



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

MISCELLANEOUS APPLICATIONS	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

Extension of IIA (651189) Offsites for February 8th, 2024

APPLICATION INFORMATION

Applicant/Owner: Pulte Group (Kevin Patton)		Phone: (505)341-8591
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. (Yolanda Padilla Moyer, PE)		Phone: (505)823-1000
Address: 7500 Jefferson St. NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Preliminary Plat Inspiration	Block:	Unit:
Subdivision/Addition: Replat of Tract A & B Inspiration Subdivision	MRGCD Map No.:	UPC Code: 100705841947510201
Zone Atlas Page(s): H-07-Z, J-07-Z, and J-08-Z	Existing Zoning: PC	Proposed Zoning No Change
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (Acres): 88.68

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Arroyo Vista	Between: 118th	and: High Mesa
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004276

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: December 20, 2023
Printed Name: Yolanda Padilla Moyer, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

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

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

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

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

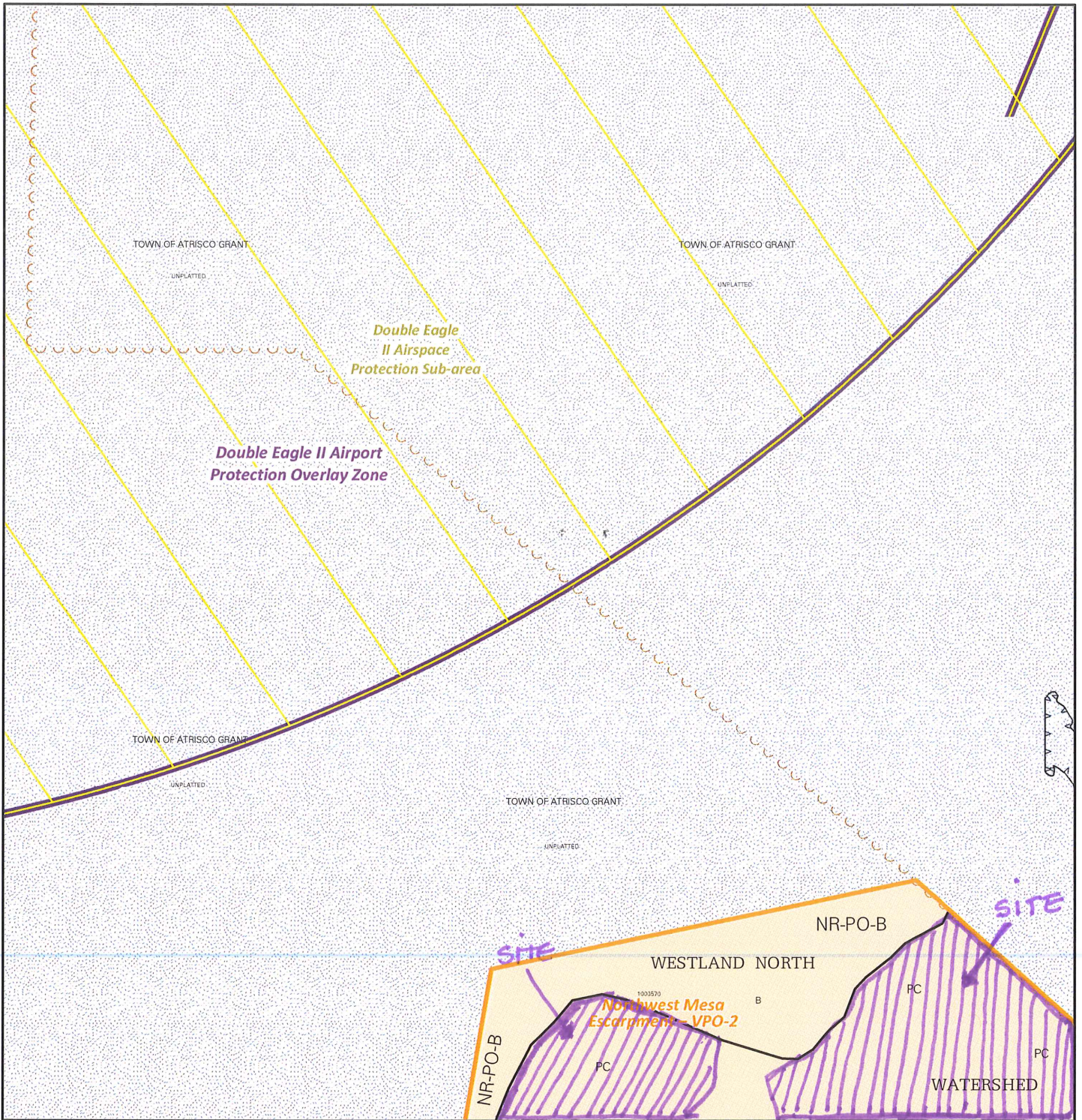
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- 3) Zone Atlas map with the entire site clearly outlined and labeled
- 4) Letter of authorization from the property owner if application is submitted by an agent
- 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- 6) Preliminary Plat or Site Plan
- 7) Copy of DRB approved Infrastructure List
- 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

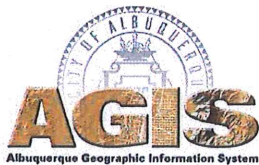
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

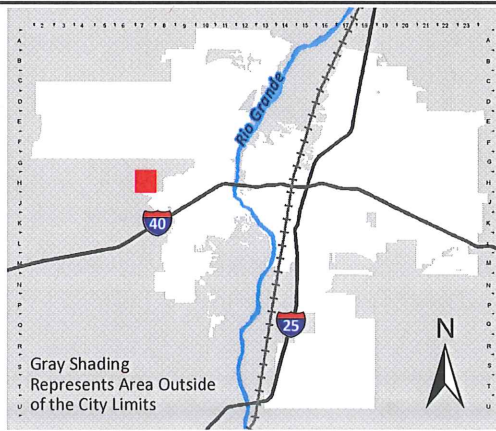


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

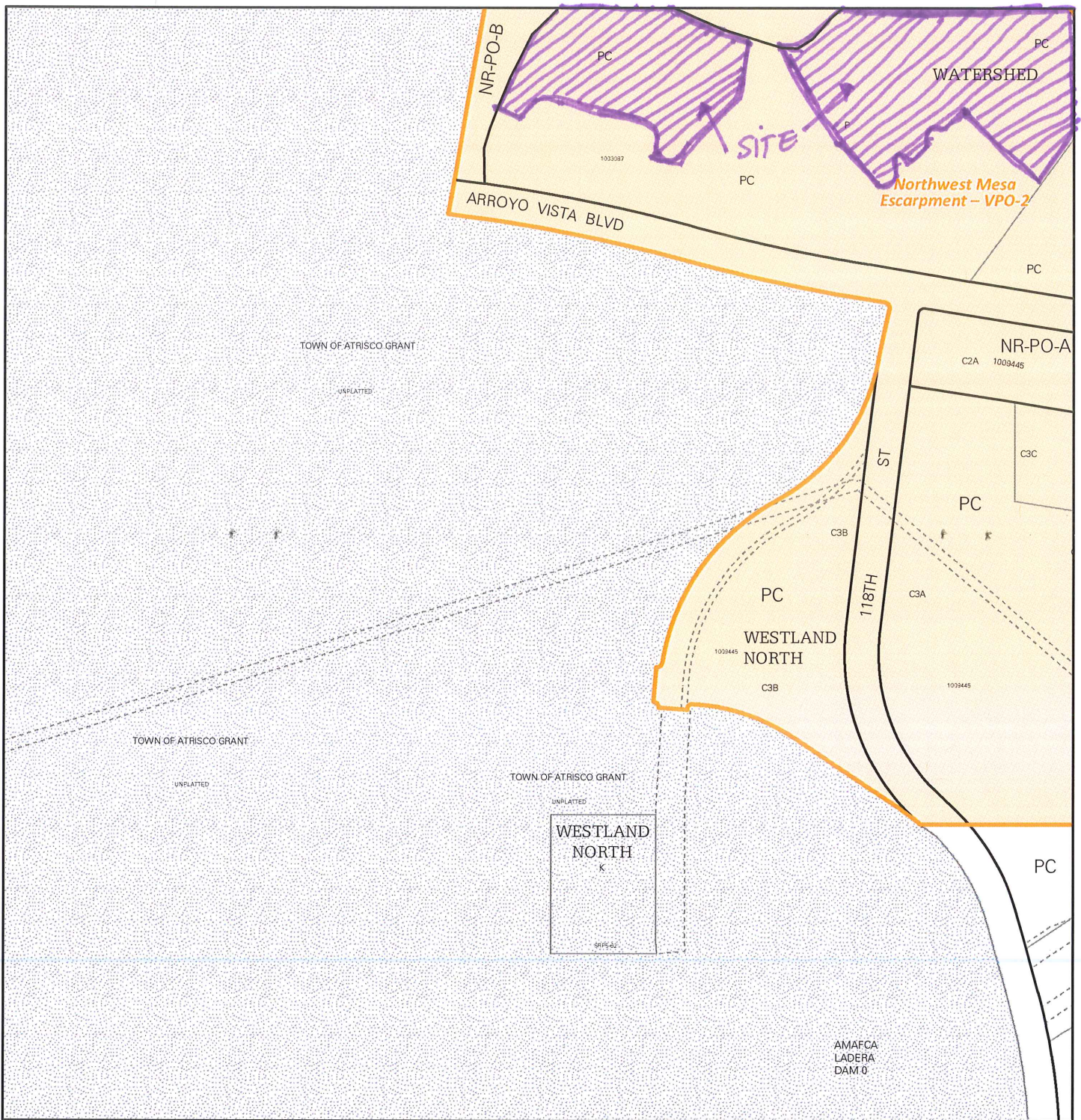


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



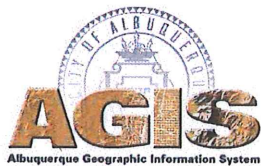
Zone Atlas Page:
H-07-Z

- 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
- 0 250 500 1,000 Feet

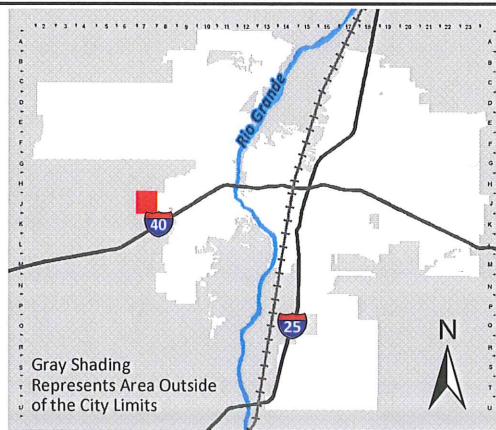


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IDO Zone Atlas May 2018



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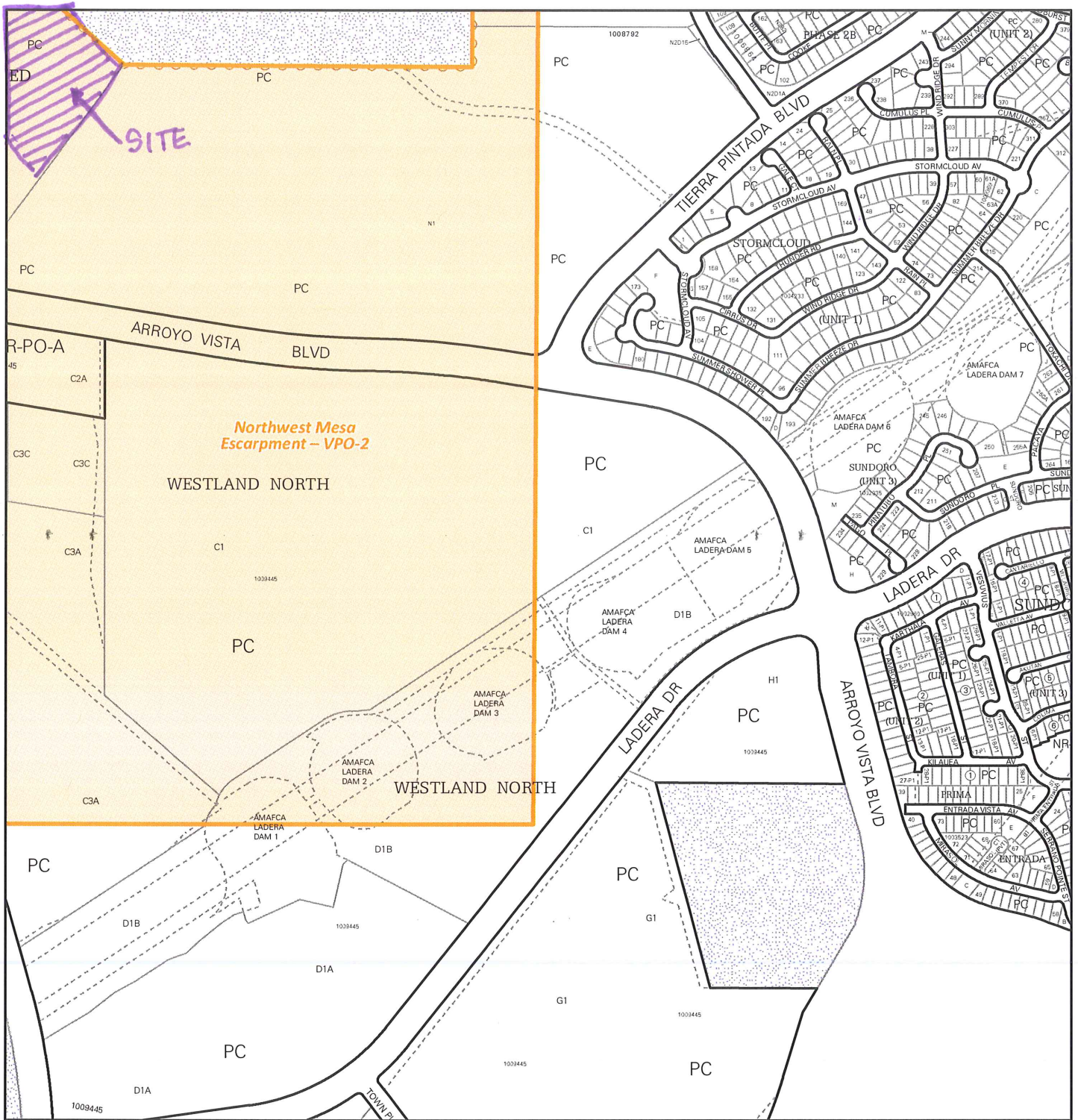
Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

J-07-Z

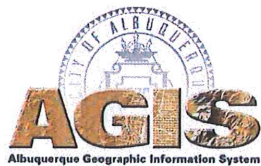
- Easement
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- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



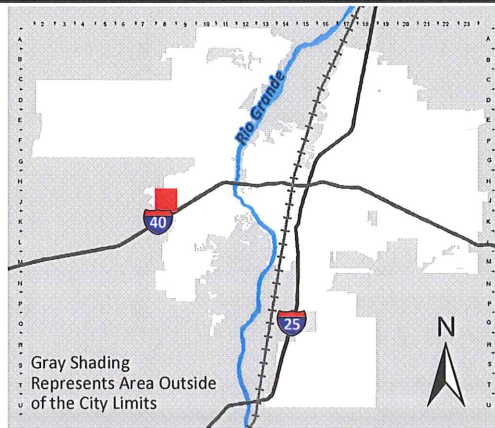


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IDO Zone Atlas May 2018

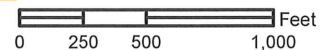


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: J-08-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





December 18, 2023

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Inspiration (Replat of Tract A & B Inspiration
Subdivision) PR-2020-004276

Dear Development Facilitation Team:

Pulte Group hereby appoints Bohannan Huston Inc. (BHI) as agents to act on our behalf in the application process in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO/DFT and/or Bernalillo County.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Patton".

Kevin/Patton
Director of Land Planning and Entitlements
Pulte Group, NM Division

December 19, 2023

DFT
Planning Department

Re: Submittal for IIA Extension (651189) Justification Letter – Inspiration Subdivision
(Replat of Tracts A & B Inspiration Subdivision) PR-2020-004276

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for an IIA Extension to be heard on January 17th, 2024, for the above-mentioned site. This submission falls prior to the IIA expiration date of February 8th, 2024, thus following the IDO Section 14-16-6 (X)(4) that the applicant and property owner submits a written request for the time extension before the expiration of the permit.

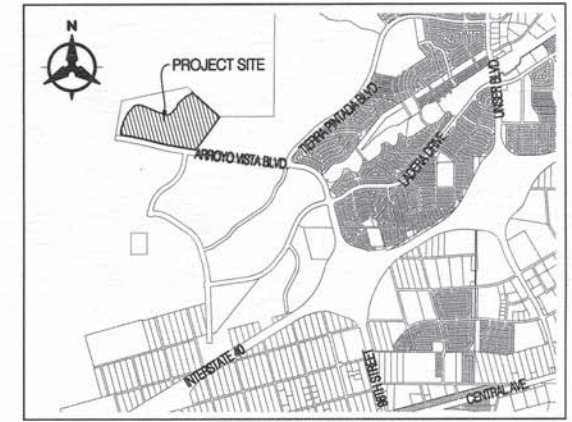
This extension is for the deferred offsite infrastructure. The deferred infrastructure consists of two items, the future public storm drain currently not needed in Arroyo Vista Blvd and thus we are requesting to extend the bonding until such time as the infrastructure items is necessary and the Ladera Dam #5 Diversion associated with AMAFCA. The client is working on resolutions with the associated agencies/departments related to Pulte's fair shared contribution to the specific infrastructure. Pulte has submitted engineering analysis performed by Bohannon Huston detailing the impact and contribution that should be borne by the Inspiration Development. Said analysis has been submitted to AMAFCA and the City for review and comment. The deferral is to allow those agencies the allotted time necessary.

Please review the application packet and schedule us for the above-mentioned DFT Hearing date.

Sincerely,



Yolanda Padillia Moyer, PE
Vice President
Community Development and Planning



LOCATION MAP
SCALE: 1"=3000'
Zone Atlas Index Number: H-7, J-7

PLAT IS LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

Steven M. Pancher P.S. 12/21/18
CITY SURVEYOR DATE

OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GARRETT DEVELOPMENT CORPORATION

ITS: AGENT

Ted E. Garrett

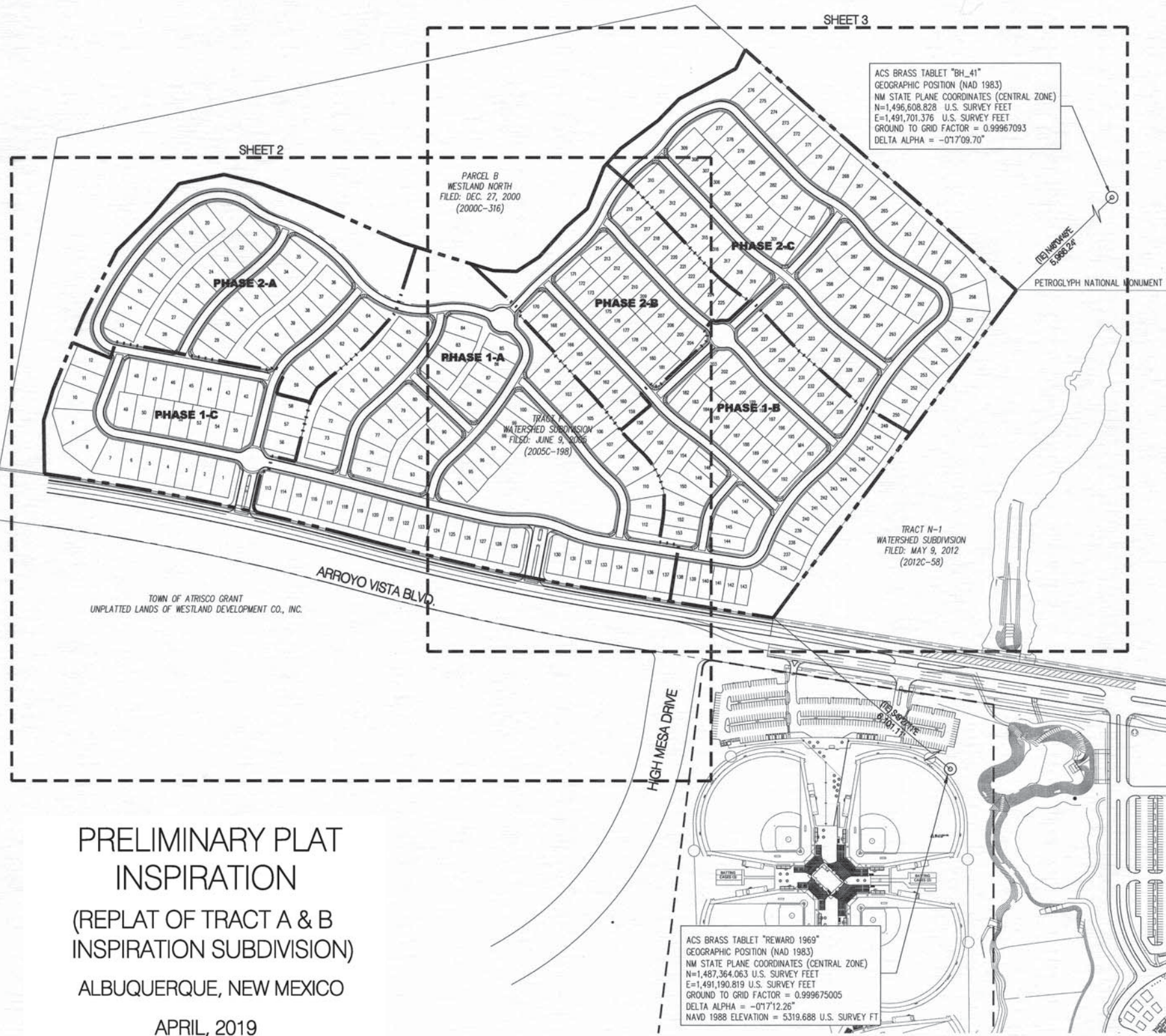
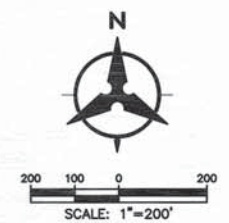
BY: _____

NAME: TED E. GARRETT

TITLE: VICE PRESIDENT

DATE: DECEMBER 26, 2018

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROJECT SITE



ACS BRASS TABLET "BH_41"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,496,608.828 U.S. SURVEY FEET
E=1,491,701.376 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.99967093
DELTA ALPHA = -01709.70"

ACS BRASS TABLET "REWARD 1969"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 U.S. SURVEY FEET
E=1,491,190.819 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.999675005
DELTA ALPHA = -01712.26"
NAVD 1988 ELEVATION = 5319.688 U.S. SURVEY FT

PRELIMINARY PLAT
INSPIRATION
(REPLAT OF TRACT A & B
INSPIRATION SUBDIVISION)
ALBUQUERQUE, NEW MEXICO
APRIL, 2019



BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
L1	N0°47'59.04"W	186.89'
L2	N17°02'14.96"E	111.32'
L3	N22°24'39.96"E	285.01'
L4	N27°15'55.96"E	251.54'
L5	N45°14'06.96"E	169.99'
L6	N40°28'05.96"E	149.01'
L7	N78°27'15.96"E	161.28'
L8	S76°00'04.04"E	132.77'
L9	S68°29'05.04"E	210.31'
L10	S66°39'16.04"E	331.92'
L11	S72°56'24.04"E	323.37'

BOUNDARY TANGENT TABLE

ID	BEARING	LENGTH
L12	S87°39'54.04"E	83.48'
L13	N57°15'31.96"E	94.55'
L14	N41°53'45.96"E	136.06'
L15	N49°02'26.96"E	102.36'
L16	N21°36'15.96"E	157.88'
L17	N42°22'21.96"E	85.02'
L18	N53°14'38.96"E	163.54'
L19	N44°16'51.96"E	107.64'
L20	N62°13'40.96"E	223.17'
L21	N26°24'54.96"E	74.49'

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
CR1	1130.78'	9090.00'	7°07'39"	566.12'	1130.05'	N78° 30' 40"W
CR2	944.75'	8910.00'	6°04'31"	472.82'	944.31'	N77° 59' 06"W

**PRELIMINARY PLAT
INSPIRATION
(REPLAT OF TRACT A & B
INSPIRATION SUBDIVISION)
ALBUQUERQUE, NEW MEXICO**

APRIL, 2019

LEGAL DESCRIPTION:
A REPLAT OF:
TRACT 'A' AND TRACT 'B'
INSPIRATION SUBDIVISION
FILED: FEBRUARY 4, 2019 (2019C-0009)

1. EXISTING ZONING: SEE APPROVED SITE DEVELOPMENT PLAN
PROPOSED ZONING: SEE APPROVED SITE DEVELOPMENT PLAN
PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

2. TOTAL ACREAGE:
EXISTING TRACT 'A' = 61.6821 ACRES
TRACT 'B' = 26.9990 ACRES

ACREAGE:

PHASE	TRACT	ACRES	ENCUMBERED BY EASEMENT
PHASE 1-A	TRACT '15'	1.1385	B, E
	TRACT '16'	0.5797	B
	TRACT '17'	0.3417	B
	TRACT '18'	0.3642	B
	TRACT '19'	0.2104	B
	TRACT '20'	2.6335	B
	TRACT '21'	0.0562	B
	TRACT '22'	0.6615	B
	TRACT '23'	0.3022	B
	TRACT '3'	5.1590	A, C, D
PHASE 1-B	TRACT '24'	0.6559	B, E
	TRACT '25'	0.0466	B
	TRACT '26'	0.2325	B
	TRACT '27'	0.0539	B
	TRACT '28'	0.0576	B
	TRACT '29'	0.0513	B
	TRACT '30'	0.0880	B
	TRACT '31'	0.0483	B
	TRACT '4'	3.2717	A, C, D
	PHASE 1-C	TRACT '7'	0.9075
TRACT '8'		0.1440	B
TRACT '9'		0.1234	B
TRACT '10'		0.0484	B
TRACT '1'		2.1466	A, C, D
PHASE 2-A	TRACT '11'	2.5254	B, E
	TRACT '12'	0.7173	B
	TRACT '13'	0.6670	B
	TRACT '14'	0.0611	B
	TRACT '2'	2.6137	A, C, D
	PHASE 2-B	TRACT '32'	0.8670
TRACT '33'		0.0231	B
TRACT '34'		0.0711	B
TRACT '35'		0.0748	B
TRACT '36'		0.0848	B
TRACT '37'		0.1032	B
TRACT '5'		1.6479	A, C, D
PHASE 2-C	TRACT '38'	1.8763	B, E
	TRACT '39'	0.0396	B
	TRACT '40'	0.0309	B
	TRACT '41'	0.1405	B
	TRACT '42'	0.0831	B
	TRACT '43'	0.0127	B
	TRACT '44'	0.0345	B
	TRACT '45'	0.1251	B
	TRACT '46'	0.1533	B
	TRACT '6'	3.6983	A, C, D

3. MINIMUM LOT DIMENSIONS: 45'x115', 55'x115', 65'x115'
MINIMUM LOT AREA: 5175 S.F. 6325 S.F. 7475 S.F.

4. TRACTS 1 THROUGH 6 TO BE OWNED BY THE H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:

- PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
- A PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN 'INSPIRATION SUBDIVISION'.

5. LOT SETBACKS: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

6. PROPOSED SOLAR ACCESS PROVISIONS, SHALL BE IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE 14-16-5-10.

7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.

8. TRACT '1' THROUGH TRACT '46' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

9. TRACTS 11, 15, 32, & 38, CONTAIN A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

10. TRACTS '7' - '46' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE H.O.A. SEE SHEET 3 OF 3 FOR 'DRAINAGE FACILITIES MAINTENANCE NOTE' FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITY

ENCUMBERED BY EASEMENT

PHASE 1-A

TRACT '15' = 1.1385 Acres B, E

TRACT '16' = 0.5797 Acres B

TRACT '17' = 0.3417 Acres B

TRACT '18' = 0.3642 Acres B

TRACT '19' = 0.2104 Acres B

TRACT '20' = 2.6335 Acres B

TRACT '21' = 0.0562 Acres B

TRACT '22' = 0.6615 Acres B

TRACT '23' = 0.3022 Acres B

TRACT '3' = 5.1590 Acres A, C, D

PHASE 1-B

TRACT '24' = 0.6559 Acres B, E

TRACT '25' = 0.0466 Acres B

TRACT '26' = 0.2325 Acres B

TRACT '27' = 0.0539 Acres B

TRACT '28' = 0.0576 Acres B

TRACT '29' = 0.0513 Acres B

TRACT '30' = 0.0880 Acres B

TRACT '31' = 0.0483 Acres B

TRACT '4' = 3.2717 Acres A, C, D

PHASE 1-C

TRACT '7' = 0.9075 Acres B, E

TRACT '8' = 0.1440 Acres B

TRACT '9' = 0.1234 Acres B

TRACT '10' = 0.0484 Acres B

TRACT '1' = 2.1466 Acres A, C, D

PHASE 2-A

TRACT '11' = 2.5254 Acres B, E

TRACT '12' = 0.7173 Acres B

TRACT '13' = 0.6670 Acres B

TRACT '14' = 0.0611 Acres B

TRACT '2' = 2.6137 Acres A, C, D

PHASE 2-B

TRACT '32' = 0.8670 Acres B, E

TRACT '33' = 0.0231 Acres B

TRACT '34' = 0.0711 Acres B

TRACT '35' = 0.0748 Acres B

TRACT '36' = 0.0848 Acres B

TRACT '37' = 0.1032 Acres B

TRACT '5' = 1.6479 Acres A, C, D

PHASE 2-C

TRACT '38' = 1.8763 Acres B, E

TRACT '39' = 0.0396 Acres B

TRACT '40' = 0.0309 Acres B

TRACT '41' = 0.1405 Acres B

TRACT '42' = 0.0831 Acres B

TRACT '43' = 0.0127 Acres B

TRACT '44' = 0.0345 Acres B

TRACT '45' = 0.1251 Acres B

TRACT '46' = 0.1533 Acres B

TRACT '6' = 3.6983 Acres A, C, D

EASEMENT LEGEND

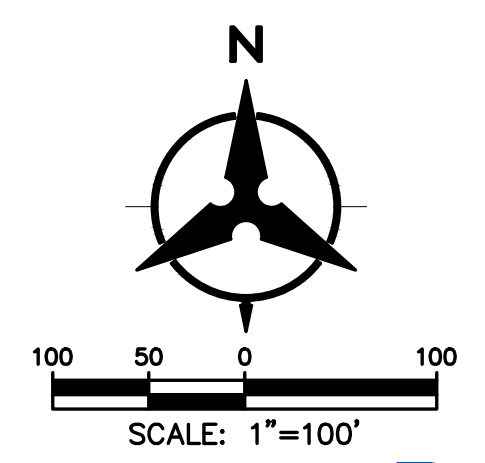
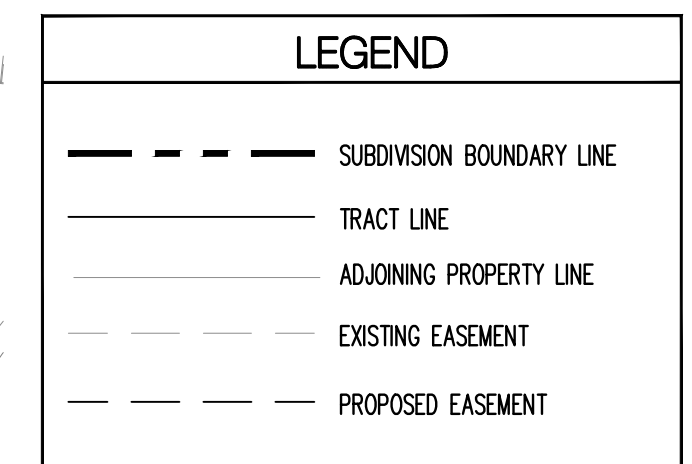
A PRIVATE DRAINAGE EASEMENT SEE NOTE 4

B PRIVATE DRAINAGE EASEMENT SEE NOTE 10

C PUBLIC SUBSURFACE SANITARY AND WATERLINE EASEMENT SEE NOTE 4

D PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT SEE NOTE 4

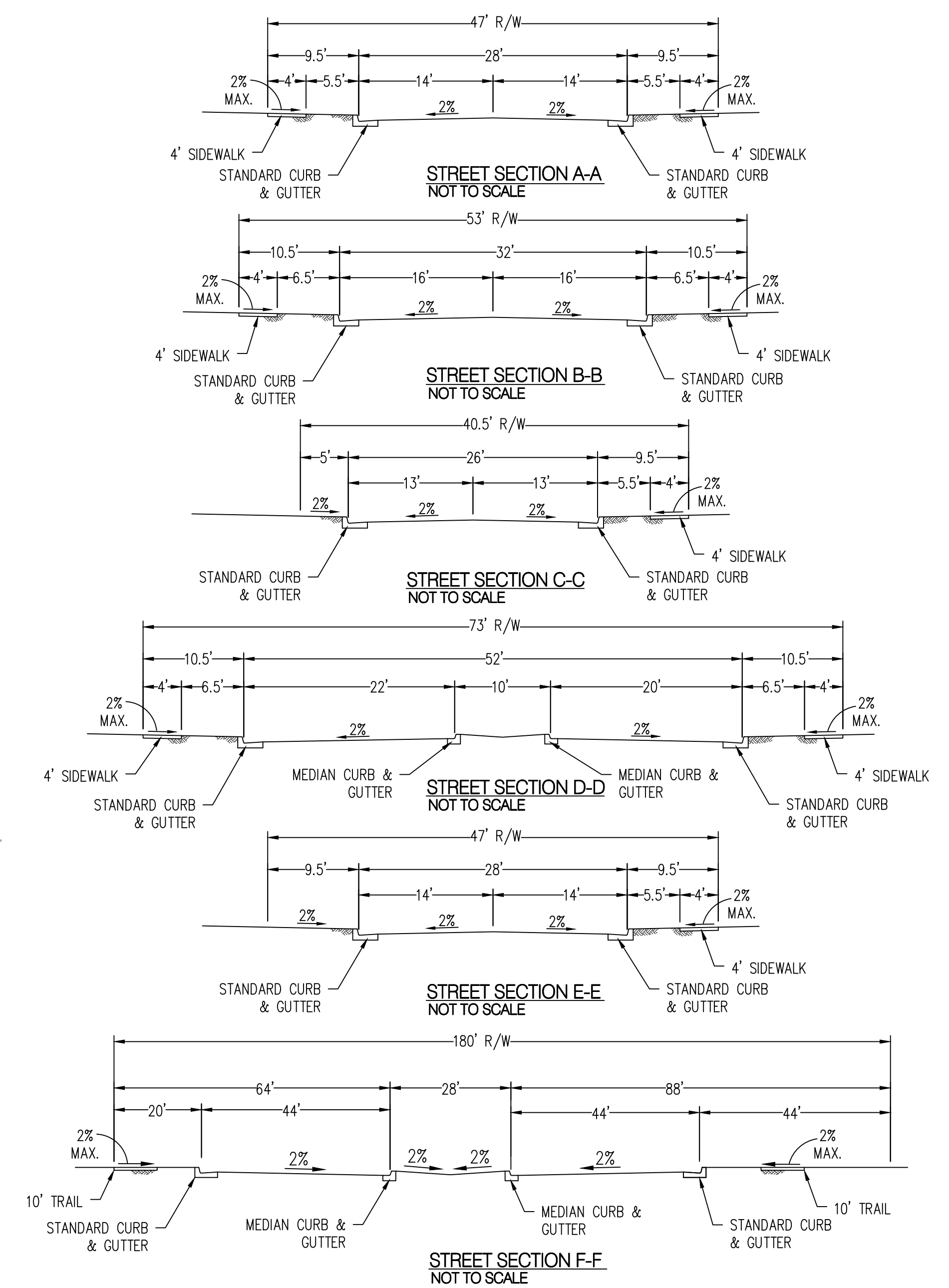
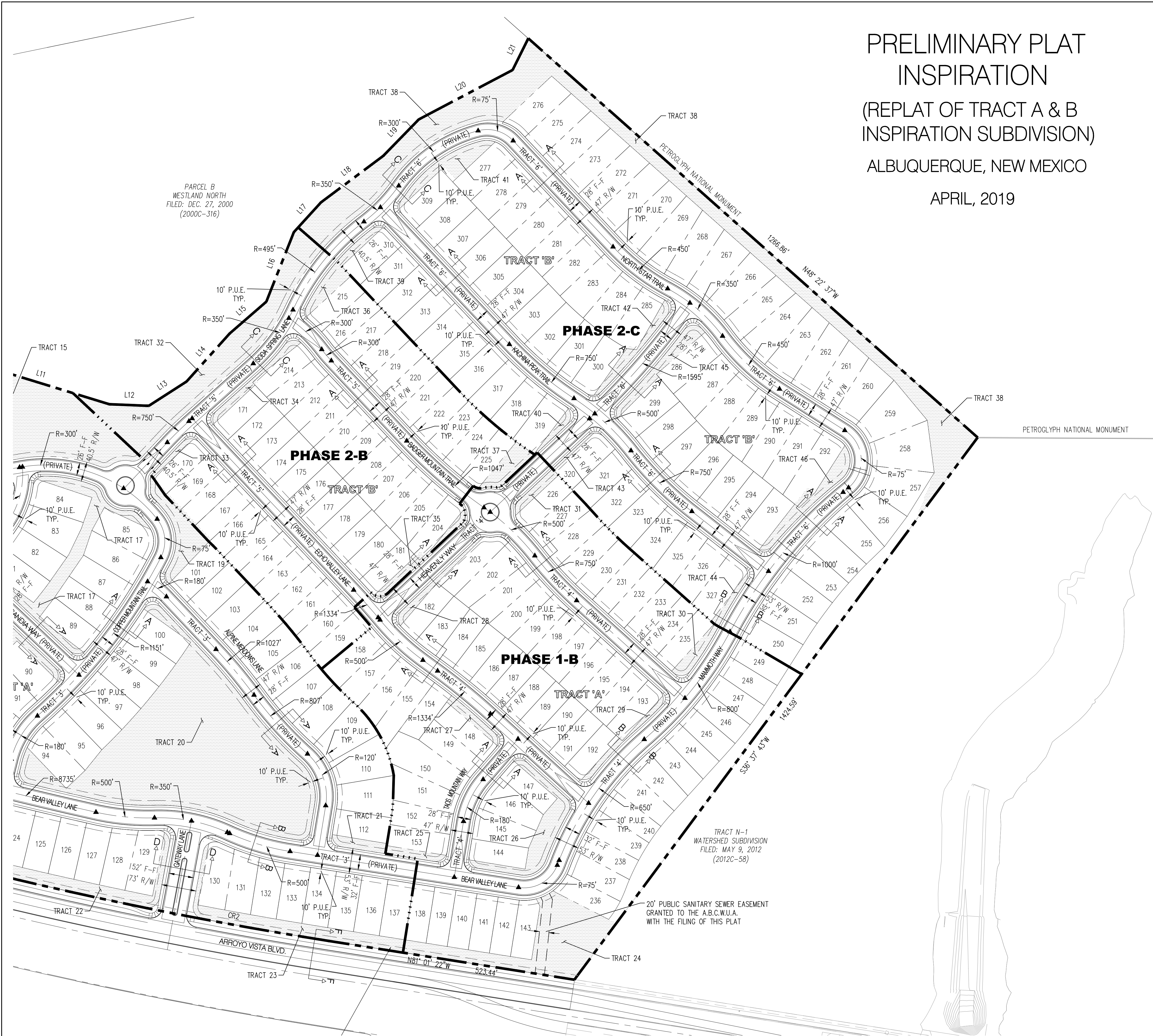
E CROSS LOT DRAINAGE EASEMENT FOR THE BENEFICIARY OF PARCEL B, WESTLAND NORTH.



Thu, 16-May-2019 - 5:13:pm, Plotted by: AROMERO
P:\20190120\CDP\Plans\General\20190120_preliminary_plat02.dwg

PRELIMINARY PLAT INSPIRATION (REPLAT OF TRACT A & B INSPIRATION SUBDIVISION) ALBUQUERQUE, NEW MEXICO

APRIL, 2019

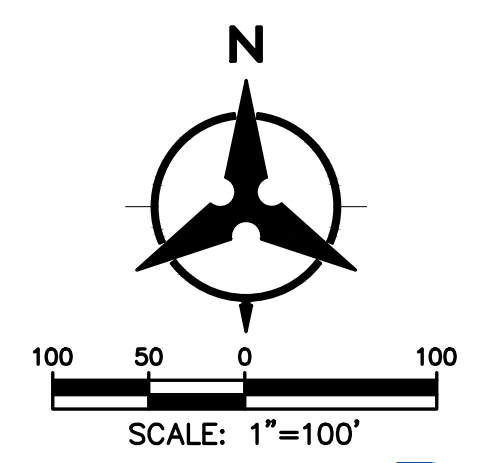


DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] 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 [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH 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 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 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.

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT



SHEET 3 of 3

Figure 12

INFRASTRUCTURE LIST

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

**INSPIRATION AT WATERSHED PHASE 1A, 1B, 1C & 2A, 2B, 2C
(TRACT P)**

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 which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.									
<u>PUBLIC WATERLINE IMPROVEMENTS-PHASE 1A</u>									
<input type="text"/>	<input type="text"/>	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
<input type="text"/>	<input type="text"/>	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE	/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A</u>									
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAVER MOUNTAIN TRAIL	LOT 84	BEAR VALLEY LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COPPER MOUNTAIN TRAIL	LOT 85	BEAR VALLEY LANE	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
<input type="text"/>	<input type="text"/>	8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ALPINE MEADOWS LANE	LOT 101	BEAR VALLEY LANE	/	/	/
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC									

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1A				
24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAVER MOUNTAIN TRAIL	POND 1	BEAR VALLEY LANE
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ROUNDAABOUT RETURN	POND 1
18-42" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	LOT 113	POND 2
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	APS DIVERSION CHANNEL
18-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	POND 2	STORM DRAIN ON ARROYO VISTA
	POND 1 (2.0 AC-FT)	BUFFER NORTH OF ANGEL FIRE TRAIL		
	POND 2 (1.2 AC-FT)	TRACT 24	LOT 143	LOT 236
30" DIA	RCP W/ NEC MHS	ARROYO VISTA	STORM PIPE OUT OF INSPIRATION SUBDIVISION	EX 54" SD PIPE FROM DAM 9 DIVERSION
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SANDIA WAY	BEAVER MOUNTAIN TRAIL	COPPER MOUNTAIN TRAIL
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE
26' F-F W/ TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE ON ONE SIDE	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A continued				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) GATEWAY LANE AND 2) ANGEL FIRE TRAIL				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	HEAVENLY WAY	ECHO VALLEY LANE	BADGER MOUNTAIN TRAIL
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1B				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TAOS MOUNTAIN WAY	LOT 148	BEAR VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1B				
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	POND 2 TRACT 24
18-42** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BADGER MOUNTAIN TRAIL	LOT 234	MAMMOTH WAY
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			

Private Inspector	City Inspector	City Cnst Engineer
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 1B				
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK†* ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
28' F-F W/TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	PHASE 1B/ 2C BOUNDARY	ECHO VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC			

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 1C				
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE
6" PRV	PRESSURE REDUCING VALVE	BEAR VALLEY LANE	LOCATED W/IN A PUBLIC WL EASEMENT IN HOA TRACT AT 6W/5WR PRESSURE ZONE BOUNDARY	
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	MOUNT HOOD TRAIL
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	CRYSTAL MOUNTAIN WAY	BEAR VALLEY LANE	DEER VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1C				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	LOT 12	PHASE 1C/ 1A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY	DEER VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVMENTS-PHASE 1C				
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	DEER VALLEY LANE	LOT 56	BEAR VALLEY LANE
18-24** DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BEAR VALLEY LANE	DEER VALLEY LANE	PHASE 1A/ 1C BOUNDARY
NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	DEER VALLEY LANE
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 2A WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1C IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED
 PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2A

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2A				
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	MT. ROSE WAY	MOUNT HOOD TRAIL
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	MOUNTHOOD LANE	PHASE 2A/ 1A BOUNDARY
8" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY (CRYSTAL MOUNTAIN WAY)
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY (CRYSTAL MOUNTAIN WAY)
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MT. ROSE WAY	LOT 20	PHASE 1C/ 2A BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MOUNTHOOD LANE	LOT 35	CRYSTAL MOUNTAIN WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	DEER VALLEY LANE	LOT 36	CRYSTAL MOUNTAIN WAY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2A				
10-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 1
1	RIPRAP RUNDOWN INTO POND			
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				
* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 2A				
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	MT. ROSE WAY	PHASE 2A/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM				
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) MT. ROSE WAY AND 2) ANGEL FIRE TRAIL				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2B
PHASE 2B WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2B				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2B</u>				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ECHO VALLEY LANE	LOT 171	PHASE 2B/ 1B BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BADGER MOUNTAIN TRAIL	LOT 215	PHASE 2B/ 1B BOUNDARY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
<u>PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2B</u>				
NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				
ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
<u>PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B</u>				
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM				
*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS				
†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE				
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
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PHASE 2C WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED



SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC WATERLINE IMPROVEMENTS-PHASE 2C				
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJS	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2C				
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	NORTH STAR TRAIL	LOT 276	MAMMOTH WAY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	KACHINA PEAK TRAIL	LOT 309	MAMMOTH WAY
* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC.				

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2C				
18-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
18-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH STAR TRAIL	LOT 260	MAMMOTH WAY
	SWALE			
NOTE:	A GRADING AND DRAINAGE CERTIFICAITON OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	* ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE ROADWAY IMPROVEMENTS - PHASE 2C									
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM						
		*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS							
		†SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE							
		**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC							

PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC IMPROVEMENTS - OFFSITE Phase 1									
		16" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	118TH ST/HIGH MESA	OTTO PUMP STATION	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	/	/	/
		10" DIA (6W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	DEER VALLEY LANE	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	/	/	/
		10" PRV	PRESSURE REDUCING VALVE W/ A 16" 5WR WL STUB TO SOUTH	NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	LOCATED W/IN PUBLIC ROW OR WL EASEMENT		/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARROYO VISTA	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	GATEWAY LANE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer			
		PUBLIC IMPROVEMENTS - OFFSITE Phase 1...CONTINTUED										
		12" SAS	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARROYO VISTA BLVD	EXISTING 12" STUB	SOUTH HALF ARROYO VISTA @ 118TH/ HIGH MESA	/	/	/			
		18-24" SD DIA	INLETS & LATERALS w/NEC EROSION PROTECTION	ARROYO VISTA MEDIAN	NORTH HALF OF ARROYO VISTA BLVD	TEMPORARY SWALE/BERM IN SOUTH HALF OF ARROYO VISTA	/	/	/			
			TEMPORARY SWALE OR BERM TO CONVEY RUNOFF FROM ARROYO VISTA INLETS w/ AGREEMENT & COVENANT	ARROYO VISTA BLVD SOUTH HALF (FUTURE EASTBOUND LANES)	INLETS IN ARROYO VISTA	WALH POND	/	/	/			
			WALH POND Pond Expansion (7.9 Ac-Ft) w/ Public Drainage Easement	SOUTH OF ARROYO VISTA			/	/	/			
		60" DIA	STEEL ORIFICE PLATE	WAHL POND			/	/	/			
		1/2 SECTION 44' F-F	ARTERIAL PAVEMENT STD C&G, MED C&G, 10' ASPHALT TRAIL ON NORTH SIDE	ARROYO VISTA BLVD (NORTHERN HALF)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUND	/	/	/			
		NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM									
			LANDSCAPE SWALE AND AGREEMENT AND COVENANT WITHIN ARROYO VISTA MEDIAN							/	/	/
			*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS							/	/	/
			**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC							/	/	/

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
PUBLIC IMPROVEMENTS - DEFERRED OFFSITE				
3 12" SAS	SANITARY SEWER W/ NEC MH'S & SERVICES	ARROYO VISTA BLVD (SOUTH SIDE)	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	ARROYO VISTA	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" DIA	RCP W/ NEC MHS, LATERALS & INLETS	UNSER BLVD	LADERA DAM 5	WEST 1-40 DIVERSION SYSTEM

Deferred Infrastructure shall be financially guaranteed prior to Final Plat
 * SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
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AGENT/OWNER

YOLANDA PADILLA MOYER, P.E.
 PREPARED BY: PRINT NAME

BOHANNAN HUSTON INC.
 FIRM:

Yolanda Padilla Moyer
 SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>J. Waffey</i> DRB CHAIR	Oct 13, 2020 DATE	<i>Cheryl Zimmerfeldt</i> PARKS & RECREATION	Oct 13, 2020 DATE
<i>Jeanne Wolfenbarger</i> TRANSPORTATION DEVELOPMENT	Oct 9, 2020 DATE		
<i>David Gutierrez</i> ABCWUA	Oct 13, 2020 DATE	<i>Ernest Armijo</i> CITY ENGINEER	Oct 8, 2020 DATE
<i>Carl Garcia</i> CODE ENFORCEMENT	Oct 8, 2020 DATE		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	May 29, 2020	<i>James Arnesen</i> 10/20/2020	<i>Ernest Armijo</i> 10/19/2020	<i>Yolanda Padilla Moyer</i>
2	Oct. 14, 2020	<i>James Arnesen</i> 10/20/2020	<i>Jeanne Wolfenbarger</i> 10/20/20	<i>Yolanda Padilla Moyer</i>
3	Dec 5, 2020	<i>James Arnesen</i> 12/8/2023	<i>Jeremy Shell</i> 12/07/2023	<i>Yolanda Padilla Moyer</i>

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

THIS AGREEMENT is made this (Date) February 13, 2020, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Pulte Development of New Mexico, Inc.** ("Developer"), a **Michigan Corporation**, [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] whose address is **7601 Jefferson NE, Ste. 320, Albuquerque, New Mexico, 87109** and whose telephone number is **(505) 341-8591 (Kevin Patton)**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. **Recital.** The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract B Inspiration Subdivision** recorded on **February 4, 2019**, attached, pages 1 through 3, as Document No. **2019008586** in the records of the Bernalillo County Clerk, State of New Mexico (the "**Developer's Property**"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Pulte Homes of New Mexico, a Michigan Corporation** ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Plan identified as **Inspiration – Offsite (Replat of Tract A & B Inspiration Subdivision)** describing Developer's Property ("Developer's Property").

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

2. **Improvements and Construction Deadline.** The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **January 31, 2022** ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. **651189**.



Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

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

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

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

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

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

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **CSI- Cartesian Survey, Inc.**, and construction surveying of the private Improvements shall be performed by **CSI- Cartesian Survey, Inc.** If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Bohannan Huston, Inc.** and inspection of the private Improvements shall be performed by **Bohannan Huston, Inc.**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Bohannan Huston, Inc.**, and field testing of the private Improvements shall be performed by **Bohannan Huston, Inc.** both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides

all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Subdivision Bond No. ES000003751
Amount: \$1,730,586.71
Name of Financial Institution or Surety providing Guaranty: Everest Reinsurance Company
Date City first able to call Guaranty (Construction Completion Deadline): January 31, 2022
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

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

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

9. Conveyance of Property Rights. When the Improvements are completed, if the City

does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

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

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.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee 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.

13. 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 entered into an Infrastructure Improvement Agreement with the City. Thereafter, if 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.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements 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 City's Claim of Lien or any 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 any Financial Guaranty.

15. 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 the Owner and their heirs, successors and assigns.

16. 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 (6) days after the notice is mailed if there is no actual evidence of receipt.

17. 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.

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

19. 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.

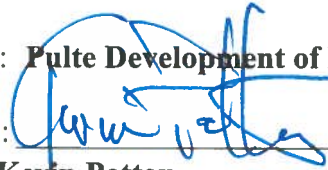
20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.



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

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

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

DEVELOPER: **Pulte Development of New Mexico Inc.** CITY OF ALBUQUERQUE

By [Signature]: 
Name [Print]: **Kevin Patton**
Title: **Director of Land Planning &**

By:  
Shahab Biazar, P.E., City Engineer
Dated: 2/13/20

Entitlements

Dated: 2/16/20

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 6 day of February, 2020 by
[name of person:] Kevin Patton, [title or capacity, for instance,
"President" or "Owner":] Director of Land Planning & Entitlements of
[Developer:] Pulte Development of New Mexico.



Dawn Sena
Notary Public
My Commission Expires: 5/11/25

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 13th day of February, 2020,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of
said corporation.

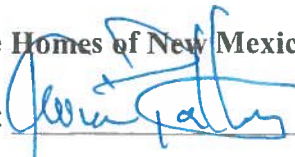
(SEAL)



Charlotte LaBadie
Notary Public
My Commission Expires: March 15, 2021

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

OWNER: **Pulte Homes of New Mexico, Inc.**


By [Signature]: 

Name [Print]: **Kevin Patton**

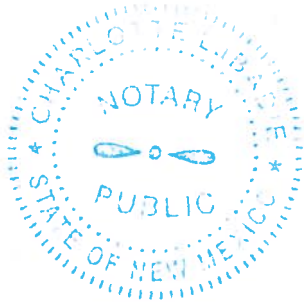
Title: **Director of Land Planning & Entitlements**

Dated: 11/21/19

The foregoing Power of Attorney was acknowledged before me on November 21, 2019 by [name of person:] **Kevin Patton**, [title or capacity, for instance "President":] **Director of Land Planning & Entitlements** of [Owner:] **Pulte Homes of New Mexico, Inc.** on behalf of the Owner.


Notary Public

My Commission Expires: March 15, 2021



Annotated 1/18/2009 by WMS DC

C:\7601 DRC
Project No

Date Submitted: 6.12.19
 Date Site Plan Approved: 6.12.19
 Date Preliminary Plat Approved: 6.26.19
 Date Preliminary Plat Expires: 6.26.2020
 DRB Project No: PA-2019-001752

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST
INSPIRATION AT WATERSHED PHASE 1A, 1B, 1C & 2A, 2B, 2C
(TRACT P)

Following is a summary of PUBLIC/PRIVATE infrastructure required 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 guarantees. 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 agreement. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction on which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	65183	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
	"	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
	"	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
	"	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
	"	8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
	"	6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	65183	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	20' PUBLIC SAS EASEMENT BTWN LOTS 143-236	/	/	/
	"	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	BEAVER MOUNTAIN TRAIL	LOT 84	BEAR VALLEY LANE	/	/	/
	"	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	COPPER MOUNTAIN TRAIL	LOT 85	BEAR VALLEY LANE	/	/	/
	"	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
	"	8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	ALPINE MEADOWS LANE	LOT 101	BEAR VALLEY LANE	/	/	/

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM EXACT LOCATIONS TO BE DETERMINED AT DRC

SIA Sequence #	COA DRC Project #
	651183
	11
	11
	11
	11
	11
	11
	11

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 1A							
24" DIA	RCP W/NEC MHS, LATERALS & INLETS	BEAVER MOUNTAIN TRAIL	POND 1	BEAR VALLEY LANE	/	/	/
18-24" DIA	RCP W/NEC MHS, LATERALS & INLETS	ANGEL FIRE TRAIL	ROUNDAABOUT RETURN	POND 1	/	/	/
18-42" DIA	RCP W/NEC MHS, LATERALS & INLETS	BEAR VALLEY LANE	LOT 113	POND 2	/	/	/
18-30" DIA	RCP W/NEC MHS, LATERALS & INLETS	ARROYO VISTA	POND 2	APS DIVERSION CHANNEL	/	/	/
18-54" DIA	RCP W/NEC MHS, LATERALS & INLETS	ARROYO VISTA	POND 2	STORM DRAIN ON ARROYO VISTA	/	/	/
	POND 1 (2.0 AC-FT)	BUFFER NORTH OF ANGEL FIRE TRAIL			/	/	/
	POND 2 (1.2 AC-FT)	TRACT 24	LOT 143	LOT 236	/	/	/
30" DIA	RCP W/NEC MHS	ARROYO VISTA	STORM PIPE OUT OF INSPIRATION SUBDIVISION	EX 54" SD PIPE FROM DAM 9 DIVERSION	/	/	/
NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY						
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER						
	ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC						

SIA Sequence #	COA DRC Project #
	651183
	11
	11
	11
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	11

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A							
32' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	SANDIA WAY	BEAVER MOUNTAIN TRAIL	COPPER MOUNTAIN TRAIL	/	/	/
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
26' F-F W/ TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
52' F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE ON ONE SIDE	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			

Size	Type of Improvement	Location	From	To
8" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	BEAR VALLEY LANE	PHASE 1A/ 1B BOUNDARY	MAMMOTH WAY
8" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/ 2C BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	HEAVENLY WAY	ECHO VALLEY LANE	BADGER MOUNTAIN TRAIL
6" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE
6" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. M.J.S & R.J.S	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY

Size	Type of Improvement	Location	From	To
8" DIA	SANITARY SEWER W/ NEC. M.H.S & SERVICES	MAMMOTH WAY	PHASE 1B/ 2C BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236
8" DIA	SANITARY SEWER W/ NEC. M.H.S & SERVICES	TAOS MOUNTAIN WAY	LOT 148	BEAR VALLEY LANE
8" DIA	SANITARY SEWER W/ NEC. M.H.S & SERVICES	ECHO VALLEY LANE	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY
8" DIA	SANITARY SEWER W/ NEC. M.H.S & SERVICES	BADGER MOUNTAIN TRAIL	PHASE 2B/ 1B BOUNDARY	MAMMOTH WAY

PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #
	651184
	"
	"

SIA Sequence #	COA DRC Project #
	651184
	"
	"
	"
	"

SIA Sequence #	COA DRC Project #
	651184
	"
	"
	"

SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

SIA Sequence #	COA DRC Project #
	651184
	"
	"
	"

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
18-42" DIA	RCP W/ NEC. M.H.S. LATERALS & INLETS	MAMMOTH WAY	PHASE 1B/2C BOUNDARY	POND 2 TRACT 24	/	/	/
18-42" DIA	RCP W/ NEC. M.H.S. LATERALS & INLETS	BADGER MOUNTAIN TRAIL	LOT 234	MAMMOTH WAY	/	/	/
NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE						
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER						

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

SIA Sequence #	COA DRC Project #
	651184
	"
	"
	"
	"
	"
	"

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
32' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK* ON BOTH SIDES	BEAR VALLEY LANE	PHASE 1A/1B BOUNDARY	MAMMOTH WAY	/	/	/
32' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	BEAR VALLEY LANE	PHASE 1B/2C BOUNDARY	/	/	/
28' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	TAOS MOUNTAIN WAY	ECHO VALLEY LANE	BEAR VALLEY LANE	/	/	/
28' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	PHASE 2B/1B BOUNDARY	MAMMOTH WAY	/	/	/
28' F.F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	PHASE 2B/1B BOUNDARY	MAMMOTH WAY	/	/	/
28' F.F W/TRAFFIC CIRCLE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	PHASE 1B/2C BOUNDARY	ECHO VALLEY LANE	/	/	/
NOTE	STREET LIGHTS AS REQUIRED PER THE COA DPM						

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS

**PROVIDE AND INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DPC

PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	651185	10" DIA (6W)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE	/	/	/
	11	8" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	DEER VALLEY LANE	/	/	/
	11	6" PRV	PRESSURE REDUCING VALVE	BEAR VALLEY LANE	LOCATED W/IN A PUBLIC WL EASEMENT IN HOA TRACT AT 6W/5WR PRESSURE ZONE BOUNDARY		/	/	/
	11	8" DIA (6W)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 2A BOUNDARY	MOUNT HOOD TRAIL	/	/	/
	11	8" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	CRYSTAL MOUNTAIN WAY	BEAR VALLEY LANE	DEER VALLEY LANE	/	/	/
	11	6" DIA (5WR)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE	/	/	/
	11	10" DIA (6W)	WATERLINE W/ NEC. VALVES F.H.S. MJS & RJS	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	651185	8" DIA	SANITARY SEWER W/ NEC. M.H.S. & SERVICES	BEAR VALLEY LANE	LOT 12	PHASE 1C/ 1A BOUNDARY	/	/	/
	11	8" DIA	SANITARY SEWER W/ NEC. M.H.S. & SERVICES	CRYSTAL MOUNTAIN WAY	PHASE 1C/ 1A BOUNDARY	DEER VALLEY LANE	/	/	/
	11	8" DIA	SANITARY SEWER W/ NEC. M.H.S. & SERVICES	DEER VALLEY LANE	PHASE 2A/ 1C BOUNDARY	BEAR VALLEY LANE	/	/	/
	11		SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DRM. EXACT LOCATIONS TO BE DETERMINED AT DRC				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	651185	18" 24" DIA	RCP W/ NEC. M.H.S. LATERALS & INLETS	DEER VALLEY LANE	LOT 56	BEAR VALLEY LANE	/	/	/
	11	18" 24" DIA	RCP W/ NEC. M.H.S. LATERALS & INLETS	BEAR VALLEY LANE	DEER VALLEY LANE	PHASE 1A/ 1C BOUNDARY	/	/	/
	11		A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY				/	/	/
	11		ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH ON BETTER ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC				/	/	/

SIA Sequence #	COA DRC Project #
	651185
	11
	11
	11
	11
	11

SIA Sequence #	COA DRC Project #
	651185
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	11
	11

SIA Sequence #	COA DRC Project #
	651185
	11
	11
	11
	11

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
	65185	28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BEAR VALLEY LANE	CRYSTAL MOUNTAIN WAY	PHASE 1C/1A BOUNDARY	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	CRYSTAL MOUNTAIN WAY	PHASE 1C/2A BOUNDARY	DEER VALLEY LANE	/	/	/
		28" F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	PHASE 2A/1C BOUNDARY	BEAR VALLEY LANE	/	/	/
		52" F-F 10' MEDIAN 20' INGRESS 22' EGRESS	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	DEER VALLEY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA (6W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/2A BOUNDARY	/	/	/
		8" DIA (6W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ANGEL FIRE TRAIL	MT. ROSE WAY	MOUNT HOOD TRAIL	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ANGEL FIRE TRAIL	MOUNT HOOD LANE	PHASE 2A/1A BOUNDARY	/	/	/
		8" DIA (6W)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/2A BOUNDARY (CRYSTAL MOUNTAIN WAY)	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/2A BOUNDARY (CRYSTAL MOUNTAIN WAY)	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/2A BOUNDARY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MT. ROSE WAY	LOT 20	PHASE 1C/2A BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MOUNT HOOD LANE	LOT 35	CRYSTAL MOUNTAIN WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	DEER VALLEY LANE	LOT 36	CRYSTAL MOUNTAIN WAY	/	/	/

PRIVATE ROADWAY IMPROVEMENTS - PHASE 1C

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS

**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

PUBLIC WATERLINE IMPROVEMENTS-PHASE 2A

PHASE 2A WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1C IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 2A

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

SIA Sequence #	COA DRC Project #
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Size	Type of Improvement	Location	From	To
18-24" DIA	RCP W/ NEC. M/HS, LATERALS & INLETS	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 1
NOTE	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY			
	ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER			
	ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC			

Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>

SIA Sequence #	COA DRC Project #
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<input type="text"/>	<input type="text"/>
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<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	MT. ROSE WAY	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	ANGEL FIRE TRAIL	MT. ROSE WAY	PHASE 2N/ 1A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MOUNT HOOD TRAIL	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	DEER VALLEY LANE	ANGEL FIRE TRAIL	PHASE 1C/ 2A BOUNDARY
NOTE	STREET LIGHTS AS REQUIRED PER THE COA DPM			
	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS			
	*SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD. 1) MT. ROSE WAY AND 2) ANGEL FIRE TRAIL			
	** PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY ORC			

Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #
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<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY
6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY

Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
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PHASE 2B WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	ECHO VALLEY LANE	LOT 171	PHASE 2B/ 1B BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MHS & SERVICES	BADGER MOUNTAIN TRAIL	LOT 215	PHASE 2B/ 1B BOUNDARY	/	/	/
			SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			NOTE				/	/	/
			ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER				/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE	SODA SPRING LANE	PHASE 2B/ 2C BOUNDARY	PHASE 1A/ 2B BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	ECHO VALLEY LANE	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	BADGER MOUNTAIN TRAIL	SODA SPRING LANE	PHASE 2B/ 1B BOUNDARY	/	/	/
			NOTE				/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS - PHASE 2B

8" DIA
SANITARY SEWER W/ NEC MHS & SERVICES

8" DIA
SANITARY SEWER W/ NEC MHS & SERVICES

SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

PRIVATE STORM DRAIN IMPROVEMENTS - PHASE 2B

NOTE

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER

PRIVATE ROADWAY IMPROVEMENTS - OFFSITE PHASE 2B

26' F-F
RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE ON ONE SIDE

28' F-F
RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES

28' F-F
RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES

NOTE

STREET LIGHTS AS REQUIRED PER THE COA DPM

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
1 SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

PHASE 2C WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FHS, MJS & RJS	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	NORTH STAR TRAIL	LOT 276	MAMMOTH WAY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MHS & SERVICES	KACHINA PEAK TRAIL	LOT 309	MAMMOTH WAY	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		18-30" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY	/	/	/
		18-24" DIA	RCP W/ NEC. MHS, LATERALS & INLETS	NORTH STAR TRAIL	LOT 260	MAMMOTH WAY	/	/	/
			SWALE				/	/	/

SIA Sequence #	COA DRC Project #

SIA Sequence #	COA DRC Project #

SIA Sequence #	COA DRC Project #

PUBLIC SANITARY SEWER IMPROVEMENTS-PHASE 2C

* SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM EXACT LOCATIONS TO BE DETERMINED AT DRC

PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2C

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTY

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER
 * ACTUAL SIZE TO BE DETERMINED BY HGL AT DRC

SIA Sequence #	COA DRC Project #

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

Size	Type of Improvement	Location	From	To
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON ONE SIDE	SODA SPRING LANE	NORTH STAR TRAIL	PHASE 2B/ 2C BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	NORTH STAR TRAIL	SODA SPRING LANE	MAMMOTH WAY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	MAMMOTH WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	KACHINA PEAK TRAIL	SODA SPRING LANE	MAMMOTH WAY
26' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	HEAVENLY WAY	NORTH STAR TRAIL	PHASE 1B/ 2C BOUNDARY
	NOTE: STREET LIGHTS AS REQUIRED PER THE COA DPM			

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
 *SIDEWALK TO BE WAIVED ON ONE SIDE OF THE ROAD: 1) SODA SPRING LANE
 **PROVIDE /INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC

PHASE 1A, 1B, 1C AND NON-DEFERRED OFFSITE INFRASTRUCTURE MUST ALL BE ACCEPTED BY THE CITY PRIOR TO THE RELEASE OF FINANCIAL GUARANTY FOR ANY SPECIFIC PHASE.

SIA Sequence #	COA DRC Project #
	65182
	41
	11
	61

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

Size	Type of Improvement	Location	From	To
16" DIA (6W)	WATERLINE W/ NEC VALVES FHS, MJS & RJS	118TH ST/HIGH MESA	OTTO PUMP STATION	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA
10" DIA (6W)	WATERLINE W/ NEC VALVES FHS, MJS & RJS	ARROYO VISTA	DEER VALLEY LANE	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA
10" PRV	PRESSURE REDUCING VALVE W/ A 16 5WR WL STUB TO SOUTH MESA	NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	LOCATED W/IN PUBLIC ROW OR WL EASEMENT	
8" DIA (5WR)	WATERLINE W/ NEC VALVES FHS, MJS & RJS	ARROYO VISTA	PRV NEAR INTERSECTION OF ARROYO VISTA& HIGH MESA	GATEWAY LANE

SIA Sequence #	COA DRG Project #
	651182
	11
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	11
	11

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Dnst Engineer
12" SAS	SANITARY SEWER W/NEC, MH'S & SERVICES	ARROYO VISTA BLVD	EXISTING 12" STUB	SOUTH HALF ARROYO VISTA @ 118TH HIGH MESA	/	/	/
18-24" SD DIA	INLETS & LATERALS w/NEC EROSION PROTECTION	ARROYO VISTA MEDIAN	NORTH HALF OF ARROYO VISTA BLVD	TEMPORARY SWALE/BERM IN SOUTH HALF OF ARROYO VISTA	/	/	/
	TEMPORARY SWALE OR BERM TO CONVEY RUNOFF FROM ARROYO VISTA INLETS w/ AGREEMENT & COVENANT	ARROYO VISTA BLVD SOUTH HALF (FUTURE EASTBOUND LANES)	INLETS IN ARROYO VISTA	WAL-H POND	/	/	/
	WAL-H POND Pond Expansion (7.9 Ac-Ft) w/ Public Drainage Easement	SOUTH OF ARROYO VISTA			/	/	/
60" DIA	STEEL ORIFICE PLATE	WAL-H POND			/	/	/
1/2 SECTION 44" F-F	ARTERIAL PAVEMENT STD C&G, 10' ASPHALT TRAIL ON NORTH SIDE	ARROYO VISTA BLVD (NORTHERN HALF)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUND	/	/	/
NOTE	STREET LIGHTS AS REQUIRED PER THE COA DPM						
	LANDSCAPE SWALE AND AGREEMENT AND COVENANT WITHIN ARROYO VISTA MEDIAN						

*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS
 **PROVIDE /INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRG

SIA Sequence #	COA DRC Project #
	651189
	11
	11

Size	Type of Improvement	Location	From	To
12" SAS	SANITARY SEWER W/ NEC MHS & SERVICES	ARROYO VISTA BLVD (SOUTH SIDE)	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" DIA	RCP W/ NEC, MHS, LATERALS & INLETS	ARROYO VISTA BLVD	WEST PROPERTY LINE	118TH ST/HIGH MESA EXISTING STUB/MH
48" DIA	RCP W/ NEC MHS, LATERALS & INLETS	ARROYO VISTA BLVD	LADERA DAM 5	WEST 1-40 DIVERSION SYSTEM

Deferred Infrastructure shall be financially guaranteed prior to Final Plat
 * SANITARY SEWER LINES SHALL BE TERMINATED AT MANHOLES AND STANDARD LOCATIONS PER THE DPM. EXACT LOCATIONS TO BE DETERMINED AT DRC

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT/OWNER	DATE	AGENT/OWNER	DATE
YOLANDA PADILLA MOYER, P.E.	6.12.19	CODE ENFORCEMENT	6/12/19
BOHANNAN HUSTON INC.	6/12/19	AMAFCA	6/12/2019
Yolanda Padilla Moyer	06-12-19	Josue A. Anguilla	6/12/2019

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Now it is 6/12 and for a bit
 Play it by ear
 Had all FG's water resolved
 Cost of 500,000 and slow down

AMENDMENT AND EXTENSION AGREEMENT TO
Procedure "B"

Project No. **651189**

Project Name: **Inspiration Offsite Deferred Infrastructure**

This Amendment and Extension Agreement made this 3rd day of January 2022, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and **Pulte Homes of NM, Inc.**, ("Developer"), whose email address is **kevin.patton@pultegroup.com**, whose address is **7601 Jefferson Street NE Suite 320**, 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 parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 14 day of **February** 2020, which was recorded on February 14, 2020, pages 1 through 22, as Document No. **2020014256** in the records of Bernalillo County Clerk, State of New Mexico, by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 31 day of **January, 2022**; and

WHEREAS, the Earlier Agreement was amended by an Assignment and Amendment to Agreement dated _____ recorded on _____, pages __ through __, as Document No. _____ in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to _____; and

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

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

The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements, then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

2. Extension of Agreement:

Doc# 2022003966

01/18/2022 10:18 AM Page: 1 of 4
AMND R: \$25.00 Linda Stover, Bernalillo County



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

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

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

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

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

A. For all improvements, the **8** day of **February 2023**.

B. On portions of the improvements as follows:

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

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

Type of Financial Guaranty: **Subdivision Bond No. ES000003751**

Amount: **\$1,730,586.71**

Name of Financial Institution or Surety providing Guaranty: **Everest Reinsurance Company**

Date City first able to call Guaranty (Construction Completion Deadline): **February 8, 2023**

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

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 Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.

DEVELOPER: Distec Homes of NM, Inc.

DocuSigned by:
By: Shahab Biazar)
Shahab Biazar, P.E., City Engineer)
CTE10B5481E9480...

Dated: 1/3/2022 | 8:39 AM MST)
km

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3rd day of January, 2022, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: June 26, 2024

651182 +

Bernalillo County, NM 651189
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1307356

Product	Name	Extended
AMND	Amendment	\$25.00
	# Pages	4
	Document #	2022003965
	# Of Entries	0
AMND	Amendment	\$25.00
	# Pages	4
	Document #	2022003966
	# Of Entries	0
Total		\$50.00
		\$50.00

Tender (Check)
Check# 4624
Paid By KATHRYN E & KEVIN G
PATTON
Phone # 924-3996

Thank You!
1/18/22 10:18 AM vgarza