

February 7, 2020

Ms. Jolene Wolfley, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Inspiration Subdivision (Replat of Tract P Watershed Subdivision) – Final Plat

Dear Ms. Wolfley:

Enclosed for Development Review Board (DRB) Final plat review and comment are copies of the following information:

- Development Review Application
- Form S(2)
- Seven (7) copies of each of the Final Plat
- Three (3) Perimeter Wall Exhibits
- Zone Atlas Page
- Copy of recorded SIA
- Digital Copy – including DXF file

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the private, gated residential development. Inspiration encompasses 61.68 acres subdivided into 73 lots of varying sizes and 15 Private Open Space Parcels. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Senior Project Manager
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Pulte Development of New Mexico		Phone: 505-341-9850
Address: 7601 Jefferson St NE Suite 320		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannon Huston INC.		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST
Final Plat Approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract B of Inspiration Subdivision	Block:	Unit:
Subdivision/Addition: Watershed Subdivision	MRGCD Map No.:	UPC Code: 100705841947510201
Zone Atlas Page(s): H-07, J-08, & J-07	Existing Zoning: PC	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 73	Total Area of Site (acres): 61.68

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Arroyo Vista	Between:	and: 118th/High Mesa

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 02-07-2020
Printed Name: Yolanda Padilla Moyer, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and 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 on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

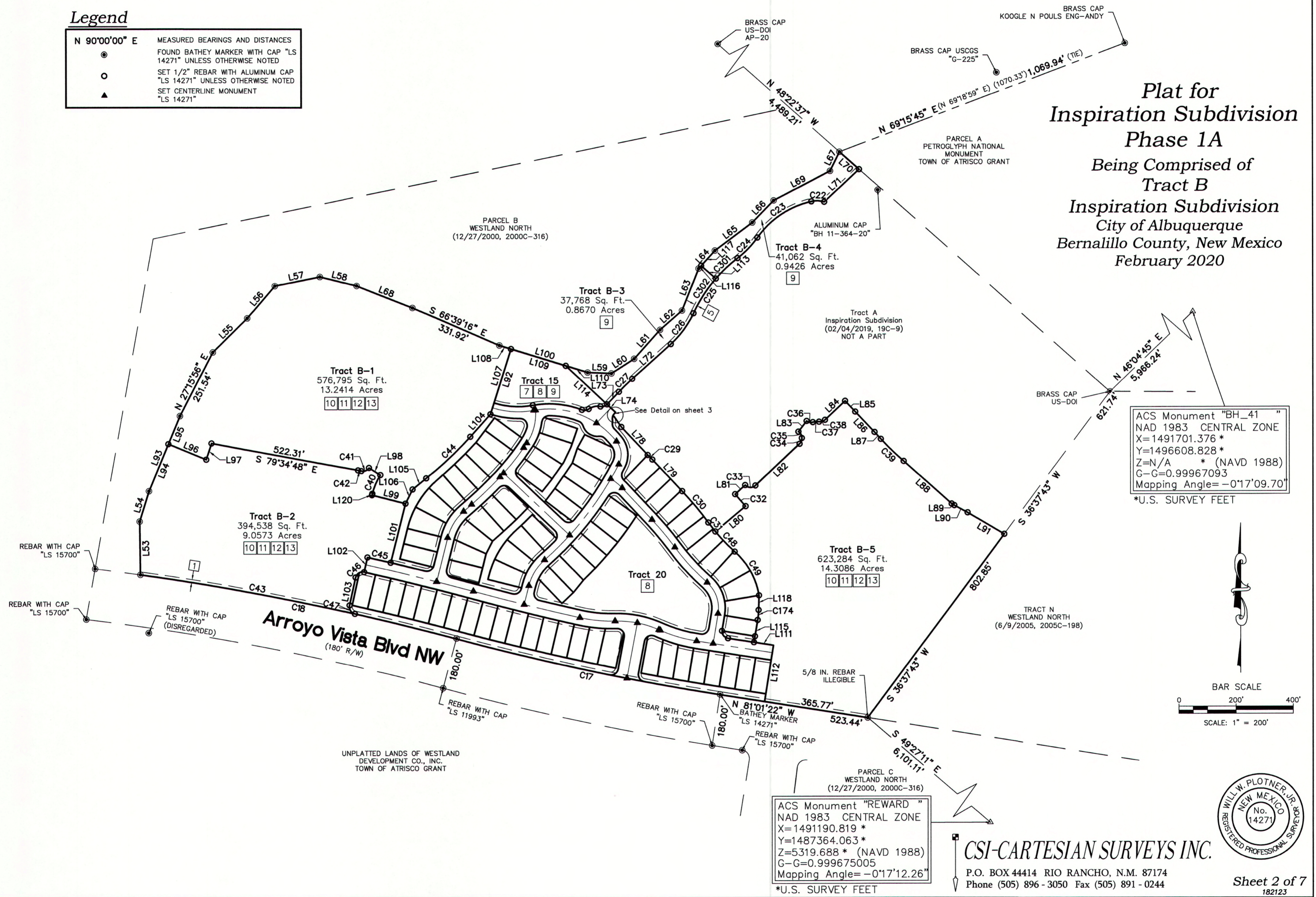
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Molanda Padilla Meyer</u></p>	<p>Date: <u>2/17/2020</u></p>
<p>Printed Name: <u>Molanda Padilla Meyer</u></p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND BATHEY MARKER WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271"

**Plat for
Inspiration Subdivision
Phase 1A
Being Comprised of
Tract B
Inspiration Subdivision
City of Albuquerque
Bernalillo County, New Mexico
February 2020**



ACS Monument "BH_41"
NAD 1983 CENTRAL ZONE
X=1491701.376 *
Y=1496608.828 *
Z=N/A * (NAVD 1988)
G-G=0.99967093
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819 *
Y=1487364.063 *
Z=5319.688 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET

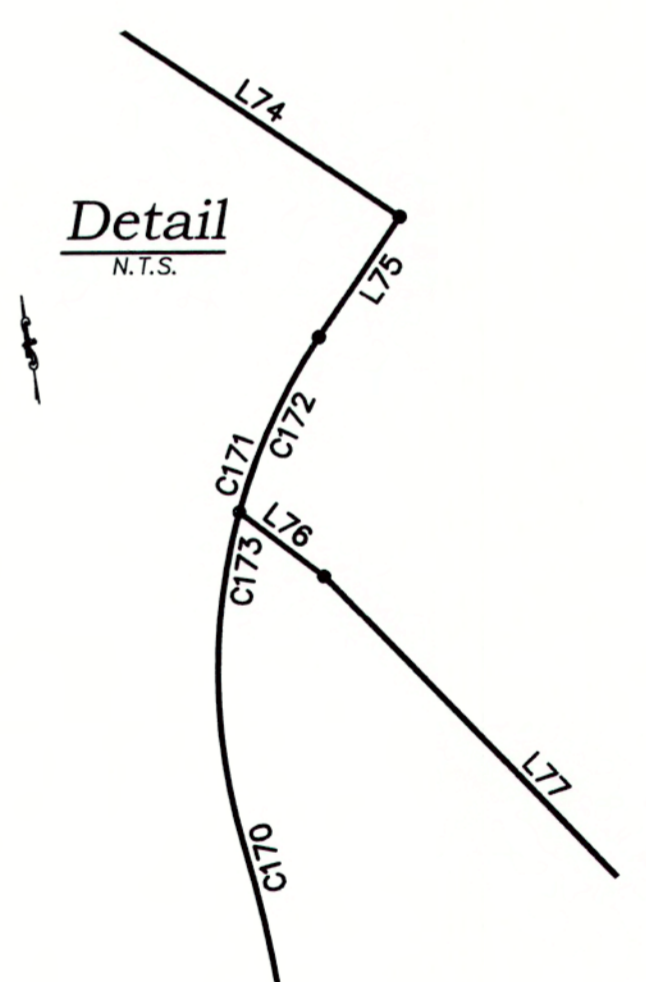
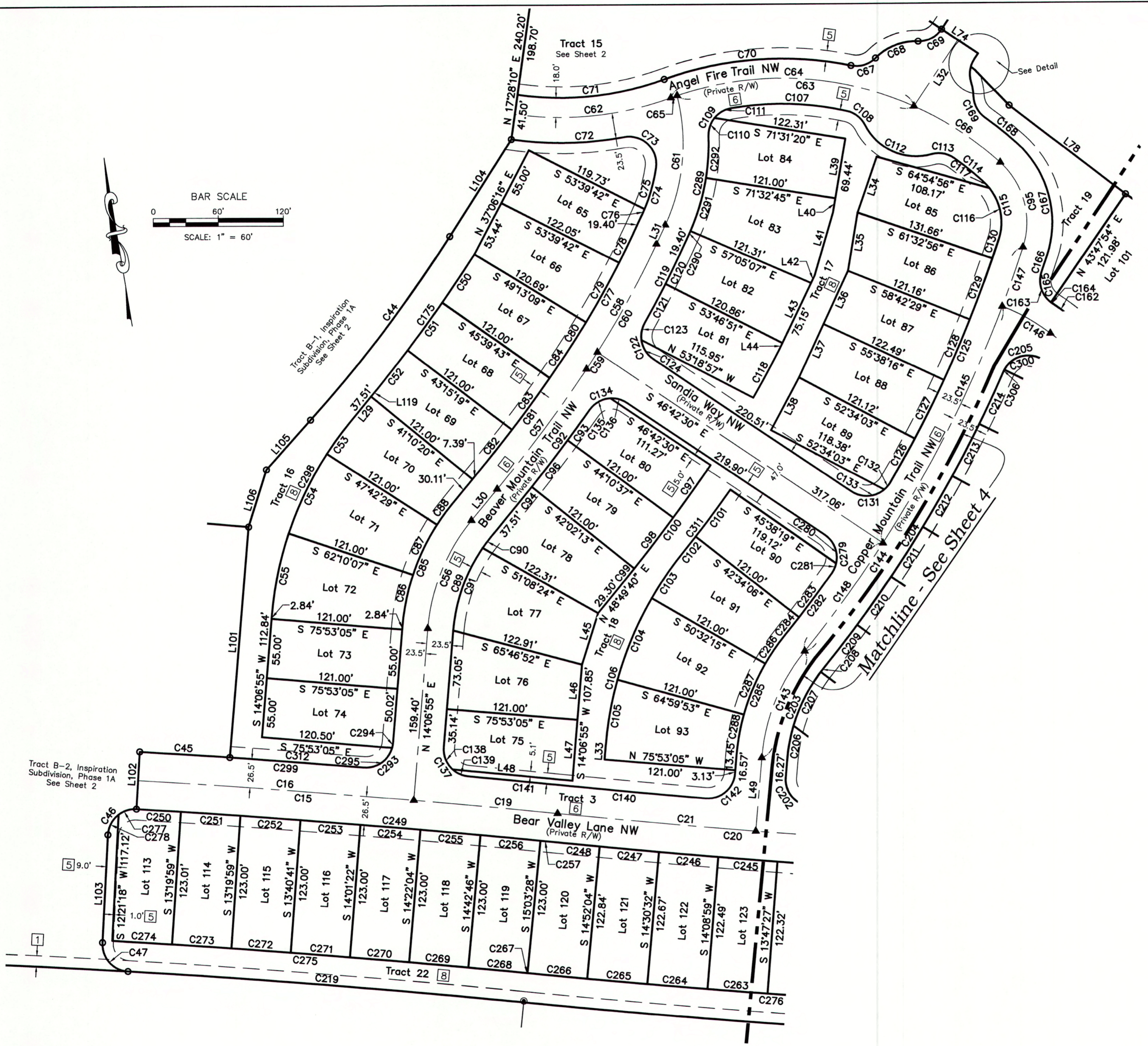
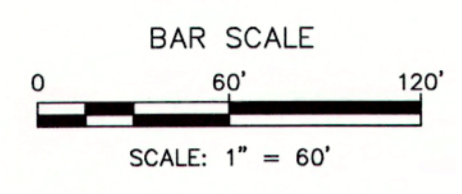
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



**Plat for
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 Bernalillo County, New Mexico
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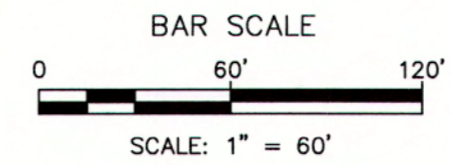
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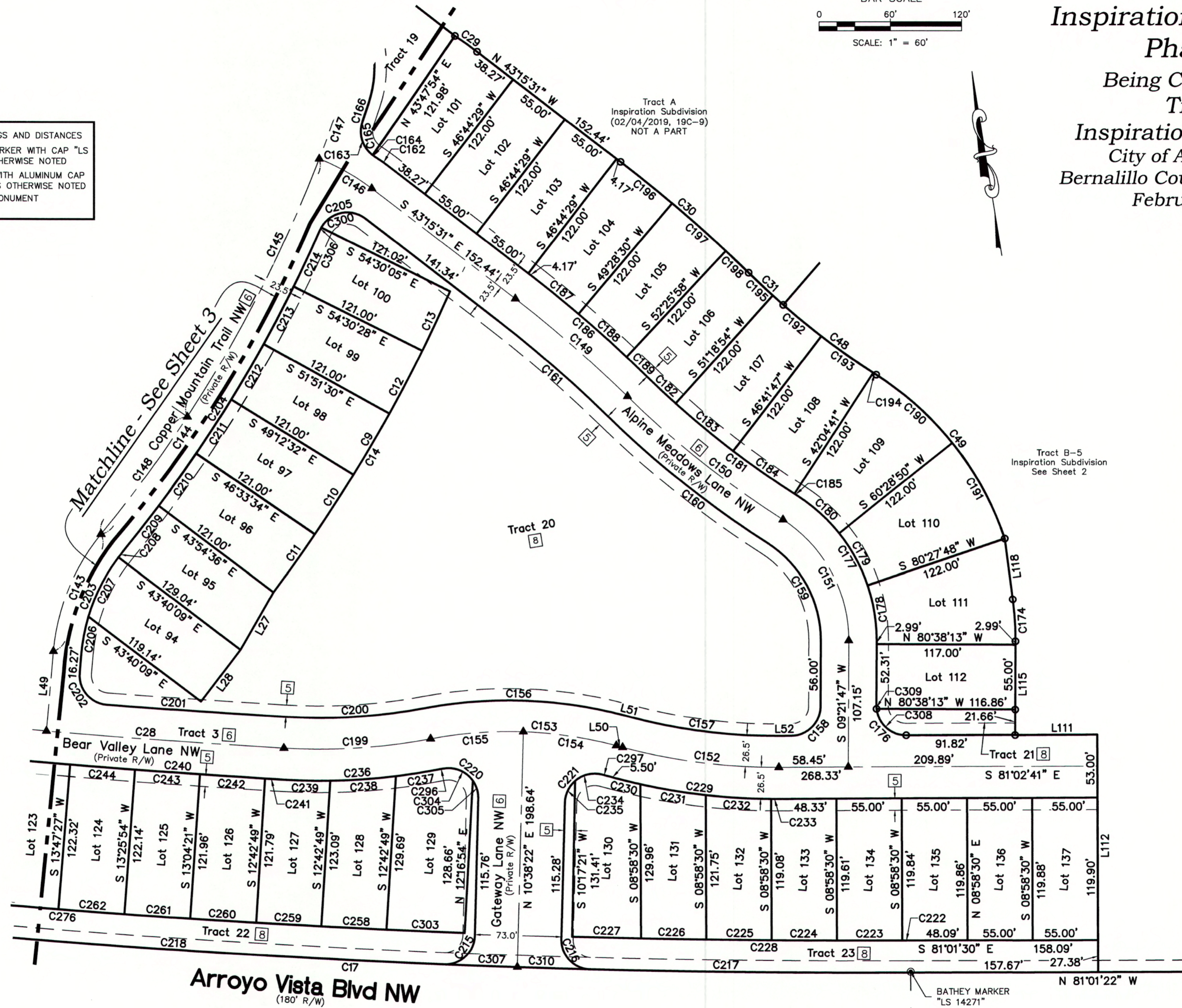
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Tract B-5
 Inspiration Subdivision
 See Sheet 2

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City of Albuquerque
Bernalillo County, New Mexico
February 2020**

Public Utility Easements

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 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. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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, renew, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C9	59.91'	1295.50'	2'38'58"	59.90'	N 39°27'59" E
C10	59.91'	1295.50'	2'38'58"	59.90'	N 42°06'57" E
C11	59.91'	1295.50'	2'38'58"	59.90'	N 44°45'55" E
C12	59.91'	1295.50'	2'38'58"	59.90'	N 36°49'01" E
C13	55.02'	1295.50'	2'26'00"	55.01'	N 34°16'32" E
C14	294.64'	1295.50'	13°01'52"	294.01'	N 39°34'28" E
C15	388.52'	9263.00'	2'24'11"	388.49'	N 76°03'41" W
C16	255.20'	9263.00'	1'34'43"	255.19'	N 76°28'25" W
C17	944.75'	8910.00'	6°04'31"	944.31'	N 77°59'06" W
C18	1130.78'	9090.00'	7°07'39"	1130.05'	N 78°30'40" W
C19	133.32'	9263.00'	0°49'29"	133.32'	N 75°16'20" W
C20	384.30'	8735.00'	2°31'15"	384.27'	S 76°07'12" E
C21	183.70'	8735.00'	1°12'18"	183.69'	S 75°27'44" E
C22	45.56'	87.21'	29°56'07"	45.05'	N 87°54'31" W
C23	232.22'	318.00'	41°50'27"	227.10'	S 56°21'21" W
C24	100.38'	332.00'	17°19'26"	100.00'	S 44°05'50" W
C25	249.68'	513.00'	27°53'11"	247.23'	S 38°48'58" W
C26	134.48'	332.00'	23°12'29"	133.56'	S 36°28'36" W
C27	65.25'	768.00'	4°52'05"	65.23'	S 45°38'49" W
C28	200.60'	8735.00'	1°18'57"	200.60'	S 76°43'21" E
C29	22.86'	325.50'	4°01'26"	22.86'	S 45°16'14" E
C30	143.12'	1172.50'	6°59'38"	143.03'	S 39°45'42" E
C31	39.79'	661.50'	3°26'46"	39.78'	S 37°59'16" E
C32	55.61'	1310.50'	2°25'53"	55.61'	N 40°50'04" W
C33	39.80'	25.00'	91°12'30"	35.73'	S 87°39'16" E
C34	22.49'	25.00'	51°33'10"	21.74'	N 20°57'54" E
C35	26.55'	25.00'	60°50'15"	25.32'	N 27°51'22" W
C36	23.09'	25.00'	52°54'34"	22.27'	S 78°59'28" E
C37	21.96'	53.00'	23°44'23"	21.80'	N 86°25'27" E
C38	22.49'	25.00'	51°33'10"	21.74'	N 72°31'04" E
C39	111.80'	894.50'	7°09'41"	111.73'	S 45°45'42" E
C40	71.67'	226.50'	18°07'47"	71.37'	S 23°10'48" W
C41	31.15'	25.00'	71°23'59"	29.18'	N 67°56'41" E
C42	11.45'	203.50'	3°13'29"	11.45'	N 77°58'04" W
C43	763.96'	9090.00'	4°48'55"	763.73'	N 79°40'02" W
C44	212.92'	1261.50'	9°40'13"	212.66'	N 46°42'22" E
C45	83.33'	9289.50'	0°30'50"	83.33'	S 77°00'21" E
C46	39.44'	25.00'	90°22'56"	35.47'	S 57°32'45" W
C47	39.10'	25.00'	89°36'52"	35.24'	S 32°27'08" E
C48	97.92'	661.50'	8°28'52"	97.83'	S 43°57'05" E
C49	179.12'	265.50'	38°39'18"	175.74'	N 28°51'51" W
C50	53.77'	1289.50'	2°23'22"	53.77'	N 43°08'36" E
C51	54.16'	1289.50'	2°24'24"	54.16'	N 45°32'29" E
C52	46.88'	1289.50'	2°04'59"	46.88'	N 47°47'11" E
C53	37.02'	324.50'	6°32'09"	37.00'	S 45°33'36" W
C54	81.90'	324.50'	14°27'38"	81.68'	S 35°03'42" W
C55	77.68'	324.50'	13°42'58"	77.50'	S 20°58'24" W
C56	109.05'	180.00'	34°42'45"	107.39'	S 31°28'18" W
C57	138.56'	1434.00'	5°32'11"	138.51'	N 46°03'35" E
C58	132.28'	834.00'	9°05'15"	132.14'	N 38°44'52" E
C59	18.50'	834.00'	1°16'16"	18.50'	N 42°39'22" E
C60	113.78'	834.00'	7°48'59"	113.69'	N 38°06'44" E
C61	122.22'	180.00'	38°54'15"	119.89'	N 14°45'07" E
C62	146.28'	300.00'	27°56'12"	144.83'	S 86°29'56" E
C63	223.89'	300.00'	42°45'36"	218.73'	N 77°55'14" W
C64	230.00'	300.00'	43°55'35"	224.41'	N 78°30'14" W
C65	6.11'	300.00'	1°09'59"	6.11'	S 80°06'58" W
C66	95.42'	300.00'	18°13'28"	95.02'	N 47°25'42" W
C67	24.68'	25.00'	56°33'58"	23.69'	N 82°47'10" E
C68	43.45'	53.00'	46°58'34"	42.25'	S 77°59'28" W

*C1-C8 are intentionally omitted

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C69	25.42'	25.00'	58°15'58"	24.34'	N 72°20'45" E
C70	175.03'	318.00'	31°32'10"	172.83'	N 84°41'56" W
C71	137.50'	282.00'	27°56'12"	136.14'	S 86°29'56" E
C72	104.65'	323.50'	18°32'04"	104.19'	S 81°47'52" E
C73	47.41'	25.00'	108°39'05"	40.62'	S 36°44'22" E
C74	45.39'	156.50'	16°37'04"	45.23'	N 25°53'43" E
C75	39.95'	156.50'	14°37'40"	39.85'	N 24°54'01" E
C76	5.44'	156.50'	1°59'24"	5.44'	N 33°12'33" E
C77	128.55'	810.50'	9°05'15"	128.42'	N 38°44'52" E
C78	30.19'	810.50'	2°08'03"	30.19'	N 35°16'16" E
C79	62.85'	810.50'	4°26'34"	62.83'	N 38°33'34" E
C80	35.52'	810.50'	2°30'38"	35.51'	N 42°02'10" E
C81	136.29'	1410.50'	5°32'11"	136.24'	N 46°03'35" E
C82	51.28'	1410.50'	2°04'59"	51.28'	N 47°47'11" E
C83	59.25'	1410.50'	2°24'24"	59.24'	N 45°32'29" E
C84	25.76'	1410.50'	1°02'48"	25.76'	N 43°48'53" E
C85	123.29'	203.50'	34°42'45"	121.41'	S 31°28'18" W
C86	48.72'	203.50'	13°42'58"	48.60'	S 20°58'24" W
C87	51.36'	203.50'	14°27'38"	51.22'	S 35°03'42" W
C88	23.21'	203.50'	6°32'09"	23.20'	S 45°33'36" W
C89	94.82'	156.50'	34°42'45"	93.37'	S 31°28'18" W
C90	12.98'	156.50'	4°45'04"	12.97'	S 46°27'08" W
C91	81.84'	156.50'	29°57'41"	80.91'	S 29°05'45" W
C92	111.34'	1457.50'	4°22'36"	111.31'	N 46°38'22" E
C93	34.90'	1457.50'	1°22'19"	34.90'	N 45°08'13" E
C94	22.00'	1457.50'	0°51'53"	22.00'	N 48°23'44" E
C95	85.88'	75.00'	65°36'35"	81.27'	N 05°30'40" W
C96	54.44'	1457.50'	2°08'25"	54.44'	N 46°53'35" E
C97	59.74'	1578.50'	2°10'06"	59.74'	N 44°44'19" E
C98	58.96'	1578.50'	2°08'25"	58.96'	N 46°53'35" E
C99	23.82'	1578.50'	0°51'53"	23.82'	N 48°23'44" E
C100	142.53'	1578.50'	5°10'24"	142.48'	N 46°14'28" E
C101	53.93'	1006.50'	3°04'13"	53.93'	N 45°53'47" E
C102	18.66'	1006.50'	1°03'44"	18.66'	N 47°57'46" E
C103	51.15'	324.50'	9°01'53"	51.10'	S 43°58'42" W
C104	81.90'	324.50'	14°27'38"	81.68'	S 32°13'56" W
C105	61.66'	324.50'	10°53'12"	61.57'	S 19°33'31" W
C106	194.71'	324.50'	34°22'43"	191.80'	S 31°18'16" W
C107	107.59'	276.50'	22°17'43"	106.92'	N 79°09'21" W
C108	22.07'	25.00'	50°34'37"	21.36'	N 42°43'11" W
C109	35.87'	25.00'	82°12'01"	32.87'	S 48°35'47" W
C110	17.85'	25.00'	40°54'35"	17.47'	S 27°57'05" W
C111	18.02'	25.00'	41°17'25"	17.63'	S 69°03'05" W
C112	72.63'	53.00'	78°31'01"	67.08'	S 56°41'23" E
C113	22.07'	25.00'	50°34'37"	21.36'	N 70°39'35" W
C114	34.05'	276.50'	7°03'19"	34.03'	N 41°50'37" W
C115	58.97'	51.50'	65°36'35"	55.80'	N 05°30'40" W
C116	50.21'	51.50'	55°51'43"	48.25'	N 00°38'14" W
C117	8.76'	51.50'	9°44'52"	8.75'	N 33°26'32" W
C118	50.61'	978.50'	2°57'49"	50.60'	N 38°04'24" E
C119	70.84'	857.50'	4°44'00"	70.82'	N 36°34'15" E
C120	30.16'	857.50'	2°00'54"	30.15'	N 35°12'42" E
C121	40.68'	857.50'	2°43'06"	40.68'	N 37°34'42" E
C122	37.37'	25.00'	85°38'45"	33.99'	S 03°53'08" E
C123	16.22'	25.00'	37°10'20"	15.94'	S 20°21'05" W
C124	21.15'	25.00'	48°28'25"	20.53'	S 22°28'18" E
C125	246.25'	1127.50'	12°30'50"	245.77'	N 33°33'02" E
C126	46.74'	1127.50'	2°22'30"	46.73'	N 38°37'12" E
C127	60.42'	1127.50'	3°04'13"	60.41'	N 35°53'50" E
C128	60.42'	1127.50'	3°04'13"	60.41'	N 32°49'37" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C129	60.01'	1127.50'	3°02'59"	60.01'	N 29°46'01" E
C130	18.66'	1127.50'	0°56'55"	18.66'	N 27°46'04" E
C131	40.79'	25.00'	93°29'03"	36.41'	N 86°32'58" E
C132	8.50'	25.00'	19°29'31"	8.46'	N 49°33'12" E
C133	32.29'	25.00'	73°59'32"	30.09'	S 83°42'16" E
C134	38.76'	25.00'	88°50'26"	35.00'	S 88°52'17" W
C135	22.68'	25.00'	51°58'14"	21.91'	S 70°26'11" W
C136	16.09'	25.00'	36°52'12"	15.81'	N 65°08'36" W
C137	39.05'	25.00'	89°30'09"	35.20'	S 30°38'09" E
C138	22.94'	25.00'	52°35'02"	22.15'	S 12°10'36" E
C139	16.11'	25.00'	36°55'07"	15.83'	S 56°55'40" E
C140	134.66'	8708.50'	0°53'10"	134.66'	S 75°18'10" E
C141	85.51'	9289.50'	0°31'39"	85.51'	N 75°07'24" W
C142	39.33'	25.00'	90°08'20"	35.40'	N 59°11'05" E
C143	108.00'	180.00'	34°22'43"	106.39'	S 31°18'16" W
C144	367.73'	1151.00'	18°18'18"	366.16'	N 39°20'29" E
C145	302.88'	1151.00'	15°04'37"	302.01'	N 34°49'56" E
C146	51.04'	180.00'	16°14'44"	50.87'	N 51°25'53" W
C147	58.16'	1151.00'	2°53'43"	58.15'	N 28°44'29" E
C148	123.01'	1151.00'	6°07'23"	122.95'	N 45°25'56" E
C149	125.36'	1027.00'	6°59'38"	125.28'	N 39°45'42" W
C150	167.99'	807.00'	11°55'37"	167.69'	S 42°13'42" E
C151	120.54'	120.00'	57°33'17"	115.54'	N 19°24'52" W
C152	133.15'	500.00'	15°15'29"	132.76'	S 73°24'57" E
C153	157.80'	350.00'	25°49'54"	156.46'	N 78°42'09" W
C154	79.37'	350.00'	12°59'35"	79.20'	N 72°17'00" W
C155	78.43'	350.00'	12°50'19"	78.26'	N 85°11'56" W
C156	169.74'	376.50'	25°49'54"	168.31'	N 78°42'09" W
C157	126.10'	473.50'	15°15'29"	125.72'	S 73°24'57" E
C158	39.09'	25.00'	89°35'32"	35.23'	N 54°09'33" E
C159</					

**Plat for
Inspiration Subdivision, Phase 1A
Being Comprised of
Tract B, Inspiration Subdivision
City of Albuquerque
Bernalillo County, New Mexico
February 2020**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C189	23.88'	1050.50'	1'18"08"	23.88'	N 36°54'57" W
C190	86.52'	265.50'	18°40'20"	86.14'	N 38°51'20" W
C191	92.60'	265.50'	19°58'59"	92.13'	N 19°31'41" W
C192	53.32'	661.50'	4°37'07"	53.31'	S 40°59'39" E
C193	53.32'	661.50'	4°37'07"	53.31'	S 45°36'46" E
C194	3.11'	661.50'	0°16'11"	3.11'	S 48°03'25" E
C195	27.94'	661.50'	2°25'13"	27.94'	S 37°28'30" E
C196	55.94'	1172.50'	2°44'01"	55.94'	N 41°53'30" W
C197	60.53'	1172.50'	2°57'28"	60.52'	N 39°02'46" W
C198	26.65'	1172.50'	1°18'08"	26.65'	N 36°54'57" W
C199	124.25'	500.00'	14°14'16"	123.93'	S 84°29'58" E
C200	117.66'	473.50'	14°14'16"	117.36'	S 84°29'58" E
C201	151.19'	8708.50'	0°59'41"	151.19'	S 76°52'59" E
C202	39.49'	25.00'	90°30'04"	35.51'	S 31°08'07" E
C203	93.90'	156.50'	34°22'43"	92.50'	S 31°18'16" W
C204	319.29'	1174.50'	15°34'34"	318.31'	N 40°42'21" E
C205	45.30'	25.00'	103°49'25"	39.35'	S 84°49'47" W
C206	32.05'	156.50'	11°43'57"	31.99'	S 19°58'53" W
C207	56.18'	156.50'	20°34'10"	55.88'	S 36°07'57" W
C208	5.67'	156.50'	2°04'36"	5.67'	S 47°27'20" W
C209	49.28'	1174.50'	2°24'14"	49.27'	N 47°17'31" E
C210	54.31'	1174.50'	2°38'58"	54.31'	N 44°45'55" E
C211	54.31'	1174.50'	2°38'58"	54.31'	N 42°06'57" E
C212	54.31'	1174.50'	2°38'58"	54.31'	N 39°27'59" E
C213	54.31'	1174.50'	2°38'58"	54.31'	N 36°49'01" E
C214	52.77'	1174.50'	2°34'27"	52.77'	N 34°12'18" E
C215	39.65'	25.00'	90°52'07"	35.62'	N 56°04'26" E
C216	39.24'	25.00'	89°55'28"	35.33'	S 34°19'22" E
C217	270.22'	8910.00'	1°44'16"	270.21'	S 80°09'14" E
C218	551.18'	8910.00'	3°32'40"	551.09'	S 76°43'11" E
C219	366.82'	9090.00'	2°18'44"	366.80'	N 76°06'12" W
C220	44.15'	25.00'	101°11'41"	38.64'	N 39°57'28" W
C221	44.76'	25.00'	102°35'12"	39.02'	S 61°55'58" W
C222	6.91'	8882.98'	0°02'40"	6.91'	S 81°00'09" E
C223	55.00'	8883.00'	0°21'17"	55.00'	S 80°48'11" E
C224	55.00'	8883.00'	0°21'17"	55.00'	S 80°26'54" E
C225	55.01'	8883.00'	0°21'17"	55.01'	S 80°05'36" E
C226	55.01'	8883.00'	0°21'17"	55.01'	S 79°44'19" E
C227	58.04'	8883.00'	0°22'28"	58.04'	S 79°22'26" E
C228	284.97'	8883.00'	1°50'17"	284.96'	S 80°06'21" E
C229	140.21'	526.50'	15°15'29"	139.80'	S 73°24'57" E
C230	22.56'	526.50'	2°27'19"	22.56'	S 67°00'52" E
C231	55.69'	526.50'	6°03'38"	55.66'	S 71°17'15" E
C232	55.14'	526.50'	6°00'02"	55.12'	S 77°19'05" E
C233	6.67'	526.50'	0°43'35"	6.67'	S 80°40'54" E
C234	23.92'	25.00'	54°49'09"	23.02'	S 85°48'59" W
C235	20.84'	25.00'	47°46'03"	20.24'	S 34°31'24" W
C236	130.83'	526.50'	14°14'16"	130.50'	S 84°29'58" E
C237	34.67'	526.50'	3°46'21"	34.66'	S 89°43'55" E
C238	55.51'	526.50'	6°02'25"	55.48'	S 84°49'32" E
C239	40.66'	526.50'	4°25'30"	40.65'	S 79°35'35" E
C240	385.47'	8761.50'	2°31'15"	385.43'	S 76°07'12" E
C241	14.38'	8761.50'	0°05'39"	14.38'	S 77°20'01" E
C242	54.91'	8761.50'	0°21'33"	54.91'	S 77°06'25" E
C243	54.91'	8761.50'	0°21'33"	54.91'	S 76°44'52" E
C244	54.91'	8761.50'	0°21'33"	54.91'	S 76°23'20" E
C245	54.91'	8761.50'	0°21'33"	54.91'	S 76°01'47" E
C246	54.91'	8761.50'	0°21'33"	54.91'	S 75°40'15" E
C247	54.91'	8761.50'	0°21'33"	54.91'	S 75°18'42" E
C248	41.65'	8761.50'	0°16'20"	41.65'	S 74°59'45" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C249	387.41'	9236.50'	2°24'11"	387.38'	N 76°03'41" W
C250	41.06'	9236.50'	0°15'17"	41.06'	N 77°08'08" W
C251	55.00'	9236.50'	0°20'28"	55.00'	N 76°50'15" W
C252	55.61'	9236.50'	0°20'42"	55.61'	N 76°29'40" W
C253	55.61'	9236.50'	0°20'42"	55.61'	N 76°08'59" W
C254	55.61'	9236.50'	0°20'42"	55.61'	N 75°48'17" W
C255	55.61'	9236.50'	0°20'42"	55.61'	N 75°27'35" W
C256	55.61'	9236.50'	0°20'42"	55.61'	N 75°06'53" W
C257	13.30'	9236.50'	0°04'57"	13.30'	N 74°54'04" W
C258	55.00'	8883.00'	0°21'17"	55.00'	S 77°59'59" E
C259	55.00'	8883.00'	0°21'17"	55.00'	S 77°38'42" E
C260	55.67'	8883.00'	0°21'33"	55.67'	S 77°17'17" E
C261	55.67'	8883.00'	0°21'33"	55.67'	S 76°55'45" E
C262	55.67'	8883.00'	0°21'33"	55.67'	S 76°34'12" E
C263	55.67'	8883.00'	0°21'33"	55.67'	S 76°12'39" E
C264	55.67'	8883.00'	0°21'33"	55.67'	S 75°51'06" E
C265	55.68'	8883.00'	0°21'33"	55.68'	S 75°29'34" E
C266	55.36'	8883.00'	0°21'25"	55.36'	S 75°08'05" E
C267	0.99'	8882.97'	0°00'23"	0.99'	S 74°57'10" E
C268	53.87'	9117.00'	0°20'19"	53.87'	N 75°07'08" W
C269	54.87'	9117.00'	0°20'41"	54.87'	N 75°27'38" W
C270	54.87'	9117.00'	0°20'41"	54.87'	N 75°48'20" W
C271	54.87'	9117.00'	0°20'41"	54.87'	N 76°09'01" W
C272	54.87'	9117.00'	0°20'41"	54.87'	N 76°29'42" W
C273	55.00'	9117.00'	0°20'44"	55.00'	N 76°50'25" W
C274	55.13'	9117.00'	0°20'47"	55.13'	N 77°11'11" W
C275	383.48'	9117.00'	2°24'36"	383.45'	N 76°09'17" W
C276	566.27'	8883.00'	3°39'09"	566.17'	S 76°46'33" E
C277	17.53'	25.00'	40°10'26"	17.17'	S 82°39'00" W
C278	21.91'	25.00'	50°12'29"	21.21'	S 37°27'32" W
C279	39.95'	25.00'	91°33'33"	35.83'	N 00°55'44" W
C280	30.08'	25.00'	68°56'29"	28.30'	N 12°14'16" W
C281	9.87'	25.00'	22°37'05"	9.80'	N 33°32'31" E
C282	71.69'	1127.50'	3°38'35"	71.68'	N 46°40'20" E
C283	50.79'	1127.50'	2°34'51"	50.78'	N 46°08'28" E
C284	20.90'	1127.50'	1°03'44"	20.90'	N 47°57'46" E
C285	122.10'	203.50'	34°22'43"	120.28'	S 31°18'16" W
C286	32.08'	203.50'	9°01'53"	32.04'	S 43°58'42" W
C287	51.36'	203.50'	14°27'38"	51.22'	S 32°13'56" W
C288	38.67'	203.50'	10°53'12"	38.61'	S 19°33'31" W
C289	94.86'	203.50'	26°42'28"	94.00'	N 20°51'01" E
C290	4.58'	203.50'	1°17'21"	4.58'	N 33°33'34" E
C291	51.36'	203.50'	14°27'38"	51.22'	N 25°41'04" E
C292	38.92'	203.50'	10°57'28"	38.86'	N 12°58'31" E
C293	39.23'	25.00'	89°54'03"	35.32'	N 59°03'56" E
C294	5.02'	25.00'	11°29'48"	5.01'	N 19°51'49" E
C295	34.21'	25.00'	78°24'16"	31.60'	N 64°48'50" E
C296	6.00'	323.50'	1°03'47"	6.00'	S 88°54'48" W
C297	5.57'	323.50'	0°59'14"	5.57'	N 66°16'49" W
C298	196.60'	324.50'	34°42'45"	193.61'	S 31°28'18" W
C299	207.38'	9289.50'	1°16'45"	207.38'	N 76°37'24" W
C300	43.04'	25.00'	98°38'21"	37.92'	S 87°25'18" W
C301	104.59'	513.00'	11°40'55"	104.41'	S 46°55'06" W
C302	145.09'	513.00'	16°12'17"	144.61'	S 32°58'30" W
C303	65.87'	8883.00'	0°25'30"	65.87'	S 78°23'23" E
C304	28.12'	25.00'	64°26'49"	26.66'	N 58°19'54" W
C305	16.03'	25.00'	36°44'52"	15.76'	N 07°44'04" W
C306	2.26'	25.00'	5°11'04"	2.26'	S 35°30'36" W
C307	61.88'	8910.00'	0°23'53"	61.88'	S 78°41'27" E
C308	36.76'	25.00'	84°14'32"	33.53'	S 38°55'26" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C309	2.69'	25.00'	6°09'56"	2.69'	S 06°16'48" W
C310	61.47'	8910.00'	0°23'43"	61.47'	S 79°05'14" E
C311	72.59'	1006.50'	4°07'57"	72.58'	N 46°25'40" E
C312	124.05'	9289.50'	0°45'54"	124.05'	N 76°21'59" W

Line Table		
Line #	Direction	Length (ft)
L27	S 39°01'52" W	55.90'
L28	S 46°19'51" W	55.00'
L29	S 48°49'40" W	30.11'
L30	N 48°49'40" E	37.51'
L31	N 34°12'15" E	19.40'
L32	S 43°12'46" W	73.11'
L33	N 14°06'55" E	13.45'
L34	S 28°27'04" W	54.47'
L35	S 18°42'23" W	54.78'
L36	S 34°14'07" W	53.90'
L37	S 34°26'57" W	53.90'
L38	S 37°25'57" W	55.00'
L39	S 18°57'02" W	55.87'
L40	S 18°57'02" W	13.57'
L41	S 25°42'29" W	60.68'
L42	S 35°07'12" W	7.67'
L43	N 35°07'12" E	61.12'
L44	N 35°07'12" E	6.36'
L45	N 26°52'46" E	49.75'
L46	N 14°06'55" E	51.49'
L47	N 14°06'55" E	56.36'
L48	S 75°11'00" E	111.20'
L49	S 14°06'55" W	68.06'
L50	S 65°47'12" E	5.50'
L51	S 65°47'12" E	5.50'
L52	S 81°02'41" E	10.31'
L53	N 00°47'59" W	186.89'
L54	N 17°02'15" E	111.32'
L55	N 45°14'07" E	169.99'
L56	N 40°28'06" E	149.01'
L57	N 78°27'16" E	161.28'
L58	S 76°00'04" E	132.77'
L59	S 87°39'54" E	83.48'
L60	N 57°15'32" E	94.55'
L61	N 41°53'46" E	136.06'
L62	N 49°02'27" E	102.36'
L63	N 21°36'16" E	157.88'
L64	N 42°22'22" E	85.02'
L65	N 53°14'39" E	163.54'
L66	N 44°16'52" E	107.64'
L67	N 26°24'55" E	74.49'
L68	S 68°29'05" E	210.31'
L69	N 62°13'41" E	223.17'
L70	S 48°22'37" E	91.92'
L71	S 46°44'29" W	167.98'
L72	S 48°04'51" W	182.27'
L73	S 43°12'46" W	60.48'
L74	S 46°47'14" E	40.50'
L75	S 43°12'46" W	6.04'
L76	S 43°15'31" E	4.43'

Line Table		
Line #	Direction	Length (ft)
L77	S 34°39'45" E	45.51'
L78	S 43°15'31" E	135.00'
L80	N 50°17'21" E	138.00'
L81	N 47°57'00" E	47.00'
L82	N 46°44'29" E	212.89'
L83	N 37°27'49" E	47.12'
L84	N 46°44'29" E	97.06'
L85	S 43°15'31" E	52.00'
L86	S 43°15'31" E	98.28'
L87	S 42°10'52" E	32.69'
L88	S 48°19'46" E	225.00'
L89	S 59°10'54" E	10.74'
L90	S 61°46'33" E	53.00'
L91	S 59°35'37" E	148.75'
L92	N 17°28'10" E	198.70'
L93	N 22°24'40" E	285.01'
L94	N 22°24'40" E	178.58'
L95	N 22°24'40" E	106.43'
L96	S 67°36'15" E	143.22'
L97	N 18°03'26" E	60.00'

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February 2020**

Drainage Facilities Maintenance Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN THE DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY THE APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OF THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN OR MODIFY SAID DRAINAGE FACILITY.

Easement Notes

- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (12/27/2000, 2000C-316)
- 2A EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS PHASE 1A, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A (02/04/2019, 19C-9) IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
- 2B EXISTING 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS PHASE 1A TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A (02/04/2019, 19C-9) IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS PHASE 1A, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACTS A & B (02/04/2019, 19C-9) IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [5] AS GRANTED WITH THE FILING OF THIS PLAT
- 4 EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS PHASE 1A, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACTS A & B (02/04/2019, 19C-9) IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT
- 5 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 6 TRACT 3 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
 - PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON THIS SHEET FOR MAINTENANCE INFORMATION
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASES 1B, 1C, 2A, 2B, AND 2C
 - A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER DRAINAGE FACILITIES MAINTENANCE NOTE ON THIS SHEET
- 7 TRACT 15 CONTAINS A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON THIS SHEET FOR MAINTENANCE INFORMATION
- 8 TRACTS 15 THROUGH 23 CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS OF THIS SUBDIVISION, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON THIS SHEET FOR MAINTENANCE INFORMATION
- 9 CROSS LOT DRAINAGE EASEMENT, ON TRACTS B-3, B-4 & 15, BENEFITING PARCEL B, WESTLAND NORTH, GRANTED WITH THE FILING OF THIS PLAT
- 10 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACTS B-1, B-2 & B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A AND PHASE 1A, INSPIRATION SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT
- 11 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS TRACTS B-1, B-2 & B-5, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A AND PHASE 1A, INSPIRATION SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT
- 12 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACTS B-1, B-2 & B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A AND PHASE 1A, INSPIRATION SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT
- 13 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS TRACTS B-1, B-2 & B-5, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACT A AND PHASE 1A, INSPIRATION SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT

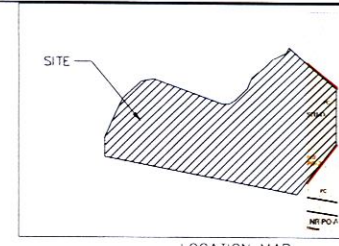
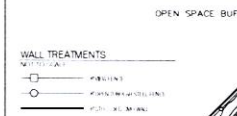
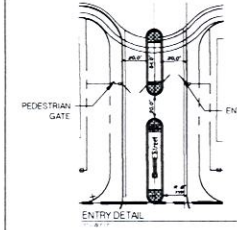
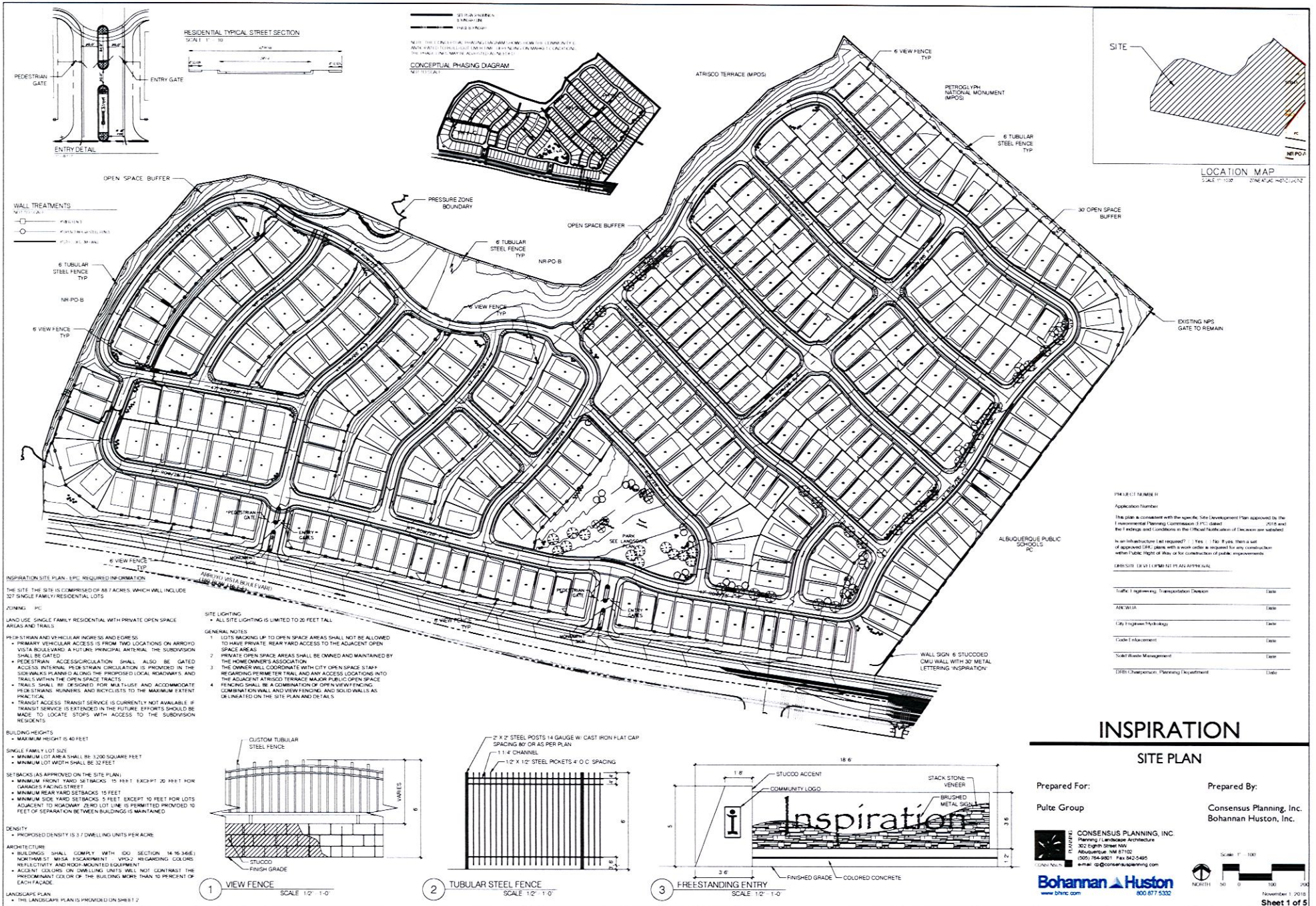
Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 65	0.1529	6,661
Lot 66	0.1624	7,075
Lot 67	0.1597	6,957
Lot 68	0.1575	6,861
Lot 69	0.1569	6,834
Lot 70	0.1673	7,287
Lot 71	0.1851	8,062
Lot 72	0.1834	7,990
Lot 73	0.1528	6,655
Lot 74	0.1528	6,654
Lot 75	0.1531	6,671
Lot 76	0.1730	7,535
Lot 77	0.1887	8,218
Lot 78	0.1745	7,601
Lot 79	0.1575	6,861
Lot 80	0.1572	6,848
Lot 81	0.1563	6,808
Lot 82	0.1599	6,964
Lot 83	0.1845	8,035
Lot 84	0.1580	6,882
Lot 85	0.1689	7,355
Lot 86	0.1654	7,204
Lot 87	0.1601	6,976
Lot 88	0.1601	6,975
Lot 89	0.1523	6,633
Lot 90	0.1587	6,912
Lot 91	0.1705	7,429
Lot 92	0.1851	8,062
Lot 93	0.1767	7,697
Lot 94	0.1588	6,919
Lot 95	0.1582	6,892
Lot 96	0.1586	6,910
Lot 97	0.1586	6,910
Lot 98	0.1586	6,910
Lot 99	0.1586	6,910

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 100	0.1528	6,658
Lot 101	0.1624	7,076
Lot 102	0.1540	6,710
Lot 103	0.1540	6,710
Lot 104	0.1602	6,978
Lot 105	0.1607	7,000
Lot 106	0.1562	6,806
Lot 107	0.1631	7,105
Lot 108	0.1631	7,105
Lot 109	0.1962	8,546
Lot 110	0.1998	8,701
Lot 111	0.1889	8,230
Lot 112	0.1477	6,435
Lot 113	0.1580	6,881
Lot 114	0.1553	6,765
Lot 115	0.1560	6,794
Lot 116	0.1560	6,794
Lot 117	0.1560	6,794
Lot 118	0.1560	6,794
Lot 119	0.1560	6,794
Lot 120	0.1556	6,780
Lot 121	0.1558	6,787
Lot 122	0.1556	6,777
Lot 123	0.1554	6,768
Lot 124	0.1551	6,758
Lot 125	0.1549	6,748
Lot 126	0.1547	6,738
Lot 127	0.1541	6,714
Lot 128	0.1590	6,926
Lot 129	0.2018	8,792
Lot 130	0.1746	7,608
Lot 131	0.1583	6,896
Lot 132	0.1515	6,598
Lot 133	0.1507	6,564
Lot 134	0.1512	6,587

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 135	0.1513	6,592
Lot 136	0.1514	6,593
Lot 137	0.1514	6,594
Tract 3	5.1604	224,787
Tract 15	1.1385	49,593
Tract 16	0.5794	25,239
Tract 17	0.3416	14,880
Tract 18	0.3642	15,866
Tract 19	0.1858	8,093
Tract 20	2.6520	115,522
Tract 21	0.0562	2,447
Tract 22	0.6430	28,011
Tract 23	0.3061	13,332
Tract B-1	13.2414	576,795
Tract B-2	9.0573	394,538
Tract B-3	0.8670	37,768
Tract B-4	0.9426	41,062
Tract B-5	14.3086	623,284

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244



INSPIRATION SITE PLAN, EPC REQUIRED INFORMATION

THE SITE, THE SITE IS COMPRISED OF 88 PARCELS, WHICH WILL INCLUDE 227 SINGLE FAMILY RESIDENTIAL LOTS

ZONING: PC

LAND USE: SINGLE FAMILY RESIDENTIAL WITH PRIVATE OPEN SPACE AREAS AND TRAILS

PEDESTRIAN AND VEHICULAR ACCESS AND EGRESS

- PRIMARY VEHICULAR ACCESS IS FROM TWO LOCATIONS ON ARROYO VISTA BOULEVARD. A FUTURE PRINCIPAL ARTERIAL, THE SUBDIVISION SHALL BE GATED.
- PEDESTRIAN ACCESS/CIRCULATION SHALL ALSO BE GATED ACCESS INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED BY THE SIDE WALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS, AND TRAILS WITHIN THE OPEN SPACE TRACTS.
- TRAILS SHALL BE DESIGNED FOR MULTIPLE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS TO THE MAXIMUM EXTENT PRACTICAL.
- TRANSIT ACCESS: TRANSIT SERVICE IS CURRENTLY NOT AVAILABLE IF TRANSIT SERVICE IS EXTENDED IN THE FUTURE, EFFORTS SHOULD BE MADE TO LOCATE STOPS WITH ACCESS TO THE SUBDIVISION RESIDENTS.

SITE LIGHTING:

- ALL SITE LIGHTING IS LIMITED TO 20 FEET TALL

GENERAL NOTES:

- LOTS BACKING UP TO OPEN SPACE AREAS SHALL NOT BE ALLOWED TO HAVE PRIVATE REAR YARD ACCESS TO THE ADJACENT OPEN SPACE AREAS.
- PRIVATE OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE OWNER WILL COORDINATE WITH CITY OPEN SPACE STAFF REGARDING PERMITS, TRAIL AND ANY ACCESS LOCATIONS INTO THE ADJACENT ARROYO TERRACE MAJOR PUBLIC OPEN SPACE.
- FENCING SHALL BE A COMBINATION OF OPEN VIEW FENCING, COMBINATION WALL AND VIEW FENCING, AND SOLID WALLS AS DELINEATED ON THE SITE PLAN AND DETAILS.

BUILDING HEIGHTS:

- MAXIMUM HEIGHT IS 40 FEET
- SINGLE FAMILY LOT SIZE
- MINIMUM LOT AREA SHALL BE 3,200 SQUARE FEET
- MINIMUM LOT WIDTH SHALL BE 32 FEET

SETBACKS AS APPROVED ON THE SITE PLAN:

- MINIMUM FRONT YARD SETBACKS TO 15:1 EXCEPT 20 FEET FOR GARAGES FACING STREET
- MINIMUM REAR YARD SETBACKS 15 FEET
- MINIMUM SIDE YARD SETBACKS 5 FEET EXCEPT 10 FEET FOR LOTS ADJACENT TO HIGHWAY 20 AND LOT 10 IS PRINTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED.

DENSITY:

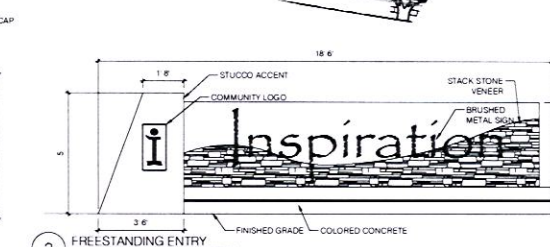
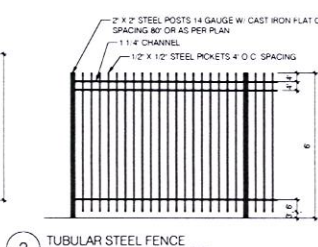
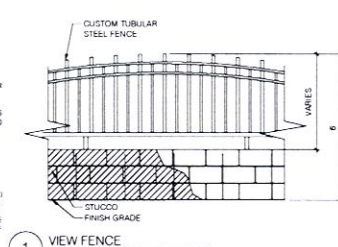
- PROPOSED DENSITY IS 3 DWELLING UNITS PER ACRE

ARCHITECTURE:

- BUILDINGS SHALL COMPLY WITH IBC SECTION 14.10.3 (6)
- NORTHWEST MASS ESCAPEMENT (VSD) REGARDING COLOR, REFLECTIVITY AND ROOF MOUNTED EQUIPMENT
- ACCENT COLORS ON DWELLING UNITS WILL NOT CONTRAST THE PREDOMINANT COLOR OF THE BUILDING MORE THAN 10 PERCENT OF EACH FACADE.

LANDSCAPE PLAN:

- THE LANDSCAPE PLAN IS PROVIDED ON SHEET 2



INSPIRATION

SITE PLAN

Prepared For: **Pulte Group**

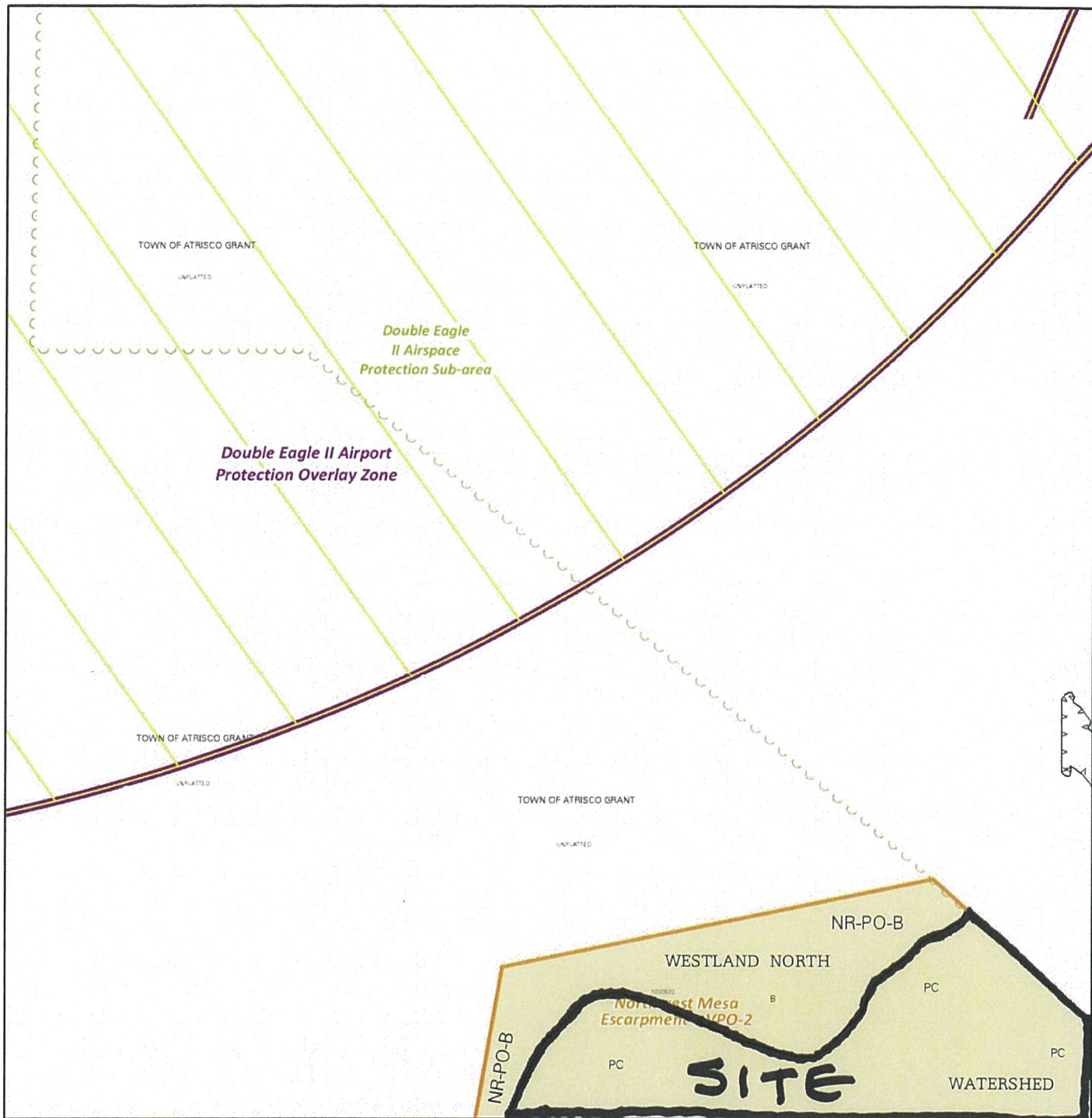
Prepared By: **Consensus Planning, Inc. Bohannon Huston, Inc.**

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9851 Fax: 505-242-5405
 e-mail: @consensusplanning.com

Bohannon Huston
 www.bhinc.com 800.677.5332

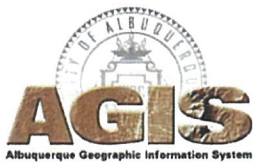
Scale: 1" = 100'

November 1, 2015
 Sheet 1 of 5

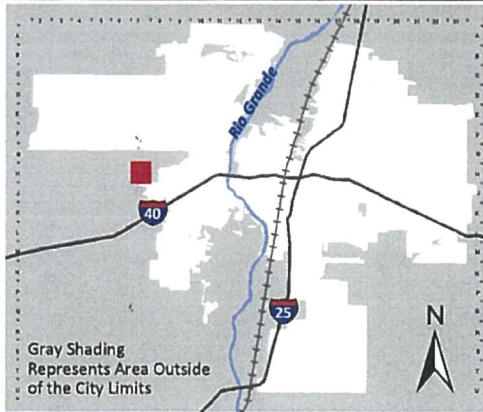


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-07-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





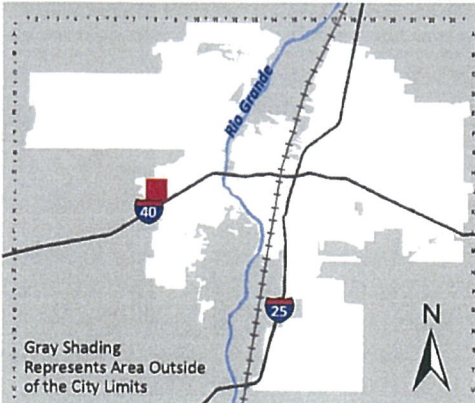
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

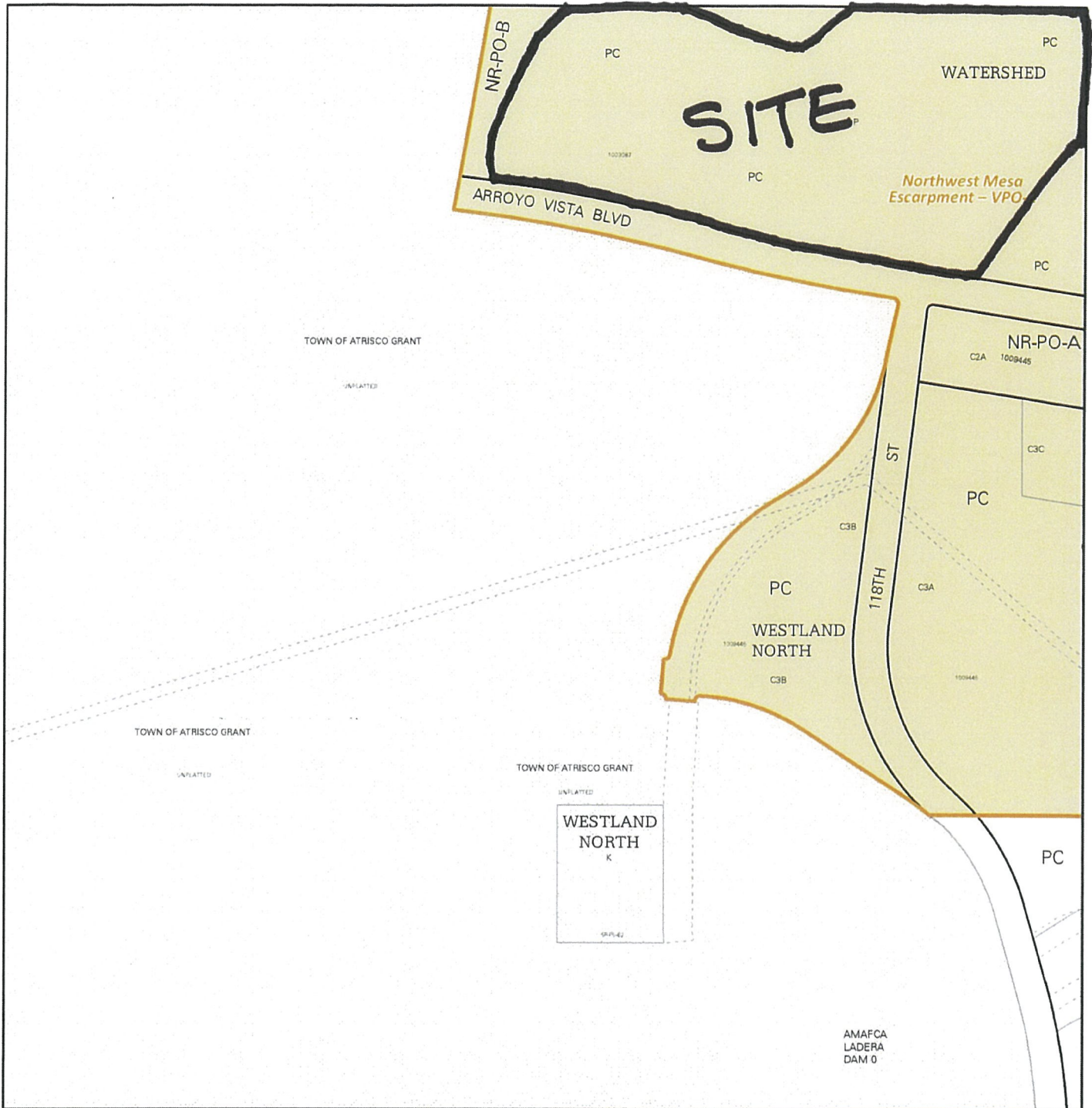
Zone Atlas Page:
J-08-Z



Gray Shading Represents Area Outside of the City Limits

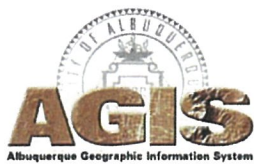
	Easement		Escarpment
	Petroglyph National Monument		
	Areas Outside of City Limits		
	Airport Protection Overlay (APO) Zone		
	Character Protection Overlay (CPO) Zone		
	Historic Protection Overlay (HPO) Zone		
	View Protection Overlay (VPO) Zone		

0 250 500 1,000 Feet

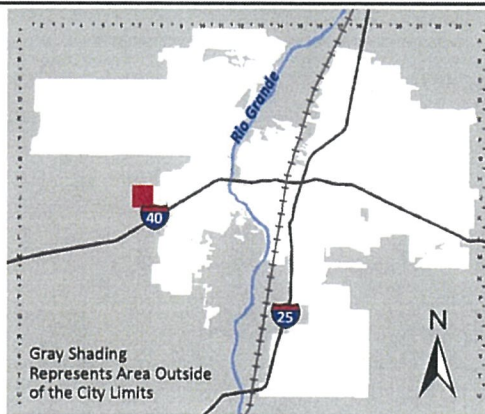


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IDO Zone Atlas May 2018

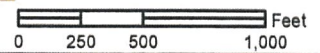


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-07-Z

- Easement
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**ASSIGNMENT AND AMENDMENT TO AGREEMENT TO
CONSTRUCT INFRASTRUCTURE IMPROVEMENTS**

NAME OF PROJECT: Inspiration Subdivision, 1A(Replat of Tract A & B Inspiration)
ORIGINAL DEVELOPER/ASSIGNOR: Pulte Development of New Mexico, Inc.
NEW OWNER/ASSIGNEE: Pulte Homes of New Mexico, Inc.
CITY PROJECT # 651183

THIS ASSIGNMENT AND AMENDMENT is made this _____ day of _____, 2020, by the City of Albuquerque, New Mexico ("City") and (the original Developer) Pulte Development of New Mexico, Inc. ("Assignor") and (the new owner), Pulte Homes of New Mexico, Inc. ("Assignee") a, (state type of business entity, for instance "corporation," "general partnership", "joint venture", "individual," etc.): a Michigan Corporation, whose address is 7601 Jefferson NE, Ste. 320, Albuquerque, NM, 87111 and whose telephone number is (505) 341-8591, is made in Albuquerque, New Mexico and is effective as of the date of final execution on 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 Assignor was the Developer of the (Name of Project:) Inspiration Subdivision, 1A (Replat of Tract A & B Inspiration), City Project No: 651183; and

WHEREAS, the City and the Assignor entered into an Agreement ("Original Agreement") on 9th day of December, 2019, which was recorded on 13th day of December, 2019, pages 1 through 22, as Document No. 2019106590, in the records of the Bernalillo County Clerk, State of New Mexico, wherein Assignor agreed to construct certain public and/or private improvements described in Exhibit A, to the Original Agreement; and

WHEREAS, the Developer has requested that the present property owner, Pulte Homes of New Mexico, Inc., be responsible to complete certain infrastructure improvements described in Exhibit A, to the Original Agreement; and

WHEREAS, the Original Agreement provides that if the Developer's Property or any part thereof is sold, conveyed or assigned the City will not release the Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into an Infrastructure Improvements Agreement with the City and posted a substitute financial guaranty satisfactory to the City; and

THEREFORE, the Assignor, Assignee and the City agree:

County Clerk's Recording Label

1. Assignment: Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement as amended. Assignee hereby accepts said assignment, and assumes the Original Agreement as amended, and all of the duties and obligations of Assignor hereunder. All references in the Original Agreement as amended to the Assignor as "Developer" Developer are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement as amended which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.

2. Amend Exhibit A, DRB # _____ Infrastructure List dated _____ of the Original Agreement to include **Exhibit A-1**, DRB # _____ Infrastructure List dated _____.

3. Financial Guarantee: With this Assignment and Amendment, Assignee has provided the City with the following Financial Guarantee:

Type of Financial Guaranty: Subdivision Bond No.US00096640SU20A

Amount: \$ 2,971,242.46

Name of Financial Institution or Surety providing Guaranty: _____

XL Specialty Insurance Co.

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

June 26, 2021

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: August 26, 2021

Additional information: _____

4. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment to Original Agreement will control.

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

6. Changes to Agreement: Changes to this Assignment and Amendment are not binding unless made in writing, signed by all parties.

7. Form not Changed: Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

8. Authority to Execute: If the Assignor signing below was not the prior owner of the Developer's Property, or the Assignee is not the present owner of the Developer's Property, the true past and/or present owner(s) must execute and deliver to the City a Power of Attorney or other evidence of authority which is acceptable to the City, establishing the authority of the Assignor and/or Assignee to sign this Amendment.

Figure 19

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 651183

This Agreement made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of Developer:) **Pulte Homes of New Mexico, Inc.** ("Developer"), whose address is **7601 Jefferson NE, Ste. 320, Albuquerque, NM, 87111** and whose telephone number is **(505) 341-8591**, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B Inspiration recorded on February 4, 2019, pages 1 through 3 as Document No. 2019008586 in the records of Bernalillo County Clerk, State of New Mexico ("Developer's Property"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Inspiration Subdivision, Ph.1A (Replat of Tract A & B Inspiration); and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Developer's Property until after construction of other required infrastructure; and

WHEREAS, the City requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Infrastructure Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Developer does not complete the construction as required.

County Clerk's Recording Label

THEREFORE, the City and the Developer agree:

1. A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached **Exhibit "A,"** which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by June 26, 2024 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Infrastructure Improvements Agreement, the Developer may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Infrastructure Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Infrastructure Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Developer's Property, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Integrated Development Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond No.US00096637SU20A

Amount: \$100,323.75

Name of Financial Institution or Surety providing Guaranty: _____

XL Specialty Insurance Co.

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

June 26, 2024

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: August 26, 2024

Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Developer's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Developer's Property.

6. 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 specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

9. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Developer shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

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

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

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

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

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

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

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

17. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER: Pulte Homes of NM, Inc.

CITY OF ALBUQUERQUE:

By [signature]:  _____

By: _____

Name [print]: Kevin Patton

Shahab Biazar, P.E., City Engineer

Title: Director of Land Planning & Development

Dated: 2/7/20

Dated: _____

DEVELOPER'S NOTARY

