


9. **Project# 1003613**
15DRB-70159 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, **SUNSET VILLA SUBDIVISION** zoned R-1, located on SUNSET GARDENS BETWEEN ATRISCO SW AND SUNSET RD SW containing approximately 4.5 acre(s). (K-12) *[Deferred from 4/22/15]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/24/15, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT.**

10. **Project# 1010038**
15DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

RIO GRANDE ENGINEERING agent(s) for SANDIA ARES FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Tract(s) C, **THE NEW HOLIDAY PARK SUBDIVISION** zoned C-1, located on MONTGOMERY BLVD NE BETWEEN CAIRO RD NE AND JUAN TABO BLVD NE containing approximately 3 acre(s). (F-22) *[Deferred from 6/2/15]* **DEFERRED TO 7/8/15.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING






11. **Project# 1008267**
15DRB-70229 SKETCH PLAT REVIEW
AND COMMENT 

RON ROMERO request(s) the above action(s) for all or a portion of Lot(s) 6-8, Block(s) 6, **SANTA FE ADDITION** zoned SU-2/R-1, located on PACIFIC BETWEEN 8TH AND 9TH ST containing approximately .161 acre(s). (K-13) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

12. **Project# 1010432**
15DRB-70230 SKETCH PLAT REVIEW
AND COMMENT 

WAYJOHN SURVEYING INC agent(s) for G & L INVESTMENT CO INC request(s) the above action(s) for all or a portion of Lot(s) 8, 9, & 10, Block(s) 2, **BEL-AIR** zoned C-1, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .55 acre(s). (H-17) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

13. Other Matters:
ADJOURNED:

6. **Project# 1003613**
15DRB-70159 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  RIO GRANDE ENGINEERING agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, **SUNSET VILLA SUBDIVISION** zoned R-1, located on SUNSET GARDENS BETWEEN ATRISCO SW AND SUNSET RD SW containing approximately 4.5 acre(s). (K-12) **INDEFINITELY DEFERRED.**
7. **Project# 1003257**
15DRB-70157 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  COMMUNITY SCIENCES CORPORATION agent(s) for COLABACILLAS PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 47-P1 & 48-P1, Block(s) 1, **SALTILLO Unit(s) 1**, zoned R-1, located on RIVERA BETWEEN CALVDRIAS AND SINCHO containing approximately .3301 acre(s). (A-10) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
8. **Project# 1010414**
15DRB-70156 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  COMMUNITY SERVICES CORPORATION agent(s) for DR HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 22, **ANDERSON HEIGHTS Unit(s) 7 & 8**, zoned RLT, located on MICROLITH RD SW BETWEEN MORRISSEY ST SW AND FEATHER EDGE SW containing approximately .2506 acre(s). (P-8) **THE PRELIMINARY/FINAL PLAT WAS APPROVED.**
9. **Project# 1010205**
15DRB-70110 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  ARCH & PLAN LAND USE CONSULTANTS agent(s) for HPH FUND 1 D7 LLC request(s) the above action(s) for all or a portion of Block(s) 85-D, **PRINCESS JEANE ADDITION** zoned O-1, located on LOMAS BLVD BETWEEN BETTS ST AND MORRIS ST containing approximately 2.75 acre(s). (J-21) *[Deferred from 3/18/15, 3/25/15, 4/8/15]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PARKING SPACE COMMENTS AND TO PLANNING FOR REVISION OF EASEMENT GRANTING AND FOR ADDITIONAL COMMENTS.**
10. **Project# 1010404**
15DRB-70141 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL  CARTESIAN SURVEYS INC agent(s) for COMMERCIAL SELF STORAGE, LLC request(s) the above action(s) for all or a portion of Lot(s) A AND B-1, **CAMPBELL'S ADDITION** zoned M-1, located on MESCALERO BETWEEN HEADINGLY AND SAN LORENZO containing approximately 2.0315 acre(s). (G-15) *[Deferred from 4/15/15]* **DEFERRED TO 4/29/15.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 22, 2015
DRB Comments**

ITEM # 6

PROJECT # 1003613

APPLICATION # 15-70159

RE: Sunset Villa Subdivision

It is unclear why Tract A is being replatted just to add an easement. Additionally, lot consolidations for new ponds should probably be designated as Tracts rather than Lots – refer to comments from Hydrology.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor subdivision action	<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	P
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> for Building Permit	L A APPEAL / PROTEST of...
<input type="checkbox"/> Administrative Amendment/Approval (AA)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> IP Master Development Plan	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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): DAVID SOULE PHONE: _____
 ADDRESS: PO BOX 93924 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: DAVID@RIOGRANDEENGINEERING.COM

APPLICANT: SUNSET VILLA LLC PHONE: _____
 ADDRESS: 4402 CANYON CT FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: AMMENDMENT TO INFRASTRUCTURE LIST, LOT CONSOLIDATION AND DEDICATION OF DRAINAGE EASEMENT

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. 1-70 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: sunset villa subdivision
 Existing Zoning: r1 Proposed zoning: r1 MRGCD Map No _____
 Zone Atlas page(s): k12 UPC Code: 101205726403240351

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1003613, 06drb0085

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 12 No. of proposed lots: 5 Total site area (acres): 4.5
 LOCATION OF PROPERTY BY STREETS: On or Near: sunset gardens
 Between: atrisco sw and sunset road sw

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

SIGNATURE DS DATE _____
 (Print Name) David Soule Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- 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>15DRB - 70159</u>	<u>P&E</u>	_____	<u>495.00</u>
_____	<u>CMF</u>	_____	<u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
			Total
			<u>\$515.00</u>

Hearing date April 22, 2015

[Signature]
 Staff signature & Date 4-14-15

Project # 1003613

Revised: 4/2012

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ~~NA~~ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- ~~NA~~ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

- 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, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

David Soule
 Applicant name (print)
[Signature]
 Applicant signature / date

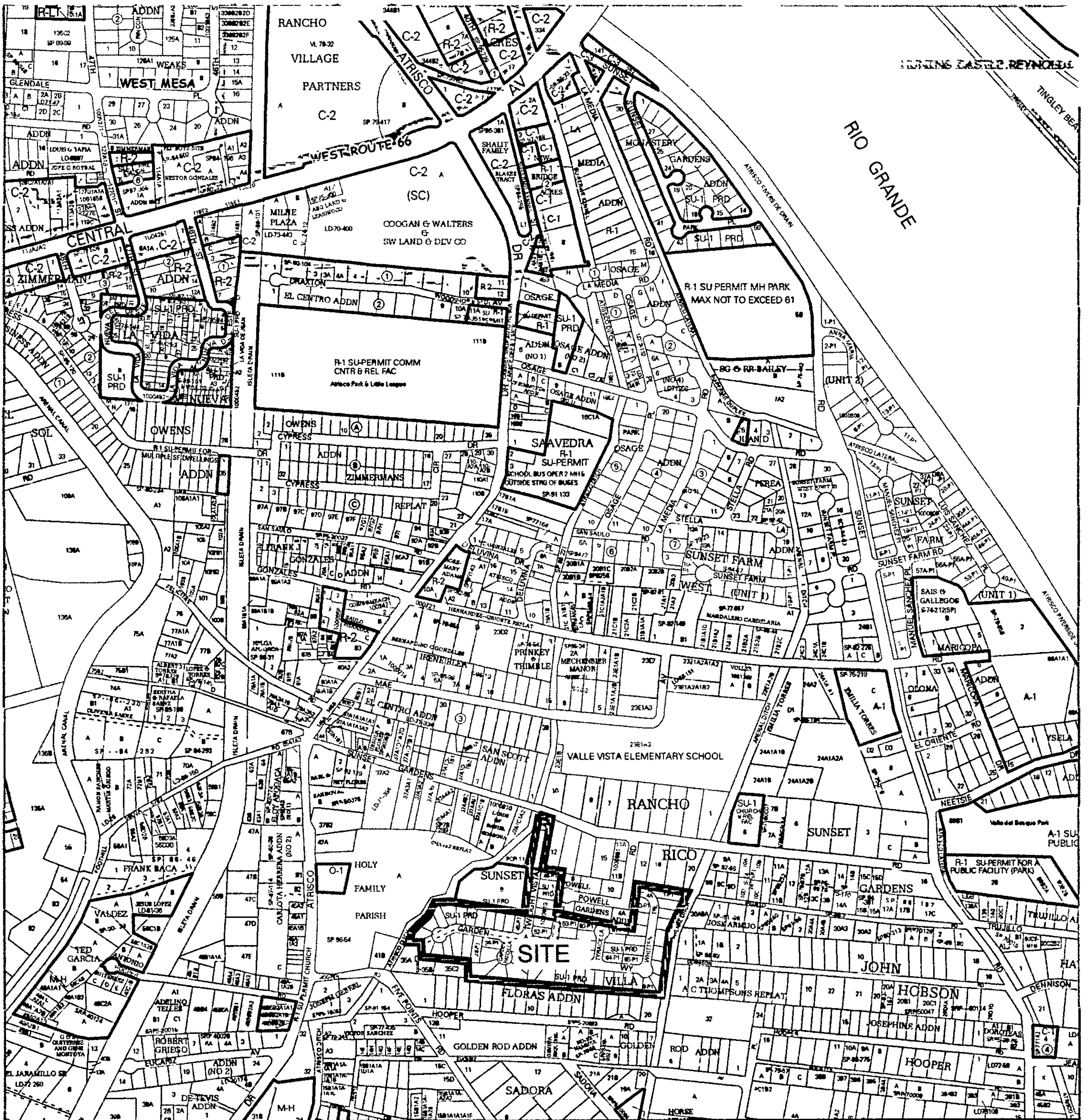


Form revised October 2007

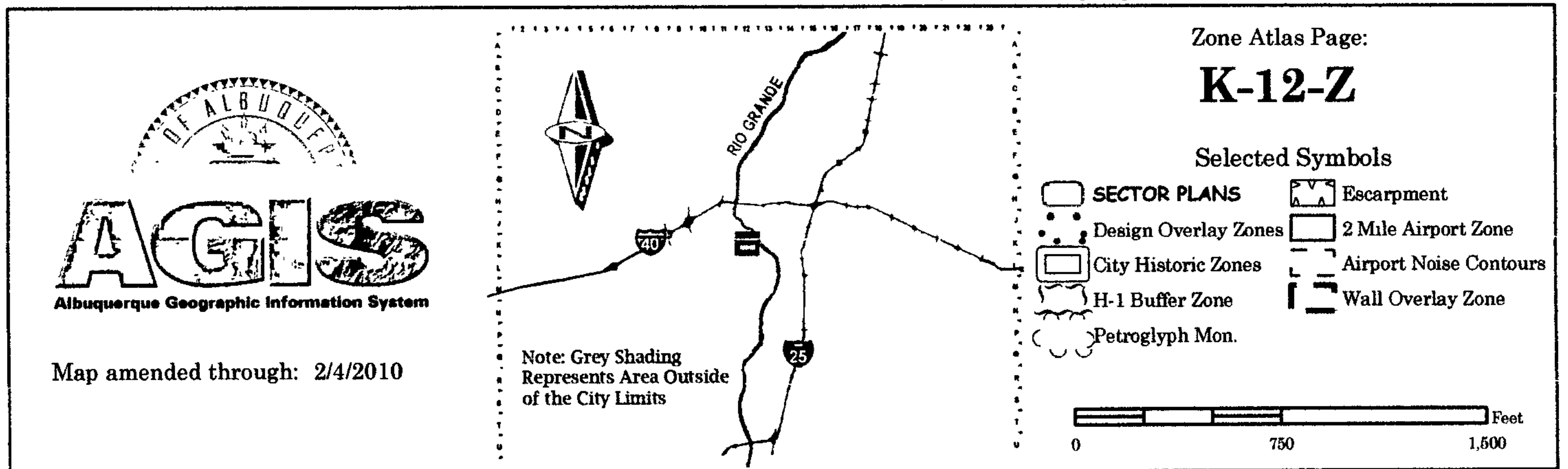
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15DRB - 70159

[Signature] 4-14-15
 Planner signature / date
 Project # 1003613



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



April 10, 2015

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: PRELIMINARY/FINAL PLAT
AMMENDMENT TO INFRASTRUCTURE LIST
SUNSET VILLA SUBDIVISION
Project # 1003613
Albuquerque, New Mexico**

Dear Mr. Cloud:

Rio Grande Engineering requests approval of the enclosed preliminary/final plat. The purpose of the replat is to consolidate lots that will become drainage ponds. Due to issues with the county regional drainage facility, this site must retain its developed flow onsite until the county completes the pond outfall. There is no proposed date for this to occur. In addition a private drainage easement is being granted on the private roadway tract. When the site was initially platted, the drainage rights were not granted. Due to the revised drainage plan, the infrastructure list is being amended to reflect the design intent.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

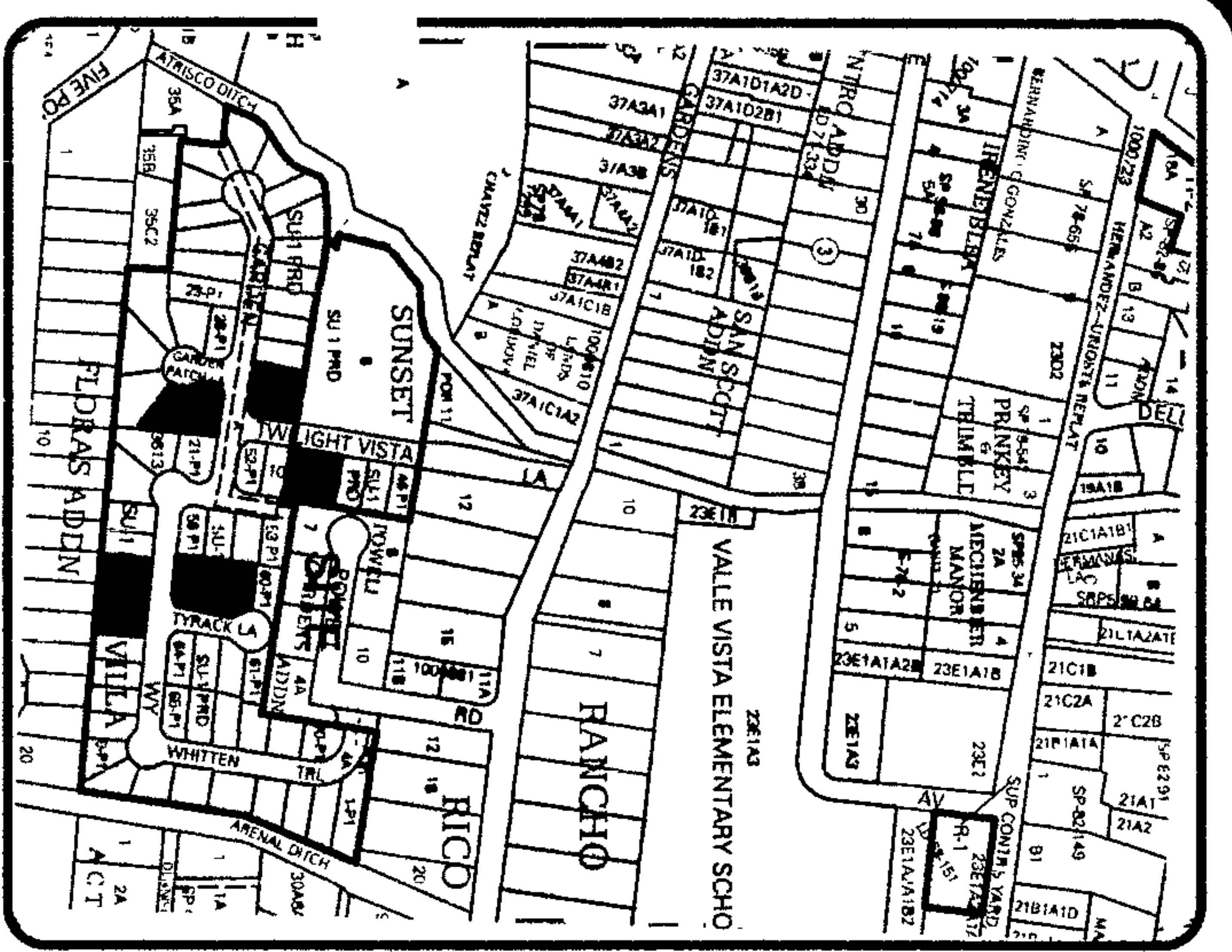


David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

SUBDIVISION PLAT OF
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1
 OF
SUNSET VILLA SUBDIVISION

BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59
 AND REASSIGNMENT OF MAINTENANCE OF TRACT A
 AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2015



ZONE ATLAS K-12-Z NOT TO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 LOTS INTO 5 LOTS, REASSIGN MAINTENANCE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION TRACT AND GRANT AN ADDITIONAL CROSS PRIVATE DRAINAGE EASEMENTS.

NOTES:

- 1 BEARINGS ARE GRD BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- 2 ALL DISTANCES SHOWN ARE GROUND DISTANCES
- BOUNDARY CORNERS IDENTIFIED AS 'SET, ARE 68" REBAR WITH CAP ED PS 21082', AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED
- 4 BEARINGS AND DISTANCES IN () ARE RECORD
- 5 FIELD SURVEY DATE MONTH OF FEBRUARY 2015

DR#
 ZONE ATLAS INDEX NO. K-12-Z
 TOTAL NO. OF TRACTS EXISTING 12
 TOTAL NO. OF TRACTS CREATED 5
 TOTAL NO. ACRES 4.65345 ACRES

DOCUMENTS USED:

SUNSET VILLA VOL. 2007C, FOLIO 289

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #

BERNALILLO COUNTY TREASURER'S OFFICE

LEGAL DESCRIPTION
 LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58, 59 AND TRACT A OF THE SUNSET VILLA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 2007 IN PLAT BOOK VOLUME 2007C, FOLIO 289

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES

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 SERVICES

WEST CORPORATION D.B.A. CENTURY LINK OC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT LANDS OF 'GRANTOR' FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF 'GRANTEE', INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN. HERENY CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58, 59 AND TRACT A OF THE SUNSET VILLA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT

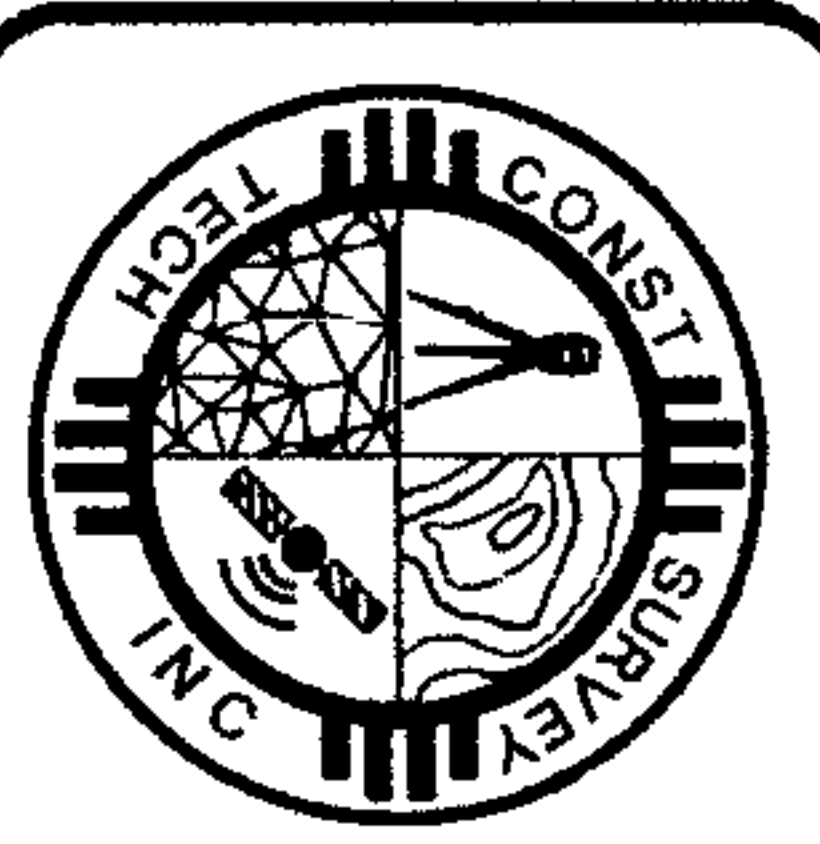
BY _____ OWNER/DATE

ACKNOWLEDGMENT
 STATE OF _____)
 COUNTY OF _____) SS.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2015, BY _____
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT

SHEET INDEX
 PAGE 1 COVER
 PAGE 2 SUBDIVISION PLAT
 PAGE 3 TRACT A-1
 PAGE 4 EASEMENT TABLES



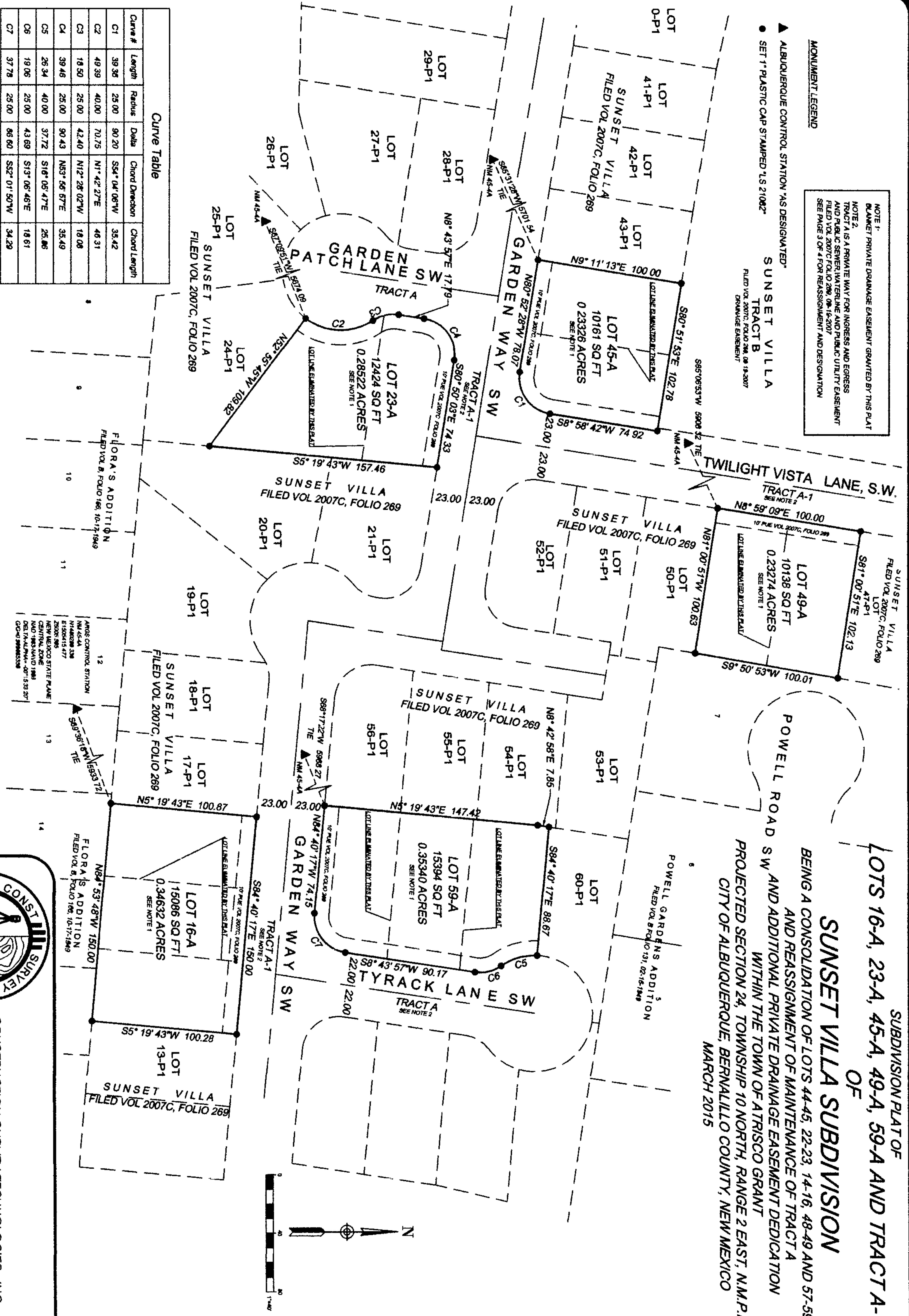
CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65335, ALBUQUERQUE, NM 87113, 505 917 4321
 OFFICE: 1408 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87116
 INFO@CONSTRUSURV.COM

**SUBDIVISION PLAT OF
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1
OF
SUNSET VILLA SUBDIVISION**

BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59
AND REASSIGNMENT OF MAINTENANCE OF TRACT A
AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2015

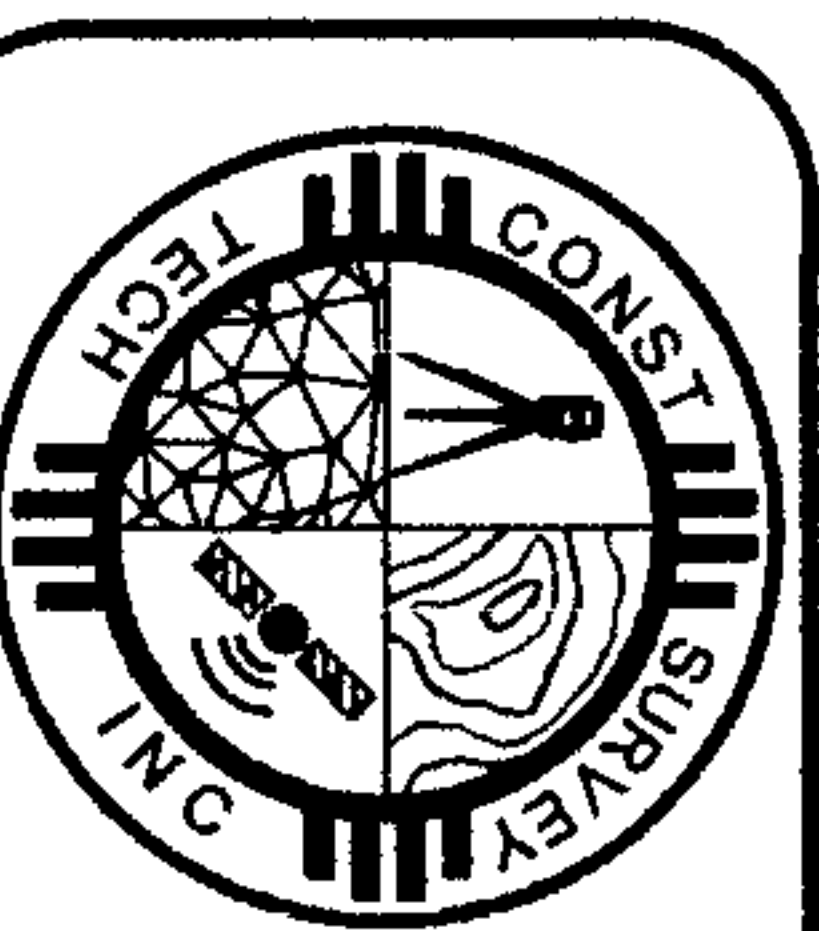
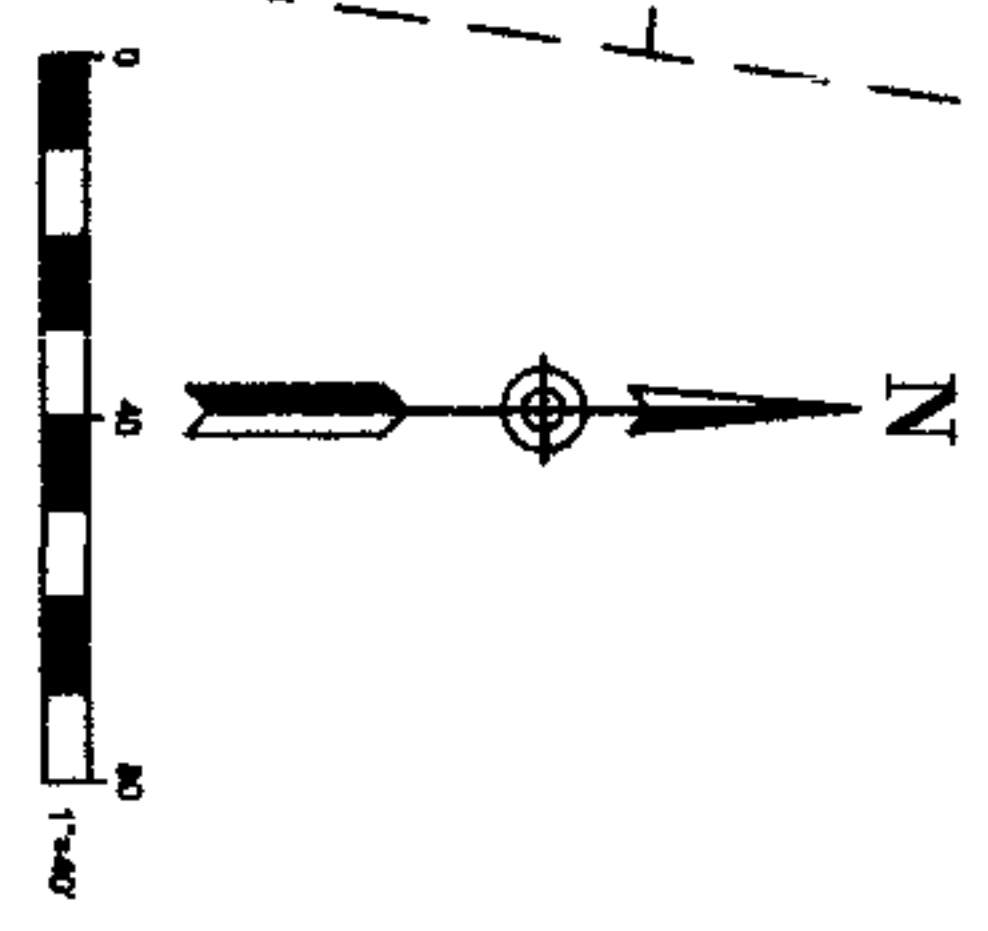
NOTE 1:
BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT
NOTE 2:
TRACT A IS A PRIVATE WAY FOR INGRESS AND EGRESS
AND PUBLIC SEWER WATERLINE AND PUBLIC UTILITY EASEMENT
FILED VOL. 2007C, FOLIO 269, ON 12-20-07
SEE PAGE 3 OF 4 FOR REASSIGNMENT AND DESIGNATION
SEE PAGE 3 OF 4 FOR REASSIGNMENT AND DESIGNATION

ALBUQUERQUE CONTROL STATION "AS DESIGNATED"
SET 1" PLASTIC CAP STAMPED "S 21002"



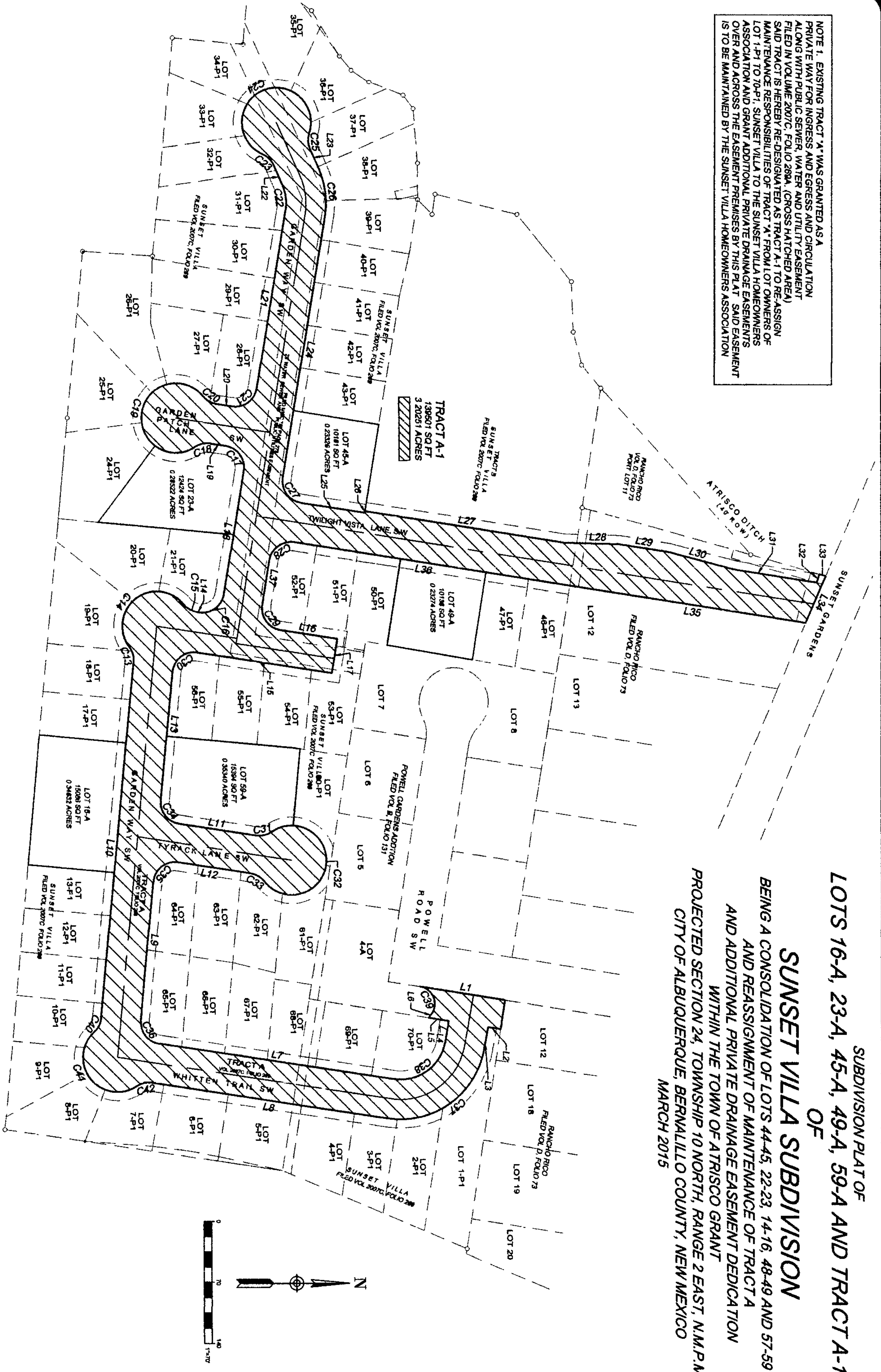
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S84° 04' 06"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27"E	46.31
C3	18.50	25.00	42.40	N12° 28' 02"W	18.08
C4	39.48	25.00	90.43	N53° 56' 57"E	35.49
C5	26.34	40.00	37.72	S16° 05' 47"E	25.86
C6	19.06	25.00	43.89	S13° 06' 46"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50"W	34.29

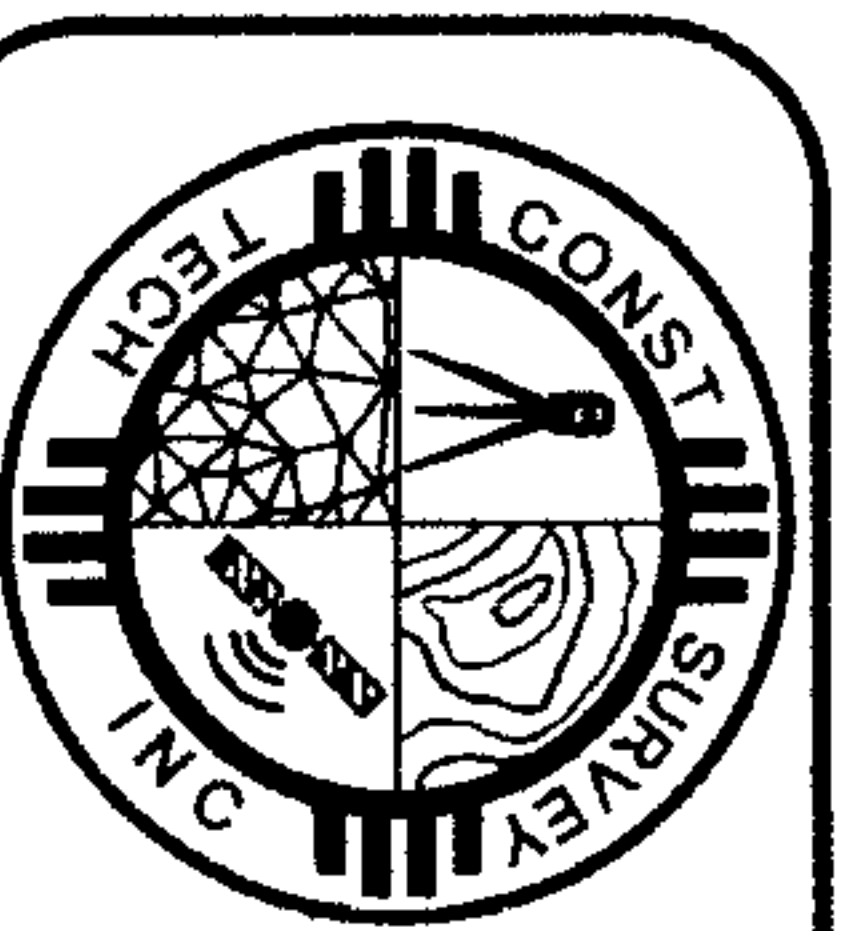


CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-3921
 OFFICE: 1506 CENTRAL AVE SE SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVTECH@GMAIL.COM

NOTE 1. EXISTING TRACT "A" WAS GRANTED AS A PRIVATE WAY FOR INGRESS AND EGRESS AND CIRCULATION ALONG WITH PUBLIC SEWER, WATER AND UTILITY EASEMENT FILED IN VOLUME 2007C, FOLIO 289A. (CROSS HATCHED AREA) SAID TRACT IS HEREBY RE-DESIGNATED AS TRACT A-1 TO RE-ASSIGN MAINTENANCE RESPONSIBILITIES OF TRACT "A" FROM LOT OWNERS OF LOT 1-P1 TO 70-P1, SUNSET VILLA TO THE SUNSET VILLA HOMEOWNERS ASSOCIATION AND GRANT ADDITIONAL PRIVATE DRAINAGE EASEMENTS OVER AND ACROSS THE EASEMENT PREMISES BY THIS PLAT. SAID EASEMENT IS TO BE MAINTAINED BY THE SUNSET VILLA HOMEOWNERS ASSOCIATION



SUBDIVISION PLAT OF
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1
 OF
SUNSET VILLA SUBDIVISION
 BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59
 AND REASSIGNMENT OF MAINTENANCE OF TRACT A
 AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2015



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-5921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 121, ALBUQUERQUE, NM 87106
 INFO@CNSITECH.COM

SUBDIVISION PLAT OF
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1
 OF
SUNSET VILLA SUBDIVISION
 BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59
 AND REASSIGNMENT OF MAINTENANCE OF TRACT A
 AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2015

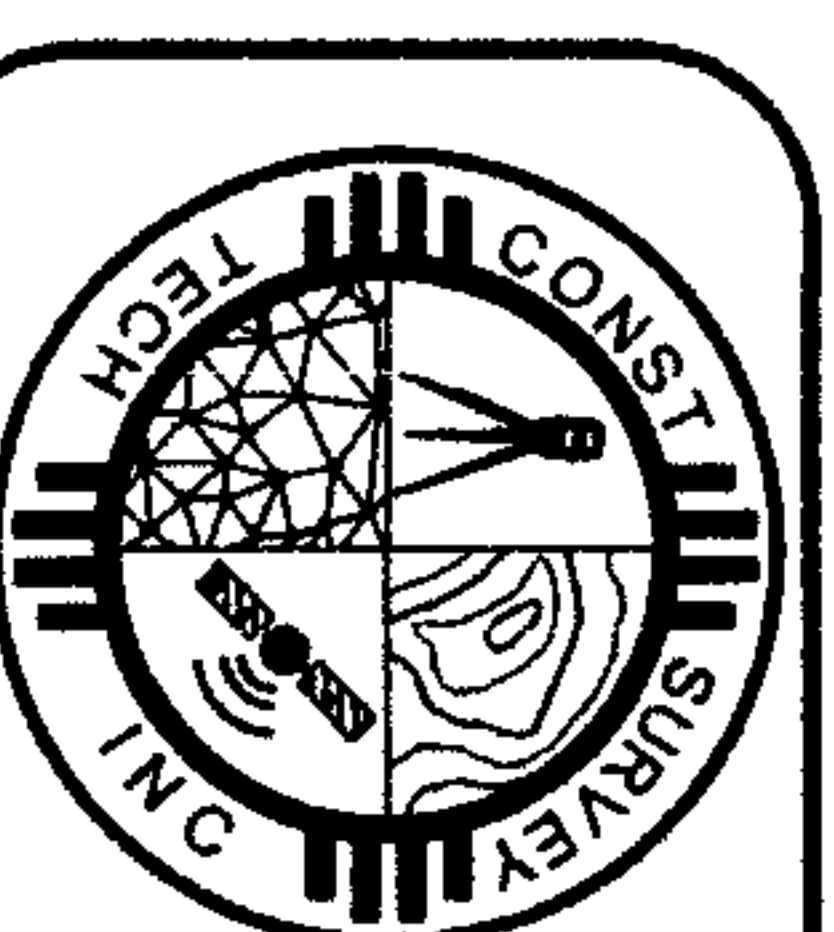
PAGE 3 OF 4 EASEMENT TABLES

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	18.50	25.00	42.40	S74° 07' 44"W	18.08
C14	124.41	40.00	178.20	S37° 58' 10"E	79.99
C15	18.50	25.00	42.40	N29° 55' 56"E	18.08
C16	39.08	25.00	89.57	N36° 03' 03"W	36.22
C17	39.46	25.00	90.43	S63° 56' 57"W	35.49
C18	18.50	25.00	42.40	S12° 28' 02"E	18.08
C19	184.86	40.00	284.80	S81° 16' 03"E	59.08
C20	18.50	25.00	42.40	N29° 55' 56"E	18.08
C21	38.08	25.00	89.57	N36° 03' 03"W	36.22
C22	30.15	52.00	33.22	S82° 33' 20"W	29.73
C23	18.50	25.00	42.40	S44° 44' 43"W	18.08
C24	184.86	40.00	284.80	S24° 03' 18"E	59.08
C25	18.50	25.00	42.40	N87° 08' 41"E	18.08
C26	58.82	98.00	33.22	S82° 33' 20"W	56.03
C27	39.35	25.00	90.18	N54° 04' 33"E	35.41
C28	39.19	25.00	89.82	S35° 55' 27"E	35.30
C29	39.46	25.00	90.43	N53° 56' 57"E	35.49
C30	40.78	25.00	83.40	S37° 58' 10"E	36.39
C31	19.06	25.00	43.69	N13° 05' 46"W	18.61
C32	186.67	40.00	287.36	N81° 16' 03"W	57.85

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	19.06	25.00	43.69	S30° 34' 41"W	18.61
C34	37.78	25.00	86.60	N62° 01' 50"E	34.29
C35	40.78	25.00	93.40	S37° 58' 10"E	36.39
C36	37.78	25.00	86.60	N52° 01' 50"E	34.29
C37	151.31	94.00	88.46	N35° 29' 53"W	136.72
C38	30.28	52.00	88.46	N35° 29' 53"W	72.55
C39	40.79	20.00	116.67	S67° 16' 20"W	34.05
C40	18.50	25.00	42.40	N63° 28' 18"W	18.08
C41	119.66	40.00	171.39	N62° 01' 50"E	79.77
C42	18.50	25.00	42.40	S12° 28' 02"E	18.08

Parcel Line Table		
Line #	Length	Direction
L1	99.63	N8° 55' 06"E
L2	14.90	N9° 04' 02"E
L3	26.51	S19° 43' 44"E
L4	25.56	S19° 43' 44"E
L5	23.30	N9° 04' 01"E
L6	5.36	S54° 23' 28"E
L7	274.75	N8° 43' 57"E
L8	276.15	S8° 43' 57"W
L9	160.28	N64° 40' 17"W
L10	411.22	N64° 40' 17"W
L11	90.17	N8° 43' 57"E
L12	64.58	N8° 43' 57"E
L13	148.26	N84° 40' 17"W
L14	2.42	N8° 43' 57"E
L15	157.33	N8° 43' 57"E
L16	66.42	N8° 43' 57"E
L17	40.00	N60° 45' 02"W
L18	144.00	N80° 50' 03"W
L19	17.79	N8° 43' 57"E
L20	18.52	N8° 43' 57"E

Parcel Line Table		
Line #	Length	Direction
L21	208.27	N80° 50' 03"W
L22	24.92	N65° 56' 42"E
L23	24.92	N65° 56' 42"E
L24	304.97	N80° 50' 03"W
L25	74.92	N8° 59' 09"E
L26	2.00	S90° 50' 03"E
L27	233.60	S8° 59' 15"W
L28	62.12	S1° 35' 12"W
L29	80.00	S8° 59' 09"W
L30	77.60	N14° 52' 49"E
L31	97.04	S8° 59' 09"W
L32	10.10	N72° 51' 47"W
L33	7.47	N16° 01' 01"E
L34	58.90	S66° 45' 38"E
L35	276.58	S8° 59' 09"W
L36	322.96	S8° 59' 15"W
L37	52.57	N80° 50' 03"W



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-3921
 OFFICE: 1606 CENTRAL AVE SE SUITE 121, ALBUQUERQUE, NM 87106
 NINSURVTC@GMAIL.COM

PROJECT #

1008613

APRIL 22. 2015

Pif



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003613

TO: **Application No.** 15-70159

ALL MEMBERS

- Jack Cloud, DRB Chairman, Planning Department**
- Curtis Cherne, P.E., Hydrology**
- Kristal Metro, P.E., Transportation Development**
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA**
- Carol Dumont, Parks/Municipal Development**

NEXT HEARING DATE: 6/24/15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: revised plat per drb comments,

RECEIVED
 JUN 16 2015
 LAND DEVELOPMENT SECTION
 12:00 PM

CONTACT NAME: _____

TELEPHONE: _____ **EMAIL:** _____

INFRASTRUCTURE LIST

Date Site Plan Approved: 9-27-06

Date Preliminary Plat Approved: 9-27-06

Date Preliminary Plat Expires: 9-27-07

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No.: 1003613

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SUNSET VILLA SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1,2,3 powell add, sunset villa addition, tract34 mrgcd map 39

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. This 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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1									
		28'wide	residential paving w/curb and gutter,6' sidewalk east side*	Twilight vista lane	Sunset gardens road	183 feet south	/	/	/
		2-20'wide w/8'median	residential paving w/curb and gutter both sides,6' sidewalk east side*	Twilight vista lane	183 feet south	233 feet south	/	/	/
		28'wide	residential paving w/curb and gutter,6' sidewalk east side*	Twilight vista lane	233 feet south	garden way	/	/	/
		26' wide	residential paving w/curb and gutter,4' sidewalk both sides*	garden patch lane	garden way	end of cul-de sac	/	/	/
		28'wide	residential paving w/curb and gutter,4' sidewalk both sides*	garden way	whitten trail	end of cul-de sac	/	/	/
		26'wide	residential paving w/curb and gutter,4' sidewalk both sides*	garden way stub	garden way	lot 53	/	/	/
		26'wide	residential paving w/curb and gutter,4' sidewalk both sides*	tyrack lane	garden way	end of cul-de-sac	/	/	/
		28'wide	residential paving w/curb and gutter,4' sidewalk both sides*	whitten trail	garden way	lot 1	/	/	/
		28'wide	residential paving w/curb and gutter 6' sidewalk- west side*	whitten trail	lot 1	powell road	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Waterline	twilight vista lane	sunset gardens road	garden way	/	/	/
		4"	waterline	garden patch lane	garden way	end of cul-de sac	/	/	/
		8"	waterline	garden way	whitten trail	end of cul-de sac	/	/	/
		4"	waterline	tyrack lane	garden way	end of cul-de sac	/	/	/
		8"	waterline	whitten trail	garden way	powel road	/	/	/
		8"	Sewerline	twilight vista lane	garden way	lot 47	/	/	/
		8"	Sewerline	garden patch lane	garden way	end of cul-de-sac	/	/	/
		8"	Sewerline	garden way	whitten trail	end of ex. sas	/	/	/
		8"	Sewerline	tyrack lane	garden way	end of cul-de sac	/	/	/
		8"	Sewerline	whitten trail	garden way	powel road	/	/	/
		30"	rcp	garden way	lot15	lot 21	/	/	/
		36"	rcp	garden way	lot 21	twilight vista lane	/	/	/
		30"	rcp	garden way	twilight vista lane	lot 45	/	/	/
		48"	rcp	twilight vista lane	garden way	lot 49	/	/	/
		48"	rcp	tract b	twhightlight vista	bottom pond	/	/	/

		0.677	retention pond w/agreement and covenant	lot 16a	/	/	/
		0.509	retention pond w/agreement and covenant	lot23a	/	/	/
		0.397	retention pond w/agreement and covenant	lot 45a	/	/	/
		0.258	retention pond w/agreement and covenant	49a	/	/	/
		0.579	retention pond w/agreement and covenant	59a	/	/	/
			LOMRF	lots0,51,52	/	/	/

NOTES

- 1 paving to include residential sidewalks to be deferred* and signage per drc
- 2 grading certification required prior to release of sia
- 3 waterlines include valves, fittings and services(no water service shall be provided to lots 14,15,16,22,23,39,44,45,47,48,49)
- 4 storm drain includes catch basins, connector pipes, manholes and outlet structures
- 5 sanitary sewer lines include manholes and services(no sewer service shall be provided to lot 39)
- 6 perimeterwall per drb approved perimeter wall design
- 7 wall certification from registered engineer requiried prior to release of financial guarantee

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 1003613

TO: Application No. 15DRB70159
 ALL MEMBERS

- Jack Cloud, DRB Chairman, Planning Department
- Curtis Cherne, P.E., Hydrology
- Kristal Metro, P.E., Transportation Development
- Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
- Carol Dumont, Parks/Municipal Development

NEXT HEARING DATE: 5-20-15

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: revised plat

CONTACT NAME: _____

TELEPHONE: _____ EMAIL: _____

Current DRC
Project Number: _____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: 1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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, 6' sidewalk east side*	Twilight Vista Lane	Sunset Gardens Road	183 ² 140 Feet South			
		2-20' Wide w 8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	183 ¹ 140 Feet South	Lot 47 253 ² South	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P. E.	
		Paving Cont. 28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	233' ± south Δ Lot 47	Garden Way	/	/	/
		26' Δ 28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot 54 ⁵³ Δ	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		Utilities							
		6"	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4"	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Garden Way	Whitten Trail	End of Cul-de-Sac	/	/	/
		4"	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8"	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8"	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Garden Way	Whitten Trail	End of Existing SAS	/	/	/
		8"	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		<u>Drainage</u>							
		18" 24"	RCP	Whitten Trail	Garden Way	Lot P-3 Lots	/	/	/
		24"	RCP	Garden Way	Whitten Trail	Lot 11	/	/	/
		30"	RCP	Garden Way	Lot 11	Lot 21	/	/	/
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane	/	/	/
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40	/	/	/
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50	/	/	/
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49	/	/	/
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond	/	/	/
		2.654 Acre-Feet	Retention Pond w/ Agr to Cov.	Tract B			/	/	/

ORIGINAL

NOTES

If the site is located in a floodplain, then financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements

- 1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
- 2) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 3) Waterlines include valves, fittings and services
- 4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 5) Sanitary Sewer Lines include manholes and services
- 6) Perimeter walls per DRB approved perimeter wall design
- 7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)

Andrew Garcia 9/27/06
DRB CHAIR Date

Christina Sandoval 9/27/06
PARKS & GENERAL SERVICES Date

Thompson Engineering Consultants, Inc.
FIRM

[Signature] 9-27-06
TRANSPORTATION DEVELOPMENT Date

AMAFCA Date

[Signature] 9-27-06
SIGNATURE Date

[Signature] 9/27/06
UTILITY DEVELOPMENT Date

Date

Bradley A. Bingham 9/27/06
CITY ENGINEER Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
A	6-26-07	<i>[Signature]</i>	<i>[Signature]</i> / <i>[Signature]</i>	<i>[Signature]</i>

INFRASTRUCTURE LIST

EXHIBIT "A"

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

DDB Application No.: 1009613

Date Submitted: _____
Date Site Plan Approved: 9-27-05
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Lot 122 proposed add, sunset villa addition, tract 24 merged map 26
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. This 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 apartment units and/or unreasoned 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 apartment or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the User Department and apartment owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unreasoned 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chief Engineer
		28'wide	residential paving w/curb and gutter, 6' sidewalk east side*	Twilight vista lane	Sunset gardens road	183 feet south	/	/	/
		2-20'wide	residential paving w/curb and gutter both sides, 6' sidewalk east side*	Twilight vista lane	183 feet south	233 feet south	/	/	/
		28'wide	residential paving w/curb and gutter, 6' sidewalk east side*	Twilight vista lane	233 feet south	garden way	/	/	/
		28' wide	residential paving w/curb and gutter, 6' sidewalk both sides*	garden patch lane	garden way	end of out-of-the sac	/	/	/
		28'wide	residential paving w/curb and gutter, 4' sidewalk both sides*	garden way	written trail	end of out-of-the sac	/	/	/
		28'wide	residential paving w/curb and gutter, 4' sidewalk both sides*	garden way slab	garden way	lot S3	/	/	/
		28'wide	residential paving w/curb and gutter, 4' sidewalk both sides*	garden way	garden way	end of out-of-the sac	/	/	/
		28'wide	residential paving w/curb and gutter, 4' sidewalk both sides*	written trail	garden way	lot 1	/	/	/
		28'wide	residential paving w/curb and gutter 6' sidewalk- west side*	written trail	lot 1	power road	/	/	/

SA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Clerk Engineer
		6"	Waterline	highlight vista lane	sunset gardens road	garden way	/	/	/
		4"	waterline	garden patch lane	garden way	end of cul-de sac	/	/	/
		6"	waterline	garden way	whitlan trail	end of cul-de sac	/	/	/
		4"	waterline	yrack lane	garden way	end of cul-de sac	/	/	/
		6"	waterline	whitlan trail	garden way	power road	/	/	/
		6"	Sewerline	highlight vista lane	garden way	lot 47	/	/	/
		6"	Sewerline	garden patch lane	garden way	end of cul-de-sac	/	/	/
		6"	Sewerline	garden way	whitlan trail	end of ex. ass	/	/	/
		8"	Sewerline	yrack lane	garden way	end of cul-de sac	/	/	/
		8"	Sewerline	whitlan trail	garden way	power road	/	/	/
		30"	rcp	garden way	lot 15	lot 21	/	/	/
		36"	rcp	garden way	lot 21	highlight vista lane	/	/	/
		30"	rcp	garden way	highlight vista lane	lot 45	/	/	/
		48"	rcp	highlight vista lane	garden way	lot 49	/	/	/
		48"	rcp	trac lb	highlight vista	bottom pond	/	/	/

<input type="checkbox"/>	0.577	retention pond w/ageement and coverent	lot 16a	/	/	/
<input type="checkbox"/>	0.509	retention pond w/ageement and coverent	lot 23a	/	/	/
<input type="checkbox"/>	0.397	retention pond w/ageement and coverent	lot 45a	/	/	/
<input type="checkbox"/>	0.286	retention pond w/ageement and coverent	48a	/	/	/
<input type="checkbox"/>	0.579	retention pond w/ageement and coverent	59a	/	/	/
<input type="checkbox"/>		LOMRP	lot 50, 51, 52	/	/	/

NOTES

1. Deving to include residential sidewalks to be deferred" and sponge per drc
2. Grading certification required prior to release of site
3. waterlines include valves, fittings and services
4. storm drain includes catch basins, connector pipes, manholes and outlet structures
5. sanitary sewer lines include manholes and services
6. performance par drb approved performer will design
7. wall certification from registered engineer required prior to release of financial guarantees

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (print) David Solik DRB CHAIR - date _____ PARKS & GENERAL SERVICES - date _____

FROM Rip Branch Engineer TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____

SIGNATURE - date [Signature] 4/16/15 UTILITY DEVELOPMENT - date _____

CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: