

February 19, 2021

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

Re: Inspiration Subdivision Phase 2B (Replat of Tract A Inspiration Subdivision and
Tract B3 Inspiration Subdivision Phase 1A) – Final Plat

Dear Ms. Wolfley:

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

- Development Review Board Application
- Form S2
- Proposed Final Plat
- Perimeter Wall Exhibit
- Zone Atlas Map
- Copy of IIA

This final plat is being presented to the Development Review Board for the purpose of
obtaining City review and approval. It represents the private, gated residential
development. Inspiration encompasses 8.82 acres subdivided into 45 lots of varying sizes
and 6 Private Open Space Parcels. We request that this item be scheduled for the March
17th DRB hearing. Please feel free to contact me at 823-1000 with questions or
comments.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development and Planning

YPM/cc
Enclosures

cc: Kevin Patton, Pulte Group w/enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Final Plat Approval		

APPLICATION INFORMATION		
Applicant: Pulte Group		Phone: (505) 761-9606
Address: 7601 Jefferson NE Suite 180		Email: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannon Huston Inc.		Phone: (505) 798-1000
Address: 7500 Jefferson NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/Developer		List all owners: Pulte Group
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A Inspiration Subdivision & Tract B3 Inspiration Subdivision Phase 1A		Block:
Subdivision/Addition: Inspiration Subdivision Phase 2B		Unit:
MRGCD Map No.:		UPC Code: 100705848852310202
Zone Atlas Page(s): H-07, J-08 & J-07	Existing Zoning: PC	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 45	Total Area of Site (Acres): 8.82
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Arroyo Vista		Between: and: 118th/ High Mesa
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

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: <i>Yolanda Padilla Moyer</i>		Date: 02/19/2021
Printed Name: Yolanda Padilla Moyer, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
SD-2021-00031	FP	\$350.00
Meeting Date: March 3, 2021		Fee Total: \$350.00
Staff Signature: <i>Vanessa A Segura</i>		Date: 2/19/21 Project # PR-2018-001759

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat (7 copies, 24” x 36” folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)


- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
- ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Infrastructure List, if applicable

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: <i>Yolanda Padilla Moyer</i>		Date: 02/19/2021
Printed Name: Yolanda Padilla Moyer, PE		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number: PR-2018-001759		Case Numbers: SD-2021-00031
		-
		-
Staff Signature: <i>Vanessa A Segura</i>		
Date: 2/19/21		



Vicinity Map

Zone Atlas H-7-Z and J-7-Z

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING FILE NO. 2350962-AL04 AND A COMMITMENT DATE OF SEPTEMBER 7, 2018.
2. PLAT OF RECORD FOR WATERSHED SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 9, 2005, IN PLAT BOOK 2005C, PAGE 198.
3. PLAT OF RECORD FOR INSPIRATION SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.
4. PLAT OF RECORD FOR INSPIRATION SUBDIVISION 1A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Solar Collection Note

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

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PULTE HOMES OF NEW MEXICO, INC.

Kevin Patton
KEVIN PATTON
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS
PULTE HOMES OF NEW MEXICO, INC.

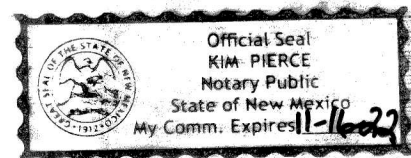
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Feb. 18, 2021
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

By: *Kim Pierce*
NOTARY PUBLIC

MY COMMISSION EXPIRES November 16, 2022

02/18/2021
DATE



Indexing Information

Sections 7, 17 & 18 Township 10 North, Range 2 East,
N.M.P.M. as Projected into the Town of Atrisco Grant
Subdivision: Inspiration Subdivision, Phase 1A
Owner: Pulte Homes of NM, LLC
UPC #: 100705848852310202 (Tract A)
UPC #: TBD (Tract B-3)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEFINE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 27.8660 ACRES
ZONE ATLAS PAGE NO. H-7-Z and J-7-Z
NUMBER OF EXISTING TRACTS. 2
NUMBER OF TRACTS CREATED. 7
NUMBER OF LOTS CREATED. 45
MILES OF FULL-WIDTH STREETS (PRIVATE). 0.3248 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
DATE OF SURVEY. NOVEMBER 2018

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES A MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.
5. CENTERLINE MONUMENTS SET IN LIEU OF RIGHT-OF-WAY MARKERS.
6. IN LIEU OF FRONT CORNERS, A CHISELED "X" WILL BE SET IN THE GUTTER PAN, BEING AN EXTENSION OF THE SIDE LOT LINES, EXTENDED TO A ONE FOOT INCREMENT DISTANCE FROM THE FRONT CORNER, REAR CORNERS WILL BE MARKED BY A REBAR WITH CAP "LS 14271".
7. THE HOMEOWNER'S ASSOCIATION (H.O.A.) SHALL MAINTAIN ALL TRAILS LOCATED WITHIN THE H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK/TRAILS.
8. TRACT 5 AND 32-37 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

Legal Description

TRACT LETTERED "A" OF THE PLAT ENTITLED "BULK PLAT FOR TRACTS A AND B, INSPIRATION SUBDIVISION BEING COMPRISED OF TRACT B, INSPIRATION SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 4, 2019, IN PLAT BOOK 2019C, PAGE 9.

AND

TRACT LETTERED "B-2" OF THE PLAT ENTITLED "PLAT FOR INSPIRATION SUBDIVISION, PHASE 1A BEING COMPRISED OF TRACT B, INSPIRATION SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", AS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 5, 2020, IN PLAT BOOK 2020C, PAGE 27.

Drainage Facilities Maintenance Note

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

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

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 100705848852310202

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Inspiration Subdivision, Phase 2B Being Comprised of Tract A, of the Bulk Land Plat for Inspiration Subdivision and Tract B-3, Inspiration Subdivision, Phase 1A City of Albuquerque Bernalillo County, New Mexico February 2021

Approved and Accepted by:

Project Number: _____

Application Number: _____

Plat Approvals: _____

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover 2/16/2021

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Code Enforcement

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 2/16/2021
Will Plotner Jr. Date
N.M.R.P.S. No. 14271
CSI-CARTESIAN SURVEYS INC.

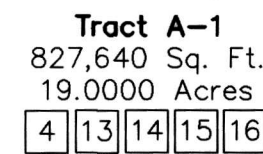
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Sheet 1 of 4
182123

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

ACS Monument "BH_41"
NAD 1983 CENTRAL ZONE
X=1491701.376 *
Y=1496608.828 *
Z=N/A * (NAVD 1988)
G-G=0.999670930
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET



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

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

Easement Notes

- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (03/12/2020, 2020C-32)
- 5 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 4 EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT (02/04/2019, 19C-09)
- 6 TRACT 5 TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND CONTAINS THE FOLLOWING BLANKET EASEMENTS GRANTED WITH THE FILING OF THIS PLAT:
 - PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT TO BE GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, FOR OWNERSHIP OPERATIONS AND MAINTENANCE OF ALL MAINLINE SUBSURFACE DRAINAGE INFRASTRUCTURE, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING TRACT A, INSPIRATION SUBDIVISION, THE RESIDENTS OF THIS SUBDIVISION AND FUTURE PHASE 2C
 - A PRIVATE DRAINAGE SURFACE EASEMENT INCLUDING PONDS AND INLETS, SUBSURFACE LATERALS TO THE SUBSURFACE MAINLINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER DRAINAGE FACILITIES MAINTENANCE NOTE ON SHEET 1.
- 7 EXISTING PUBLIC DRAINAGE EASEMENT BENEFITING THE OWNERS OF THE LOTS OF INSPIRATION MAINTAINED BY THE HOME OWNER'S ASSOCIATION (3/5/2020, 2020C-27)
- 8 TRACTS 32-37 CONTAINS A PRIVATE DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, BENEFITING THE RESIDENTS OF THIS SUBDIVISION, SEE "DRAINAGE FACILITIES MAINTENANCE" NOTE ON SHEET 1 FOR MAINTENANCE INFORMATION
- 9 EXISTING CROSS LOT DRAINAGE EASEMENT BENEFITING PARCEL B, WESTLAND NORTH (03/05/2020, 2020C-27)

Detail "A"

N.T.S.

Easement Notes

- 10 EXISTING PUBLIC SANITARY SEWER, WATER, PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT, PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT BENEFITING THE RESIDENTS OF THIS SUBDIVISION AND TRACT A, INSPIRATION SUBDIVISION (3/5/2020, 2020C-27)(03/12/2020, 2020C-32)
- 12 EXISTING 10' PUBLIC UTILITY EASEMENT (3/5/2020, 2020C-27)
- 13 EXISTING 47' WIDE FLOATING PRIVATE ACCESS EASEMENT ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT. SAID FLOATING EASEMENT REMAINS OVER TRACT A-1.
- 14 EXISTING 47' WIDE FLOATING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT, ACROSS TRACTS B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION, IS FOR THE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT. SAID FLOATING EASEMENT REMAINS OVER TRACT A-1.
- 15 EXISTING 10' WIDE FLOATING PUBLIC UTILITY EASEMENT, ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY PROPERTY OWNER BY FUTURE PLATTING ACTION, FOR THE SOLE BENEFIT OF TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27, IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [5] AS GRANTED WITH THE FILING OF THIS PLAT. SAID FLOATING EASEMENT REMAINS OVER TRACT A-1.

Legend

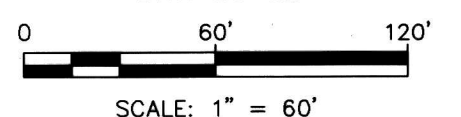
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE INDICATED
○	1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

Plat for Inspiration Subdivision Phase 2B Being Comprised of Tract A, of the Bulk Land Plat for Inspiration Subdivision and Tract B-3, Inspiration Subdivision, Phase 1A City of Albuquerque Bernalillo County, New Mexico February 2021

Detail

"B"
N.T.S.

BAR SCALE



Detail

"C"
N.T.S.

Easement Notes

- 16 EXISTING 47' WIDE FLOATING PUBLIC DRAINAGE EASEMENT, ACROSS TRACT B-2, INSPIRATION SUBDIVISION, TO BE CONFINED AND DEFINED BY FUTURE PLATTING ACTION BY PROPERTY OWNER, IS GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF THE PUBLIC OPEN SPACE AND TRACT A, PHASE 1A, AND PHASE 1B, INSPIRATION SUBDIVISION AS GRANTED ON THE PLAT OF INSPIRATION SUBDIVISION, PHASE 1A, FILED 3/5/2020, 2020C-27 IS HEREBY CONFINED AND DEFINED HEREON AS EASEMENT [6] AS GRANTED WITH THE FILING OF THIS PLAT. SAID FLOATING EASEMENT REMAINS OVER TRACT A-1.
- 17 PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR DRAINAGE FACILITIES, SEE SHEET 1 FOR "DRAINAGE FACILITIES NOTE"

CSI-CARTESIAN SURVEYS INC.

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

Sheet 3 of 4
182123

Plat for
Inspiration Subdivision
Phase 2B
Being Comprised of
Tract A, of the Bulk Land Plat
for Inspiration Subdivision
and Tract B-3, Inspiration
Subdivision, Phase 1A
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft)
Lot 159	0.1454	6,336
Lot 160	0.1410	6,142
Lot 161	0.1346	5,863
Lot 162	0.1326	5,777
Lot 163	0.1322	5,760
Lot 164	0.1322	5,760
Lot 165	0.1322	5,760
Lot 166	0.1324	5,766
Lot 167	0.1331	5,796
Lot 168	0.1331	5,796
Lot 169	0.1331	5,796
Lot 170	0.1291	5,625
Lot 171	0.1252	5,455
Lot 172	0.1253	5,459
Lot 173	0.1253	5,457
Lot 174	0.1252	5,456
Lot 175	0.1252	5,454
Lot 176	0.1252	5,453
Lot 177	0.1251	5,451
Lot 178	0.1251	5,450
Lot 179	0.1251	5,449
Lot 180	0.1250	5,447
Lot 181	0.1250	5,447
Lot 204	0.1452	6,325
Lot 205	0.1482	6,457
Lot 206	0.1429	6,224
Lot 207	0.1399	6,096
Lot 208	0.1345	5,858
Lot 209	0.1331	5,797
Lot 210	0.1330	5,796
Lot 211	0.1330	5,794
Lot 212	0.1330	5,793
Lot 213	0.1455	6,336
Lot 214	0.1353	5,895
Lot 215	0.1306	5,688
Lot 216	0.1366	5,950
Lot 217	0.1387	6,044
Lot 218	0.1333	5,805
Lot 219	0.1333	5,805
Lot 220	0.1333	5,805
Lot 221	0.1333	5,805
Lot 222	0.1367	5,954
Lot 223	0.1386	6,035
Lot 224	0.1386	6,035
Lot 225	0.1331	5,797
Tract 5	1.6479	71,781
Tract 32	0.8670	37,768
Tract 33	0.0231	1,004
Tract 34	0.0702	3,059
Tract 35	0.0723	3,151
Tract 36	0.0848	3,695
Tract 37	0.1032	4,495
Tract A-1	19.0000	827,640

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	208.35'	894.50'	13°20'43"	207.88'	S 49°55'52" E
C2	22.49'	25.00'	51°33'10"	21.74'	N 72°31'04" E
C3	21.96'	53.00'	23°44'23"	21.80'	S 86°25'27" W
C4	23.09'	25.00'	52°54'34"	22.27'	S 78°59'28" E
C5	21.94'	25.00'	50°17'36"	21.25'	N 27°30'39" W
C6	2.26'	53.00'	2°26'50"	2.26'	S 03°35'16" E
C7	22.49'	25.00'	51°33'10"	21.74'	N 20°57'54" E
C8	39.80'	25.00'	91°12'30"	35.73'	S 87°39'16" E
C9	55.01'	1310.50'	2°24'18"	55.01'	N 40°50'51" W
C10	39.79'	661.50'	3°26'46"	39.78'	S 37°59'16" E
C11	143.12'	1172.50'	6°59'38"	143.03'	N 39°45'42" W
C12	22.86'	325.50'	4°01'26"	22.86'	N 45°16'14" W
C13	63.72'	750.00'	4°52'05"	63.70'	S 45°38'49" W
C14	65.25'	768.00'	4°52'05"	65.23'	S 45°38'49" W
C15	141.77'	350.00'	23°12'29"	140.80'	N 36°28'36" E
C16	122.10'	350.00'	19°59'14"	121.48'	N 38°05'14" E
C17	19.67'	350.00'	3°13'15"	19.67'	N 26°28'59" E
C18	96.02'	300.00'	18°20'19"	95.61'	N 46°27'12" W
C19	31.28'	300.00'	5°58'28"	31.27'	S 40°16'17" E
C20	169.56'	1047.00'	9°16'45"	169.38'	S 47°53'53" E
C21	140.00'	495.00'	16°12'17"	139.53'	S 32°58'30" W
C22	145.09'	513.00'	16°12'17"	144.61'	S 32°58'30" W
C23	134.48'	332.00'	23°12'29"	133.56'	N 36°28'36" E
C24	113.68'	472.50'	13°47'05"	113.40'	S 34°11'06" W
C25	74.96'	372.50'	11°31'49"	74.84'	N 42°18'57" E
C26	39.85'	25.00'	91°20'22"	35.77'	S 02°24'40" W
C27	40.05'	25.00'	91°47'28"	35.90'	N 89°09'15" W
C28	22.06'	727.50'	1°44'15"	22.06'	S 44°04'54" W
C29	43.26'	25.00'	99°08'06"	38.06'	S 86°07'05" W
C30	33.93'	276.50'	7°01'49"	33.91'	N 40°47'57" W
C31	33.20'	25.00'	76°05'22"	30.81'	S 10°45'08" E
C32	65.00'	323.50'	11°30'46"	64.89'	N 43°02'26" W
C33	28.83'	276.50'	5°58'28"	28.82'	S 40°16'17" E
C34	165.73'	1023.50'	9°16'40"	165.55'	S 47°53'51" E
C35	173.34'	1070.50'	9°16'40"	173.15'	S 47°53'51" E
C36	33.73'	323.50'	5°58'28"	33.72'	S 40°16'17" E
C37	4.14'	25.00'	9°29'24"	4.14'	N 49°03'33" W
C38	39.12'	25.00'	89°38'43"	35.25'	S 81°22'23" W
C39	7.04'	323.50'	1°14'51"	7.04'	S 37°54'28" E
C40	26.69'	323.50'	4°43'37"	26.68'	S 40°53'42" E
C41	9.40'	25.00'	21°32'01"	9.34'	S 32°29'30" E
C42	30.46'	25.00'	69°48'21"	28.61'	S 13°10'41" W
C43	28.14'	1334.00'	1°12'30"	28.14'	N 42°39'16" W
C44	28.63'	1357.50'	1°12'30"	28.63'	N 42°39'16" W
C45	9.27'	25.00'	21°14'23"	9.21'	S 52°40'12" E
C46	30.53'	25.00'	69°58'07"	28.67'	N 81°43'33" E
C47	32.49'	1070.50'	1°44'21"	32.49'	S 51°47'16" E
C48	111.80'	894.50'	7°09'41"	111.73'	S 45°45'42" E
C49	2.26'	1070.50'	0°07'16"	2.26'	S 52°35'49" E
C50	44.38'	1070.50'	2°22'31"	44.38'	S 49°43'50" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C51	44.38'	1070.50'	2°22'31"	44.38'	S 47°21'19" E
C52	44.38'	1070.50'	2°22'31"	44.38'	S 44°58'47" E
C53	9.97'	1070.50'	0°32'01"	9.97'	S 43°31'31" E
C54	33.56'	1023.50'	1°52'43"	33.56'	S 51°35'49" E
C55	49.93'	1023.50'	2°47'43"	49.93'	S 49°15'36" E
C56	49.93'	1023.50'	2°47'43"	49.93'	S 46°27'53" E
C57	32.31'	1023.50'	1°48'31"	32.31'	S 44°09'46" E
C58	28.24'	894.50'	1°48'31"	28.24'	S 44°09'46" E
C59	43.64'	894.50'	2°47'43"	43.63'	S 46°27'53" E
C60	43.64'	894.50'	2°47'43"	43.63'	S 49°15'36" E
C61	45.02'	894.50'	2°53'01"	45.01'	S 52°05'58" E
C62	47.81'	894.50'	3°03'45"	47.81'	S 55°04'21" E
C63	12.00'	25.00'	27°30'22"	11.89'	S 66°17'22" E
C64	11.08'	25.00'	25°24'12"	10.99'	N 87°15'21" E
C65	13.01'	25.00'	29°48'49"	12.86'	N 37°45'02" W
C66	8.94'	25.00'	20°28'47"	8.89'	N 12°36'14" W
C67	14.48'	25.00'	33°11'16"	14.28'	N 59°51'09" W
C68	25.57'	25.00'	58°36'11"	24.47'	S 74°15'07" W
C69	4.71'	1172.50'	0°13'49"	4.71'	N 43°08'36" W
C70	45.01'	1172.50'	2°11'59"	45.01'	N 41°55'42" W
C71	45.09'	1172.50'	2°12'12"	45.09'	N 39°43'37" W
C72	44.30'	1172.50'	2°09'53"	44.30'	N 37°32'34" W
C73	4.00'	1172.50'	0°11'44"	4.00'	N 36°21'45" W
C74	14.03'	276.50'	2°54'25"	14.03'	S 41°48'19" E
C75	14.80'	276.50'	3°04'03"	14.80'	S 38°49'04" E
C76	35.36'	323.50'	6°15'48"	35.35'	N 45°39'55" W
C77	29.64'	323.50'	5°14'58"	29.63'	N 39°54'32" W
C78	9.81'	25.00'	22°28'26"	9.74'	S 37°33'36" E
C79	23.39'	25.00'	53°36'56"	22.55'	S 00°29'05" W
C80	34.67'	1310.50'	1°30'56"	34.66'	N 42°30'03" W
C81	47.98'	1310.50'	2°05'52"	47.98'	N 40°41'38" W
C82	0.60'	523.50'	0°03'57"	0.60'	S 39°40'41" E
C83	8.02'	25.00'	18°22'35"	7.98'	S 34°01'29" W
C84	232.22'	318.00'	41°50'27"	227.10'	S 56°21'21" W
C85	45.56'	87.21'	29°56'07"	45.05'	N 87°54'31" W
C86	104.59'	513.00'	11°40'55"	104.41'	S 46°55'06" W
C87	100.38'	332.00'	17°19'26"	100.00'	N 44°05'50" E

Line Table		
Line #	Direction	Length (ft)
L1	S 72°56'24" E	80.12'
L2	S 87°39'54" E	83.48'
L3	N 57°15'32" E	94.55'
L4	N 49°02'27" E	102.36'
L6	S 47°57'00" W	47.00'
L7	S 34°39'45" E	45.51'
L8	S 43°12'46" W	60.48'
L9	N 42°22'22" E	13.36'
L10	S 51°27'59" W	104.15'
L11	N 46°46'59" E	39.34'
L12	S 46°46'59" W	27.64'
L13	S 43°12'46" W	6.04'
L14	S 43°15'31" E	4.43'

Public Utility Easements

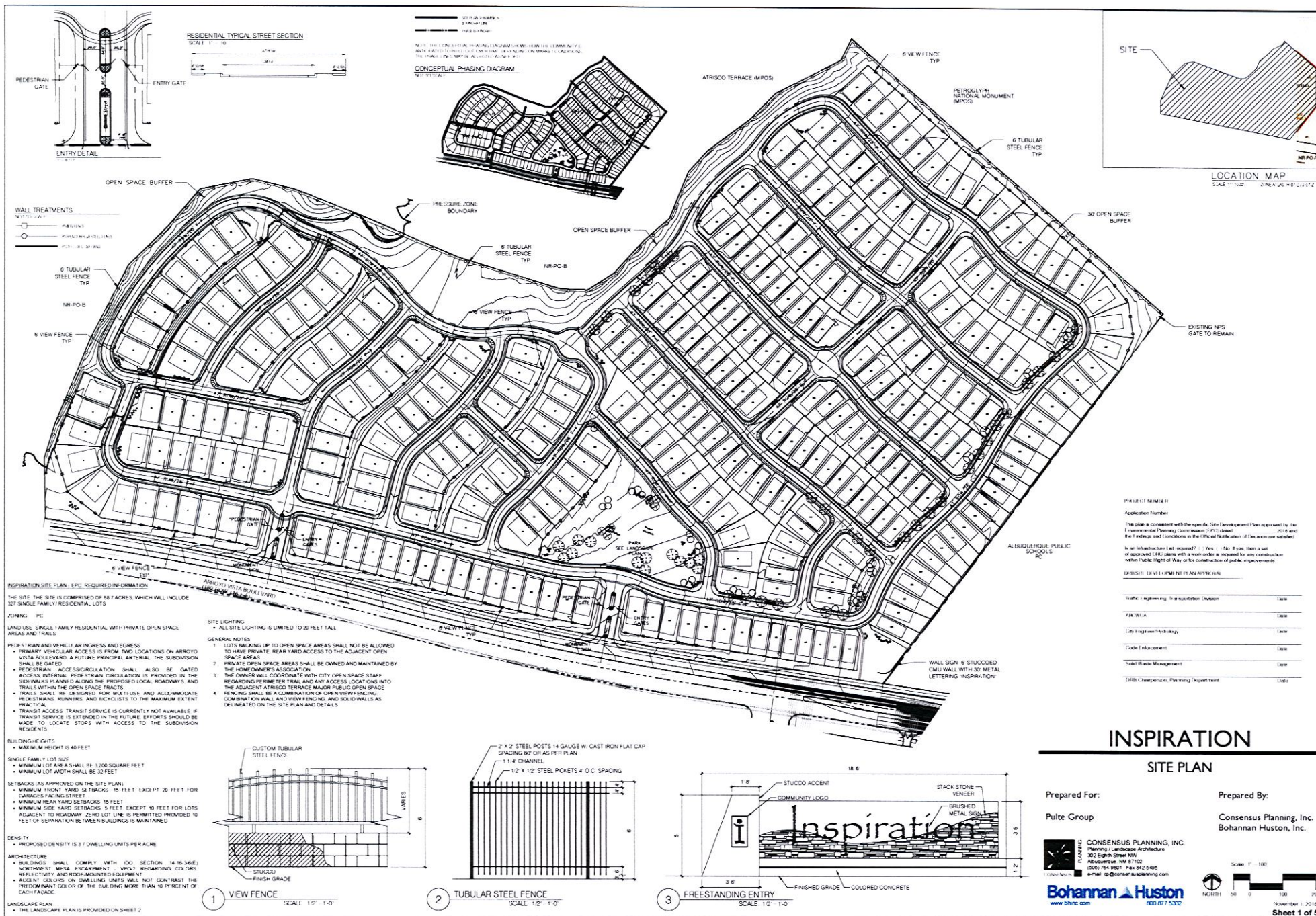
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

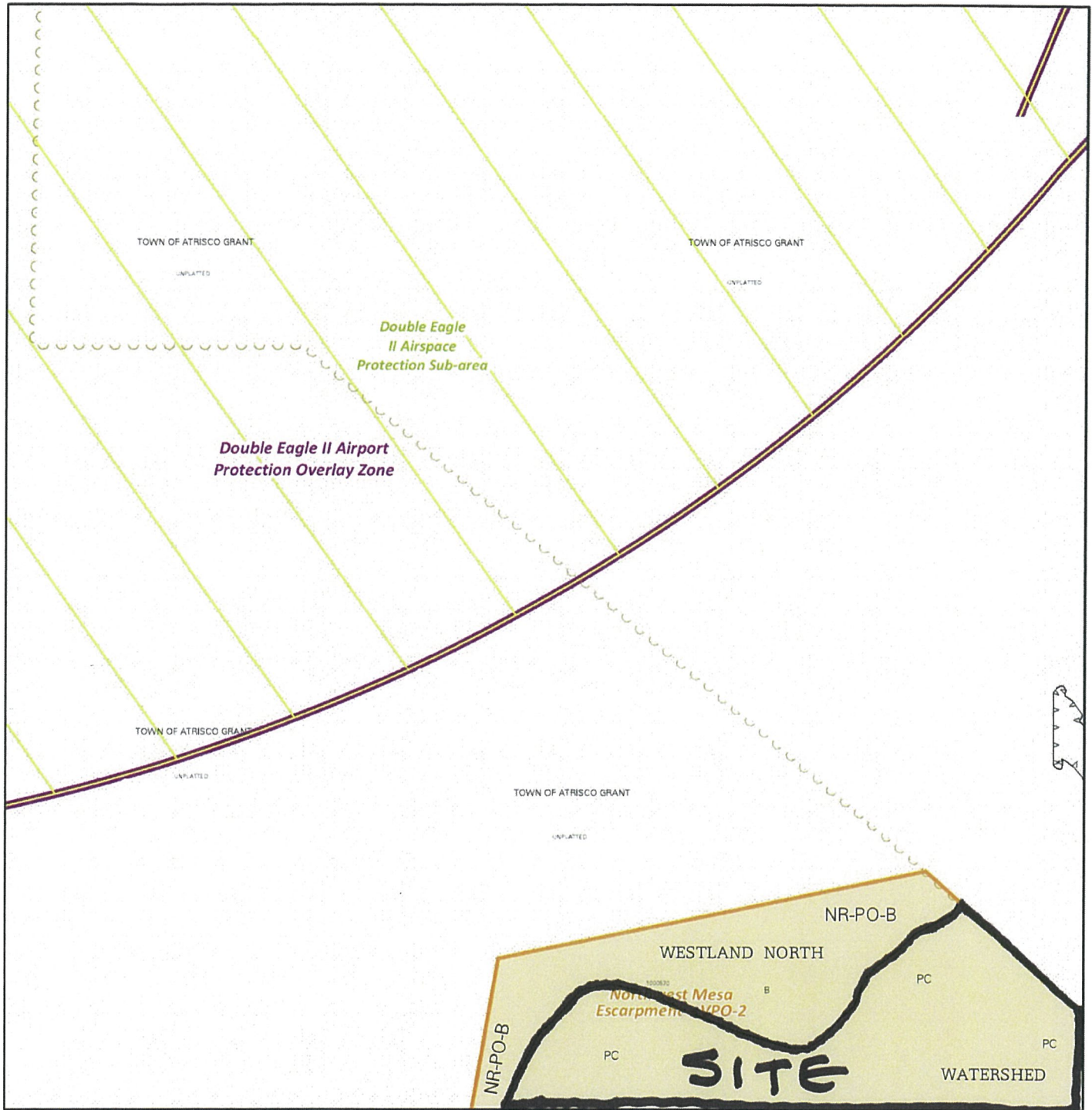
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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



WALL EXHIBIT
INSPIRATION SUBDIVISION

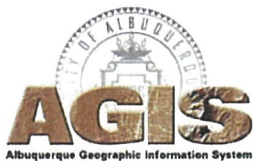
December, 2018



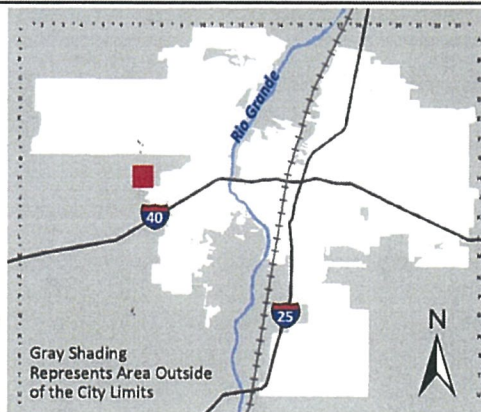


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

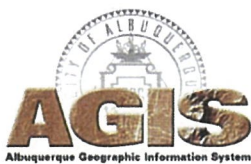
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

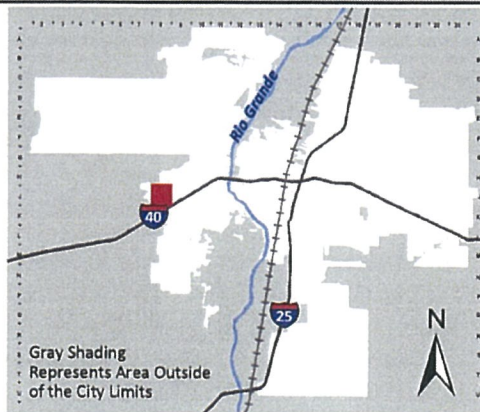


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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

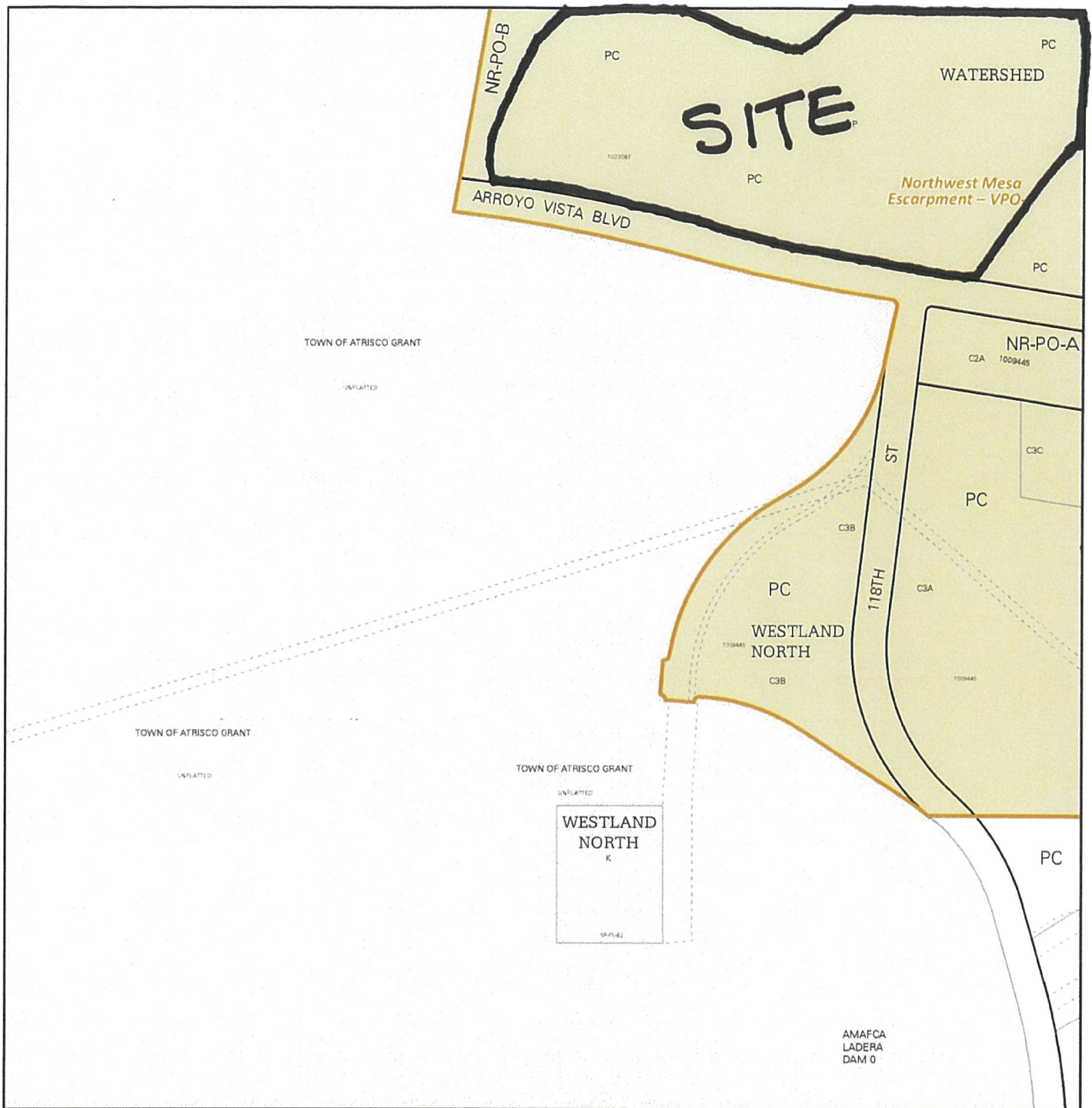


Zone Atlas Page:

J-08-Z

- 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

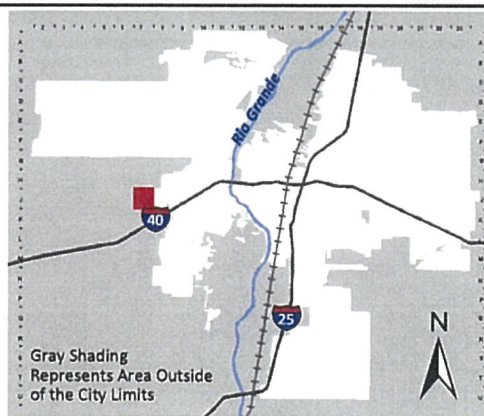


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
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Zone Atlas Page:

J-07-Z

- Easement
- Escarpment
- Petroglyph National Monument
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- 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

Saiqa Mustari Susmita

To: Yolanda Padilla Moyer
Subject: RE: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

From: Kevin Patton <Kevin.Patton@PulteGroup.com>
Sent: Monday, February 15, 2021 8:47 AM
To: Yolanda Padilla Moyer <ypadilla@bhinc.com>
Subject: FW: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

See below.

From: LaBadie, Charlotte T. <clabadie@cabq.gov>
Sent: Friday, February 12, 2021 3:21 PM
To: Kevin Patton <Kevin.Patton@PulteGroup.com>
Subject: RE: IIA-B Recorded Copies_Inspiration Sub'd., 2A,2B,2C_NO. 651186,651187,651188_See attached Word doc.

Hi Kevin,

Confirming I receipt of the paperwork and check dropped off. The paperwork has been already routed for approval. Have a great weekend and Happy Valentine's Day!

Charlotte

**AMENDMENT TO AGREEMENT TO
CONSTRUCT INFRASTRUCTURE IMPROVEMENTS "B"**

City Project # 651187

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

WHEREAS, the City and the Developer entered into an Agreement on the 20th day of October, 2020 which was recorded on 26th day of October, 2020, pages 1 through 23 as Document No. 2020106644 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 7th day of October, 2021; and

WHEREAS, the Developer has requested to financially guarantee the construction of the public and/or private infrastructure; and

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

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

1. Amending Section 6. Financial Guaranty, second paragraph, to read as follows:

To meet the Integrated Development Ordinance requirements, the Developer has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond No. _____

Amount: \$581,678.13

Name of Financial Institution or Surety providing Guaranty: _____

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

October 07, 2022

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: December 07, 2022

Additional information: _____

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Dated: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____ day of _____, 2021,
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.

(SEAL)

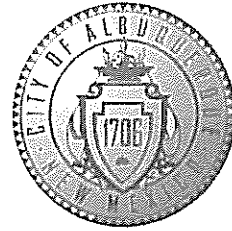
Notary Public

My

Commission

Expires:

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

October 13, 2020

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 651187 Inspiration Subdivision Phase 2-B

Requested By: Saiqa Mustari Susmita

Approved Estimate Amount: \$ 397,211.75

Contingency Amount: 0.00% \$ -

Subtotal: \$ 397,211.75

PO Box 1293

NMGRT: 7.875% \$ 31,280.43

Subtotal: \$ 428,492.18

Albuquerque

Engineering Fee: 6.60% \$ 28,280.48

NM 87103

Testing Fee: 2.00% \$ 8,569.84

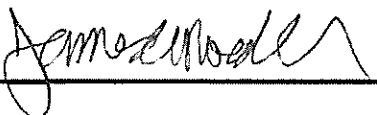
Subtotal: \$ 465,342.50

www.cabq.gov


FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 581,678.13

APPROVAL:



DATE:



Notes: Plans are approved.

FIGURE 16
SUBDIVISION BOND
(Procedure B)

Bond No. 59BSBIP3068

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. ("Subdivider"), a Michigan Limited Liability Company, as "Principal", and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of Five Hundred Eighty One Thousand Six Hundred Seventy Eight and 13/100 Dollars, (\$581,678.13), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Inspiration Phase 2-B ("Subdivision"), City Project No. 651187; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: public and/or private infrastructure improvements ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on October 26, 2020 as Document Number 2020106644, as amended by change order or amendments to the agreement.

Bond No. 59BSBIP3068

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein_ above specified to be performed, all on or before October 7, 2022 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

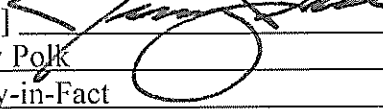
IN WITNESS WHEREOF, this bond has been executed 8th day of February, 2021.

DEVELOPER

SEE ATTACHED

By [signature:] _____
Name: D. Bryce Langen
Title: VP & Treasurer
Dated: February 8, 2021


SURETY

By [signature:]  _____
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: February 8, 2021

*NOTE: Power of Attorney for Surety must be attached.

executed this 8th day of February, 2021.

Pulte Development of New Mexico, Inc.
PRINCIPAL


BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC
Agency Code: 59-300168

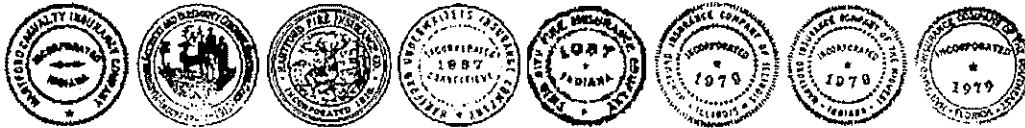
- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input checked="" type="checkbox"/> | Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/> | Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/> | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois |
| <input type="checkbox"/> | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

} ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 8th, 2021.

Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL


STATE OF GEORGIA)

) ss.

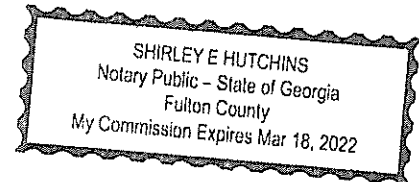
COUNTY OF FULTON)

This record was acknowledged before me on February 8, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Development of New Mexico, Inc., who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

Figure 19

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 651187

THIS AGREEMENT is made this (Date) _____ 2021, 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 NM, Inc. ("Developer"), a [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.] Michigan Corporation, whose email address is kevin.patton@pultegroup.com, whose address is 7601 Jefferson NE Ste. 320, Albuquerque, NM, 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.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract A Bulk Plat for Tracts A and B Subdivision, recorded on February 04, 2019 pages 1 through 3 as Document No. 2019008586 in the records of Bernalillo County Clerk, State of New Mexico ("Developer's Property"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Inspiration Subdivision, Phase 2B; and

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

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

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

County Clerk's Recording Label

THEREFORE, the City and the Developer agree:

1. A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached **Exhibit "A,"** which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by October 7, 2025 ("Sidewalk Construction Deadline").

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

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Developer's Property, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Integrated Development Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Surety Bond No.

Amount: \$46,925.63

Name of Financial Institution or Surety providing Guaranty:

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

October 7, 2025

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

Additional information: _____

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

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

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

6. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPER: **Pulte Development of NM, Inc.**
a Michigan Corporation

By [signature]:  _____

Name [print]: Kevin Patton

Title: Director of Land Planning & Entitlements

Dated: 02/11/2021

DEVELOPER'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11 day of February 2021, by Director of Land Planning & Entitlements of ("Developer") Pulte Development of NM, Inc., a Michigan Corporation.

(SEAL)

Jessica Gallegos
Notary Public
My Commission Expires: 08/24/2024



OFFICIAL SEAL
Jessica Gallegos
Notary Public
State of New Mexico

My Commission Expires: 08/24/2024

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City Engineer

Dated: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

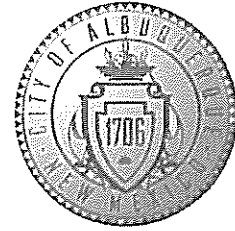
This instrument was acknowledged before me on _____ day of _____, 2021, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

October 13, 2020

Type of Estimate: **Sidewalk Deferral**

Project Description:

Project ID #: 651187 Inspiration Subdivision Phase 2-B

Requested By: Saiqa Mustari Susmita

Approved Estimate Amount: \$ 34,800.00

NMGRT: 7.875% \$ 2,740.50

Subtotal: \$ 37,540.50

PO Box 1293

125% FINANCIAL GUARANTY RATE: 1.25

Albuquerque: TOTAL FINANCIAL GUARANTY REQUIRED: \$ **46,925.63**

NM 87103

APPROVAL:

DATE:

www.cabq.gov

10/13/2020

Notes: Deferred Sidewalks

FIGURE 16

SUBDIVISION BOND (Sidewalk Deferral)

Bond No. 59BSBIP3071

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we Pulte Development of New Mexico, Inc. (“Subdivider”) a Michigan Limited Liability Company, as “Principal”, and Hartford Fire Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as “Surety”, are held and firmly bound unto the CITY OF ALBUQUERQUE (“City”) in penal sum of Forty Six Thousand Nine Hundred Twenty Five and 63/100 Dollars, (\$46,925.63), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City’s Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Inspiration Phase 2-B (“Subdivision”), City Project No. 651187; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the **sidewalk improvements** at the Subdivision (“Improvements”). All construction shall be performed in accordance with the **Sidewalk Deferral Agreement** entered into between Pulte Development of New Mexico, Inc. and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on February 4, 2019 as Document Number 2019008586, as amended by change orders or amendments to the agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work herein above specified to be performed, all on or before October 7, 2025 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

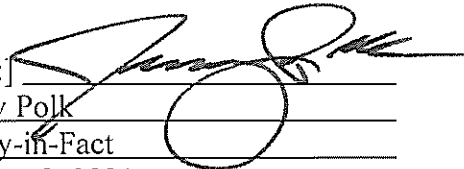
IN WITNESS WHEREOF, this bond has been executed 8th day of February, 2021.

DEVELOPER

SEE ATTACHED

By [signature:] _____
Name: D. Bryce Langen
Title: VP & Treasurer
Dated: February 8, 2021

SURETY

By [signature:]  _____
Name: Jeremy Polk
Title: Attorney-in-Fact
Dated: February 8, 2021

*NOTE: Power of Attorney for Surety must be attached.

executed this 8th day of February, 2021.

Pulte Development of New Mexico, Inc.
PRINCIPAL

Bryce
BY: D. Bryce Langer, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC

Agency Code: 59-300168

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input checked="" type="checkbox"/> | Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/> | Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/> | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois |
| <input type="checkbox"/> | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana |
| <input type="checkbox"/> | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, *up to the amount of Unlimited* :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard

Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 8th, 2021

Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

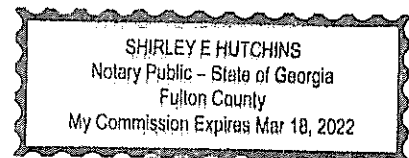
COUNTY OF FULTON)

This record was acknowledged before me on February 8, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Development of New Mexico, Inc., who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

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>									
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	PHASE 1A/ 1B BOUNDARY	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BEAVER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	COPPER MOUNTAIN TRAIL	ANGEL FIRE TRAIL	BEAR VALLEY LANE	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ANGEL FIRE TRAIL	PHASE 2A/ 1A BOUNDARY	COPPER MOUNTAIN TRAIL	/	/	/
		8" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GATEWAY LANE	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		6" DIA (5WR)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ALPINE MEADOWS LANE	COPPER MOUNTAIN TRAIL	BEAR VALLEY LANE	/	/	/
<u>PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 1A</u>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAR VALLEY LANE	PHASE 1C/ 1A BOUNDARY	20' PUBLIC SAS EAESMENT BTWN LOTS 143-236	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BEAVER MOUNTAIN TRAIL	LOT 84	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	COPPER MOUNTAIN TRAIL	LOT 85	BEAR VALLEY LANE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BETWEEN LOTS 143-236 20' SANITARY SEWER EASEMENT	BEAR VALLEY LANE	ARROYO VISTA	/	/	/
		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 Inspector	City Inspector	City Cnst Engineer
PRIVATE STORM DRAIN IMPROVMENTS-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							

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst 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	/	/	/

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Size	Type of Improvement	Location	From	To
<u>PRIVATE ROADWAY IMPROVEMENTS - ON-SITE PHASE 1A continued</u>				
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.

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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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SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
PRIVATE STORM DRAIN IMPROVMENTS-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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SIA Sequence #	COA DRC Project #

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.

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

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

PAVEMENT HAS BEEN INSTALLED ON ALL STREETS PROVIDING ACCESS TO PHASE 2A

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PHASE 2A WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1C IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED									
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	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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									

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Size	Type of Improvement	Location	From	To
<u>PRIVATE STORM DRAIN IMPROVEMENTS-PHASE 2A</u>				
10-24" DIA	RCP W/ NEG. MHS, LATERALS & INLETS	ANGEL FIRE TRAIL	ANGEL FIRE TRAIL	POND 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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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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PHASE 2B WORK ORDER WILL NOT BE ISSUED UNTIL PHASE 1B IS OPERATIONAL AND FINAL INSPECTION WITH THE COA HAS OCCURRED

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PUBLIC WATERLINE IMPROVEMENTS-PHASE 2B

Size	Type of Improvement	Location	From	To
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 #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<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							

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PRIVATE STORM DRAIN IMPROVMENTS-PHASE 2B</u>									
		NOTE: A GRADING AND DRAINAGE CERTIFICAION 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							

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<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							

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 CERTIFICAION 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
		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				
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
/	/	/
/	/	/
/	/	/
/	/	/

AGENT/OWNER

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

BOHANNAN HUSTON INC.

FIRM:

SIGNATURE

MAXIMUM TIME ALLOW TO CONSTRUCT
 IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Waffey

DRB CHAIR

Jeanne Wolfenbarger

Jeanne Wolfenbarger (Oct 9, 2020 08:15 MDT)

TRANSPORTATION DEVELOPMENT

David Gutierrez

David Gutierrez (Oct 13, 2020 10:42 MDT)

ABCWUA

Carl Garcia

Carl Garcia (Oct 7, 2020 13:27 MDT)

CODE ENFORCEMENT

Oct 13, 2020

DATE

Oct 9, 2020

DATE

Oct 13, 2020

DATE

Oct 8, 2020

DATE

Cheryl Zomerfeldt

Cheryl Zomerfeldt (Oct 13, 2020 11:02 MDT)

PARKS & RECREATION

AMAFCA

Ernest Armijo

CITY ENGINEER

Oct 13, 2020

DATE

Oct 8, 2020

DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	May 29, 2020	<i>Ernest Armijo</i> 10/20/2020	Ernest Armijo 10/19/2020	<i>Yolanda Padilla Moyer</i>
2	Oct. 14, 2020	<i>Jeanne Wolfenbarger</i> 10/20/2020	Jeanne Wolfenbarger 10/20/20	<i>Yolanda Padilla Moyer</i>