



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-004024

Application No. \_\_\_\_\_

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: May 12, 2021 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL  
DESCRIPTION: Attached are: the Universe Cross Section Exhibit, the Paradise Cross Section Exhibit, and the Infrastructure List.

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CONTACT NAME: Angela Williamson

TELEPHONE: 505.338.1499 (Ext. 1004) EMAIL: awilliamson@modulusarchitects.com

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: PR-2020-004024  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

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

**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACTS H-5A, H-6A, H-6B, H-7A, H-8A, AND H-9A, VENTANA SQUARE AT VENTANA RANCH  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		11' WIDE	100' DECELERATION LANE WITH 142' TRANSITION	UNIVERSE BLVD.	NORTH ACCESS	265' SOUTH	/	/	/
		6' WIDE	BIKE LANE	UNIVERSE BLVD.	NORTH ACCESS	200' SOUTH	/	/	/
		6' WIDE	BIKE LANE PROCEDURE C	UNIVERSE BLVD.	200' SOUTH OF NORTH ACCESS	TRACT H-8A SOUTH PROP. LINE	/	/	/
		11' WIDE	100' TAPERED DECELERATION LANE	UNIVERSE BLVD.	SOUTH ACCESS	125' SOUTH	/	/	/
		11' WIDE	100' LEFT TURN BAY EXTENSION AT MEDIAN	UNIVERSE BLVD.	SOUTH ACCESS	100' NORTH	/	/	/
		28' WIDE	FULL ACCESS DRIVEWAY	UNIVERSE BLVD. 45' NORTH OF TRACT H-8A SOUTH PROP. LINE			/	/	/
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACTS H-7A & H-8A 19' TRAIL EASEMENT	NORTH ACCESS	SOUTH ACCESS	/	/	/
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-8A/H-10 PROPERTY LINE	UNIVERSE BLVD.	TRACT H-8A/H-9A PROPERTY LINE	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-6A/H-7A, TRACT H-6B/H-7A TRACT H-8A/H-9A PROPERTY LINE	NORTH ENTRANCE AT TRACT H-6A/H-7A PROPERTY LINE	TRACT H-11 NORTH PROPERTY LINE	/	/	/
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-9A SOUTH PROPERTY LINE	TRACT H-10	TRACT H-12	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 220 LF MEDIAN CURB	PARADISE BLVD.	UNIVERSE BLVD.	FIRST MEDIAN BREAK SOUTH	/	/	/
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	UNIVERSE BLVD.	ENTRANCE AT TRACT H-1/H-2 PROPERTY LINE	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 300 LF MEDIAN CURB	PARADISE BLVD.	FIRST MEDIAN BREAK SOUTH	SECOND MEDIAN BREAK SOUTH	/	/	/
		11' WIDE	100' DECELERATION LANE WITH 84' TRANSITION WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-1/H-2 PROPERTY LINE	ENTRANCE AT TRACT H-4/H-12 PROPERTY LINE	/	/	/
		11' WIDE	LEFT LANE BY REMOVING MEDIAN LANDSCAPING, REMOVE & REPLACE 150 LF MEDIAN CURB	PARADISE BLVD.	SECOND MEDIAN BREAK SOUTH	150' EAST	/	/	/
		11' WIDE	150' TAPER TRANSITION LANE WITH CURB BUMPOUT	PARADISE BLVD.	ENTRANCE AT TRACT H-4/H-12 PROPERTY LINE	150' EAST	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	TRACT H-9A	/	/	/
		8"	WATER LINE W/ VALVES, FH, MJ'S, AND RJ'S	TRACT H-9A SOUTH PROP. LINE	TRACT H-8A EAST PROP. LINE	EXISTING 8" WL EAST PROP. LINE	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-11 EAST PROP. LINE	EXISTING 8" SAS SE CORNER OF TRACT H-11	NE CORNER OF TRACT H-11	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-9A SOUTH PROP. LINE	SE CORNER OF TRACT H-9A/ H-11	WEST PROP. LINE AT TRACT H-8A	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-8A EAST PROP. LINE	SE CORNER OF TRACT H-8A	NE CORNER OF TRACT H-8A	/	/	/
		8"	SANITARY SEWER LINE W/ MANHOLES	TRACT H-7A EAST PROP. LINE	SE CORNER OF TRACT H-7A	150' NORTH	/	/	/
		10' WIDE	RECTANGULAR CONCRETE CHANNEL	TRACT H-12 SOUTH PROP. LINE	TRACT H-12 WEST PROP. LINE	RETENTION POND TRACT B, VITTORIA SUBDIVISION	/	/	/
		2.13 AC-FT	EXCAVATE EXISTING RETENTION POND FROM 5.12 AC-FT TO 7.25 AC-FT	TRACT B, VITTORIA SUBDIVISION			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

**NOTES**


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

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**DAVID B. THOMPSON, P.E.**  
NAME (print)

**THOMPSON ENGR. CONS., INC.**  
FIRM

 5/6/2021  
SIGNATURE - date

\_\_\_\_\_  
DRB CHAIR - date

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_  
UTILITY DEVELOPMENT - date

\_\_\_\_\_  
CITY ENGINEER - date

\_\_\_\_\_  
PARKS & RECREATION - date

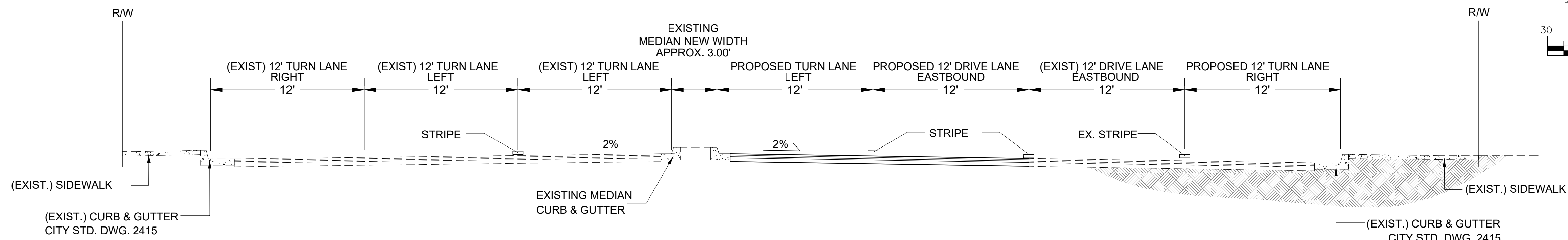
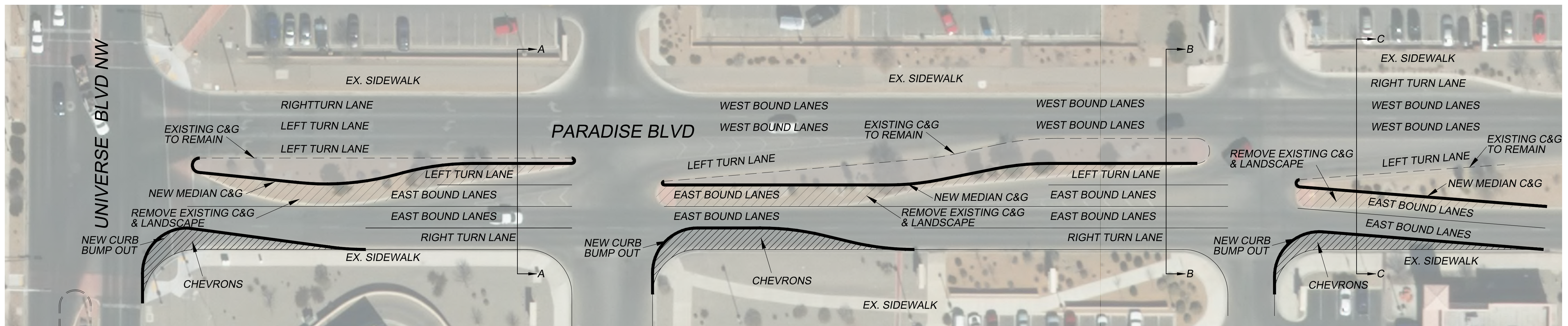
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AMAFCA - date

\_\_\_\_\_  
CODE ENFORCEMENT - date

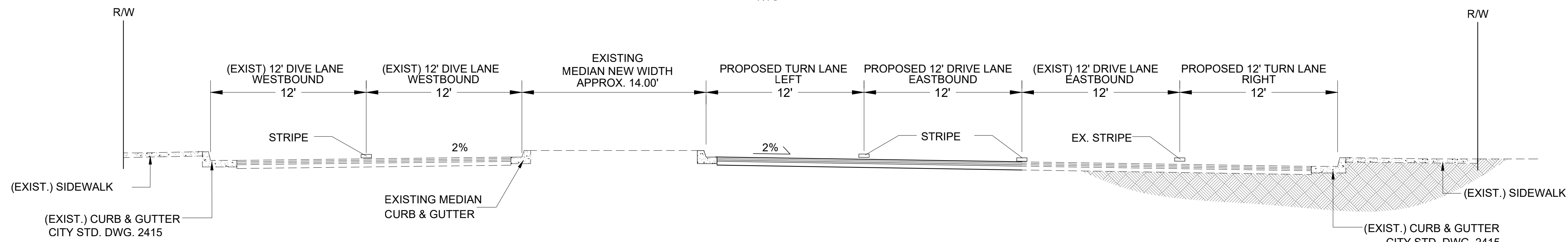
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- date

**DESIGN REVIEW COMMITTEE REVISIONS**

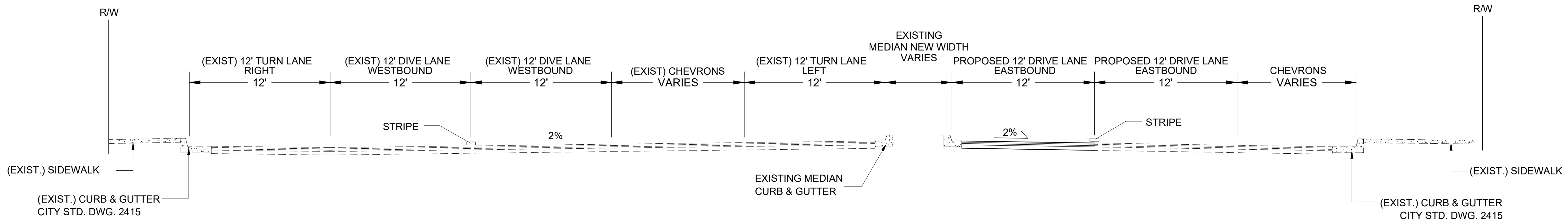
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



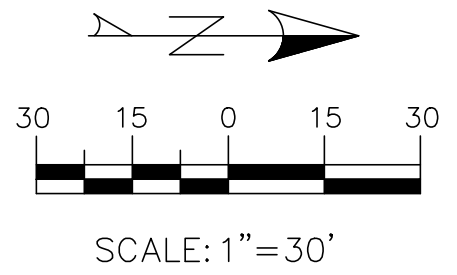
**PARADISE BLVD SECTION A - A**  
NTS



**PARADISE BLVD SECTION B - B**  
NTS



**PARADISE BLVD SECTION C - C**  
NTS



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 P.O. BOX 65760  
 ALBUQUERQUE, NM 87193  
 PHONE: (505) 271-2199  
 FAX: (505) 830-9248  
 tec@thompson-engineering.com

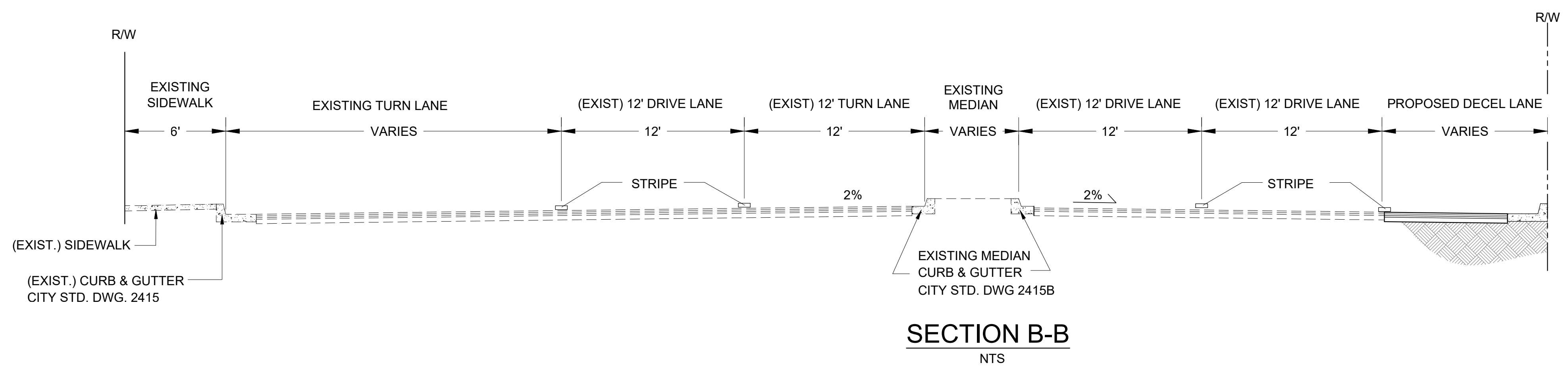
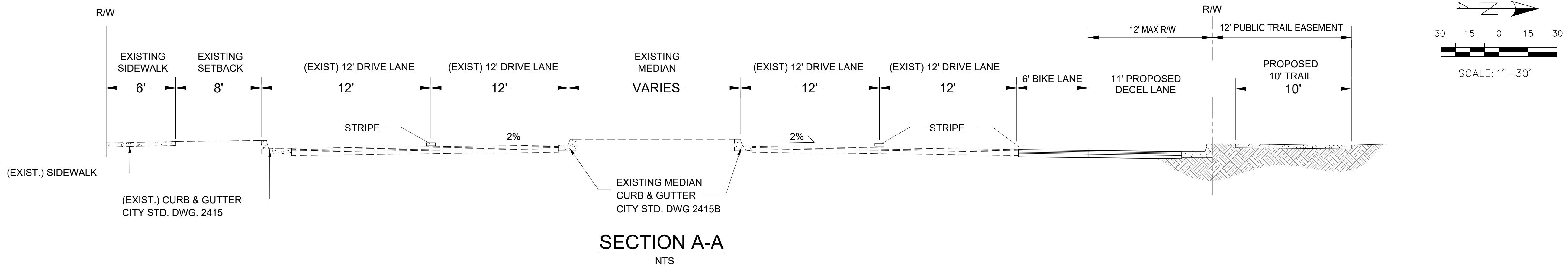
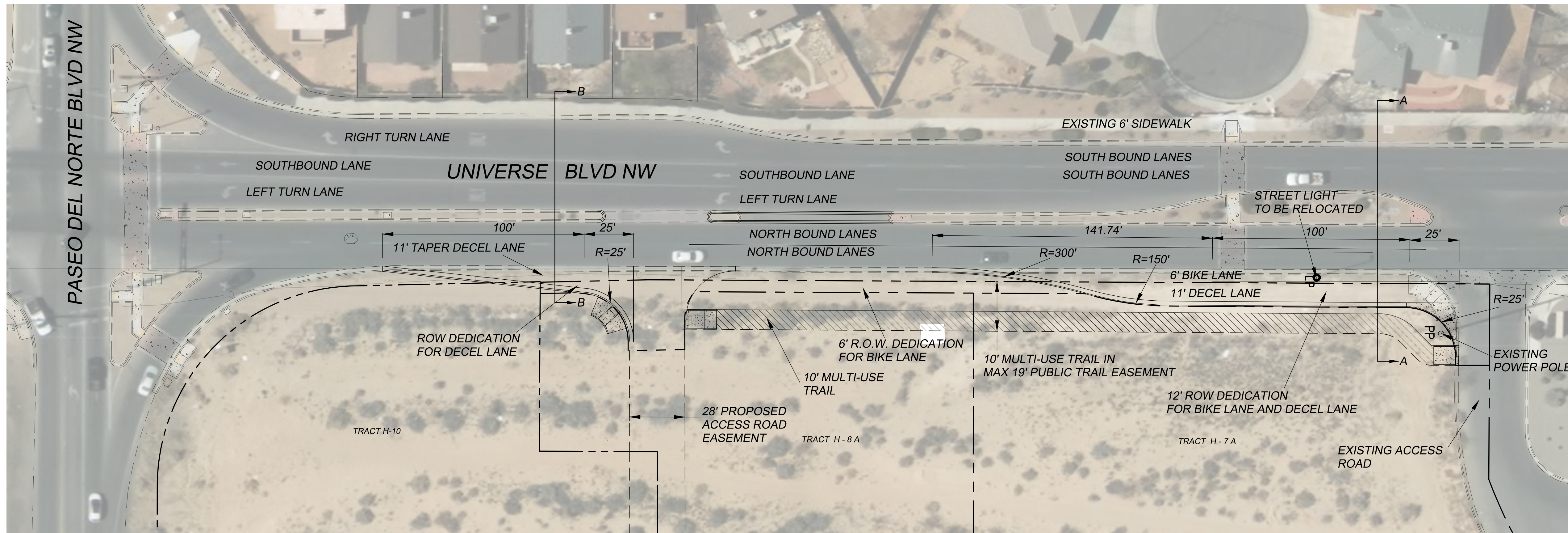
NO.	REVISION	BY	DATE

PROJECT: DRAWN BY: BLN  
 DATE: CHECKED BY:  
 HORIZ. SCALE: APPROVED BY:  
 VERT. SCALE: FILE:

**VENTANA SQUARE**  
**PARADISE BLVD**  
**DECEL LANE SECTIONS**

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY



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NO.	REVISION	BY	DATE
PROJECT:	DRAWN BY: BLN		
DATE:	CHECKED BY:		
HORIZ. SCALE:	APPROVED BY:		
VERT. SCALE:	FILE:		

**VENTANA SQUARE**

**UNIVERSE BLVD  
DECEL LANE SECTIONS**

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

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