



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-2020-004024

Application No. SD-2021-00029

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 26, 2021 HEARING DATE OF DEFERRAL: March 10, 2021  
March 31, 2021  
April 28, 2021  
and May 12, 2021

SUBMITTAL  
DESCRIPTION: Revised Preliminary Plat; Revised cross-section exhibit for Universe Blvd;

Revised Infrastructure List  

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CONTACT NAME: Denise King

TELEPHONE: 896-3050 EMAIL: cartesiandenise@gmail.com



Vicinity Map - Zone Atlas B-10-Z





### Subdivision Data

GROSS ACREAGE.	8.7797 ACRES
ZONE ATLAS PAGE NO.	B-10-Z
NUMBER OF EXISTING LOTS.	5
NUMBER OF LOTS CREATED.	6
MILES OF FULL-WIDTH STREETS.	0.000 MILES
MILES OF HALF-WIDTH STREETS.	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.	0.000 ACRES
DATE OF SURVEY.	OCTOBER 2020

## Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
5. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
6. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (C) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271).
7. PROPERTY SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:
  - DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810
  - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871
  - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872
  - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091
  - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998
  - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051001
  - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002
  - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003
  - SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745
  - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

## Easement Notes

- 1] EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT  
(05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 2] EXISTING 10' P.U.E (12/03/2001, 2001C-315)
- 3] EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT  
(03/04/2003, 2003C-50)
- 4] EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)  
PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 5] EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN  
NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO.  
2003121810)
- 6] EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND  
PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS  
(03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 7] EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION,  
OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60,  
PG. 1545, DOC. NO. 2003121810)
- 8] EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9] EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS  
PLAT SHOWN HEREON AS 
- 10] EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) VACATED BY THE FILING  
OF THIS PLAT. SHOWN HEREON AS 
- 11] EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491)  
(07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- 12] EXISTING 20' SANITARY SEWER EASEMENT  
(07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- 13] EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003,  
2003C-50)
- 14] EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- 15] EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY  
THIS PLAT, SHOWN HEREON AS 
- 16] EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- 17] EXISTING 5' PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER (07/30/2002, BK. A39, PG. 5223,  
DOCUMENT NO. 2002095494)
- 18] EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)

### Purpose of Plat

1. SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY.

## Legal Description

TRACTS "H-5" THRU "H-9" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 2003035708.

ACS Monument "13-B10"  
NAD 1983 CENTRAL ZONE  
X=1497757.7 \*  
Y=1525618.319 \*  
Z=5424.81 \* (NAVD 1988)  
G-G=0.999667778  
Mapping Angle=-0°16'30.69"

\*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W	96.43'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L7	S 01°31'42" W	62.01'
L8	S 89°43'09" E	98.80'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E

## Indexing Information

Projected Section 10, Township 11 North, Range 2 East,  
N.M.P.M. Town of Alameda Grant  
Subdivision: Ventana Square at Ventana Ranch  
Owner: Diamond Tail Realty LLC  
UPC #: 101006506208830605 (Tract H-5)  
101006504807330604 (Tract H-6)  
101006501607230610 (Tract H-7)  
101006501605030611 (Tract H-8)  
101006504904730603 (Tract H-9)

*This Sheet Shows Existing  
Information (Including Vacated  
Easements, Existing  
Underground and Above  
Ground Utility Lines)*

## Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

ALL AT  
 BUILDING  
 ED ON  
 REA OF  
 DITION

*Preliminary Plat*  
*for*  
*Tracts H-5A, H-6A, H-6B,*  
*H-7A, H-8A and H-9A,*  
*Ventana Square at Ventana Ranch*  
*Being Comprised of*  
*Tracts H-5 thru H-9*  
*Ventana Square at Ventana Ranch*  
*City of Albuquerque*  
*Bernalillo County, New Mexico*  
*May 2021*

### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▬	CONCRETE
▬▬▬▬▬▬	BLOCK WALL
—□—	METAL GATE
■	BOLLARD
☆	LIGHT POLE
SB	SIGNAL BOX
TM	TRAFFIC MAST
P	PULL BOX
WV	WATER VALVE
⊗	MANHOLE
—○— OR —○—	SIGN
—OHU—	OVERHEAD UTILITY LINE
W	WATER MANHOLE
⊕	WATER METER
⚡	FIRE HYDRANT
—W—	UNDERGROUND WATER UTILITY LINE (3" PVC, UNLESS MARKED OTHERWISE)
—SAS—	UNDERGROUND SANITARY SEWER LINE (8" PVC)
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—G—	UNDERGROUND GAS UTILITY LINE (2" PE)
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TAC 5075.50	TOP OF ASPHALT CURB ELEVATION
— — — — —	TRACT BOUNDARY LINE
— — — — —	ADJOINING BOUNDARY LINE
— — — — —	EASEMENT LINES, BOTH EXISTING AND PROPOSED
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 5/10/2021  
CITY SURVEYOR DATE

OWNER: DIAMOND TAIL REALTY, LLC

BY: THOMAS D. GROWNEY

ITS: MANAGING MEMBER

May 6, 2021

THOMAS D. GROWNEY, MANAGING MEMBER  
DIAMOND TAIL REALTY, LLC

## Documents

1. TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
2. PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
3. WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892, DOC. NO. 2004002902.
4. WARRANTY DEED FRO TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

CSI-CARTESIAN SURVEYS INC

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

Sheet 1 of 2  
201710



## General Notes

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 8.7797 ACRES
- SETBACKS: REQUIRED  
FRONT: 5 FT. MINIMUM, NO MAXIMUM  
SIDE: 0 FT. INTERIOR; 5 FT. STREET SIDE  
REAR: 15 FT. MINIMUM, NO MAXIMUM
- THERE IS AN EXISTING STORM DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS ALL EXISTING TRACTS. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- A DRAINAGE PONDING AREA IS LOCATED ON TRACT B, VITTORIA SUBDIVISION AT VENTANA RANCH FILED (1/29/2003, 2003C-21). STORM DRAINAGE FROM SUBJECT TRACTS APPEAR TO DRAIN TO THIS PONDING AREA AS SHOWN HEREON.
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

ACS Monument " 13-B10 " NAD 1983 CENTRAL ZONE  
X=1497757.7 \*  
Y=1525618.319 \*  
Z=5424.81 \* (NAVD 1988)  
G-G=0.999667778  
Mapping Angle=-0°16'30.69"  
\*U.S. SURVEY FEET

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0103H.

## Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED VENTANA SQUARE, TRACTS H-5A, H-6A, H-6B, H-8A, H-10 AND H-11, SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON DECEMBER 23, 2020, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON JANUARY 21, 2021. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN 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 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 DRAINAGE EASEMENT 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 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 OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W (N 01°15'40" W)	96.43' (95.96')
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E (S 89°43'09" E)	85.48' (85.54')
L5	S 00°27'29" W (S 00°16'51" W)	60.17' (60.00')
L6	N 89°41'22" W	24.84'
L7	S 00°13'42" W	62.01' (62.00')
L8	S 89°43'09" E (S 89°43'09" E)	98.80' (98.80')
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W (S 00°16'51" W)	30.00' (30.00')
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E (S 00°16'51" E)	14.58' (14.00')
L13	S 89°43'09" E (S 89°43'09" E)	107.37' (107.46')
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'
L22	N 89°38'39" W	5.90'
L23	N 89°38'39" W	79.58'
L25	S 00°22'36" W	120.74'
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	13.68'
L28	S 89°58'23" W	4.79'
L29	N 89°43'23" W	3.63'
L30	N 00°16'50" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'23" E	10.33'
L34	S 00°22'26" W	43.12'
L35	S 89°38'39" E	17.10'

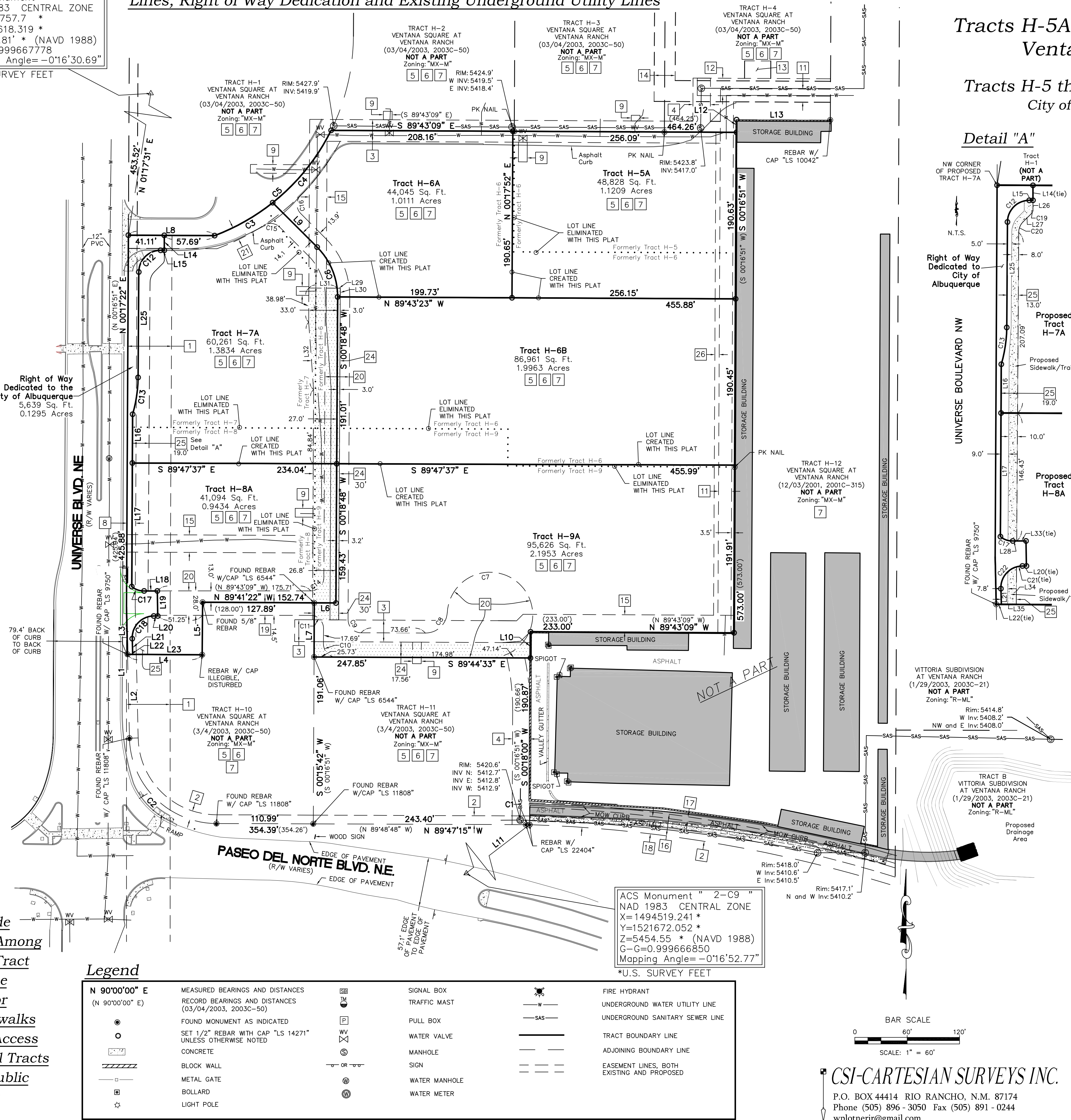
\* L24 INTENTIONALLY OMITTED

Note: To Provide  
Pedestrian Access Among  
All Tracts, Each Tract  
Owner Shall be  
Responsible for  
Constructing Sidewalks  
Along the Private Access  
Easement so that All Tracts  
can Access the Public  
Right-of-Way

## Legend

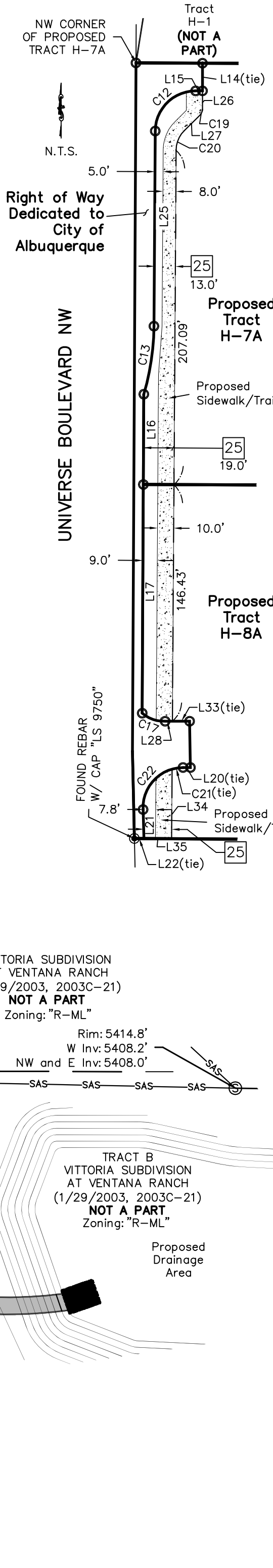
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES	SIGNAL BOX	FIRE HYDRANT
○	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)	TRAFFIC MAST	UNDERGROUND WATER UTILITY LINE
●	FOUND MONUMENT AS INDICATED	PULL BOX	UNDERGROUND SANITARY SEWER LINE
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	WATER VALVE	TRACT BOUNDARY LINE
□	CONCRETE	MANHOLE	ADJOINING BOUNDARY LINE
▨	BLOCK WALL	SIGN	EASEMENT LINES, BOTH EXISTING AND PROPOSED
—	METAL GATE	WATER MANHOLE	
□	BOLLARD	WATER METER	
☆	LIGHT POLE		

## This Sheet Shows Post-Plat Easements, New and Eliminated Tract Lines, Right of Way Dedication and Existing Underground Utility Lines



## Preliminary Plat for Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A, Ventana Square at Ventana Ranch Being Comprised of Tracts H-5 thru H-9, Ventana Square at Ventana Ranch City of Albuquerque, Bernalillo County, New Mexico May 2021

### Detail "A"



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32' (4.39')	1578.00' (1578.00')	0°09'25"	4.32'	N 89°42'33" W
C2	154.48' (154.48')	100.00' (100.00')	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00' (245.00')	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00' (245.00')	25°05'45"	106.46'	N 38°56'41" E
C5	184.06' (183.92')	245.00' (245.00')	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	23.65'	15.00'	90°20'02"	21.27'	N 44°51'36" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W
C21	6.83'	24.79'	15°47'21"	6.81'	S 81°51'56" W
C22	33.21'	24.79'	76°45'46"	30.78'	S 35°35'46" W

## Easement Notes

- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- EXISTING 10' P.U.E. (12/03/2001, 2001C-315)
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- INTENTIONALLY OMITTED
- EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_) DOC. NO. \_\_\_\_\_)
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS \_\_\_\_\_
- PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- ADDITIONAL 5' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

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







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

**FIGURE 12**

**INFRASTRUCTURE LIST**

**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**

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

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
							Inspector	P.E.	Engineer
		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			/	/	/
		8' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACT H-7A 13' TRAIL EASEMENT	NORTH ACCESS	210' SOUTH NEXT TO DECEL LANE	/	/	/
		8-10' WIDE	ASPHALT MULTI-PURPOSE TRAIL TRANSITION	TRACT H-7A 13-19' TRAIL EASEMENT	210' SOUTH OF NORTH ACCESS	30' SOUTH	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACTS H-7A & H-8A 19' TRAIL EASEMENT	240' SOUTH OF NORTH ACCESS	SOUTH ACCESS	/	/	/
		10' WIDE	ASPHALT MULTI-PURPOSE TRAIL	TRACT H-8A 19' TRAIL EASEMENT	SOUTH ACCESS	TRACT H-8A SOUTH PROPERTY LINE	/	/	/
		28' WIDE	PRIVATE ACCESS ROAD	TRACT H-8A/H-10 PROPERTY LINE	UNIVERSE BLVD.	TRACT H-8A/H-9A PROPERTY LINE	/	/	/
		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		City Cnst Engineer
							Inspector	P.E.	
<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)

DRB CHAIR - date

PARKS & RECREATION - date

THOMPSON ENGR. CONS., INC.

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date



5/21/2021

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER