional items that have not been included in the construction listing, the DRIC Civil Engineer may include items in the listing and retain financial guarantee. Likewise, if the DRIC Civil Engineer finds any items that should be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such modifications shall be approved by the DRIC Civil Engineer and must be approved by the DRIC Civil Engineer before any construction begins. In addition, any information from which the listing and financial guarantee are derived which are necessary to complete the project and which primarily are the Submitter's responsibility will be required as a condition of project acceptance and close out by the City.

Sequence #	COA DRIC Project #	Size	Type of Improvement	Location	From	To	Phase	City Inspector	City Cost Engineer
------------	--------------------	------	---------------------	----------	------	----	-------	----------------	--------------------

B-1	584480	30' FT 10' MEDIAN	ARTERIAL PAVEMENT WITH MEDIAN & STP, CURB & GUTTER WITH SIDEWALK ON SOUTHWEST	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	1	1	1
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	DAVENPORT ST	WEST PROPERTY BOUNDARY	1	1	1
B-1	584480	30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD EASTBOUND LANE	EAST PROPERTY LINE	EXISTING LAND STORAGE UNIT WEST PROPERTY LINE	1	1	1
							1	1	1
							1	1	1
							1	1	1

**PHASE 1: LIBERTE PUBLIC ROADWAY IMPROVEMENTS**

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

**PHASE 1: LIBERTE PUBLIC ROADWAY IMPROVEMENTS**

40' F-F PAVEMENT WITH CURB & GUTTER A PCC 6" WIDE SIDEWALK ON BOTH SIDES

VARIES 24' F-F MAX 40' F-F MAX

NOTE: LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED STREETSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.

							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

B-1	584480	40' F-F	PAVEMENT WITH PCC CURB & GUTTER A PCC 6" WIDE SIDEWALK ON BOTH SIDES	HUIZDO AVE	EALEHAWCH RD	VISTA FUENTE ROAD	1	1	1
B-1	584480	40' F-F MAX	PAVEMENT WITH PCC CURB & GUTTER A PCC 6" WIDE SIDEWALK ON EAST SIDE ROUNDABOUT	HUIZDO AVE	VISTA FUENTE ROAD	PARADISE BLVD	1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1



SJA  
 Sequence #  
 COA ORC  
 Project #

Item  
 Type of improvement

Location

From

To

Princed  
 Inspector  
 City  
 Inspector  
 City  
 Chief  
 Engineer

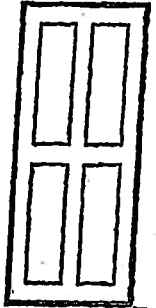
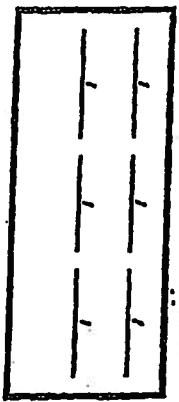


6" DIA  
 SANITARY SEWER LINE  
 W/ REC. MANS. & SERVICES  
 SANITARY SEWER LINE  
 W/ REC. MANS. & SERVICES

MUNDO AVE  
 VISTA FUENTE ROAD

EAGLE RANCH RD  
 140' SOUTHWEST CORNER  
 INTERSECTION OF  
 VISTA FUENTE ROAD  
 & MUNDO AVE

PARADISE BLVD  
 MUNDO AVE

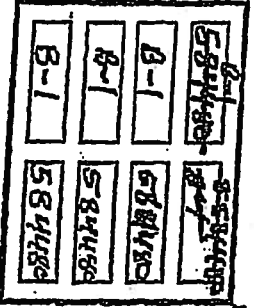
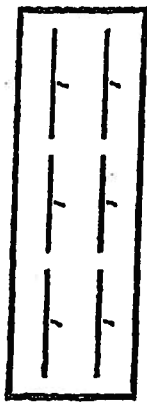


6" DIA  
 WATERLINE W/ REC. VALVES  
 PHS, MANS & PVS  
 WATERLINE W/ REC. VALVES  
 PHS, MANS & PVS

MUNDO AVE  
 VISTA FUENTE ROAD

EAGLE RANCH RD  
 EDUCACION PLACE

PARADISE BLVD  
 MUNDO AVE

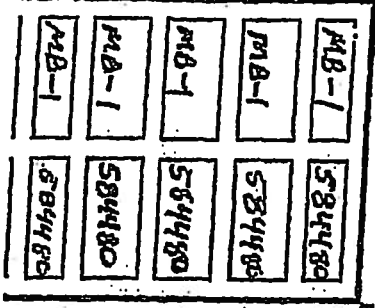
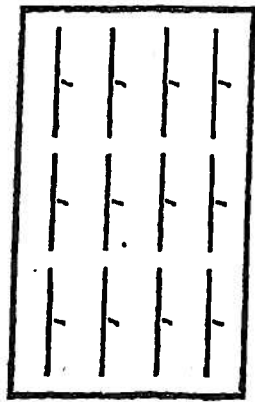


10"-12" DIA.  
 RCP W/ REC. MANS, LATERALS,  
 & INLETS  
 18"-30" DIA  
 RCP W/ REC. LATERALS,  
 & RUELETS  
 24" DIA  
 RCP W/ REC. MANS, LATERALS,  
 & INLETS  
 24" DIA  
 DETENTION POND

MUNDO AVE  
 VISTA FUENTE ROAD  
 TRACT 6-M-1  
 EXISTING LOT 6-M-1

PARADISE BLVD  
 EDUCACION PLACE  
 TRACT 6-M-1

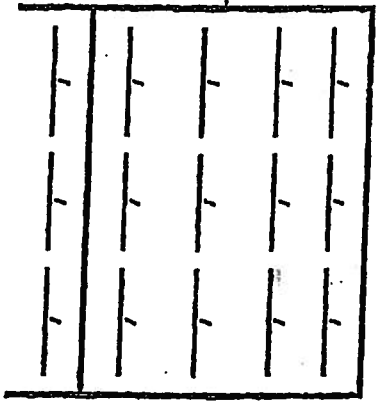
EXISTING LOT 6-M-1  
 MUNDO AVE  
 DETENTION POND



12" WIDE  
 ADD 2ND AND LEFT TURN  
 ARTERIAL PAVEMENT W/ POC  
 CURB & GUTTER  
 12" WIDE  
 ADD RIGHT TURN LANE  
 ARTERIAL PAVEMENT W/ POC  
 CURB & GUTTER  
 12" WIDE  
 ADD RIGHT TURN LANE  
 ARTERIAL PAVEMENT  
 10' WIDE  
 TRAIL

PARADISE BLVD/  
 PRUCKY PENA ST  
 PASO DEL NORTE  
 EAST BOUND LANE  
 RICHLAND HILLS RD  
 SOUTHBOUND LANE  
 PASO DEL NORTE  
 WEBEROUND LANE  
 PASO DEL NORTE

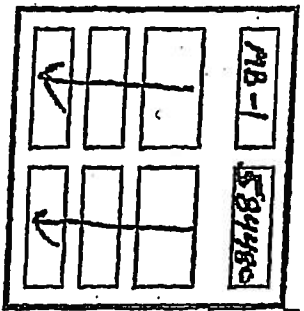
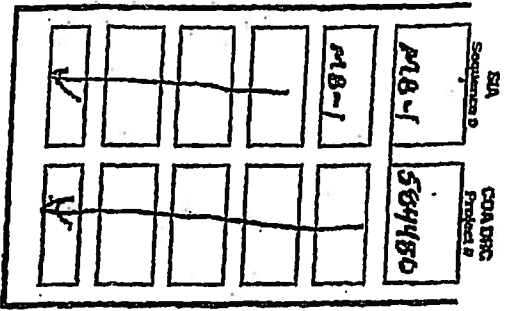
RICHLAND HILLS RD  
 WEST PROPERTY LANE  
 RICHLAND HILLS RD  
 187' EAST OF RICHLAND  
 HILLS EAST CURB &  
 GUTTER  
 EAGLE RANCH RD



PHASE 2 INFRASTRUCTURE IMPROVEMENTS

PHASE 2 GREENBELT/ROADWAY IMPROVEMENTS

\*



SHA	COA DRG	Seq. No.	Product #	Sha	Type of Improvement	Location	From	To	Phase	City Engineer
12	WIDE				ADD AND LEFT TURN LANE	PASEO DEL NORTE		EAGLE RANCH RD	1	
					ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (MOUL. WIDTH TO BETWEEN FROM MEDIAN)	EAST BOUND LANE			1	
11	WIDE				ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE		EAST OF EAGLE RANCH	1	
12	WIDE				ADD THIRD THRU LANE - STRIPING MODIFICATION ONLY	PASEO DEL NORTE		EAGLE RANCH RD	1	
12	WIDE				ADD THIRD THRU LANE - ARTERIAL PAVEMENT W/ PCC CURB & GUTTER	PASEO DEL NORTE		EAGLE RANCH RD	1	
12	WIDE				ADD LEFT TURN LANE (FOOE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLDG. NORTHBOUND		EAGLE RANCH RD	1	
6	WIDE				BIKE LANE w/ PCC CURB & GUTTER w/ SIDEWALK	EAGLE RANCH ROAD		PASEO DEL NORTE	1	

PHASE 3 CONCRETE CURB & GUTTER IMPROVEMENTS	40'-F	VARIES	NOTE	NOTE	NOTE
RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	VISTA FLORIE ROAD	NARAZO AVE WEST HALF OF SIDEWALK ON WEST SIDE	LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED LANDSCAPE AGREEMENT. A FINANCIAL GUARANTEE IS NOT REQUIRED FOR LANDSCAPING WITHIN PUBLIC RIGHT OF WAY.		
RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	VISTA FLORIE ROAD	PARADISE BLVD			
STREET LIGHTS AS PER COA DRG					

Phase	City	City
Inspector	Inspector	Engineer
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1

Phase	City	City
Inspector	Inspector	Engineer
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1
1	1	1

BRUCE STONEMORTHY, PE  
 PREPARED BY: PRINT NAME  
 BOHANNAN HUSTON INC.  
 FROM: *John St...*  
 SIGNATURE: *John St...*  
 DATE: *6/20/07*  
 MAIN QUANTITY ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

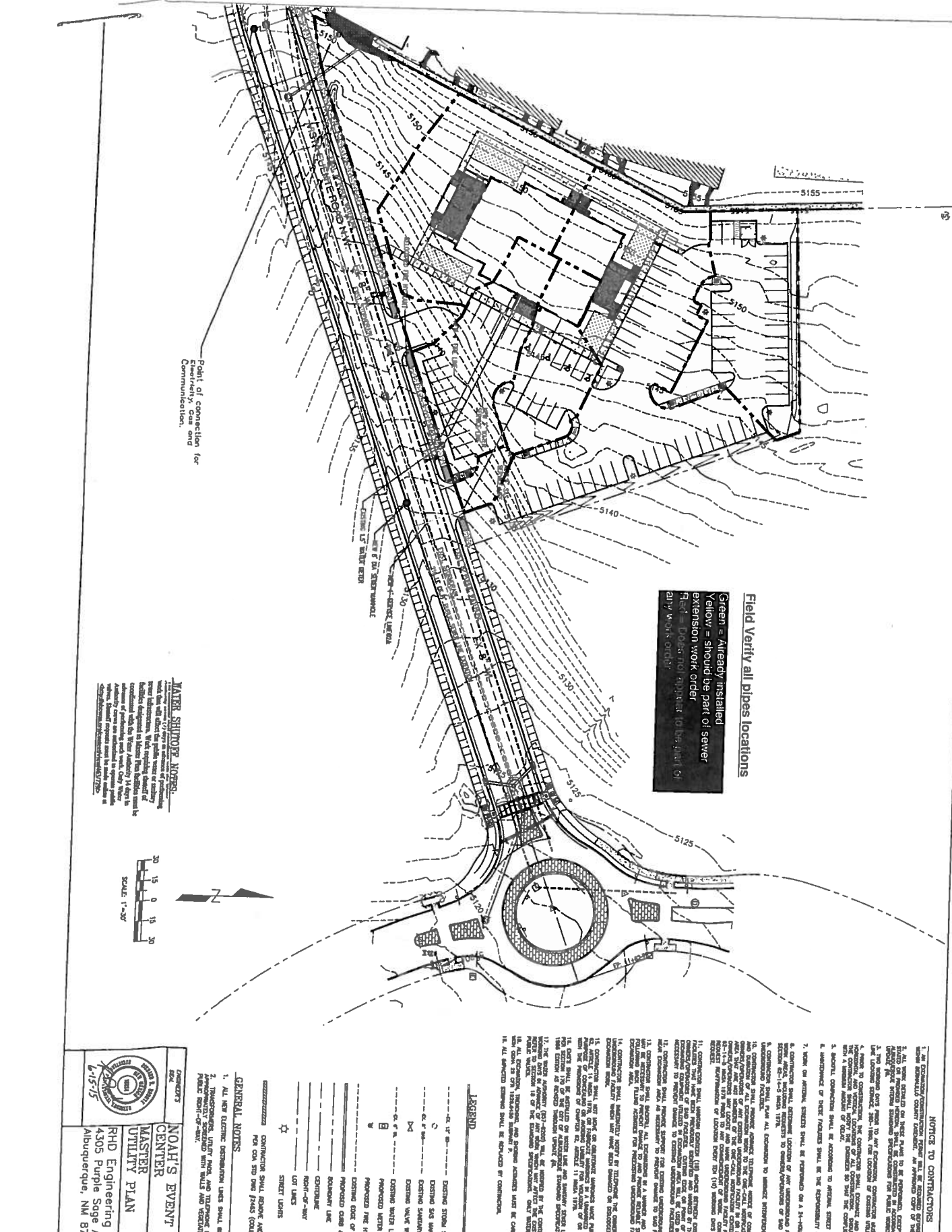
DATE: *6-20-07*  
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 DATE: *6/20/07*  
 DATE: *6/20/07*  
 DATE: *6/20/07*

REVISION	DATE	ORG. CHAIR	DESIGN REVIEW COMMITTEE MEMBERS	USE/DEVELOPMENT	AGREEMENT

**Field Verify all pipes locations**  
 Green = Already installed  
 Yellow = should be part of sewer extension work order  
 Red = does not appear to be part of City Works order



**NOTICES TO CONTRACTORS**

1. ALL DIMENSIONS FROM THE PROPERTY CORNER OR THE POINT OF BEGINNING OF THE PROJECT TO THE CENTERLINE OF ANY PIPE SHALL BE SHOWN EXPLICITLY ON THE PLAN. DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES TO THE NEAREST 1/4" INCH. DIMENSIONS TO THE CENTERLINE OF ANY PIPE SHALL BE SHOWN TO THE NEAREST 1/8" INCH. DIMENSIONS TO THE CENTERLINE OF ANY PIPE SHALL BE SHOWN TO THE NEAREST 1/16" INCH.
2. ALL WORK SHOWN ON THIS PLAN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1994. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S SUPERVISION AND APPROVAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF ALBUQUERQUE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF ALBUQUERQUE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF ALBUQUERQUE.
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17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF ALBUQUERQUE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE CITY OF ALBUQUERQUE.

**LEGEND**

- - - - - 48" DIAM. WATER MAIN
- - - - - 42" DIAM. WATER MAIN
- - - - - 36" DIAM. WATER MAIN
- - - - - 30" DIAM. WATER MAIN
- - - - - 24" DIAM. WATER MAIN
- - - - - 18" DIAM. WATER MAIN
- - - - - 12" DIAM. WATER MAIN
- - - - - 6" DIAM. WATER MAIN
- - - - - 4" DIAM. WATER MAIN
- - - - - 3" DIAM. WATER MAIN
- - - - - 2" DIAM. WATER MAIN
- - - - - 1 1/2" DIAM. WATER MAIN
- - - - - 1" DIAM. WATER MAIN
- - - - - 3/4" DIAM. WATER MAIN
- - - - - 1/2" DIAM. WATER MAIN
- - - - - 1/4" DIAM. WATER MAIN

**GENERAL NOTES**

1. ALL NEW ELECTRICAL DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
2. TRANSDUCERS, LIMIT SWITCHES AND INTERLOCK DEVICES SHALL BE FIELD MOUNTED ON A STEEL STRUCTURE WITH VIBRATION DAMPERS FROM THE CONTRACTOR.

	CONTRACTOR'S	DATE
	NOAH'S EVENT CENTER MASTER UTILITY PLAN	6-15
	DESIGNER'S	DATE
RHD Engineering LLC 4305 Purple Sage Ave NW Albuquerque, NM 87120	6-15-15	7-15-15
SHEET 7		OF 7