



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Extend construction completion deadline. Multiple issues delayed construction: CABQ updated plans for mast arm, survey monuments in the subgrade, DMS controller issue, questions about subgrade material, matching sections, water line in the way of mast arm base. Currently waiting on a redesign of mast arm base location, as well as lead time on mast arm, probably 4-6 months.		
APPLICATION INFORMATION		
Applicant/Owner: Novus Properties LLC (Michael Montoya/Trula Howe)		Phone: 505-321-2722
Address: 7916 Ranchitos Lp NE		Email: tru@cginm.com
City: Albuquerque	State: NM	Zip: 87199
Professional/Agent (if any): n/		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: All or a portion of tracts A through I		Block: Unit: Albuquerque West Unit 1
Subdivision/Addition: Fountain Hills Plaza Subdivision		MRGCD Map No.: UPC Code:
Zone Atlas Page(s): C-12-Z	Existing Zoning: n/a	Proposed Zoning n/a
# of Existing Lots: n/a	# of Proposed Lots: n/a	Total Area of Site (Acres): n/a
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Paseo del Norte NW		Between: Eagle Ranch Rd NW and: Richland Hills Rd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1003445, PR2018-001695		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature:		Date: 4/18/2024
Printed Name: Trula Howe		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development-Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

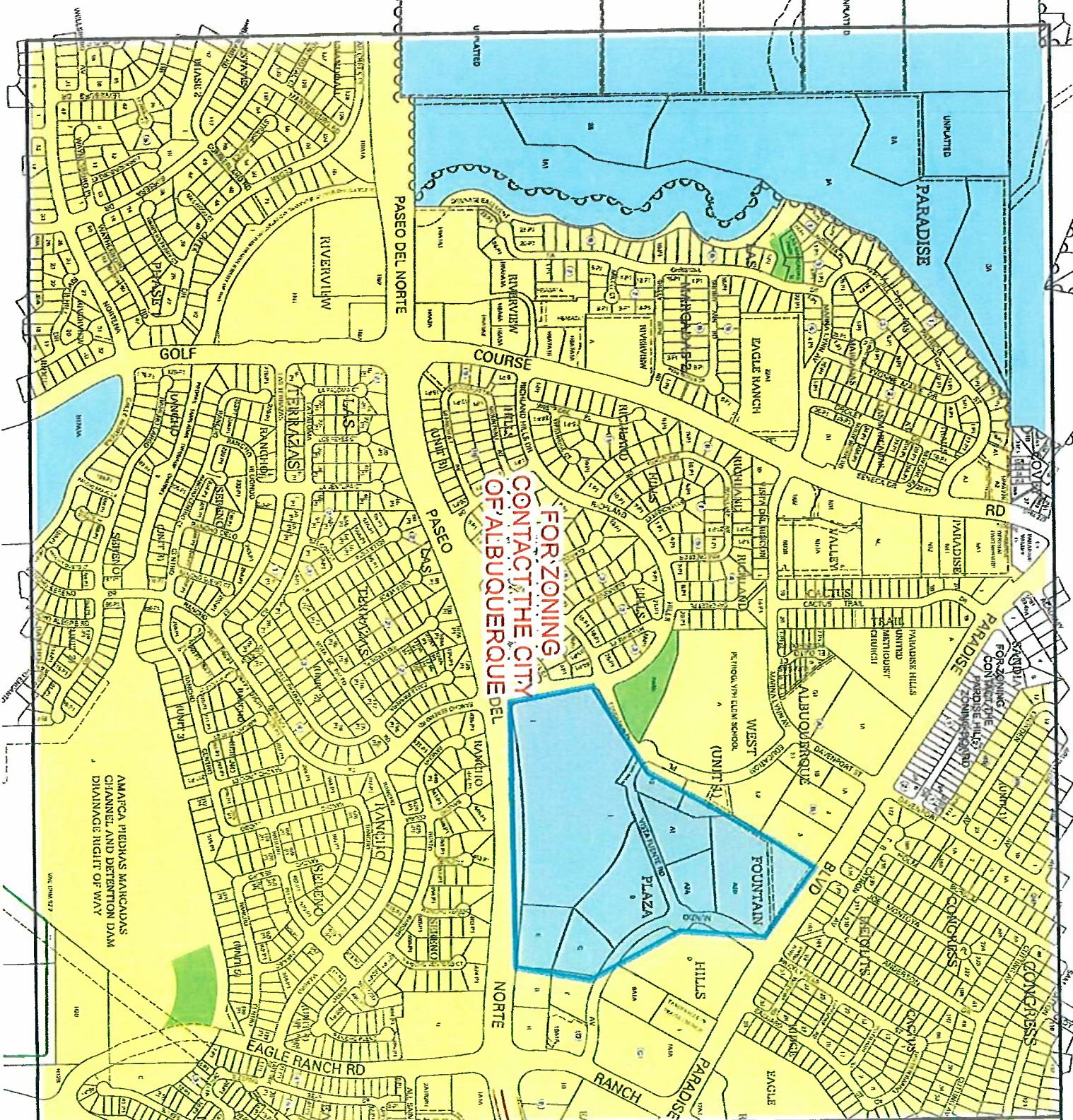
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- n/a ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- X ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- X ___ 6) Preliminary Plat or Site Plan
- X ___ 7) Copy of DRB approved Infrastructure List
- X ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



**FOR ZONING
CONTACT THE CITY
OF ALBUQUERQUE**



LEGAL DESCRIPTION
T11N
R2E
SEC 13

UNIFORM PROPERTY CODE
1-012-064



Map amended through Fall 2019



**PLANNING & DEVELOPMENT SERVICES
GIS PROGRAM**

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque.

For current information visit:
<http://www.bernillo.gov/planning/>
download-zone-01as-.aspx

C-12-Z

April 18, 2024

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

Fountain Hills Plaza Subdivision, City Project 584487, DRB-2018-001695


Extension Request

To Whom It May Concern:

There have been several issues delaying project progress since the last extension was requested, including utilities in the subgrade, delays related to RFIs, mast arm size modifications to approved plans and most recently, a redesign of proposed mast arm base location, due to existing waterline in the center of originally proposed location.

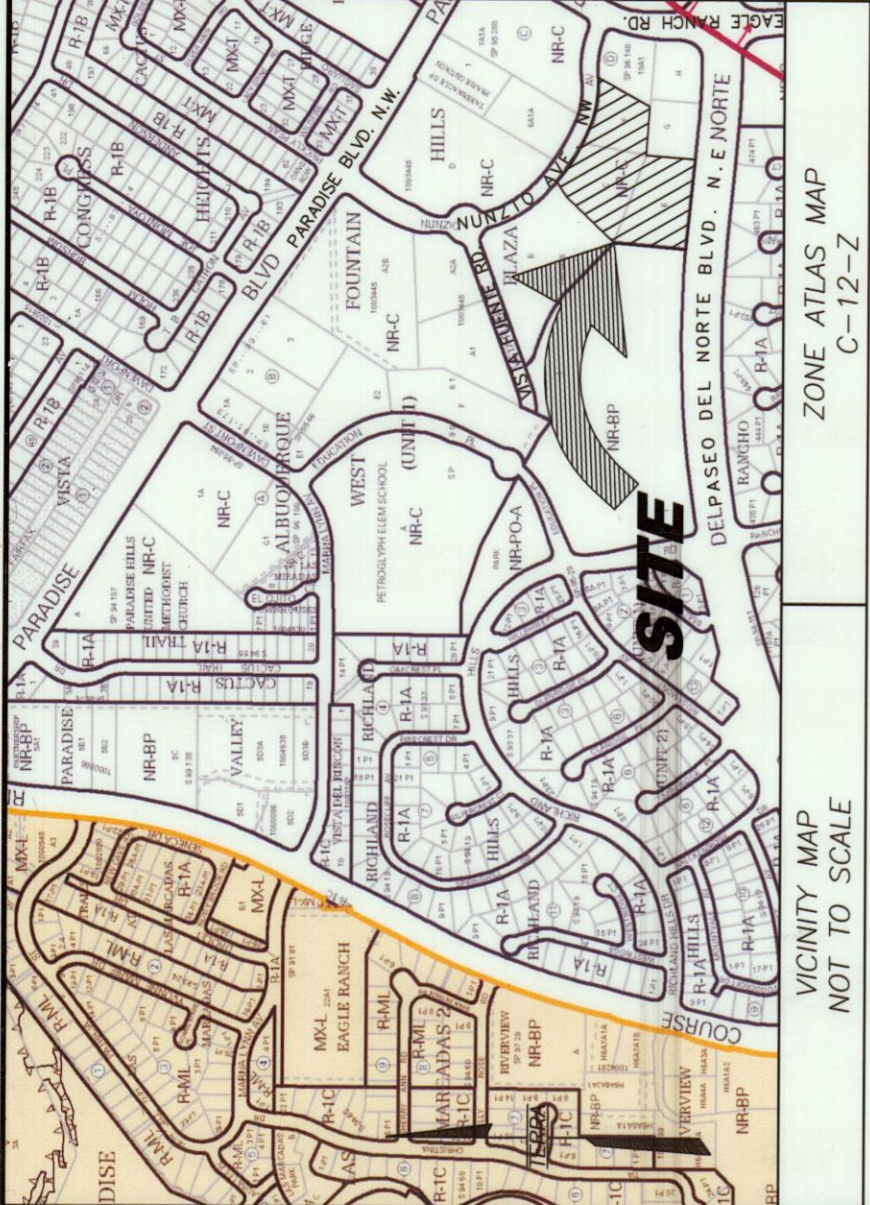
We are requesting a six-month extension of the Infrastructure Improvement Agreement, to allow us to complete the remaining work, with enough time to handle any issues that may arise. as well as the lengthy lead time on the new mast arm.

Sincerely,




Trufa Howe

VP Administration, Novus Properties LLC



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO VACATE A 25 FEET WIDE FLOATING ACCESS, WATER, DRAINAGE AND SEWER EASEMENT PER VACATION ACTION SD-2019-00124 AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:
 DRB PROJ. NO. PR-2018-001695
 ZONE ATLAS INDEX NO. C-12-Z
 DATE OF SURVEY JULY 2019
 TOTAL NO. OF LOTS EXISTING 3
 TOTAL NO. OF LOTS CREATED 0
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES
 GROSS SUBDIVISION ACREAGE 4.6607 ACRES
 CURRENT ZONING NR-C

NOTES:
 1. FIELD SURVEY PERFORMED IN JULY 2019.
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALBUQUERQUE CONTROL STATIONS USED:
 ALBUQUERQUE CONTROL STATION "9-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,512,571.253 US SURVEY FEET Y=1,521,648.218 US SURVEY FEET
 ELEV=5,127.376 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999677378 DELTA ALPHA = (-)001'4.47.46"
 ALBUQUERQUE CONTROL STATION "10-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,513,445.483 US SURVEY FEET Y=1,521,461.733 US SURVEY FEET
 ELEV=5,095.033 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999678664 DELTA ALPHA = (-)001'4.41.38"
 4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S77'57.31"E).
 5. CORNERS IDENTIFIED AS "SET", ARE 1/2" BEAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.
 6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

SOLAR COLLECTOR NOTE:
 NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATE:
 I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702 _____ DATE _____

LEGAL DESCRIPTION:

TRACTS C, E AND F OF FOUNTAIN HILLS PLAZA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007 IN BOOK 2007C, PAGE 270, AS DOCUMENT NUMBER 2007134047, SAID TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 4.6607 ACRES (203,017.07 SQUARE FEET) MORE OR LESS;

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS C, E AND F, FOUNTAIN HILLS PLAZA SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION 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 INDEFENSIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: MICHAEL MONTOYA, MEMBER, NOVUS PROPERTIES, LLC
 OWNER: TRACTS C, E AND F

ACKNOWLEDGMENT

STATE OF _____)
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2019, BY MICHAEL MONTOYA, MEMBER, NOVUS PROPERTIES, LLC

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

DOCUMENTS USED:

1. PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007 IN BOOK 2007C, PAGE 270, DOCUMENT NUMBER 2007134047.
2. PLAT ENTITLED, "ALBUQUERQUE WEST UNIT 1," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 8, 1990, IN VOLUME 90C, FOLIO 67.
3. PLAT ENTITLED, "ALBUQUERQUE WEST," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1984, IN VOLUME C25, FOLIO 136.
4. PLAT ENTITLED, "BOUNDARY SURVEY PLAT OF TRACT A-1 FOUNTAIN HILLS SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 2014 IN BOOK 2014S, PAGE 53, DOCUMENT NUMBER 2014075785.

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - B. 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.
 - C. WEST CORPORATION D/B/A CENTURYLINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. 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 BUILD, 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 EASEMENTS, 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, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND WEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND WEST CORPORATION D/B/A CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: NOVUS PROPERTIES, LLC
 LEGAL: TRACTS C, E AND F, FOUNTAIN HILLS PLAZA SUBDIVISION
 LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

PLAT OF

**TRACTS C, E AND F
 FOUNTAIN HILLS PLAZA SUBDIVISION
 SITUATE WITHIN**

**PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2019**

PROJECT NUMBER: PR-2018-001695
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 WEST CORPORATION D/B/A CENTURY LINK _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS:

Tom N. Reinboven P.S. *8/8/19*
 CITY OF ALBUQUERQUE SURVEYOR

N/A _____ DATE _____
 REAL PROPERTY DIVISION

_____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

_____ DATE _____
 ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY

_____ DATE _____
 PARKS & RECREATION DEPARTMENT

_____ DATE _____
 A.M.A.F.C.A.

_____ DATE _____
 CITY ENGINEER

_____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101206446728911907_101206446026611902_ & 101206448928311906
 PROPERTY OWNER OF RECORD: NOVUS PROPERTIES, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: _____



TERRA LAND SURVEYS, LLC
 P.O. BOX 2552 • CORRALES, NM 87048 • (505) 792-0513

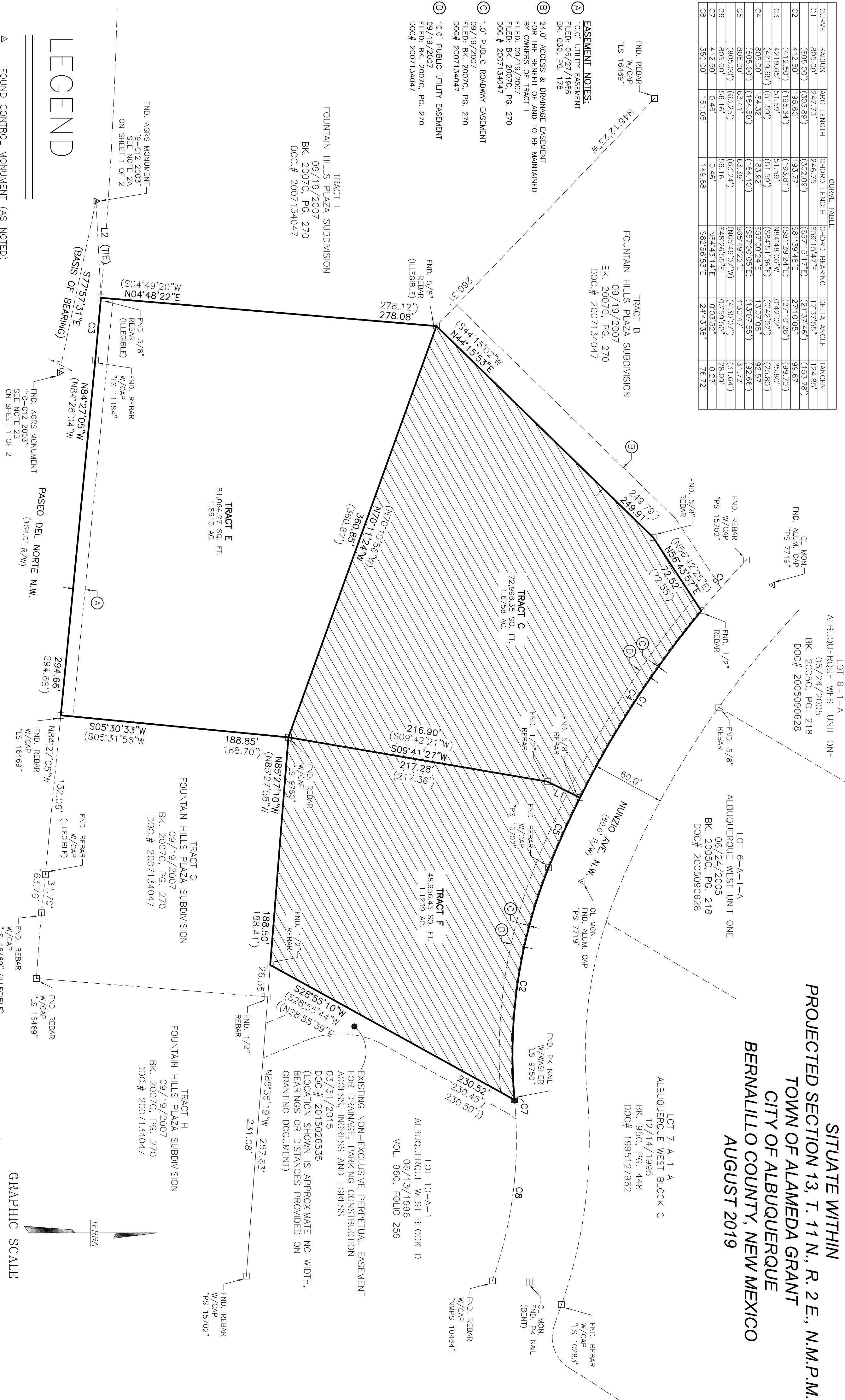
LINE	BEARING	DISTANCE
L1	N26°23'16"E	29.82'
L2	(N26°25'04"E)	(29.68')
	S87°04'45"W	79.96'

LINE	BEARING	DISTANCE
E1	S09°41'27"W	2.58'
E2	S05°30'33"W	20.64'
E3	S85°27'10"E	12.00'
E4	S81°04'50"E	13.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	805.00'	247.73'	246.75'	S89°15.47"E	173°37'55"	124.55'
	(805.00')	(303.89')	(302.09')	(S87°15'17"E)	(213°37'46")	(133.78')
C2	412.50'	195.60'	193.77'	S81°39'48"E	27°10'05"	99.67'
	(412.50')	(195.64')	(193.81')	(S81°39'24"E)	(27°10'28")	(99.70')
C3	4219.65'	51.59'	51.59'	N84°48'06"W	0°42'02"	25.80'
	(4219.65')	(51.59')	(51.59')	(S84°51'36"E)	(0°42'02")	(25.80')
C4	805.00'	184.32'	183.92'	S57°00'24"E	130°7'08"	92.57'
	(805.00')	(184.50')	(184.10')	(S57°00'05"E)	(130°7'55")	(92.66')
C5	805.00'	63.41'	63.39'	S85°49'22"E	43°04'27"	31.72'
	(805.00')	(63.25')	(63.24')	(N65°49'07"W)	(43°07'07")	(31.64')
C6	805.00'	56.16'	56.16'	S48°26'55"E	0°59'50"	28.09'
C7	412.50'	0.46'	0.46'	N84°43'14"E	0°03'52"	0.23'
C8	350.00'	151.05'	149.88'	S82°56'53"E	24°43'38"	76.72'

EASEMENT VACATION & EXISTING TRACT LINES

PLAT OF TRACTS C, E AND F FOUNTAIN HILLS PLAZA SUBDIVISION SITUATE WITHIN PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO AUGUST 2019



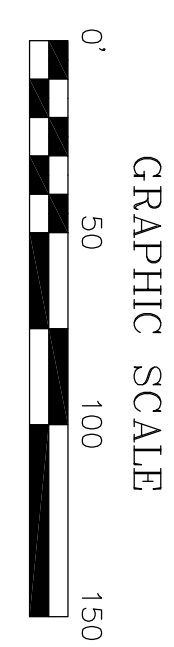
LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ⊞ FOUND PK NAIL (AS NOTED)

VACATION OF 25.0' WIDE FLOATING ACCESS, WATER, DRAINAGE AND SANITARY SEWER EASEMENT (BOOK 2007C, PAGE 270) PER VACATION ACTION SD-2019-00124

RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT "FOUNTAIN HILLS PLAZA SUBDIVISION"
- () RECORD BEARINGS & DISTANCES PER PLAT "ALBUQUERQUE WEST LOTS 10-A-1 AND 10-A-2 BLOCK D"



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

**PLAT OF
TRACTS C, E AND F
FOUNTAIN HILLS PLAZA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2019**

LINE	BEARING	DISTANCE
L1	N26°23'16"E	29.82'
	(N26°25'04"E)	(29.68')
L2	S87°04'45"W	79.96'

LINE	BEARING	DISTANCE
E1	S09°41'27"W	2.58'
E2	S05°30'33"W	20.64'
E3	S85°27'10"E	12.00'
E4	S61°04'50"E	13.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	805.00'	247.73'	246.75'	S59°15'47"E	17°37'55"	124.85'
	(805.00')	(303.89')	(302.09')	(S57°15'17"E)	(21°37'46")	(153.78')
C2	412.50'	195.60'	193.77'	S81°39'48"E	27°10'05"	99.67'
	(412.50')	(195.64')	(193.81')	(S81°39'24"E)	(27°10'28")	(99.70')
C3	4219.65'	51.59'	51.59'	N84°48'06"W	0°42'02"	25.80'
	(4219.65')	(51.59')	(51.59')	(S84°51'36"E)	(0°42'02")	(25.80')
C4	805.00'	184.32'	183.92'	S57°00'24"E	13°07'08"	92.57'
	(805.00')	(184.50')	(184.10')	(S57°00'05"E)	(13°07'55")	(92.66')
C5	805.00'	63.41'	63.39'	S65°49'22"E	4°30'47"	31.72'
	(805.00')	(63.25')	(63.24')	(N65°49'07"W)	(4°30'07")	(31.64')
C6	805.00'	56.16'	56.16'	S48°26'55"E	0°35'50"	28.09'
C7	412.50'	0.46'	0.46'	N84°43'14"E	0°03'52"	0.23'
C8	350.00'	151.05'	149.88'	S82°56'53"E	24°43'38"	76.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	24.00'	29.56'	27.72'	S06°21'45"E	70°33'50"	16.98'

TRACT B
FOUNTAIN HILLS PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

- EASEMENT NOTES:**
- (A) 10.0' UTILITY EASEMENT
FILED: 06/27/1986
BK. C30, PG. 178
 - (B) 24.0' ACCESS & DRAINAGE EASEMENT
FOR THE BENEFIT OF AND TO BE MAINTAINED
BY OWNERS OF TRACT I
FILED: 09/19/2007
FILED: BK. 2007C, PG. 270
DOC.# 2007134047
 - (C) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007
FILED: BK. 2007C, PG. 270
DOC.# 2007134047
 - (D) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007
FILED: BK. 2007C, PG. 270
DOC.# 2007134047

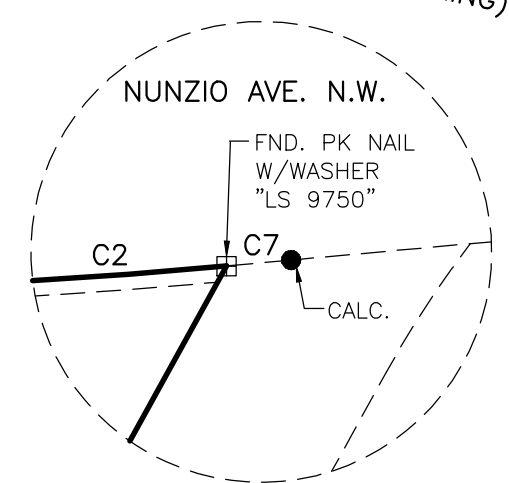
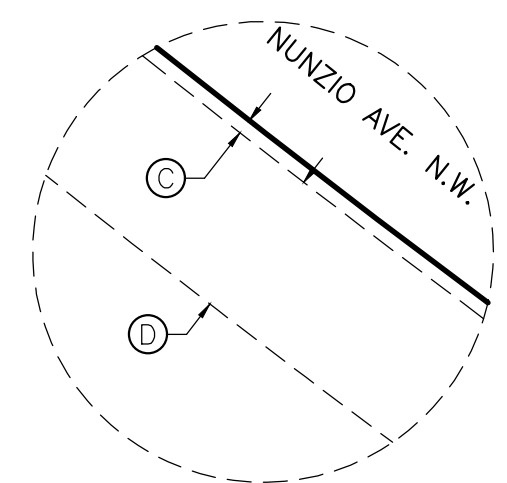
***VACATION NOTE:**
FOR TRACTS C & F, 25.0' WIDE FLOATING
ACCESS, WATER, DRAINAGE, AND SANITARY
SEWER EASEMENT VACATED PER VACATION
ACTION SD-2019-00124

TRACT I
FOUNTAIN HILLS PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- FOUND PK NAIL (AS NOTED)
- CALCULATED POINT

FND. AGRS MONUMENT
"9-C12 2003"
SEE NOTE 2A
ON SHEET 1 OF 2



TRACT E
81,064.27 SQ. FT.
1.8610 AC.

TRACT C
72,996.35 SQ. FT.
1.6758 AC.

TRACT F
48,956.45 SQ. FT.
1.1239 AC.

TRACT G
FOUNTAIN HILLS PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

TRACT H
FOUNTAIN HILLS PLAZA SUBDIVISION
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

LOT 6-1-A
ALBUQUERQUE WEST UNIT ONE
06/24/2005
BK. 2005C, PG. 218
DOC# 2005090628

LOT 6-A-1-A
ALBUQUERQUE WEST UNIT ONE
06/24/2005
BK. 2005C, PG. 218
DOC# 2005090628

LOT 7-A-1-A
ALBUQUERQUE WEST BLOCK C
12/14/1995
BK. 95C, PG. 448
DOC# 1995127962

LOT 10-A-1
ALBUQUERQUE WEST BLOCK D
06/13/1996
VOL. 96C, FOLIO 259

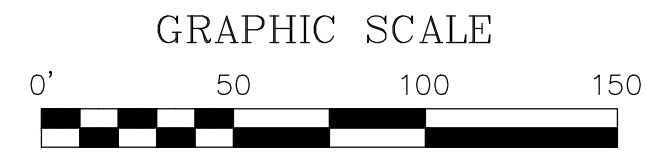
*25.0' WIDE FLOATING ACCESS, WATER,
DRAINAGE, AND SANITARY SEWER EASEMENT
VACATED PER VACATION ACTION SD-2019-00124

*25.0' WIDE FLOATING ACCESS, WATER,
DRAINAGE, AND SANITARY SEWER EASEMENT
VACATED PER VACATION ACTION SD-2019-00124

EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT
FOR DRAINAGE, PARKING CONSTRUCTION
ACCESS, INGRESS AND EGRESS
03/31/2015
DOC.# 2015026535
(LOCATION SHOWN IS APPROXIMATE NO WIDTH,
BEARINGS OR DISTANCES PROVIDED ON
GRANTING DOCUMENT)

**TRACT G IS SUBJECT TO A 25.0' WIDE
FLOATING ACCESS, WATER, DRAINAGE, AND
SANITARY SEWER EASEMENT
09/19/2007
BK. 2007C, PG. 270
DOC.# 2007134047

- RECORD DOCUMENT LEGEND**
- () RECORD BEARINGS & DISTANCES PER PLAT
"FOUNTAIN HILLS PLAZA SUBDIVISION"
FILED: 09/19/2007
BK. 2007C, PG. 270
DOC# 2007134047
 - (()) RECORD BEARINGS & DISTANCES PER PLAT
"ALBUQUERQUE WEST LOTS 10-A-1 AND 10-A-2 BLOCK D"
FILED: 06/13/1996
BK. 96C, PG. 259



(IN FEET)
1 inch = 50 ft.
TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

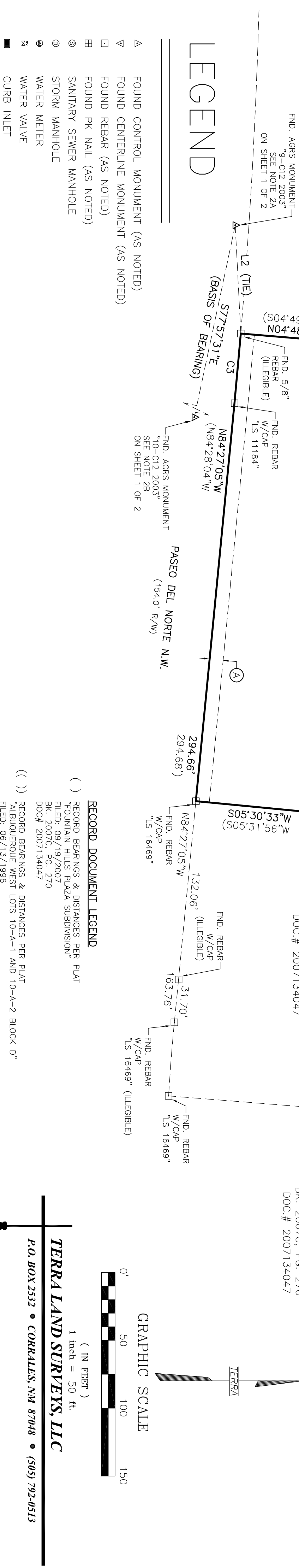
LINE	BEARING	DISTANCE
L1	N26°23'16"E	29.82'
L2	S87°04'45"W	79.96'

LINE	BEARING	DISTANCE
E1	S09°41'27"W	2.58'
E2	S05°30'33"W	20.64'
E3	S85°27'10"E	12.00'
E4	S81°04'50"E	13.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	805.00'	247.73'	246.75'	S89°15'47"E	173°7'55"	124.55'
C2	412.50'	(303.89)	(302.09)	(S37°15'17"E)	(213°7'46")	(133.78')
C3	(412.50')	(195.64)	(193.77')	(S81°39'48"E)	(27°10'05")	(99.67)
C4	4219.65'	51.59'	(193.81')	(S81°39'24"E)	(27°10'28")	(99.70')
C5	805.00'	184.32'	(183.92')	(S84°51'36"E)	(0°42'02")	(25.80')
C6	805.00'	63.41'	(63.39')	(S57°00'05"E)	(130°7'08")	(92.57')
C7	412.50'	56.16'	(63.24')	(S85°49'22"E)	(43°04'27")	(31.72')
C8	350.00'	151.05'	(149.88')	(S82°56'53"E)	(0°03'52")	(28.09')

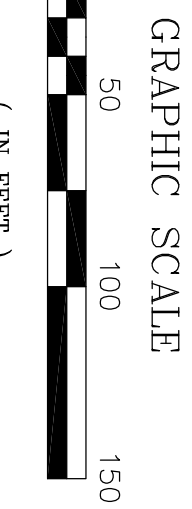
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- Ⓓ 10.0' PUBLIC UTILITY EASEMENT
09/19/2007
FILED: BK. 2007C, PG. 270
DOC# 2007134047



LEGEND

- ▲ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ⊕ FOUND PK NAIL (AS NOTED)
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- CURB INLET



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SITE PLAN

EXISTING SITE CONDITIONS
AUGUST 2019

ORIGINAL

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

Figure 12

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 SA process and/or in the review of the construction drawings, if the DRG Chair determines that appropriate items and/or unforeseen items have not been included in the Infrastructure listing, the DRG Chair may include those items in the listing and related financial guarantees. Likewise, if the DRG Chair determines that appropriate 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 DRG Chair, the Urban Department and approver. 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 Subdividers responsibility will be required as a condition of project acceptance and close out by the City.

Sequence # SIA COA DRG Project #
PHASE 1 INFRASTRUCTURE IMPROVEMENTS

PHASE 1 OPEN/DRG PUBLIC ROADWAY IMPROVEMENTS

30' F-F	584480
15' MEDIAN	584480
30' WIDE	584480
30' WIDE	584480
30' WIDE	584480
NOTE	
NOTE	
NOTE	

Size	Type of Improvement	Location	From	To
30' F-F	ARTERIAL PAVEMENT W/MEDIAN & STD CURB & GUTTER W/ SIDEWALK ON SOUTHSIDE	PARADISE BLVD	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY
30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD	DAVENPORT ST	WEST PROPERTY BOUNDARY
30' WIDE	4" TEMPORARY ASPHALT	PARADISE BLVD	EAST PROPERTY LINE	EXISTING MINI STORAGE UNIT WEST PROPERTY LINE
NOTE	STREET LIGHTS AS PER COA DPM			
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.			

Private Inspector	City Inspector	City Civil Engineer

40' F-F	584480
VARIES	584480
24' F-F MIN - 48' F-F MAX	584480
NOTE	
NOTE	
NOTE	

PHASE 1 OPEN/DRG PUBLIC ROADWAY IMPROVEMENTS

Size	Type of Improvement	Location	From	To
40' F-F	PAVEMENT W/ PCC CURB & GUTTER 18'-0" WIDE SIDEWALK ON SOUTHSIDE	WINDING AVE	EAGLE RANCH RD	VISTA FUENTE ROAD
VARIES	PAVEMENT W/ PCC CURB & GUTTER 18'-0" WIDE SIDEWALK ON SOUTHSIDE	WINDING AVE	EAST HALF OF ROUNDABOUT	PARADISE BLVD
24' F-F MIN - 48' F-F MAX	PAVEMENT W/ PCC CURB & GUTTER 18'-0" WIDE SIDEWALK ON SOUTHSIDE	WINDING AVE	VISTA FUENTE	WINDING AVE
NOTE	STREET LIGHTS AS PER COA DPM			
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.			

Private Inspector	City Inspector	City Civil Engineer

Street name signs, plats, & parcel add crosses all reference NUMBERS. Lane Fuente is false.

Sidewalks incomplete as of 2019 - to be completed w/ 584487

Annotations by Jim Roeder, DRG Chair, 8/5/2020

Date Submitted: June 5, 2007
 Date SIA Plan Approved: N/A
 Date Preliminary Plat Approved: 6-20-07
 Date Preliminary Plat Express: 6-20-08
 DRG Project No.: 1003445
 City #.: 407
 City Civil Engineer: 070128-70054
5-2-08
01-20-09

PHASE 1 PUBLIC SANITARY SEWER IMPROVEMENTS

584480	8" DIA	SANITARY SEWER LINE W/ NEG. M/FS & SERVICES	VISTA PUENTE ROAD	ENGLE RANCH RD	PARADISE BLVD	/	/	/	/
584480	8" DIA	SANITARY SEWER LINE W/ NEG. M/FS & SERVICES	VISTA PUENTE ROAD	140' SOUTHWEST OF INTERSECTION OF VISTA PUENTE ROAD & RINIZIO AVE	PARADISE BLVD	/	/	/	/

PHASE 1 PUBLIC WATERLINE IMPROVEMENTS

584480	8" DIA	WATERLINE W/ NEG. VALVES F/FS, M/FS & R/FS	VISTA PUENTE ROAD	ENGLE RANCH RD	PARADISE BLVD	/	/	/	/
584480	8" DIA	WATERLINE W/ NEG. VALVES F/FS, M/FS & R/FS	VISTA PUENTE ROAD	EDUCATION PLACE	PARADISE BLVD	/	/	/	/

PHASE 1 PUBLIC STORM DRAIN IMPROVEMENTS

584480	18"-42" DIA	RCP W/ NEG. M/FS, LATERALS, & INLETS	VISTA PUENTE ROAD	PARADISE BLVD	EXISTING LOT 04-1	/	/	/	/
584480	18"-30" DIA	RCP W/ NEG. M/FS, LATERALS, & INLETS	TRACT 04-1	EDUCATION PLACE	EXISTING LOT 04-1	/	/	/	/
584480	24" DIA	RCP W/ NEG. M/FS, LATERALS, & INLETS	TRACT 04-1	TRACT D	DETENTION POND	/	/	/	/
584480	2.5 AC-FT	DETENTION POND	EXISTING LOT 04-1	DETENTION POND		/	/	/	/

PHASE 2 OFFSITE PUBLIC ROADWAY IMPROVEMENTS

584487	12" WIDE	ADD 2ND LEFT TURN ARTERIAL PAVEMENT W/ RCP CURB & GUTTER	PARADISE BLVD/ PRICKLY PEAR ST	RICHLAND HILLS RD		/	/	/	/
584480	12" WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT W/ RCP CURB & GUTTER	RICHLAND HILLS RD SCOTTSBOUND LANE	PARADISE BLVD		/	/	/	/
584487	12" WIDE	ADD RIGHT TURN LANE ARTERIAL PAVEMENT	PASEO DEL NORTE WESTBOUND LANE	RICHLAND HILLS RD	100' EAST OF RICHLAND HILLS EAST CURB & GUTTER	/	/	/	/
584487	10' WIDE	TRAIL	PASEO DEL NORTE	WEST PROPERTY LINE	ENGLE RANCH RD	/	/	/	/

Sequence #	Project #
	584487
	N/A
	584487
	584487
	584487
	584487

	584480
	584480

Width	Description	Location	From	To
12' WIDE	ADD 2ND LEFT TURN LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER (ADOT WIDTH TO BE TAKEN FROM MEDIAN)	PASEO DEL NORTE EAST BOUND LANE		EAGLE RANCH RD
12' WIDE	ADD THIRD THRU LANE STRIPING MODIFICATION ONLY	PASEO DEL NORTE WEST BOUND LANE	BEGINNING FREE RIGHT	EAGLE RANCH RD
12' WIDE	ADD THIRD THRU LANE ARTERIAL PAVEMENT W/ PCC CURB & GUTTER 4' BIKELANE	PASEO DEL NORTE WEST BOUND LANE	EAGLE RANCH RD	FOUNTAIN HILLS WEST BOUNDARY
12' WIDE	ADD LEFT TURN LANE (DONE W/ COSTCO) NO FINANCIAL GUARANTEE REQUIRED	COORS BLVD NORTHBOUND		EAGLE RANCH RD
8' WIDE	BIKE LANE 10' PCC CURB & GUTTER W/ 6' SIDEWALK	EAGLE RANCH ROAD	SOUTH BOUNDARY TRACT 10A-1	PASEO DEL NORTE

PHASE 2 ON-SITE PUBLIC ROADWAY IMPROVEMENTS

40' F+P RESIDENTIAL PAVEMENT W/ PCC
CURB & GUTTER & PCC 6' WIDE
SIDEWALK ON BOTH SIDES

VARIABLES RESIDENTIAL PAVEMENT W/ PCC
CURB & GUTTER & PCC 6' WIDE
SIDEWALK ON BOTH SIDES

NOTE: STREET LIGHTS AS PER CAD 02M

6' WIDE PCC SIDEWALK WITH 10' BOUNDARY WITH 10' BOUNDARY

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.

@ Sidewalks incomplete as of 2019, to be built w/ 584487

Private Inspector	City Inspector	City Engineer

BRUCE STODWORTH, PE
PREPARED BY PRINT NAME

000507

DRB CHAIR

DATE

Christina Sandbrook

DATE

BOHANNAN HUSTON INC
FIRM

TRANSPORTATION DEVELOPMENT

DATE

AMARCA

DATE

Signature: Bruce Stodworth
DATE: 6/20/07

Signature: Christina Sandbrook
DATE: 6/20/07

Signature: [Signature]
DATE: 6-20-07

Signature: [Signature]
DATE: 6/20/07

Signature: [Signature]
DATE: 6/20/07

MAXIMUM TIME ALLOW TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

Signature: [Signature]
DATE: 01-20-09

Signature: [Signature]
DATE: 01-20-09

Signature: [Signature]
DATE: 01-20-09

Signature: [Signature]
DATE: 01-20-09

Signature: [Signature]
DATE: 01-20-09

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DESIGNER	USER DEPARTMENT	AGENT/TOWNSHIP
A	5-2-07	[Signature]	[Signature]	Helena Motos
A	01-20-09	[Signature]	[Signature]	Helena Motos

Figure 12

Nearest Major Streets: _____
No. of Lots: _____

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

THIS AGREEMENT is made this (Date) November 4, 2020, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Custom Grading, Inc. ("Developer"), a New Mexico, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] Corporation, whose email is michael@cginm.com, tru@cginm.com, whose address is P.O. Box 94088 (City) Albuquerque, (State) NM (Zip Code) 87199 and whose telephone number is 505-897-4225, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Albuquerque West Unit 1 recorded on March 08, 1990, in Plat Book 90c, Page 67 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Novus Properties LLC ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as Fountain Hills Subdivision describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the April 21, 2022 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 584487.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be

Doc# 2020111917

11/06/2020 11:13 AM Page: 1 of 14
AGRE R \$25.00 Linda Stover, Bernalillo County



no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

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

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer 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 Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer 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 thirty (30) days written notice to the City, attention City Engineer.

B. The Developer 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:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 7)

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

5. 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 Terra Land Surveys, and construction surveying of the private Improvements shall be performed by Terra Land Surveys. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer 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 Developer 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 Huitt-Zollars and inspection of the private Improvements shall be performed by Huitt-Zollars, 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 Developer 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 Developer 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 Geo-Test, and field testing of the private Improvements shall be performed by Geo-Test 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 Developer 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 Developer 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 Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer 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 City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Subdivision Bond No.B-3263488
Amount: \$1,573,048.70
Name of Financial Institution or Surety providing Guaranty: The Cincinnati Insurance Company
Date City first able to call Guaranty (Construction Completion Deadline): April 21, 2022
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

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

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). 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 Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. 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

Developer 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.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer 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 Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty 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 Developer 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 I.D.O.

(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.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the



AMENDMENT AND EXTENSION AGREEMENT TO
Procedure "B"

Project Name: Fountain Hills Plaza Subdivision

Project Number: 584487

This Amendment and Extension Agreement is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Custom Grading, Inc. ("Developer"), a New Mexico Limited Partnership, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is michael@cgim.com, tru@cgim.com, whose address is PO BOX 94088. (City) Albuquerque, (State) NM (Zip Code) 87199 and whose telephone number is 505-897-4225, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 4th day of November, 2020, which was recorded on November 06, 2020, pages 1 through 14, as Document No. 2020111917 in the records of Bernalillo County Clerk, State of New Mexico, by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 21st day of April, 2022; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated April 25, 2022 recorded on May 2, 2022, pages 1 through 9, as Document No. 2022043451 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to May 6, 2023; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension Agreement dated May 16, 2023 recorded on May 17, 2023, pages 1 through 4, as Document No. 2023030722 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to November 30, 2023; and

THEREFORE, the Developer and the City agree to amend the Original Agreement as follows:

1. Amending paragraph 4. Work Order Requirements: Paragraph 4 in the original Agreement is deleted and replaced by the following amended paragraph 4:

The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of

the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

2. Extension of Agreement:

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

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

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

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

3. The required completion date for construction of the improvements, is extended (Complete either A or B:)

A. For all improvements, the 30th day of May, 2024

B. On portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____

B. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Subdivision Bond No B-3263488, Rider dated 4/21/22
Amount: \$ 1,750,726.42
Name of Financial Institution or Surety providing Guaranty: The Cincinnati Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline): May 30, 2024

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____

CITY OF ALBUQUERQUE:

DS
KV

DS
BMR

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 12/5/2023 | 2:29 PM MST

CITY'S NOTARY

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 5th day of December, 2023, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Rachael Miranda
Notary Public

(SEAL)

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1484615

Product	Name	Extended
AMND	Amendment	\$25.00
	# Pages	4
	Document #	2023079121
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 6492
Paid By CUSTOM GRADING INC
Phone # 505-987-4225

Thank You!

12/14/23 10:54 AM moniqueo

CONTRACT CONTROL FORM

PROJECT: 584487
CCN: 202100375
(New/Existing) Existing

CONTACT PERSON: David Jones

Type of Paperwork Amend and Extend IIA B
Project Name/Description (From CTS): Fountain Hills Plaza Subdivision
Developer/Owner/Vendor Custom Grading Inc.

Contract Amount \$1,750,726.42 Contract Period: 11/04/2020 - _____

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<u>KV</u> <small>DS</small>	<u>12/5/2023 2:08 PM MST</u>
Legal Department	<u>BMR</u> <small>DS</small>	<u>12/5/2023 2:12 PM MST</u>
City Engineer	<u>SB</u>	<u>12/5/2023 2:29 PM MST</u>
Hydrology Engineer	_____	_____
Transportation Engineer	_____	_____
Construction Engineer	_____	_____
OTHER: <u>CAO</u>	_____	_____

DISTRUBUTION:

_____ Date: _____ By: _____

Received by City clerk _____

COMBINED DRC APPLICATION

(formerly Figures 4, 5 & 7)

Project Name: Fountain Hills Plaza Subdivision
City Project No: 584484
DRB Case No. (if applicable): 07-DRB-70054

Zone Map No: C12 & C13
Date: 5/18/23

APPLICANT INFORMATION

Owner’s Name: Novus Properties LLC
Mailing Address: PO Box 94088
City: Albuquerque State: NM Zip Code: 87199
Phone No.: 505-897-4225 E-mail address: michael@cginm.com

(If owner is Public Identity) City of Albuquerque Bernalillo County
Project Manager: Department:
Phone No: Email:

Developer’s Name (if different from Owner):
Mailing Address: Same as Above
City: State: Zip Code:
Phone No.: E-mail address:

Consulting Engineer: Huitt-Zollars, Inc
Mailing Address: 333 Rio Rancho Blvd Suite 101
City: Rio Rancho State: NM Zip Code: 87124
Phone No.: E-mail address:

Person to contact regarding this application: Scott Eddings
Phone No.: 505-235-7211 E-mail: seddings@huitt-zollars.com Firm: Huitt-Zollars

LOCATION OF PROJECT (address or description):
Paseo Del Norte from Richland Hills Drive to Eagle Ranch Blvd

SUMMARY OF PROJECT / PUBLIC IMPROVEMENTS PROPOSED:
Add WB thru lane on Paseo Del Norte and multi-purpose trail along north side of Paseo Del Norte from Richland Hills Drive to Eagle Ranch Blvd. Roadway widening requires minor traffic signal and pedestrian ramp modifications.

Please check below if this project is a:

PID Metropolitan Redevelopment Project

City Government (CIP) and Non-City Government Projects * * STOP HERE * *

Privately funded projects continue to next page:

Remainder of form to be completed by City staff

<i>EASEMENTS/PERMITS/DOCUMENTS REQUIRED:</i>	<u>Prior to Signoff</u>	<u>Prior to W.O.</u>	<u>Prior to Plat Sign</u>	<u>Prior to Acceptance</u>
a. Agreement & Covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Drainage Covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. License Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Revocable Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Encroachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. NMDOT Permit Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. MRGCD License Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. PNM/NMGAS License Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. LOMR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. NOI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notes: _____				

OTHER PERMITS REQUIRED:

<u>Work Order - Excavation Ordinance Permits</u>	(1 Block = 660 Lin. Ft.)		
Sanitary Sewer Lines	_____	Block(s)	@ \$ 42.00 = _____
Sewer Services. . (see NOTE 1)	_____	Each	@ \$ 42.00 = _____
Water Lines	_____	Block(s)	@ \$ 42.00 = _____
Storm Drainage Facilities	<u>1</u>	Block(s)	@ \$ 42.00 = <u>42</u>
Curb & Gutter	<u>1</u>	Block(s)	@ \$ 42.00 = <u>42</u>
Valley Gutter	<u>1</u>	Block(s)	@ \$ 42.00 = <u>42</u>
Drive Pads.(see NOTE 2)	_____	Each	@ \$ 42.00 = _____
Wheelchair Ramps.(see NOTE 3)	_____	Each	@ \$ 42.00 = _____
Sidewalk.(unless deferred)	<u>4</u>	Block(s)	@ \$ 42.00 = <u>168</u>
			Total = <u>\$294.00</u>

NOTE 1 -No charge if these are constructed in conjunction with a new sewer line.

NOTE 2 -No charge if these are constructed contiguous with curb & gutter at time of Work Order.

NOTE 3 -No charge if these are constructed contiguous with sidewalk at time of Work Order.

<u>Street Restoration Fee</u> (LF of excavation @ centerline + 30) x (paved street width in feet) x (1/9) x (\$3.15/SY)	Total = <u>\$0.00</u>
---	-----------------------

This form will be returned to Contact Person upon approval.

REVIEWED AND APPROVED BY:

 May 18, 2023
D.R.C. Chair Date

Fountain Hills - Paseo Del Norte/Eagle Ranch/Richland Hills Public Work Order Engineer's Estimate

From: Huitt-Zollars
333 Rio Rancho Dr, Ste 101
Rio Rancho, NM 87124
(505) 892-5141 phone
(505) 892-3259 fax

Date: 3/30/2021
To: Novus Properties
Attn: Michael Montoya
Phone:
Fax:
Job Name: Fountain Hills
Job Location: Albuquerque, NM.

CITY PROJECT NO. 5844.88									
Bid Item	Item Number	Short Description	Unit	Est. Qty	Unit Price	Amount	As-Built Qty	As-Built Amount	
		GENERAL							
1	4.010	CONSTRUCTION STAKING	LS	1	\$ 15,500.00	\$ 15,500.00			
2	19.010	TRAFFIC CONTROL, BARRICADING & TEMP FENCE	LS	1	\$ 35,000.00	\$ 35,000.00			
3	621.4.1	MOBILIZATION	LS	1	\$ 9,290.14	\$ 9,290.14			
		SUBTOTAL GENERAL				\$ 59,790.14			
		PAVING							
4	301.020	SUBGRADE PREP, 12"	SY	11328	\$ 2.50	\$ 28,320.00			
5	302.015	4" ABS	SY	1590	\$ 5.50	\$ 8,745.00			
1	302.xxx	8"ABS	SY	11328	\$ 9.31	\$ 105,463.68			
9	336.024	ART ASP CONC, TYPE A, 3", M	SY	22276	\$ 17.00	\$ 378,692.00			
5	336.050	BIKE ASP CONC., TRAIL, 2"	SY	1583	\$ 13.00	\$ 20,579.00			
10	336.120	TK CT	SY	11328	\$ 0.30	\$ 3,398.40			
6	340.010	SDWK, 4", PCC	SY	1160	\$ 40.00	\$ 46,400.00			
11	340.025	WLCHR ACC RAMP, 4" PCC	EA	6	\$ 1,672.00	\$ 10,032.00			
7	340.030	VLY GUT & CURB, PCC	SY	50	\$ 60.00	\$ 3,000.00			
12	340.050	C & G, STD, PCC	LF	2343	\$ 17.95	\$ 42,056.85			
8	340.060	C & G, MDN, PCC	LF	3100	\$ 14.00	\$ 43,400.00			
9	343.030	AC PVMT, >4", SAW, R&D	SY	3100	\$ 8.75	\$ 27,125.00			
14	343.080	CURB & GUT, PCC, R&D (MEDIAN)	LF	2658	\$ 5.88	\$ 15,629.04			
10	343.070	CURB, AC, REM & DISP	LF	835	\$ 1.00	\$ 835.00			
20	346.100	TXT PVMT, 4", CLOR, PCC	SY	101	\$ 7.30	\$ 737.30			
		SUBTOTAL PAVING				\$ 734,413.27			
		STRIPING AND SIGNAGE							
21	441.001	REF PLAS MRK 4"	LF	4000	\$ 0.76	\$ 3,040.00			
	441.002	REF PLAS MRK 6"	LF	2500	\$ 1.00	\$ 2,500.00			
22	441.004	REF PLAS MRK 12"	LF	500	\$ 2.10	\$ 1,050.00			
23	441.005	REF PLAS MRK 24"	LF	150	\$ 4.00	\$ 600.00			
24	441.xxx	BIKE SYMBOL & WORDING & ARROW	EA	4	\$ 125.00	\$ 500.00			
25	450.001	ALM PNL SGN	SF	80	\$ 19.00	\$ 1,520.00			
26	450.010	SQ TB POST	LF	150	\$ 10.00	\$ 1,500.00			
27	440.011	REF PNT ARW LT	EA	6	\$ 120.74	\$ 724.44			
28	440.010	REF PNT ARW RT	EA	6	\$ 129.74	\$ 778.44			
29	441.013	REF PNT ARW TH & R	EA	2	\$ 181.98	\$ 363.96			
30	441.012	REF PNT ARW TH	EA	3	\$ 85.00	\$ 255.00			
31	440.020	REF PLAS WD ONLY	EA	12	\$ 136.00	\$ 1,632.00			
32	443.101	REM PAV STRP	LF	8500	\$ 0.80	\$ 6,800.00			
33	443.102	REM PAV ARR, SYM, WD	EA	0	\$ 150.00	\$ -			
34	443.xxx	REM BARRICADES	EA	2	\$ 50.89	\$ 101.78			
		SUBTOTAL STRIPING & SIGNAGE				\$ 21,365.62			
		LIGHTING AND TRAFFIC SIGNAL							
35	xxx.xxx	Temp. Traffic Signal	LS	1	\$ 40,000.00	\$ 40,000.00			
36	xxx.xxx	Temp. Fiber Wireless Communication	LS	1	\$ 60,000.00	\$ 60,000.00			
37	422.002	Traffic Signal Pedestal Pole, 10', CIP.	EA	1	\$ 701.39	\$ 701.39			
38	422.003	Traffic Signal Pedestal Pole, 13', CIP.	EA	2	\$ 725.00	\$ 1,450.00			
39	422.018	Traffic Signal Mastarm, 35' Arm, Type II, Trombone, CIP.	EA	2	\$ 8,637.00	\$ 17,274.00			
40	422.041	Street Light, Aluminum or Steel Pole, 25'-35', (LED Cobrahead),	EA	12	\$ 3,636.60	\$ 43,639.20			
41	422.101	Traffic Signal Pedestal Pole, Any Size, Remove & Salvage	EA	2	\$ 244.00	\$ 488.00			
42	422.110	Traffic Signal Mastarm, Any Size, Remove & Salvage, Complete	EA	2	\$ 1,895.65	\$ 3,791.30			
43	423.001	Traffic Signal Foundation For Pedestal Pole, CIP.	EA	3	\$ 500.00	\$ 1,500.00			
44	423.002	Traffic Signal Mastarm Foundation, CIP.	EA	2	\$ 1,200.00	\$ 2,400.00			
45	423.020	Luminare Foundation for Luminare Height of 40' or less, CIP	EA	12	\$ 697.16	\$ 8,365.92			
46	423.101	Traffic Signal Foundation Mastarm, Remove & Dispose,	EA	2	\$ 616.50	\$ 1,233.00			
47	423.102	Traffic Signal Foundation For Pedestal Pole Remove & Dispose, complete	EA	1	\$ 358.00	\$ 358.00			
48	424.007	Rigid Electrical Conduit, 2", Incl. Trenching, Backfill, Patching, Pushing, Boring, & Jacking, CIP.	LF	2802	\$ 7.82	\$ 21,911.64			
49	424.011	Rigid Electrical Conduit, 3", Incl. Trenching, Backfill, Patching, Pushing, Boring, & Jacking, CIP.	LF	3000	\$ 7.75	\$ 23,250.00			
50	424.101	Electrical Conduit, Any Size, Remove & Dispose, complete	LF	2470	\$ 16.30	\$ 40,261.00			
51	425.002	Electrical Pull Box, (Standard), CIP	EA	16	\$ 407.00	\$ 6,512.00			
52	425.003	Electrical Pull Box, (Large), CIP	EA	12	\$ 507.70	\$ 6,092.40			
53	425.101	Electrical, Pull Box, Any Type, Remove & Dispose	EA	9	\$ 101.16	\$ 910.44			
54	426.001	Single Conductor #2, CIP. (LIGHTING)	LF	6184	\$ 2.00	\$ 12,368.00			
55	426.003	Single Conductor #6, CIP.	LF	430	\$ 1.50	\$ 645.00			

56	426.003	Single Conductor #6, CIP. (GROUND LIGHTING)	LF	3424	\$ 1.50	\$ 5,136.00		
57	426.004	Single Conductor #8, CIP. (TRACER WIRE ITZ)	LF	2329	\$ 1.00	\$ 2,329.00		
58	426.005	Single Conductor #10, CIP.	LF	960	\$ 0.83	\$ 796.80		
59	426.010	Multi-Conductor Cable, #5, CIP.	LF	205	\$ 1.25	\$ 256.25		
60	426.014	Multi-Conductor Cable, #20, CIP.	LF	305	\$ 3.85	\$ 1,174.25		
61	426.101	Existing Wiring, Remove & Dispose, Complete	EA	3	\$ 1,270.00	\$ 3,810.00		
62	427.002	3 Section Traffic Assembly, CIP.	EA	7	\$ 581.00	\$ 4,067.00		
63	427.004	5 Section Traffic Assembly, CIP.	EA	0	\$ 916.00	\$ -		
64	427.023	Pedestrian Signal, LED, CIP	EA	2	\$ 562.50	\$ 1,125.00		
65	427.031	3 Section Backplate, CIP.	EA	4	\$ 84.20	\$ 336.80		
66	427.101	Traffic Signal Assembly, Any Type, Remove & Salvage, complete	EA	3	\$ 56.18	\$ 168.54		
67	427.104	Pedestrian Signal, Any Type, Remove And Relocate, complete	EA	4	\$ 124.52	\$ 498.08		
68	428.010	Push Button Station, CIP.	EA	4	\$ 332.00	\$ 1,328.00		
69	428.011	Push Button Station, Remove & Salvage, complete	EA	2	\$ 56.18	\$ 112.36		
70	428.022	Loop Detector Wire, CIP.	LF	1945	\$ 1.00	\$ 1,945.00		
71	428.050	Loop Lead-In Cable, CIP.	LF	1330	\$ 1.00	\$ 1,330.00		
72	428.060	Detector Saw Cut, Complete	LF	886	\$ 4.66	\$ 4,128.76		
73	435.096	Single Mode Fiber Optic Cable (96-Strand) (Interconnect)	LF	7200	\$ 3.20	\$ 23,040.00		
<i>SUBTOTAL LIGHTING AND TRAFFIC SIGNAL</i>						\$ 344,733.13		

SUBTOTAL						\$ 1,160,302.16	
4.010	Construction Staking	%	1.4300%	1,160,302.16	\$ 16,592.32		
6.050	Mobilization	%	4.2600%	1,160,302.16	\$ 49,428.87		
1901.000	Traffic Control & Barricading	3.43	3.4300%	1,160,302.16	\$ 39,798.36		
SUBTOTAL						\$ 1,266,121.72	
Lab Testing Allowance						\$ 2,500.00	
SUBTOTAL						\$ 1,268,621.72	
TAX				%	7.8750%	1,268,621.72	\$ 99,903.96
TOTAL						\$ 1,368,525.68	
Engineering Fee				%	6.60%	\$ 1,368,525.68	\$ 90,322.69
PROJECT TOTAL						\$ 1,458,848.37	

Estimate approved for work order, May 16, 2023.
