



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input checked="" 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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input 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"/> Amendment to Infrastructure List (Form P1)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)
	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V)	
<b>SITE PLANS</b>	Variance to IDO (Form V)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Preliminary Plat, Vacation of Public Easement, Sidewalk Waiver, and Sidewalk Deferral approval for Sage Ranch Subdivision.

**APPLICATION INFORMATION**

Applicant: <b>Vuelo, LLC</b>		Phone:
Address: 1200 Pennsylvania Street.		Email:
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 828-2200
Address: PO BOX 90606		Email: hiram@goodwinengineers.com
City: Albuquerque	State: NM	Zip: 87199
Proprietary Interest in Site: Owner	List all owners:	

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

Lot or Tract No.: 1-P1 thru 26-P1, Tract A	Block:	Unit:
Subdivision/Addition: Sage Ranch	MRGCD Map No.:	UPC Code: 100905515835920826
Zone Atlas Page(s): M-9	Existing Zoning: R-T	Proposed Zoning R-T
# of Existing Lots: 26	# of Proposed Lots: 33	Total Area of Site (Acres): 3.7742

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Snow Vista	Between: Sage Ranch Rd	and: 86 <sup>th</sup> Street
---------------------------------	------------------------	------------------------------

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

PR-2019-002063, PR21-005076, PS2021-00025

Signature:	Date: 4/28/21
Printed Name: Hiram Crook, EI	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**RM S1: SUBDIVISION OF LAND – MAJOR**

*ease refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- ✓ Interpreter Needed for Meeting? no if yes, indicate language: n/a
- ✓ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 P1 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 of authorization from the property owner if application is submitted by an agent
- ✓ Sign Posting Agreement

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**

- ✓ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ✓ TIS Traffic Impact Study Form
- ✓ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ✓ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- ✓ Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- ✓ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ✓ Office of Neighborhood Coordination notice inquiry response
  - ✓ Copy of notification letter and proof of first class mailing
  - ✓ Proof of emailed notice to affected Neighborhood Association representatives
  - ✓ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ✓ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- ✓ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ✓ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ✓ Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ✓ Proposed Infrastructure List


**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**  
*For temporary sidewalk deferral extension, use Form V.*

- Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- Copy of the Official DRB Notice of Decision for any prior approvals
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat or site plan reduced to 8.5" x 11"
- Copy of DRB approved infrastructure list

*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, if required, or otherwise processed until it is complete.*

Signature: 	Date: <u>4/28/21</u>
Printed Name: <u>Hiram L. Crook</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

**FORM V2: Waiver- DRB**

*Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.*

**>> INFORMATION REQUIRED FOR ALL VARIANCE/WAIVER AND VACATION APPLICATIONS**

- Interpreter Needed for Meeting? no if yes, indicate language: n/a
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent

**WAIVER - IDO**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land - Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to affected Neighborhood Association representatives

**WAIVER - DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**

- Justification letter describing, explaining, and justifying the request per the criteria in DPM - Chapter 2
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing\* *this step is not required if variance is to be heard with minor subdivision plat*
  - Sign Posting Agreement - *this step is not required if variance is to be heard with minor subdivision plat*

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**


**EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Letter describing, explaining, and justifying the deferral or extension
- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

*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, if required, or otherwise processed until it is complete.*

Signature: <u>Hiram L Crook</u>	Date: <u>4/28/21</u>
Printed Name: <u>Hiram L Crook</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

**FORM V: Vacations of Easements or Right-of-way- DRB**

**Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.**

**VACATION OF RIGHT-OF-WAY – DRB**

**VACATION OF RIGHT-OF-WAY – COUNCIL**


- \_\_\_ Interpreter Needed for Meeting? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
- \_\_\_ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- \_\_\_ If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- \_\_\_ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

**VACATION OF PRIVATE EASEMENT**

**VACATION OF PUBLIC EASEMENT**

- ✓ Interpreter Needed for Meeting? no if yes, indicate language: n/a
- ✓ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent
- ✓ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ✓ Copy of the complete document which created the easement(s) (7 copies, folded)
- ✓ Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- ✓ List number to be vacated 2
- ✓ Proof of Pre-Application meeting

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Hiram L. Crook</u></p>	<p>Date: <u>4/28/21</u></p>
<p>Printed Name: <u>Hiram L. Crook</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	





**Vuelo, LLC**  
**1200 Pennsylvania St. NE**  
**Albuquerque, NM 87121**

February 5, 2019

Ms. Kym Dicome  
City of Albuquerque  
600 2<sup>nd</sup> Street  
Albuquerque, NM 87102

**Re: Sage Ranch Subdivision**

Dear Ms. Dicome,

Please be advised that Mark Goodwin & Associates, P.A., is hereby authorized to act on behalf of Vuelo, LLC for the above referenced project.

Please contact our office if you have any questions.

Sincerely,

  
\_\_\_\_\_  
Signature

Gordon Rowe, Manager  
\_\_\_\_\_  
Printed Name

Vuelo, LLC  
\_\_\_\_\_  
Title

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Kay Brun (Applicant or Agent)      4-2-21 (Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_ (Date), \_\_\_\_\_ (Staff Member)

PROJECT NUMBER: \_\_\_\_\_

## Kay Brashear

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**From:** Kay Brashear  
**Sent:** Monday, April 5, 2021 3:33 PM  
**To:** Grush, Matthew P.  
**Cc:** Hiram Crook  
**Subject:** RE: Sage Ranch TIS Scoping Report

Matt, thank you so much for your prompt response.

*Thanks,*

## Kay Brashear

**Mark Goodwin & Associates, PA**  
Office Manager  
PO BOX 90606  
Albuquerque, NM 87199  
(505) 828-2200

---

**From:** Grush, Matthew P. <mgrush@cabq.gov>  
**Sent:** Monday, April 5, 2021 3:16 PM  
**To:** Kay Brashear <kay@goodwinengineers.com>  
**Subject:** RE: Sage Ranch TIS Scoping Report

Good afternoon Kay,

A Traffic Impact Study (TIS) is not required for the Sage Ranch development, see attached. If you have any questions please feel free to contact me.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

[cabq.gov/planning](http://cabq.gov/planning)

We are working remotely

---

**From:** Kay Brashear <[kay@goodwinengineers.com](mailto:kay@goodwinengineers.com)>  
**Sent:** Monday, April 5, 2021 9:01 AM  
**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>  
**Cc:** Hiram Crook <[hiram@goodwinengineers.com](mailto:hiram@goodwinengineers.com)>  
**Subject:** Sage Ranch TIS Scoping Report



Matt,

Attached, please find the TIS Scoping Report for Sage Ranch Subdivision. This project was originally approved at DRB in 2018, however the Preliminary Plat has expired so we are picking up the pieces and trying to reapply for DRB this week.

If you have any questions, please contact the project Engineer, Hiram Crook.

We hope this meets the City requirements for approval.

Best Regards,

*Kay Brashear*

**Mark Goodwin & Associates, PA**

Office Manager

PO BOX 90606

Albuquerque, NM 87199

*9016 Washington St. Ste. A*

*Albuquerque, NM 87113*

(505) 828-2200



Like us on Facebook! <https://www.facebook.com/dmgassociates/>



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Sage Ranch Subdivision

Building Permit #: \_\_\_\_\_ Hydrology File #: M09D025A

Zone Atlas Page: M-9 DRB#: PR-2019-002063 EPC#: \_\_\_\_\_

Work Order#: 769782

Legal Description: Lots 1-P1 thru 26-P1, Tract A Sage Ranch

Development Street Address: Sage Ranch Rd. and Snow Vista Rd.

**Applicant:** Vueloa, LLC Contact: \_\_\_\_\_

Address: 1200 Pennsylvania Street, Albuquerque, NM 87121

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: R-T

Project Type: New: (  ) Change of Use: (  ) Same Use/Unchanged: (  ) Same Use/Increased Activity: (  )

Change of Zoning: (  )

Proposed Use (mark all that apply): Residential: (  ) Office: (  ) Retail: (  ) Mixed-Use: (  )

Describe development and Uses: Develop 33 Single Family Lot Subdivision

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): N/A

Number of Residential Units: \_\_\_\_\_

Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

ITE Trip Generation Land Use Code 210 – Single Family Detached Housing

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* AM 28 trips, PM 35 trips

Driveway(s) Located on: Sage Ranch Ct.

Adjacent Roadway(s) Posted Speed: Snow Vista Blvd. Posted Speed 35

Sage Ranch Rd. Posted Speed 25

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: n/a Volume-to-Capacity Ratio (v/c): n/a  
(if applicable)

Adjacent Transit Service(s): bus stop \_\_\_\_\_ Nearest Transit Stop(s): Corner of Sage Rd. and Snow Vista

Is site within 660 feet of Premium Transit?: \_\_\_\_\_

Current/Proposed Bicycle Infrastructure: Bike Lanes (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. E.*

4/2/2021

TRAFFIC ENGINEER

DATE



## Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.



**FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Sage Ranch  
AGIS MAP # M-9  
LEGAL DESCRIPTION: Lots 1-P1 – 26-P1, Tract A

N/A

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> floor Plaza del Sol) on \_\_\_\_\_ [date].

\_\_\_\_\_  
Applicant / Agent Date

\_\_\_\_\_  
Hydrology Division Representative Date

X

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor Plaza del Sol) on 10/11/17 [date].

Hiram Crook 1/16/18  
\_\_\_\_\_  
Applicant / Agent Date

 01-17-18  
Utility Division Representative Date

DRB # \_\_\_\_\_



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 28, 2021

Ms. Jolene Wolfley  
Acting DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Sage Ranch Subdivision  
Request Approval of Preliminary Plat, Sidewalk Waiver, Vacation of Public Easement  
and Sidewalk Deferral  
PR-2019-002063**

Dear Ms. Wolfley;

On behalf of our client, I am requesting Preliminary Plat, Vacation of Public Easement, Sidewalk Waiver and Sidewalk Deferral approval for the above referenced project. This project will include a 33-lot single family residential development. The subdivision will be developed within the existing 3.76 acres. The Sage Market Place is adjacent to the proposed development. This project was previously approved in March 2018 and has expired due to timing. We are resubmitting for approval as the project has not been modified in any way from its original approval.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Hiram L. Crook  
Staff Engineer

**PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946**

## **LETTER OF ADVICE**

February 24, 2021

**BOKAY Construction  
5160 San Francisco  
ABQ, NM 87109  
Email:Rick@bokayconst.com**

**Project#:PR-2019-002063  
Application#:PS-2021-00025  
Sketch Plat**

### **LEGAL DESCRIPTION:**

all or a portion of:  
**LOT 1-P1 THRU 26-P1 & TRACT A,  
SAGE RANCH SUBDIVISION, zoned R-  
T, located on SNOW VISTA between  
SAGE ROAD SW and 86<sup>TH</sup> ST SW ,  
containing approximately 3.77 acre(s).  
(M-9)**

Per Section 14-16-6-6(J) of the Integrated Development Ordinance (IDO), this letter of Advice outlines requirements and recommendations of the project going forward. These comments are based on the drawings and documentation submitted for Sketch Plat Review and Comment at the DRB meeting of February 24, 2021. The DRB comments are attached to this letter. This letter is valid for one year from the meeting date noted above.

If you have any questions about any particular comment, contact the representative who made the comments.

Sincerely,



**Jolene Wolfley DRB Chair**



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Kristopher Cadena, P.E.  
Phone: 505.289.3301**

<b>DRB Project No:</b>  PR-2021-005076	<b>Date:</b>  02/24/2021	<b>Item No:</b>  #21
<b>Zone Atlas Page:</b>  M-9	<b>Legal Description: Lot(s) LOT 1P1 THRU 26-P1 &amp; TRACT A, SAGE RANCH SUBDIVISION</b>	
	<b>Location: STREETS -SNOW VISTA between SAGE ROAD SW and 86TH ST SW</b>	
<b>Request For:</b> PS-2021-00025 – SKETCH PLAT		

**ABCWUA Comment:**

**Please provide written description of how the following comments were addressed with the next submittal.**

1. Prior to approval, an availability statement is required. The availability statement will provide the official requirements.
2. Please provide a utility plan for review.
  - a. The provided infrastructure list is confusing to follow. The utility plan will help with the review.
  - b. A looped waterline may be required which could include the connection to the existing 8" waterline located west of Snot Vista Blvd.



- c. Where is the outfall for the sanitary sewer? This was not included on the submitted infrastructure list? The lot notation on the infrastructure list is confusing but it appears the outfall is near the proposed hammerhead.
3. Side yard easements are not allowed.
  - a. Proposed Lot 14-P1 is resulting in this which is not acceptable.
  - b. Proposed Lot 10-P1 seems to have a dashed line which may be the extension of the public waterline easement? Please confirm as this is not allowed. The dashed line is not labeled.
4. Please confirm if the referenced “existing 20’ private sanitary sewer easement” north of proposed Tract A is public or private. The public sanitary sewer runs along this alignment.
5. Proposed easement #1 for the new public sanitary sewer easement shall be 20’ minimum and shall be free of any encroachments. Will there be any drainage along this easement? The sanitary sewer shall not be in an area of saturated soils.
6. Who has the ownership and maintenance responsibilities of proposed Tract A?



# Development Review Board

## Planning Dept. - Sketch Plat Comments

*Project #:PR-2021-005076*

*Application #PS: -2021-00025*

*Meeting Date/Item Number: 22*

---

### Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
  - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
  - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
- 

Final plat will need all requires signatures, property owner, surveyor and City Surveyor

We recommend that you obtain all utility signatures prior to submitting the plat

Please update the inset so that it shows the correct zoning

The minimum lot size for single family and duplex development is 3,500 square feet with a lot width of 35 feet and the minimum lot size for townhouse development is 2,200 square feet with a minimum width of 22 feet. (see table 2-3-70

See section 5-3-E for access and connectivity requirements. You will need to meet the requirements or address why you cannot.

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-005076

AGENDA ITEM NO: 21

SUBJECT: Sketch Plat

**ENGINEERING COMMENTS:**

1. New DPM requirements show 5-foot sidewalk versus a 4-foot sidewalk requirement and a required minimum right-of-way width of 48 feet versus 47 feet for the cul-de-sac. Abide by new requirements or provide justification for proposing widths shown on the plat.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.  
Transportation Development  
505-924-3991 or [jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov)

DATE: Feb. 24, 2021

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

**Neighborhood Meeting Inquiry For:**

Development Review Board

**If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:**

**Contact Name**

Kay Brashear

**Telephone Number**

5058282200

**Email Address**

kay@goodwinengineers.com

**Company Name**

Mark Goodwin & Associates, PC

**Company Address**

PO BOX 90606

**City**

Albuquerque

**State**

NM

**ZIP**

87124

**Legal description of the subject site for this project:**

Lots 1-P! - 21-P1, Tract A Together With Sage Ranch Court Right-of-Way of Sage Ranch Subdivision

**Physical address of subject site:**

Sage Ranch Court

**Subject site cross streets:**

Sage Ranch Road and Benavidez Rd.

**Other subject site identifiers:**

**This site is located on the following zone atlas page:**

M-9

**Please attach a Zone Atlas Map that clearly indicates where the subject site is located.**

application/pdf: 135165 bytes



**Kay Brashear**

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Friday, April 2, 2021 2:15 PM  
**To:** Kay Brashear  
**Subject:** RE: Neighborhood Meeting Inquiry Sheet Submission

Hi Kay.

The requested neighborhood contact information is below.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip	Number
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org		5921 Central Avenue NW	Albuquerque	NM	87105	5
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com		5921 Central Avenue NW	Albuquerque	NM	87105	5
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net		6005 Chaparral Circle NW	Albuquerque	NM	87114	5
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	land@trna.org	5515 Palomino Drive NW	Albuquerque	NM	87120	
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com		3094 Rosendo Garcia Road SW	Albuquerque	NM	87105	
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net		2233 Don Felipe Road SW	Albuquerque	NM	87105	
Westgate Heights NA	Christopher	Sedillo	chrissedillo4abq@gmail.com		605 Shire Street SW	Albuquerque	NM	87121	6
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com		1628 Summerfield Place SW	Albuquerque	NM	87121	5

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 26, 2021

Mr. Christopher Sedillo  
Westgate Heights N.A.  
605 Shire Street SW  
Albuquerque, NM 87121

Mr. Matthew Archuleta  
Westgate Heights N.A.  
1628 Summerfield Place SW  
Albuquerque, NM 87121

**Re: Sage Ranch Subdivision – Preliminary Plat Extension  
DRB Case #PR-2019-002063**

Dear Mr. Sedillo and Mr. Archuleta,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

A copy of the Preliminary Plat and Zone Atlas Map have been enclosed for your viewing.

As per IDO Section 14-16-6-4(K)(6), it is required that our firm notify the effected Neighborhood Associations that our office will making a submittal, thus the reason for this letter.

We anticipate the DRB hearing to be held on May 26th, beginning at 9am. Meetings are currently being held virtually and that information will be available no later than May 24th on the City's website: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

If you have any questions, please feel free to contact the Project Engineer, Hiram Crook directly at (505) 828-2200, or [hiram@goodwinengineers.com](mailto:hiram@goodwinengineers.com).

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 26, 2021

Mr. Luis Hernandez Jr.  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Ave. SW  
Albuquerque, NM 87105

**Re: Sage Ranch Subdivision – Preliminary Plat Extension  
DRB Case #PR-2019-002063**

Dear Mr. Hernandez and Mr. Gallegos,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

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Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 26, 2021

Ms. Elizabeth Haley  
Westside Coalition of N.A.  
6005 Chapparal Circle NW  
Albuquerque, NM 87114

Mr. Rene Horvath  
Westside Coalition of N.A.  
5515 Palomino Drive NW  
Albuquerque, NM 87120

**Re: Sage Ranch Subdivision – Preliminary Plat Extension  
DRB Case #PR-2019-002063**

Dear Ms. Haley and Mr. Horvath,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

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Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 26, 2021

Mr. Patricio Dominguez  
South Valley Coalition of N.A.  
3094 Rosendo Garcia Rd. SW  
Albuquerque, NM 87105

Mr. Roberto Roibal  
South Valley Coalition of N.A.  
2233 Don Felipe Rd. SW  
Albuquerque, NM 87105

**Re: Sage Ranch Subdivision – Preliminary Plat Extension  
DRB Case #PR-2019-002063**

Dear Mr. Dominguez and Mr. Roibal,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

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Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager



## Kay Brashear

---

**From:** Kay Brashear  
**Sent:** Wednesday, April 28, 2021 11:06 AM  
**To:** 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'; 'ekhaley@comcast.net'; 'Rene' Horvath'; 'dpatriciod@gmail.com'; 'rroibal@comcast.net'; 'mattearchuleta1@hotmail.com'; 'chrissedillo4abq@gmail.com'  
**Cc:** Hiram Crook  
**Subject:** Sage Ranch Neighborhood Association Notification  
**Attachments:** Preliminary Plat.pdf; Zone Atlas Map.pdf

Dear Neighborhood Association Representatives,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

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A hard copy of this notification is being mailed to you certified today.

If you have any questions, please feel free to contact the Project Engineer, Hiram Crook directly at (505) 828-2200, or [hiram@goodwinengineers.com](mailto:hiram@goodwinengineers.com).

Best Regards,

*Kay Brashear*

**Mark Goodwin & Associates, PA**

Office Manager

PO BOX 90606

Albuquerque, NM 87199

9016 Washington St. Ste. A

Albuquerque, NM 87113

(505) 828-2200

 Like us on Facebook! <https://www.facebook.com/dmgassociates/>

## Kay Brashear

---

**From:** Mail Delivery System <MAILER-DAEMON@dispatch1-us1.ppe-hosted.com>  
**To:** ekhaley@comcast.net; rroibal@comcast.net; aboard111@gmail.com;  
chrissedillo4abq@gmail.com; dpatriciod@gmail.com; jgallegoswccdg@gmail.com;  
luis@wccdg.org  
**Sent:** Wednesday, April 28, 2021 11:07 AM  
**Subject:** Relayed: Sage Ranch Neighborhood Association Notification

This is the mail system at host dispatch1-us1.ppe-hosted.com.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

### The mail system

<ekhaley@comcast.net>: delivery via mx1.comcast.net[96.114.157.80]:25: 250 2.0.0 bnduljtvo7kW1bndulqgZr mail accepted for delivery

<rroibal@comcast.net>: delivery via mx1.comcast.net[96.114.157.80]:25: 250 2.0.0 bnduljtvo7kW1bndulqgZr mail accepted for delivery

<aboard111@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[172.217.212.26]:25: 250 2.0.0 OK 1619629592  
s19si286736ilt.149 - gsmtip

<chrissedillo4abq@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[172.217.212.26]:25: 250 2.0.0 OK 1619629592  
s19si286736ilt.149 - gsmtip

<dpatriciod@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[172.217.212.26]:25: 250 2.0.0 OK 1619629592  
s19si286736ilt.149 - gsmtip

<jgallegoswccdg@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[172.217.212.26]:25: 250 2.0.0 OK 1619629592  
s19si286736ilt.149 - gsmtip

<luis@wccdg.org>: delivery via mx.ipower.com[65.254.254.58]:25: 250 2.0.0



### Message Headers

bndulE19lJr1UbndwlkmMv mail accepted for delivery

## Kay Brashear

---

**From:** postmaster@outlook.com  
**To:** mattearchuleta1@hotmail.com  
**Sent:** Wednesday, April 28, 2021 11:07 AM  
**Subject:** Delivered: Sage Ranch Neighborhood Association Notification

**Your message has been delivered to the following recipients:**

[mattearchuleta1@hotmail.com](mailto:mattearchuleta1@hotmail.com) ([mattearchuleta1@hotmail.com](mailto:mattearchuleta1@hotmail.com))

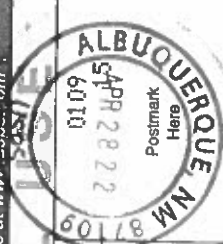
Subject: Sage Ranch Neighborhood Association Notification



**Sage Ranch  
Neighborhood ...**

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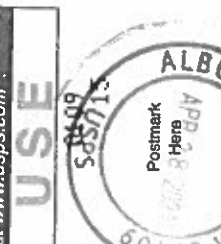
**ALBUQUERQUE, NM 87105**  
Certified Mail Fee \$3.60  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.55  
Total Postage and Fees \$7.00

Sent To  
**MR. MATTHEW ARCHULETA**  
Street and Apt. No., or PO Box No.  
**W.H. N.A. - 1128 SUMMERFIELD PL. SW**  
City, State, ZIP+4®  
**ALBUQUERQUE, NM 87121**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 3959 4211

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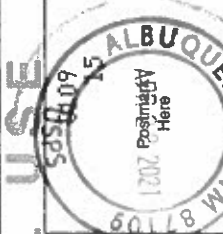
**ALBUQUERQUE, NM 87105**  
Certified Mail Fee \$3.60  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.55  
Total Postage and Fees \$7.00

Sent To  
**MR. ROBERT ROIBAL**  
Street and Apt. No., or PO Box No.  
**Q.N. C.N.A. - 1236 DON FELIPE RD. SW**  
City, State, ZIP+4®  
**ALBUQUERQUE, NM 87105**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 2290 0001 9900 4370

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 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.55  
Total Postage and Fees \$7.00

Sent To  
**MR. RENE HORVATH**  
Street and Apt. No., or PO Box No.  
**W.C.N.A. - 5515 PALMINO DRIVE. NN**  
City, State, ZIP+4®  
**ALBUQUERQUE, NM 87120**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0001 3959 4211

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**ALBUQUERQUE, NM 87105**  
Certified Mail Fee \$3.60  
Extra Services & Fees (check box, add fee to postage)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.55  
Total Postage and Fees \$7.00

Sent To  
**MR. JULIS HERNANDEZ, JR.**  
Street and Apt. No., or PO Box No.  
**SWAN - 5921 CENTRAL AVE. NW**  
City, State, ZIP+4®  
**ALBUQUERQUE, N.M. 87105**  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 2290 0001 9900 4370

U.S. Postal Service

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Albuquerque, NM 87114 SPECIAL USE

Certified Mail Fee \$3.60

- Extra Services & Fees (check box, add fee to total postage)
  - Return Receipt (hardcopy) \$0.00
  - Return Receipt (electronic) \$0.00
  - Certified Mail Restricted Delivery \$0.00
  - Adult Signature Required \$0.00
  - Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
 MRS. ELIZABETH HALEY  
 Street and Apt. No., or PO Box No.  
 WILMA - 6005 CHAPARRAL CIRCLE, NW  
 ALBUQUERQUE, NM 87114  
 City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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Albuquerque, NM 87121 SPECIAL USE

Certified Mail Fee \$3.60

- Extra Services & Fees (check box, add fee to total postage)
  - Return Receipt (hardcopy) \$0.00
  - Return Receipt (electronic) \$0.00
  - Certified Mail Restricted Delivery \$0.00
  - Adult Signature Required \$0.00
  - Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
 CHRISTOPHER SEDILLO  
 Street and Apt. No., or PO Box No.  
 WILMA - 6005 SHIRE STREET SW  
 ALBUQUERQUE, NM 87121  
 City, State, ZIP+4®



2019 9252 0822 0001 7000 6562 2547

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

Albuquerque, NM 87105 SPECIAL USE

Certified Mail Fee \$3.60

- Extra Services & Fees (check box, add fee to total postage)
  - Return Receipt (hardcopy) \$0.00
  - Return Receipt (electronic) \$0.00
  - Certified Mail Restricted Delivery \$0.00
  - Adult Signature Required \$0.00
  - Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
 MR. JERRY GALLEGOS  
 Street and Apt. No., or PO Box No.  
 SWAN COALITION - 5921 CENTRAL AVE. NW  
 ALBUQUERQUE, NM 87105  
 City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™

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Albuquerque, NM 87105 SPECIAL USE

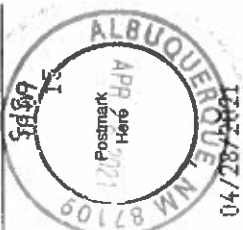
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  - Adult Signature Required \$0.00
  - Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
 MR. PATRICIO DOMINGUEZ  
 Street and Apt. No., or PO Box No.  
 SVCNA - 5014 ROSENDO GARCIA RD. SW  
 ALBUQUERQUE, NM 87105  
 City, State, ZIP+4®



2019 9252 0822 0001 7000 6562 2547





**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary Plat, Vacation of Public Easement, waiver- IDO

Decision-making Body: DEB

Pre-Application meeting required:  Yes  No

Neighborhood meeting required:  Yes  No

Mailed Notice required:  Yes  No

Electronic Mail required:  Yes  No

Is this a Site Plan Application:  Yes  No *Note: if yes, see second page*

**PART II - DETAILS OF REQUEST**

Address of property listed in application: Snow Vista and Sage Road

Name of property owner: Vuela, LLC

Name of applicant: Mark Gerdlwin & Associates, PA

Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:

PO Box 90606 Albuquerque, nm 87199 (505) 828-2200

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

Zone Atlas page indicating subject property.

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

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.

Ray R (Applicant signature) 5.3.21 (Date)

*Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: 4/26/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: Yes

Mailing Address\*: See attached Letter

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* Snow Vista Blvd. Between Sage Road and 98th Street  
Location Description Lot 1-P1 thru 26-P1, Tract A
2. Property Owner\* Vuelo, LLC
3. Agent/Applicant\* [if applicable] Mark Goodwin & Associates, PA
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Major (Minor or Major)
  - Vacation Public Easement (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

33 Single Family Home Subdivison

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: May 26th, 2021

Location\*<sup>2</sup>: Online Virtual Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Mark Goodwin & Associates, PA, 505.828.2200

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> M-9
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

Sidewalks will not be built in front of Lot 18-P1 or Tract A

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- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Pre-Submittal Meeting was never requested by any of the Neighborhood Associations.

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- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 3.7742
  2. IDO Zone District R-T
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

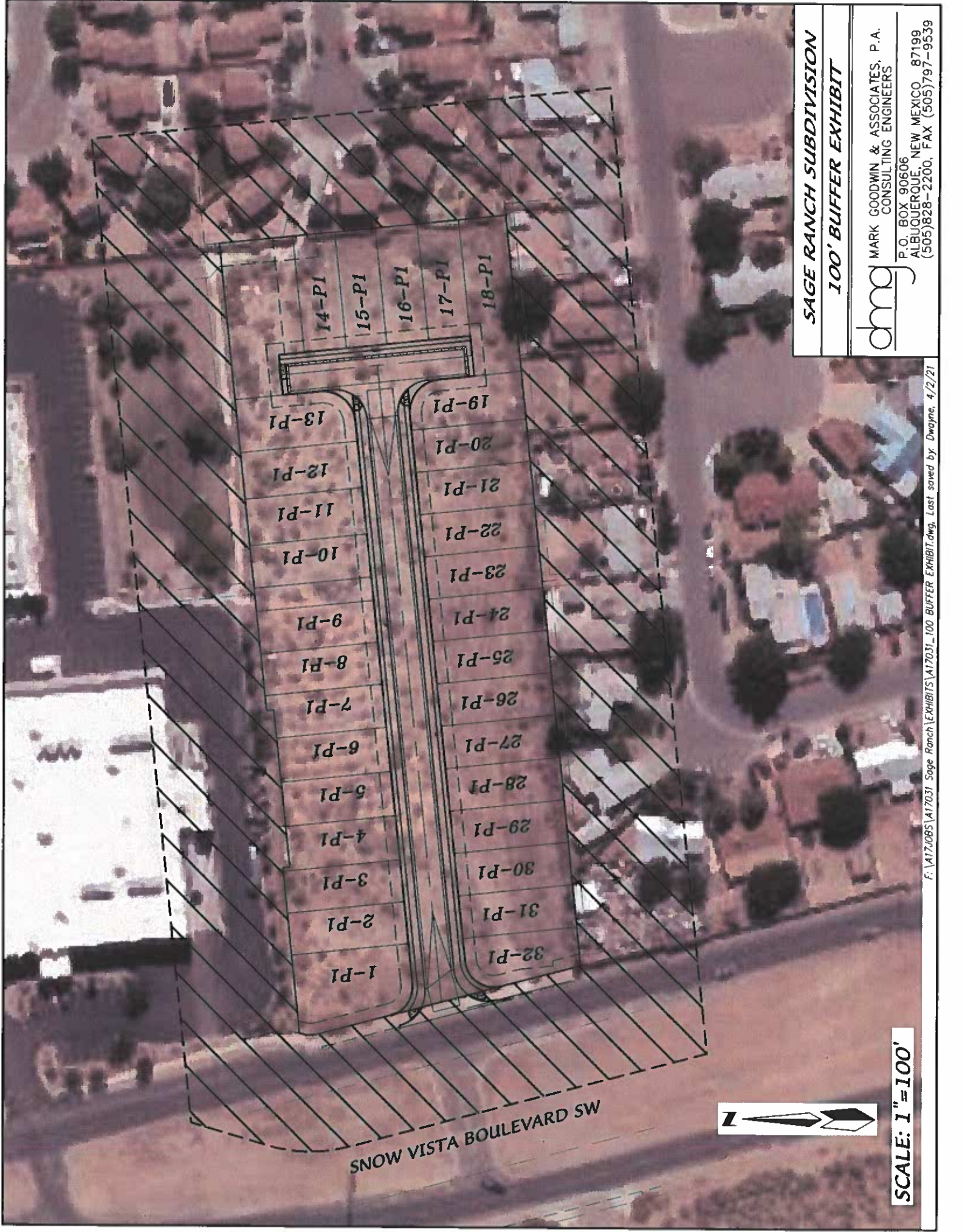
**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>



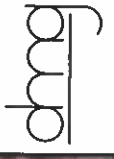


SNOW VISTA BOULEVARD SW



SCALE: 1"=100'

**SAGE RANCH SUBDIVISION**  
**100' BUFFER EXHIBIT**



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539



Sage Ranch Subdivision  
 100' Buffer Addresses

UPC Code	Property Address	Mailing Address	City	State	Zip
100905524237922122	9426 Shone Ave SW	9426 Shone Ave SW	Albuquerque	NM	87121
100905524637422121	9422 Shone Ave SW	9422 Shone Ave SW	Albuquerque	NM	87121
100905524336322109	9427 Jenny Ct. SW	9427 Jenny Ct. SW	Albuquerque	NM	87121
100905524335622108	9431 Jenny Ct. SW	9431 Jenny Ct. SW	Albuquerque	NM	87121
100905524535022107	9426 Jenny Ct. SW	9426 Jenny Ct. SW	Albuquerque	NM	87121
100905522835520821	9417 Reba Ave. SW	9417 Reba Ave. SW	Albuquerque	NM	87121
10090552235520820	9501 Reba Ave. SW	9501 Reba Ave. SW	Albuquerque	NM	87121
100905521435420819	9505 Reba Ave. SW	9505 Reba Ave. SW	Albuquerque	NM	87121
100905520835320818	9509 Reba Ave. SW	9509 Reba Ave. SW	Albuquerque	NM	87121
100905520235320817	9513 Reba Ave. SW	9513 Reba Ave. SW	Albuquerque	NM	87121
100905519535320816	9601 Reba Ave. SW	9601 Reba Ave. SW	Albuquerque	NM	87121
100905518935220815	9605 Reba Ave. SW	9605 Reba Ave. SW	Albuquerque	NM	87121
100905518235120814	9509 Reba Ave. SW	9509 Reba Ave. SW	Albuquerque	NM	87121
100905517335120813	9613 Reba Ave. SW	9613 Reba Ave. SW	Albuquerque	NM	87121
100905516734820812	1201 Pear St. SW	1201 Pear St. SW	Albuquerque	NM	87121



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 6, 2021

Property Owner  
Property Address  
Albuquerque, NM 87121

**Re: Sage Ranch Subdivision**

Dear Property Owner,

Our firm represents Vuelo, LLC, who owns the property located on Snowvista Blvd. between Sage Rd. and Benavidez Rd. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Vacation of Public ROW, Sidewalk Waiver and Sidewalk Deferral from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77 acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

As per the City of Albuquerque's Integrated Development Ordinance Section 14-16-6-4(K)(6), our firm is required to inform homeowners within 100' of the property that we are making such application, thus the reason for this letter.

A copy of the Zone Atlas Map has been enclosed for further information.

We anticipate the DRB hearing to be held on May 5th, beginning at 9am. Meeting are currently being held virtually and that information will be available no later than May 3<sup>rd</sup> on the City's website: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

For further information, please contact Hiram Crook of our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager

Sage Ranch Subdivision  
 100' Buffer Addresses

UPC Code	Property Address	Mailing Address	City	State	Zip
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100905524335622108	9431 Jenny Ct. SW	9431 Jenny Ct. SW	Albuquerque	NM	87121
100905524535022107	9426 Jenny Ct. SW	9426 Jenny Ct. SW	Albuquerque	NM	87121
100905522835520821	9417 Reba Ave. SW	9417 Reba Ave. SW	Edgewood	NM	87121
100905522235520820	9501 Reba Ave. SW	9501 Reba Ave. SW	Albuquerque	NM	87121
100905521435420819	9505 Reba Ave. SW	9505 Reba Ave. SW	Albuquerque	NM	87121
100905520835320818	9509 Reba Ave. SW	9509 Reba Ave. SW	Albuquerque	NM	87121
100905520235320817	9513 Reba Ave. SW	9513 Reba Ave. SW	Albuquerque	NM	87121
100905519535320816	9601 Reba Ave. SW	9601 Reba Ave. SW	Albuquerque	NM	87121
100905518935220815	9605 Reba Ave. SW	9605 Reba Ave. SW	Albuquerque	NM	87121
100905518235120814	9509 Reba Ave. SW	9509 Reba Ave. SW	Los Ranchos	NM	87121
100905517335120813	9613 Reba Ave. SW	9613 Reba Ave. SW	Albuquerque	NM	87121
100905516734820812	1201 Pear St. SW	1201 Pear St. SW	Albuquerque	NM	87121





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

April 26, 2021

Property Owner  
Property Address  
Albuquerque, NM 87121

**Re: Sage Ranch Subdivision**

Dear Property Owner,

Our firm represents Vuelo, LLC, who owns the property located on Snow Vista Blvd. between Sage Rd. and 86<sup>th</sup> Street. On behalf of our client, we are seeking approval for Preliminary Plat, Vacation of Public Easement, Sidewalk Deferral, and Sidewalk Waiver from the Development Review Board at the City of Albuquerque. The purpose of the Preliminary Plat submittal is to subdivide this 3.77-acre parcel into 33 single family home dwelling units. This project was originally approved in 2018, however the Preliminary Plat has since expired so we must make a new submittal for re-approval.

As per the City of Albuquerque's Integrated Development Ordinance Section 14-16-6-4(K)(6), our firm is required to inform homeowners within 100' of the property that we are making such application, thus the reason for this letter.

A copy of the Zone Atlas Map has been enclosed for further information.

We anticipate the DRB hearing to be held on May 26th, beginning at 9am. Meetings are currently being held virtually and that information will be available no later than May 24th on the City's website: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

For further information, please contact Hiram Crook of our office at 828-2200.

Sincerely,  
MARK GOODWIN & ASSOCIATES, PA

*Kay Brashear*

Kay Brashear  
Office Manager



Goodwin & Associates, PA  
Consulting Engineers  
1700A, ALBUQUERQUE, NM 87119

Property Owner  
9505 Reba Ave. SW  
Albuquerque, NM 87121



D. Mark Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 9000, ALBUQUERQUE, NM 87119

Property Owner  
9417 Reba Ave. SW  
Albuquerque, NM 87121

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Consulting Engineers  
1700A, ALBUQUERQUE, NM 87119

Property Owner  
9501 Reba Ave SW  
Albuquerque, NM 87121

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Consulting Engineers  
1700A, ALBUQUERQUE, NM 87119

Property Owner  
9431 Jenny Ct. SW  
Albuquerque, NM 87121

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1700A, ALBUQUERQUE, NM 87119

Property Owner  
9427 Jenny Ct. SW  
Albuquerque, NM 87121

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Consulting Engineers  
PO BOX 9000, ALBUQUERQUE, NM 87119

Property Owner  
9422 Shone Ave SW  
Albuquerque, NM 87121

Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 9000, ALBUQUERQUE, NM 87119

Property Owner  
9426 Shone Ave SW  
Albuquerque, NM 87121

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Consulting Engineers  
1700A, ALBUQUERQUE, NM 87119

Property Owner  
9509 Reba Ave. SW  
Albuquerque, NM 87121



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Albuquerque, NM 87121

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PO BOX 9000, ALBUQUERQUE, NM 87119

Property Owner  
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Albuquerque, NM 87121

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Albuquerque, NM 87121

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PO BOX 9000, ALBUQUERQUE, NM 87119

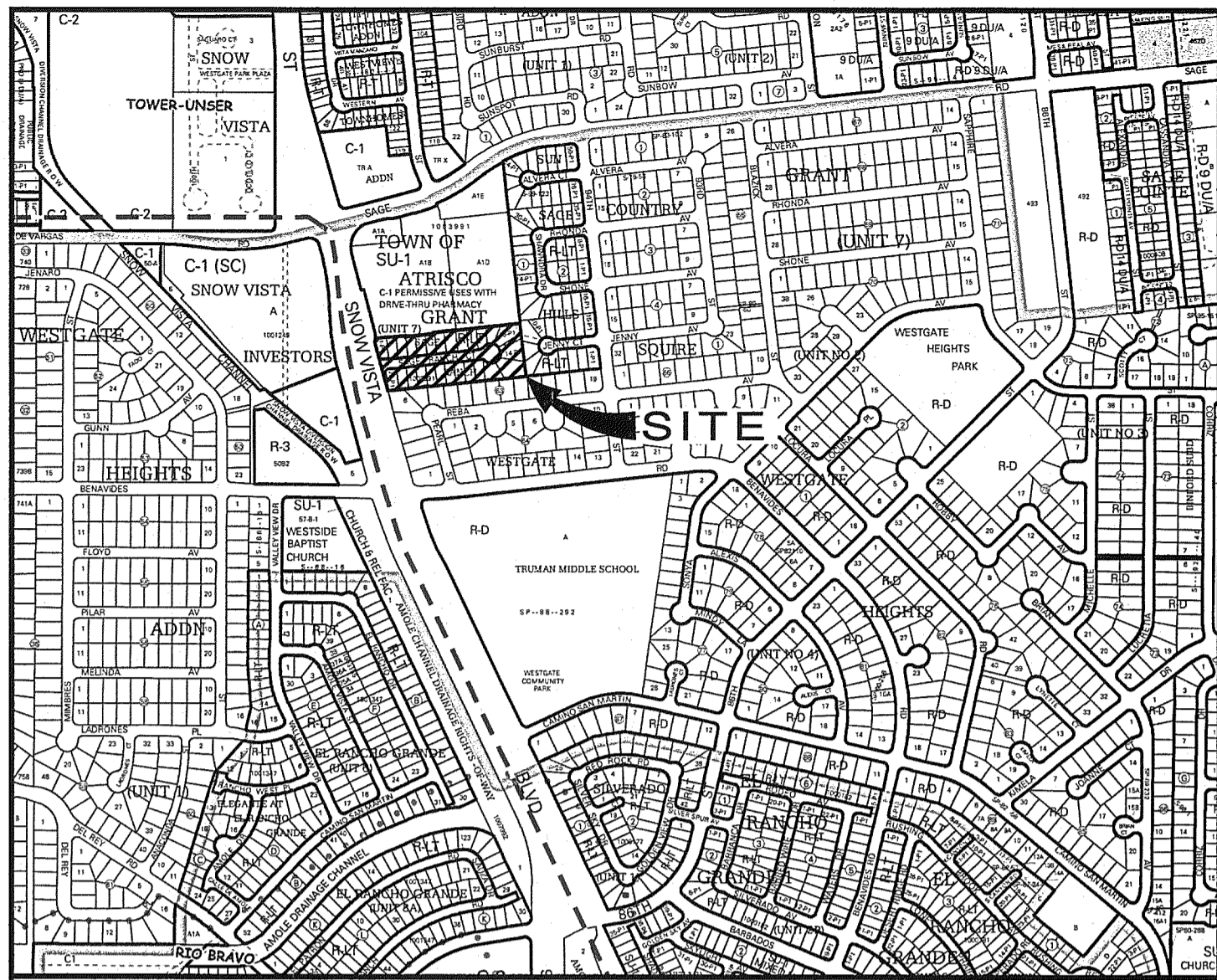
Property Owner  
9613 Reba Ave. SW  
Albuquerque, NM 87121

D. Mark Goodwin & Associates, PA  
Consulting Engineers  
PO BOX 9000, ALBUQUERQUE, NM 87119

Property Owner  
1201 Pear St. SW  
Albuquerque, NM 87121







LOCATION MAP SCALE: NTS M-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE ..... 3.7442 AC  
 ZONE ATLAS NO. .... M-9-Z  
 NO. OF EXISTING TRACTS/LOTS ..... 1 TRACT/26 LOTS  
 NO. OF TRACTS/LOTS CREATED ..... 2 TRACTS/32 LOTS  
 DATE OF SURVEY ..... OCTOBER, 2017  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.16 MILES  
 AREA OF PUBLIC RIGHT-OF-WAY DEDICATED ..... 0.7154 AC

**FREE CONSENT AND DEDICATION**

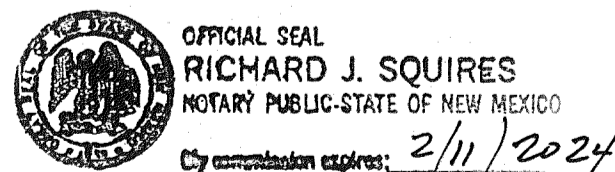
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER'S ACKNOWLEDGMENT:**

OWNED BY Vuelo, LLC  
*Janie Rowe, Manager* 4/28/2021  
 Mrs. Janie Rowe, Manager DATE

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO)  
 ON THIS 28 DAY OF APRIL 2024, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

*Richard J. Squires* 2/11/2024  
 NOTARY PUBLIC, MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 2 TRACTS AND 32 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

**NOTES**

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:  
 PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)  
 PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)  
 PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)  
 PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7 (10-24-05, 2005C-352)  
 PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)  
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 "PLS # 7719"
8. MANHOLES WILL BE OFFSET AT ALL POI NTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, ANND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2021

PROJECT NUMBER: 1003991

APPLICATION NUMBER:

PLAT APPROVAL

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO Date

NEW MEXICO GAS COMPANY Date

QWEST CORPORATION D/B/A CENTURYLINK QC Date

COMCAST D/B/A XFINITY Date

CITY APPROVALS:

CITY SURVEYOR Date

REAL PROPERTY DIVISION Date

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date

PARKS AND RECREATION DEPARTMENT Date

AMAFCA Date

CITY ENGINEER Date

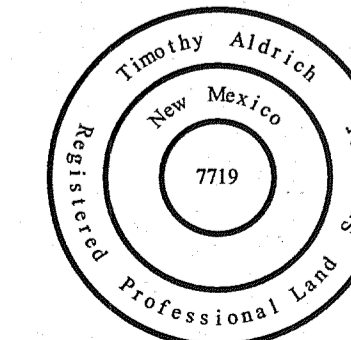
DRB CHAIRPERSON, PLANNING DEPARTMENT Date

CODE ENFORCEMENT Date

**SURVEYOR'S CERTIFICATION**

"I, TIMOTHY ALDRICH, A DULY QUALIFIED 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

*Timothy Aldrich* 04/28/2021  
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

A17031 PRELIM PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 4/28/2021	Job: A17031	

PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2021

PARCEL A-1-D  
 TOWN OF ATRISCO GRANT, UNIT  
 7 (10-24-05, 2005C-352)

ACS MONUMENT  
 AND BENCHMARK  
 "9-M9"  
 N=1475861.718  
 E=1493497.517  
 G-G=0.999682417  
 Δα=-00°16'55.12"  
 ELEVATION=5148.039  
 CENTRAL ZONE  
 (NAD83/NAVD88)

PRIVATE DRAINAGE POND EASEMENT FOR THE  
 JOINT BENEFIT AND USE OF PARCELS A-1-A,  
 A-1-B, A-1-D, AND A-1-E SAID EASEMENT  
 TO BE MAINTAINED BY THE OWNER OF EACH  
 TRACT FOR THE BENEFIT OF ALL TRACTS  
 (10-24-05, 2005C-352)

EXISTING 20' PRIVATE  
 SANITARY SEWER EASEMENT  
 (10-24-05, 2005C-352)

EXISTING 20' PUBLIC  
 WATERLINE EASEMENT  
 (10-24-05, 2005C-352)  
 EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 (10-24-05, 2005C-352)

EXISTING 20' PUBLIC WATERLINE EASEMENT  
 (10-24-05, 2005C-352)  
 PARCEL A-1-B  
 TOWN OF ATRISCO GRANT, UNIT 7  
 (10-24-05, 2005C-352)

EXISTING 20' PUBLIC  
 WATERLINE EASEMENT  
 (10-24-05, 2005C-352)

EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 (10-24-05, 2005C-352)

9-P1  
 EXISTING 20' PUBLIC SANITARY SEWER  
 EASEMENT AND A PRIVATE DRAINAGE  
 EASEMENT AND PEDESTRIAN EASEMENT  
 (10-24-05, 2005C-352)

25' EXISTING PUBLIC SANITARY  
 SEWER EASEMENT  
 AND DRAINAGE EASEMENT  
 (6/25/99, 99C-162)

(A) EXISTING 20' SANITARY SEWER  
 AND DRAINAGE EASEMENT AND  
 PEDESTRIAN EASEMENT  
 (10-31-06, 2006C-337)  
 V=18DRB-70030

EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 (10-24-05, 2005C-352)  
 V=18DRB-70030

SAGE RANCH COURT SW  
 EXISTING 47'  
 RIGHT-OF-WAY  
 (29,136.77 sf.)  
 V=18DRB-70032

EXISTING 10' PUBLIC UTILITY EASEMENT  
 (10-31-2006, 2006C-337)  
 V=18DRB-70030

EXISTING 10' PUBLIC UTILITY EASEMENT  
 (10-31-2006, 2006C-337)  
 V=18DRB-70030

EXISTING 10' PUBLIC  
 UTILITY EASEMENT  
 (10-24-2005,  
 2005C-352)  
 V=18DRB-70030

EXISTING 100'  
 UTILITY EASEMENT  
 (02-05-64, D3-90)

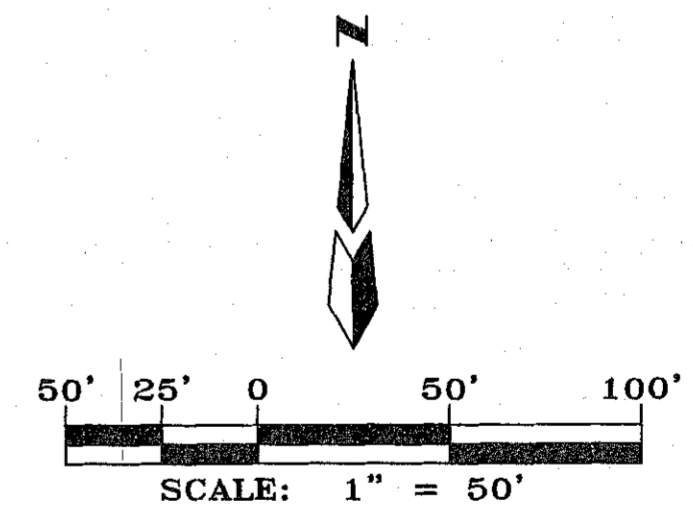
7' EXISTING PUBLIC UTILITY EASEMENT  
 (06-16-72, D5-26)

WESTGATE HEIGHTS ADDITION  
 UNIT NO. 2 BLOCK 63  
 (06-16-72, D5-26)

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

ACS MONUMENT  
 AND BENCHMARK  
 "11-M9"  
 N=1474735.261  
 E=1493878.618  
 G-G=0.999682709  
 Δα=-00°16'52.37"  
 ELEVATION=5139.276  
 CENTRAL ZONE  
 (NAD83/NAVD88)

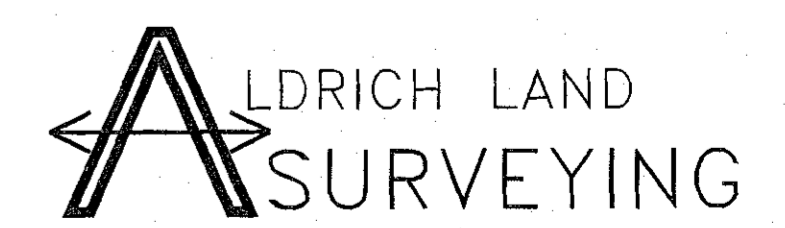
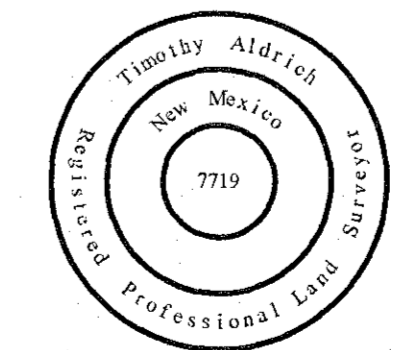


**LEGEND**

LIMITS OF EXISTING  
 EASEMENT VACATED  
 BY THIS PLAT.  
 V=18DRB-70030

PROPERTY LINE  
 ELIMINATED  
 BY THIS PLAT.

LIMITS OF EXISTING  
 RIGHT-OF-WAY  
 VACATED BY THIS  
 PLAT.  
 V=18DRB-70032



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



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

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.  
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.  
Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

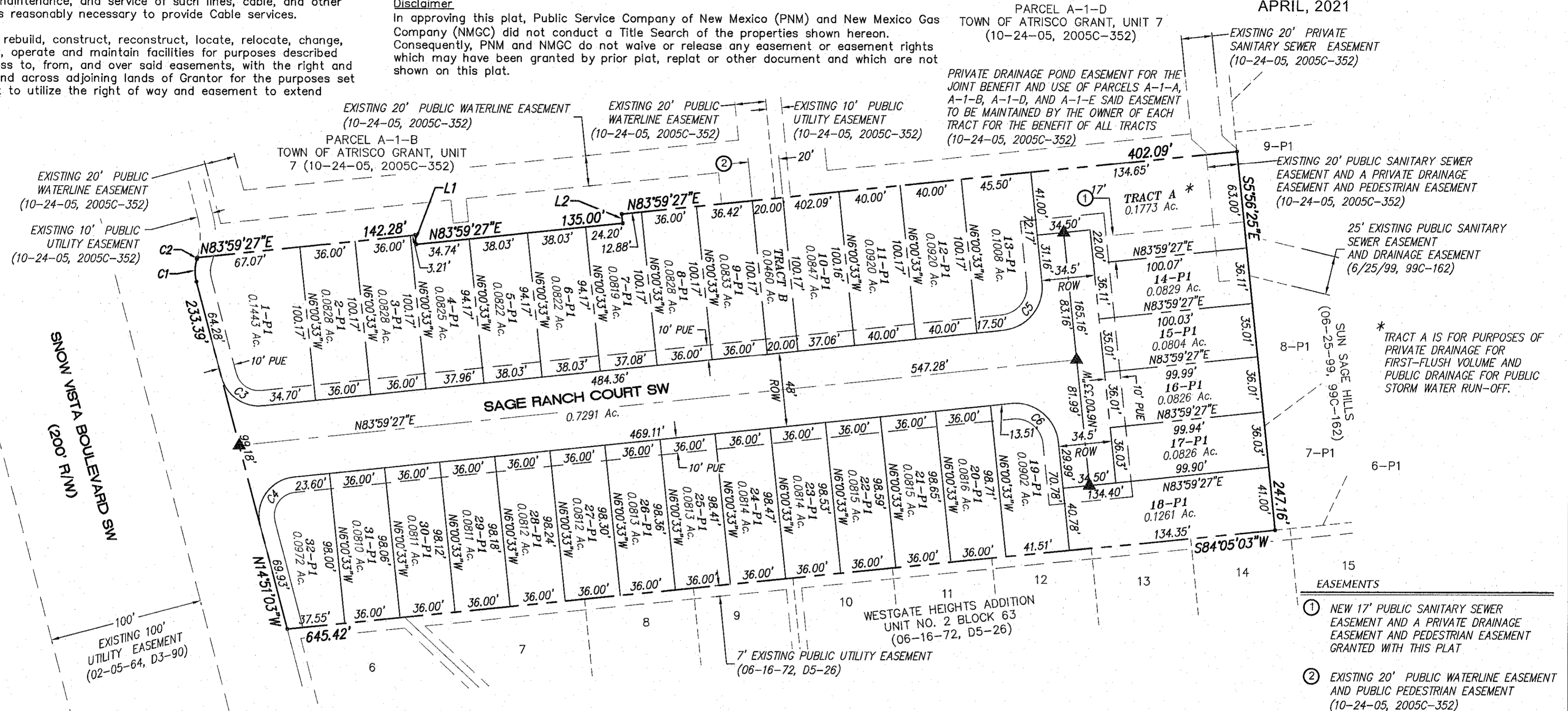
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2021



\* TRACT A IS FOR PURPOSES OF PRIVATE DRAINAGE FOR FIRST-FLUSH VOLUME AND PUBLIC DRAINAGE FOR PUBLIC STORM WATER RUN-OFF.

- EASEMENTS**
- ① NEW 17' PUBLIC SANITARY SEWER EASEMENT AND A PRIVATE DRAINAGE EASEMENT AND PEDESTRIAN EASEMENT GRANTED WITH THIS PLAT
  - ② EXISTING 20' PUBLIC WATERLINE EASEMENT AND PUBLIC PEDESTRIAN EASEMENT (10-24-05, 2005C-352)

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

**LEGEND**

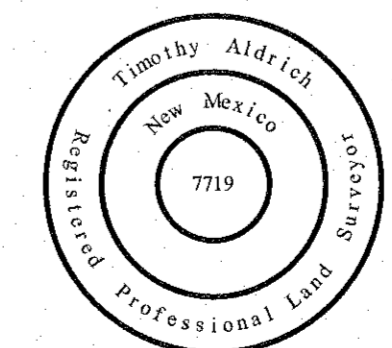
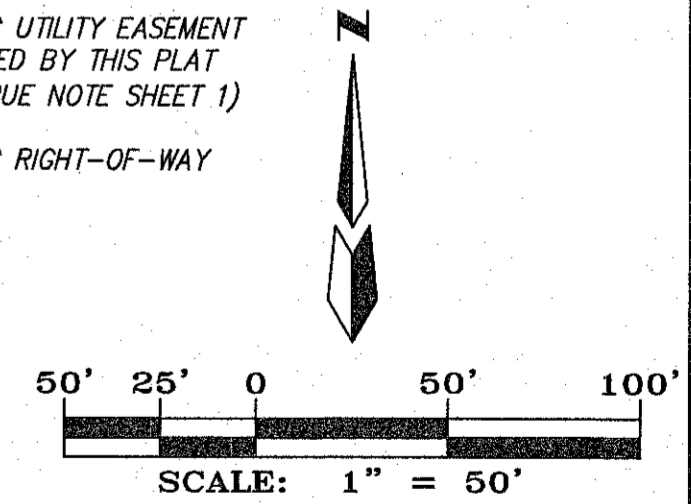
- 21-P1 LOT NUMBER
- LOT 10 EXISTING LOT NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
- ROW = PUBLIC RIGHT-OF-WAY

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'30"	S55°25'48"E	32.52'
C4	25.00'	43.13'	98°50'30"	S34°34'12"W	37.98'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



**HYDROLOGY NOTES**

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY SNOW VISTA BLVD TO THE WEST AND SOUTH OF THE SAGE MARKET COMMERCIAL DEVELOPMENT. A DEVELOPED LOT TO THE EAST AND A CONCRETE DRAINAGE CHANNEL TO THE SOUTH. A 33-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IS BEING PROPOSED TO BE CONSTRUCTED ON THE 3.76 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE ROAD; ON THE WEST SIDE OF THE PROPERTY, THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-Z.

THIS SITE IS PART OF THE OVERALL MASTER DRAINAGE PLAN FOR SAGE MARKET PLACE (BY TIERRA WEST STAMPED 9/2005). A PREVIOUS DRAINAGE REPORT WAS WRITTEN FOR THE SAGE RANCH SUBDIVISION (BY TIERRA WEST STAMPED 9/2006). THE SITE IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS SET FORTH WITHIN THE PREVIOUSLY STATED DOCUMENTS.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

**EXISTING CONDITIONS:**

THE 3.76 ACRE SITE IS CURRENTLY UNDEVELOPED AND THE FLOW PATTERN FOR THIS AREA IS IN A GENERAL WEST TO EAST DIRECTION. THE EXISTING CHANNEL ALONG THE EASTERN PROPERTY BOUNDARY WAS DESIGNED TO INTERCEPT RUNOFF FROM THE LOTS AND FROM THE CONTROLLED RELEASE POND WITHIN THE COMMERCIAL PROPERTY TO THE NORTH AT A RATE OF 17.49 cfs. THE RUNOFF GENERATED FOR THE 26-LOT RESIDENTIAL PROPERTY IN THE REPORT IS 8.92 cfs. THIS EXISTING CHANNEL CONVEYS ALL RUNOFF THROUGH A 20' DRAINAGE EASEMENT TO THE EXISTING SUN SAGE HILLS SUBDIVISION.

**PROPOSED DEVELOPED CONDITIONS:**

THE 100 YR PEAK DISCHARGE GENERATED BY THE SITE IS 15.24 CFS. THE SITE DOES NOT ACCEPT ANY OFFSITE FLOWS.

ALL DEVELOPED FLOWS FROM THE 32-LOT RESIDENTIAL SITE WILL DRAIN INTO SAGE RANCH COURT SW. ALL STREET FLOWS WILL BE COLLECTED BY A 8" CONCRETE RUNDOWN TO A FIRST FLUSH POND LOCATED IN TRACT A. THE POND WILL RESTRICT THE PEAK DISCHARGE TO 8.79 CFS BY 2-4" PVC PIPES TO AN EXISTING CONCRETE CHANNEL ON THE EASTERN PROPERTY LINE OF THE SITE. THE 4" PIPES WILL DISCHARGE 5.32 CFS AT ELEVATION 25.14 AND THE OTHER PIPE WILL DISCHARGE AT 2.80 CFS AT ELEVATION 25.43. WITHIN THE EXISTING CHANNEL THE COMBINED FLOWS FROM THE COMMERCIAL POND AND THE RESIDENTIAL SITE WILL DRAIN TO JENNY COURT. FROM JENNY COURT THE RUNOFF DISCHARGES TO SAPHIRE STREET AT CORRIZ DRIVE. ALL RUNOFF IS THEN INTERCEPTED BY A SERIES OF SEVEN TYPE "C" INLETS AND A 40' WIDE TRANSVERSE DROP INLET.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO  $P_2=2.60"$  FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

ACCORDING TO THE SAGE MARKET PLACE DRAINAGE REPORT ALL FLOWS FROM BOTH THE COMMERCIAL AND RESIDENTIAL SITE ARE RESTRICTED TO 17.49 CFS. THE DISCHARGE FROM THE POND ON THE COMMERCIAL SITE IS RESTRICTED TO AN ORIFICE PLATE THAT WAS PREVIOUSLY CONSTRUCTED WITH THE POND. THE DISCHARGE FROM THE RESIDENTIAL PROPERTY WILL BE RESTRICTED TO RELEASE AT 8.12 CFS TO JENNY COURT VIA THE EXISTING 12" CONCRETE CHANNEL. THE TOTAL DISCHARGE OF ALL COMBINED FLOWS FOR THE RESIDENTIAL AND COMMERCIAL SITES WILL STILL REMAIN LESS THAN THE ALLOWABLE 17.49 CFS.

**BASIN DATA**

BASIN ID	% D	% C	AREA	Q(100)	VOLUME
100	77.0	23.0	3.76 AC.	15.24 cfs	.6407 AC-FT

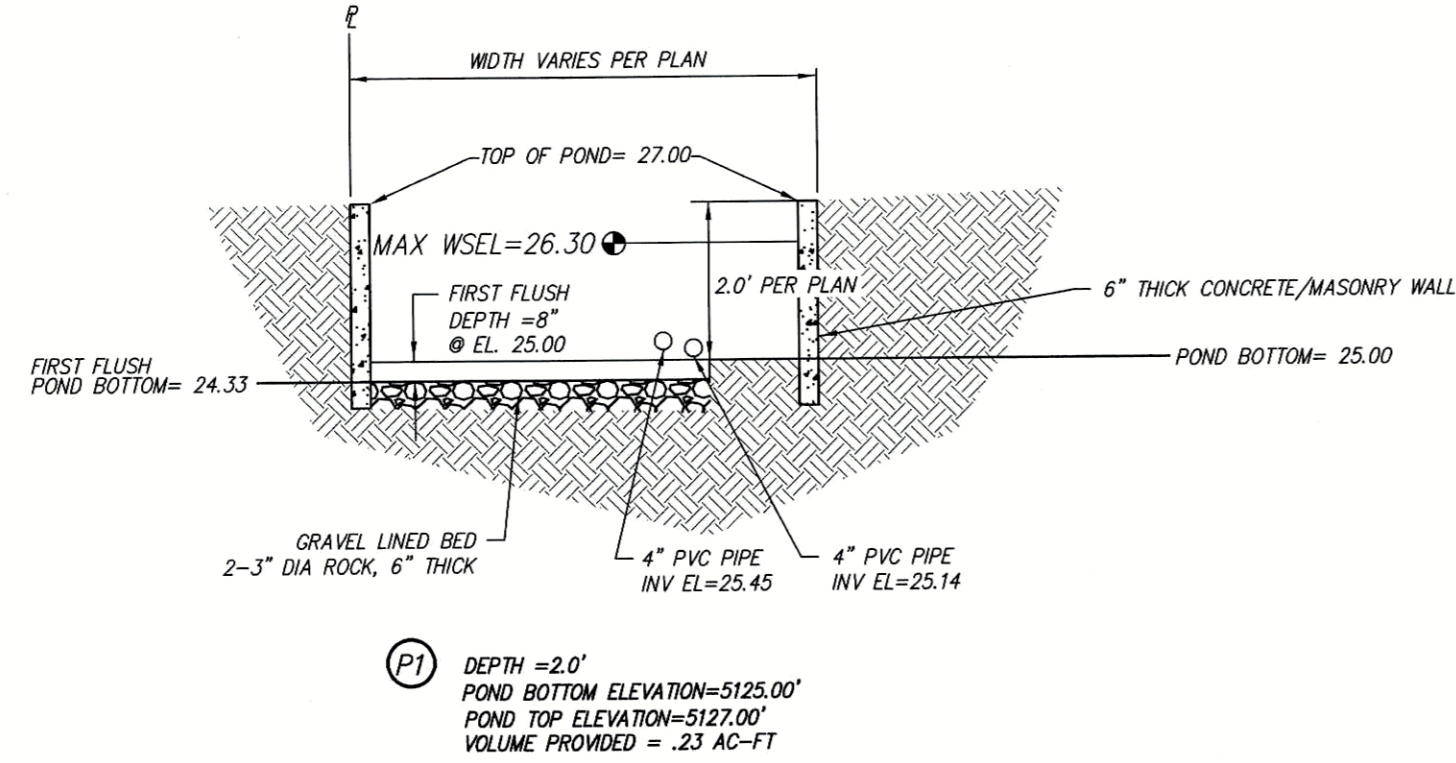
THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED, 100 YEAR, 24 HR. STORM.

**FIRST FLUSH**

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND ON SITE.

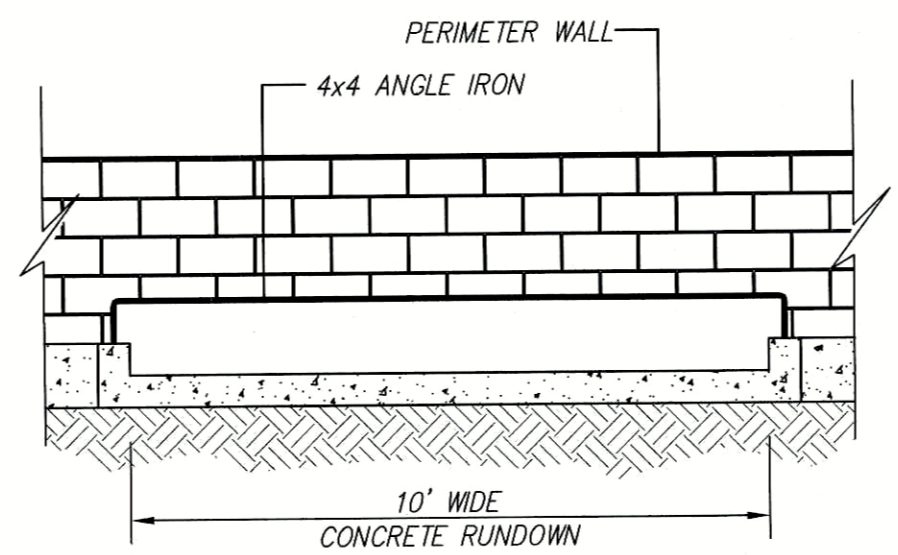
REQUIRED VOLUME =  $0.34" \times$  IMPERVIOUS AREA  
 =  $0.34" \times 12 \times (125888 \text{ SF})$   
 = 3366 CF  
 = .08 AC-FT

PROVIDED VOLUME = 3777 CF



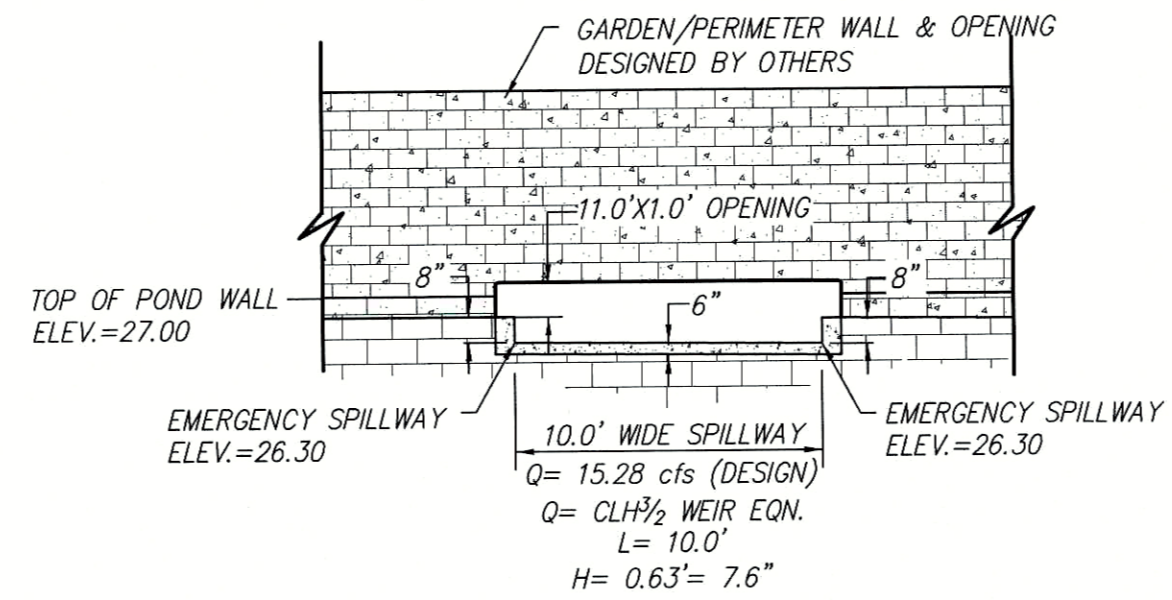
**POND DETAIL**

N.T.S.



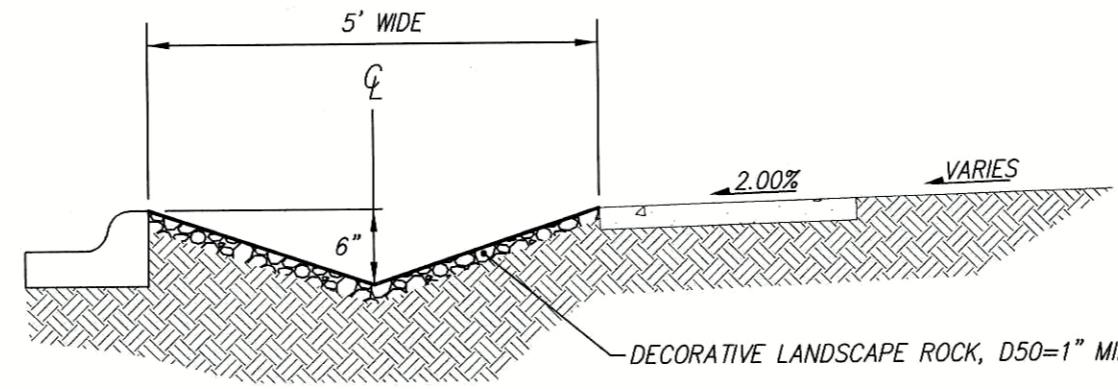
**WALL OPENING DETAIL**

N.T.S.



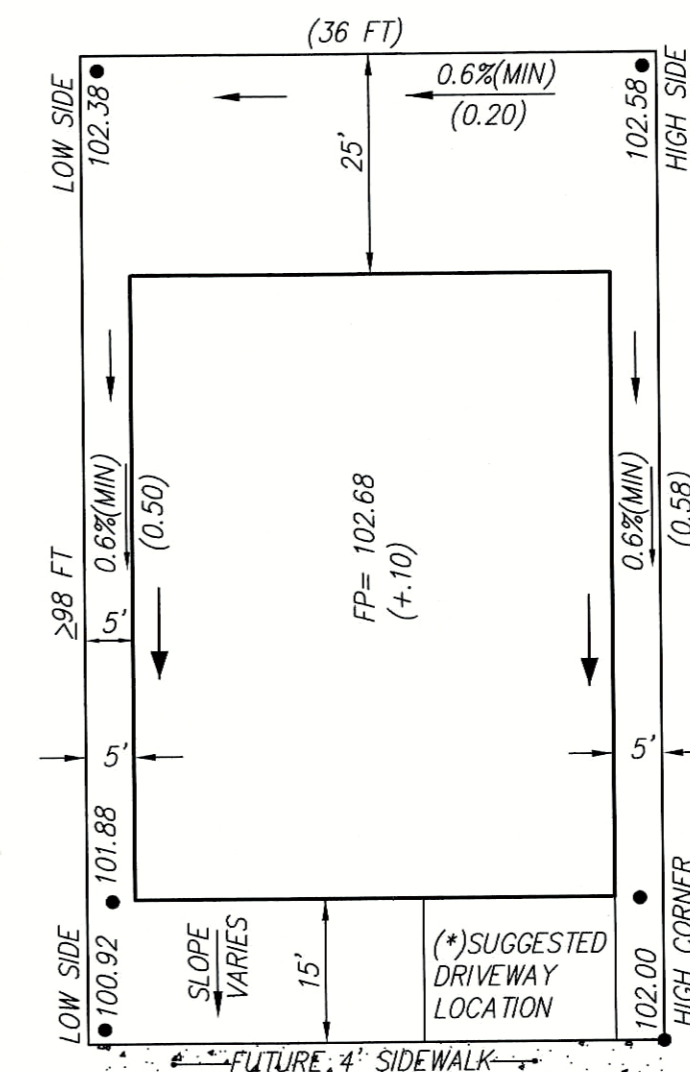
**EMERGENCY SPILLWAY OPENING DETAIL**

N.T.S.



**SECTION A-A**

N.T.S.

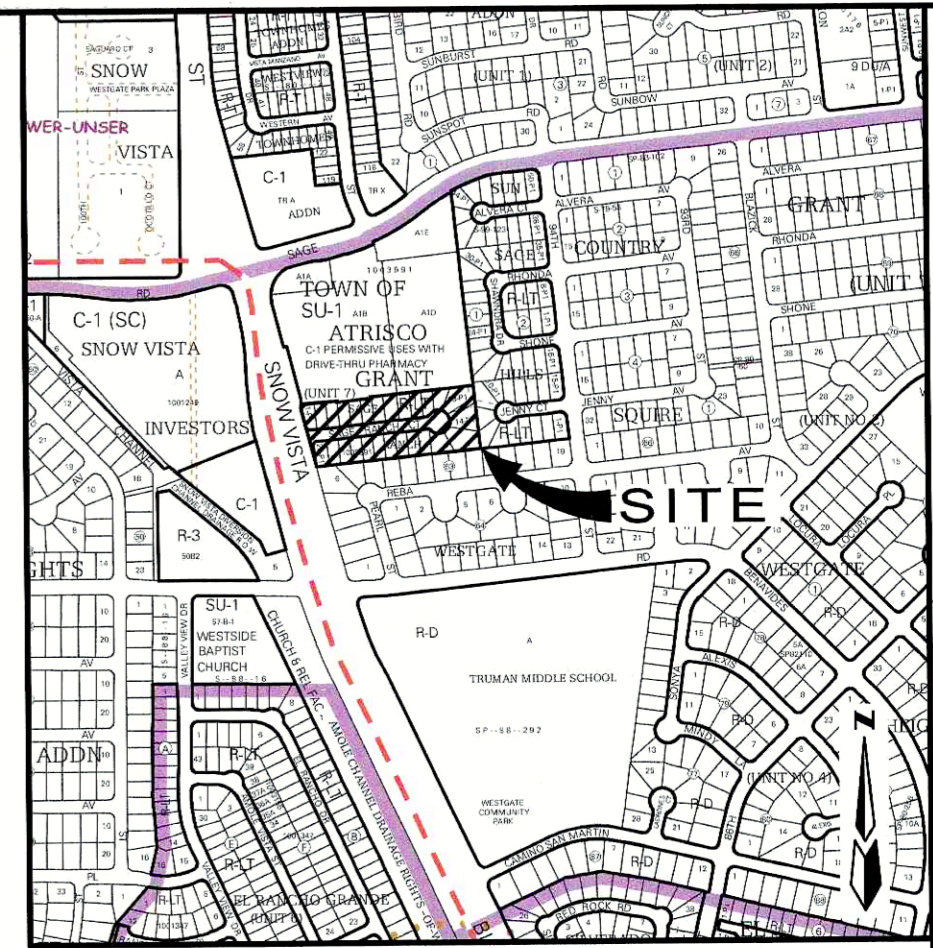


**TYPICAL LOT LAYOUT PLAN**

SCALE: 1"=20' (FOR LOTS 1-P1 THRU 33-P1)

**(\*) SPECIAL NOTE FOR DRIVEWAYS**

ON ALL LOTS WHERE FINISHED PAD IS > 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD/LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.



**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 33-P1, TOGETHER WITH SAGE RANCH COURT, RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006G, PAGE 337 BEING 3.76 ACRES MORE OR LESS.

**GENERAL NOTES**

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

**CAUTION:**  
 NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

**EASEMENT KEYED NOTES**

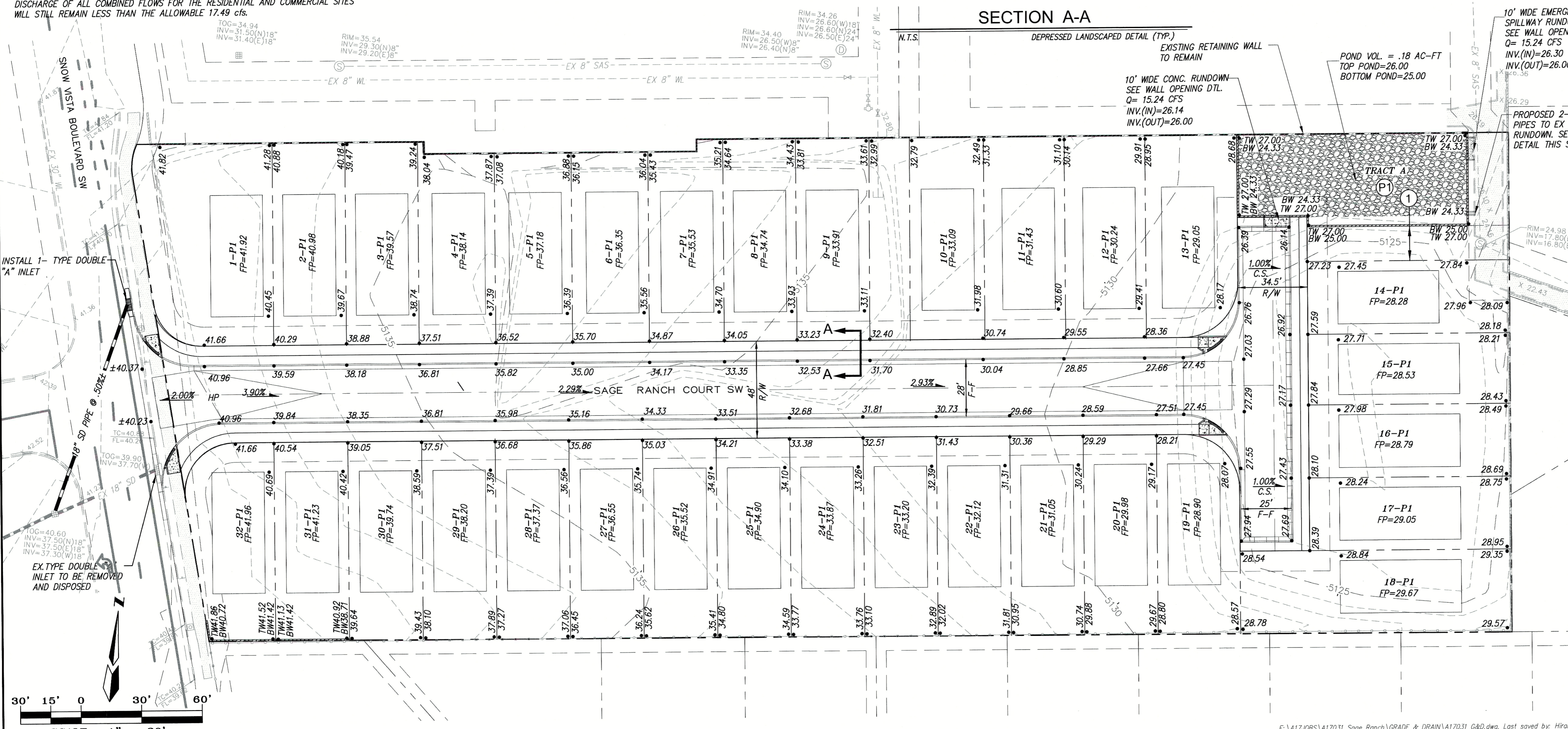
- NEW 17' PUBLIC SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A.

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
 TITLE: **SAGE RANCH SUBDIVISION**  
**GRADING & DRAINAGE PLAN**

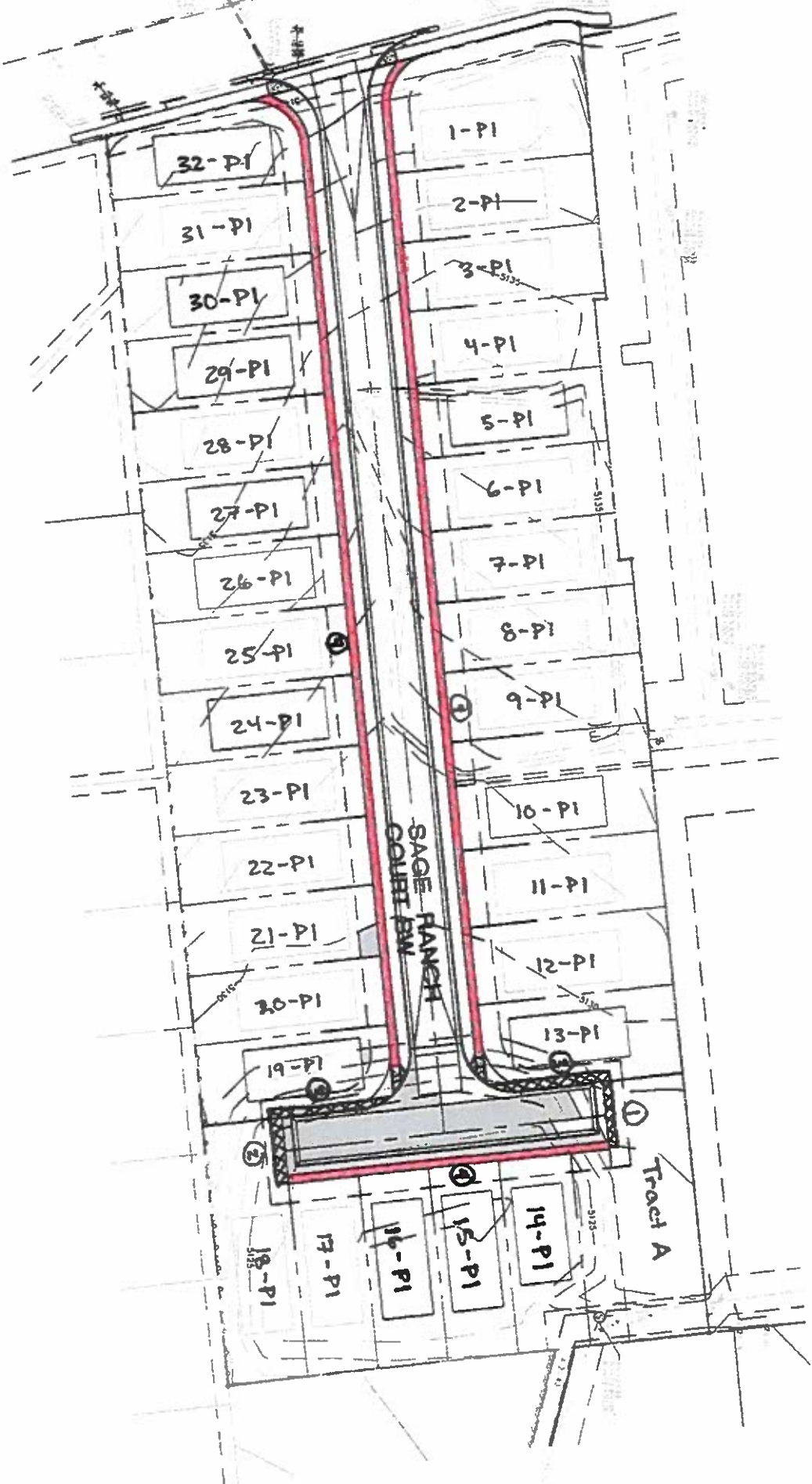
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.




CITY PROJECT NO. **769782** ZONE MAP NO. **M-9-Z** SHEET **1** OF **1**





SNOW VISTA BOULEVARD SW



-  Sidewalk
-  5' Sidewalk
-  Waived

- Sage Ranch Subdivision Sidewalk Waiver and Deferral Exhibit - DRB# PR-2019-002063**
- 1) 8' Concrete Run-down into Pond in Tract A
  - 2) 18' Driveway for Lot 18-P1
  - 3) Sidewalk dead-ends into hammerhead with no connectivity
  - 4) 5' Sidewalk Deferred



Current DRC Project Number: 769792

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: PR-2019-002063

DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

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

**Sage Ranch Subdivision (Preliminary Plat) PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

SAGE RANCH WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017  
 SAGE RANCH WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	PAVING Res Pvmt C&G (Both sides)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		5'	Sidewalk (West Side) (1)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		25' FF	Res Pvmt C&G	Sage Ranch Hammerhead	Lot 14	Lot 19	/	/	/
		5'	Sidewalk (East side)				/	/	/
		8"	<b>WATER</b> Waterline	Sage Ranch Court SW	Exist W SV	End of Hammerhead	/	/	/
		8"	Waterline	Sage Ranch Hammerhead	Lot 14	Lot 19	/	/	/
		8"	Waterline	20' Easement	Sage Ranch Ct.	Exist. 8" WL Town of Atrisco Grant Lot 7	/	/	/
		8"	<b>SANITARY SEWER</b> SAS	Sage Ranch Court SW	Lot 1 & 33	End of Hammerhead	/	/	/
		8"	SAS	Hammerhead	Lot 19	Lot 14	/	/	/
		8"	SAS	17' Easement	Hammerhead	Exist. Sewer in 20' Easmt	/	/	/
			<b>STORM DRAIN</b> Relocate Existing Type Double "A" Inlet /Storm Pipe	Snow Vista Blvd			/	/	/
		8'	Concrete Rundown	Sage Ranch Court SW	Hammerhead	Pond	/	/	/
		8'	Concrete Rundown	Sage Ranch Court SW	Pond East	Exist. Rundown	/	/	/
			First Flush Pond	20' Easement			/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
							/	/
							/	/

Approval of Creditable Items:	
Impact Fee Administrator Signature	Date

Approval of Creditable Items:	
City User Dept. Signature	Date

- Sidewalks to be deferred
- Water infrastructure to include valves, fittings, service connections, and fire hydrants
- SAS infrastructure to include manholes and service connections
- Storm Drain infrastructure includes manholes, inlets, channels, bends, and sidewalk culverts.
- Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan)
- 

**AGENT / OWNER**

Hiram L. Crook  
 NAME (print) \_\_\_\_\_  
 DRB CHAIR - date \_\_\_\_\_  
 PARKS & GENERAL SERVICES - date \_\_\_\_\_

**MARK GOODWIN & ASSOCIATES**  
 FIRM  
 SIGNATURE - date *[Signature]* 4/28/21  
 TRANSPORTATION DEVELOPMENT - date \_\_\_\_\_  
 AMAFCA - date \_\_\_\_\_

UTILITY DEVELOPMENT - date \_\_\_\_\_  
 CODE ENFORCEMENT - date \_\_\_\_\_

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

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

## Kay Brashear

---

**From:** Kay Brashear  
**Sent:** Friday, April 9, 2021 11:37 AM  
**To:** luis@wccd.org; jgallegoswccd@gmail.com; ekhaley@comcast.net; Rene' Horvath; dpatriciod@gmail.com; rroibal@comcast.net; chrisseddilo4abq@gmail.com; mattearchuleta1@hotmail.com  
**Cc:** Hiram Crook  
**Subject:** Sage Ranch Neighborhood Association Pre-Application Meeting Request  
**Attachments:** Sage Ranch Meeting Request to NA.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	luis@wccd.org	
	jgallegoswccd@gmail.com	
	ekhaley@comcast.net	
	Rene' Horvath	
	dpatriciod@gmail.com	
	rroibal@comcast.net	
	chrisseddilo4abq@gmail.com	
	mattearchuleta1@hotmail.com	
	Hiram Crook	Delivered: 4/9/2021 11:37 AM

Dear Neighborhood Association Representatives,

On behalf of our client, Vuelo, LLC, we will be making application to the DRB for the following actions:

- Preliminary Plat – Major
- Vacation of Public Easement
- Vacation of Public Right-of-Way
- Variance of Right-of-Way
- Sidewalk Waiver
- Sidewalk Deferral

As per IDO Subsection 14-16-6-4(K)(6), we are required to give you opportunity to schedule a meeting with our office to answer any questions you may have. This email and attached documents are being sent to you to meet those requirements.

Application has not yet been submitted, therefore we do not have a DRB Hearing Date scheduled at this time.

Please feel free to contact our office at 505.828.2200 or you may email Hiram Crook, EI, at [hiram@goodwinengineers.com](mailto:hiram@goodwinengineers.com).

Best Regards,

*Kay Brashear*

**Mark Goodwin & Associates, PA**  
Office Manager  
PO BOX 90606



Albuquerque, NM 87199  
9016 Washington St. Ste. A  
Albuquerque, NM 87113  
(505) 828-2200

 Like us on Facebook! <https://www.facebook.com/dmgassociates/>

## Kay Brashear

---

**From:** Mail Delivery System <MAILER-DAEMON@dispatch1-us1.ppe-hosted.com>  
**To:** aboard111@gmail.com; dpatriciod@gmail.com; jgallegoswccdg@gmail.com; luis@wccdg.org; ekhaley@comcast.net; rroibal@comcast.net  
**Sent:** Friday, April 9, 2021 11:38 AM  
**Subject:** Relayed: Sage Ranch Neighborhood Association Pre-Application Meeting Request

This is the mail system at host dispatch1-us1.ppe-hosted.com.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

### The mail system

<aboard111@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[173.194.219.27]:25: 250 2.0.0 OK 1617989863  
e35si3431591ybi.89 - gsmtip

<dpatriciod@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[173.194.219.27]:25: 250 2.0.0 OK 1617989863  
e35si3431591ybi.89 - gsmtip

<jgallegoswccdg@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[173.194.219.27]:25: 250 2.0.0 OK 1617989863  
e35si3431591ybi.89 - gsmtip

<luis@wccdg.org>: delivery via mx.ipower.com[65.254.254.57]:25: 250 2.0.0  
Uv4fl77lxoHtIUv4gIM8vF mail accepted for delivery

<ekhaley@comcast.net>: delivery via mx1.comcast.net[96.114.157.80]:25: 250  
2.0.0 Uv4flgBE6uA1XUv4fl2zRN mail accepted for delivery

<rroibal@comcast.net>: delivery via mx1.comcast.net[96.114.157.80]:25: 250



250 2.0.0 Uv4flgBE6uA1XUv4fl2zRN mail accepted for delivery

2.0.0 Uv4flgBE6uA1XUv4fl2zRN mail accepted for delivery

## Kay Brashear

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**From:** postmaster@outlook.com  
**To:** mattearchuleta1@hotmail.com  
**Sent:** Friday, April 9, 2021 11:38 AM  
**Subject:** Delivered: Sage Ranch Neighborhood Association Pre-Application Meeting Request

**Your message has been delivered to the following recipients:**

[mattearchuleta1@hotmail.com](mailto:mattearchuleta1@hotmail.com) ([mattearchuleta1@hotmail.com](mailto:mattearchuleta1@hotmail.com))

Subject: Sage Ranch Neighborhood Association Pre-Application Meeting Request





## Kay Brashear

---

**From:** Mail Delivery System <MAILER-DAEMON@dispatch1-us1.ppe-hosted.com>  
**To:** chrissedillo4abq@gmail.com  
**Sent:** Friday, April 9, 2021 11:45 AM  
**Subject:** Relayed: Sage Ranch Neighborhood Association Pre-Application Meeting Request

This is the mail system at host dispatch1-us1.ppe-hosted.com.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<chrissedillo4abq@gmail.com>: delivery via  
gmail-smtp-in.l.google.com[173.194.196.27]:25: 250 2.0.0 OK 1617990297



10si3303574ilq.136 - gsmtpr

[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: April 9, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: See Attached

Name of NA Representative\*: See Attached

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: See Attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: hiram@goodwinengineers.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* Snow Vista Blvd between Sage Rd. and 86<sup>th</sup> Street  
Location Description Snow Vista Blvd between Sage Rd. and 86<sup>th</sup> Street
2. Property Owner\* Vuelo, LLC
3. Agent/Applicant\* [if applicable] Mark Goodwin & Associates, PA
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision Preliminary Plat - Major** \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

Vacation **Public Easement and Public ROW** (Easement/Private Way or Public Right-of-way)

Variance **47' Right-of-Way**

Waiver **Sidewalk**

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

To develop a 33-Lot single family home subdivision

5. This type of application will be decided by\*:  City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

**Development Review Board (DRB)**

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

6. Where more information about the project can be found\*<sup>4</sup>:

By contacting Mark Goodwin & Associates, PA

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> M-9

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project\*:

Deviation(s)

**Variance(s)**

**Waiver(s)**

Explanation:

Sidewalk Variance – building 4' sidewalks instead of 5' sidewalk.

Right of Way Variance of 47'.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):  **Yes**  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>



*[Note: Items with an asterisk (\*) are required.]*

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- Y a. Location of proposed buildings and landscape areas.\*
  - Y b. Access and circulation for vehicles and pedestrians.\*
  - Y c. Maximum height of any proposed structures, with building elevations.\*
  - Y d. **For residential development\***: Maximum number of proposed dwelling units.
  - Y e. **For non-residential development\***:
    - Y Total gross floor area of proposed project.
    - Y Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] \_\_\_\_\_
  - b. IDO Zone District \_\_\_\_\_
  - c. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - d. Center or Corridor Area [if applicable] \_\_\_\_\_
2. Current Land Use(s) [vacant, if none] \_\_\_\_\_
- \_\_\_\_\_

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

Mr. Luis Hernandez Jr.  
SWAN Coalition  
5921 Central Ave. NW  
Albuquerque, NM 87105

Ms. Elizabeth Haley  
Westside Coalition of N.A.  
6005 Chapparal Circle NW  
Albuquerque, NM 87114

Mr. Patricio Dominguez  
South Valley Coalition of N.A.  
3094 Rosendo Garcia Rd. SW  
Albuquerque, NM 87105

Mr. Christopher Sedillo  
Westgate Heights N.A.  
605 Shire Street SW  
Albuquerque, NM 87121

Mr. Jerry Gallegos  
SWAN Coalition  
5921 Central Ave. SW  
Albuquerque, NM 87105

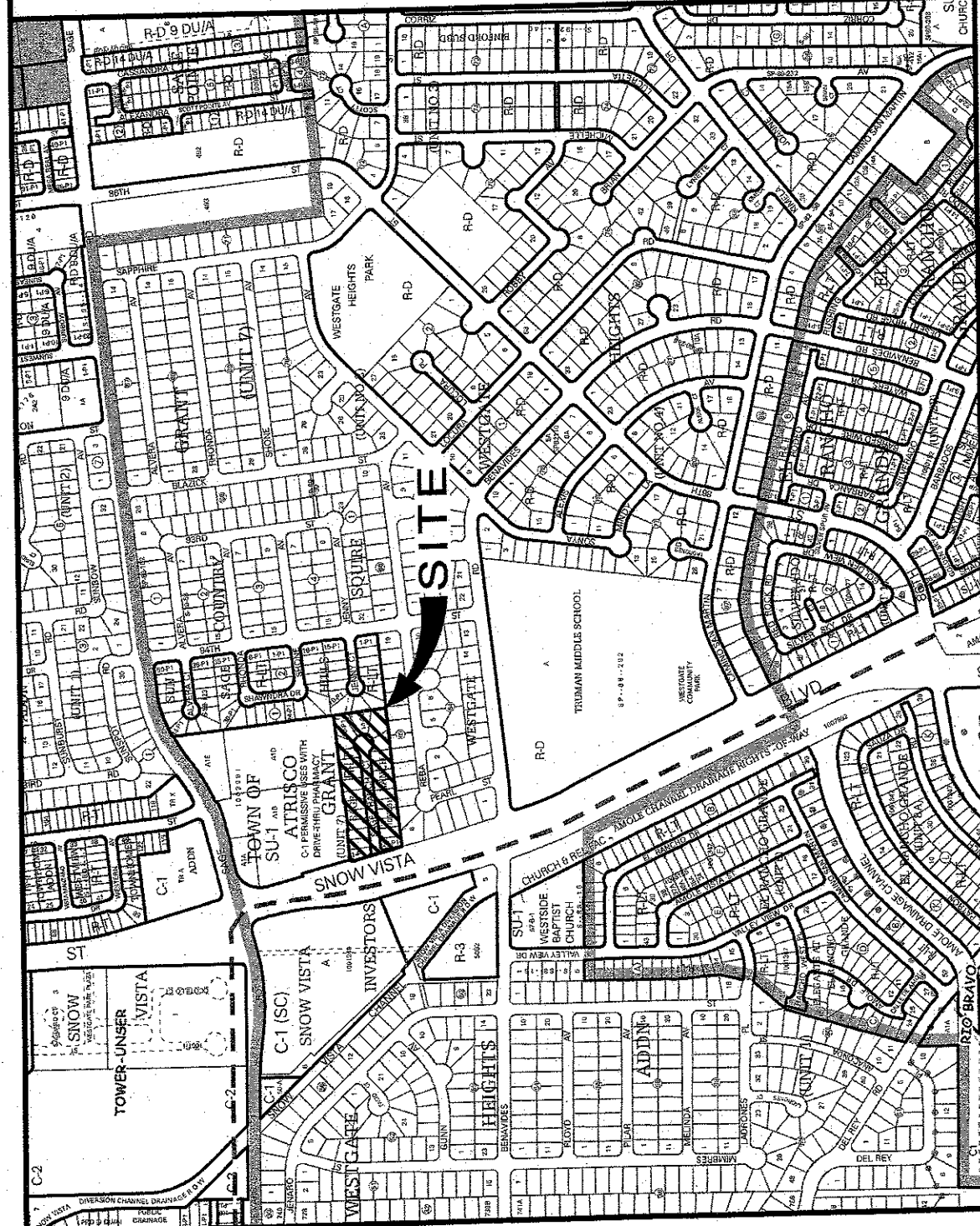
Mr. Rene Horvath  
Westside Coalition of N.A.  
5515 Palomino Drive NW  
Albuquerque, NM 87120

Mr. Roberto Roibal  
South Valley Coalition of N.A.  
2233 Don Felipe Rd. SW  
Albuquerque, NM 87105

Mr. Matthew Archuleta  
Westgate Heights N.A.  
1628 Summerfield Place SW  
Albuquerque, NM 87121







**LOCATION MAP** SCALE: 1" = 200'

**SUBDIVISION DATA**

GROSS ACRES: 3.7442 AC

ZONE ATLAS NO.: M-9-Z

NO. OF EXISTING TRACTS/LOTS: 1 TRACT/26 LOTS

NO. OF TRACTS/LOTS CREATED: 2 TRACTS/52 LOTS

DATE OF SURVEY: OCTOBER, 2017

MILES OF FULL WIDTH STREETS CREATED: 0.13 MILES

MILES OF PUBLIC RIGHT-OF-WAY DEDICATED: 0.7154 AC

**FREE CONSENT AND 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 AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS HEREON INCLUDING THE ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AND MAINTAIN FACILITIES THEREIN; AND TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY COVENANT AND AGREE OF THE FOREGOING AND DO HEREBY CERTIFY THAT THE FOREGOING IS THEIR FREE ACT AND DEED, SAID DEDICATION BEING THE INTENT OF SAID OWNER(S) AND/OR PROPRIETOR(S) THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER'S ACKNOWLEDGMENT:**

OWNER: Vuelo, LLC

Mrs. Janie Rowe, Manager

DATE

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) ON THIS DAY OF 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

NOTARY PUBLIC, MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

- TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 2 TRACTS AND 32 RESIDENTIAL LOTS AS SHOWN HEREON.
- DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
- VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT NEW EASEMENTS AS SHOWN HEREON.

**NOTES**

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES ARE FIELD AND RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
  - PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337) (05-16-72, D5-26)
  - PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
  - PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7" (10-24-05, 2005C-352)
  - PLAT FOR "TRACT SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
- FIELD SURVEY PERFORMED OCTOBER, 2017.
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
- ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS:
  - "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
  - "DO NOT DISTURB"
  - "PLS # 7719"
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**SURVEYOR'S CERTIFICATION**

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING DESCRIPTION WAS 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS SET FORTH IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

TIMOTHY ALDRICH, P.S. NO. 7719

DATE

**PRELIMINARY PLAT FOR SAGE RANCH SUBDIVISION WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, N100M CITY OF ALBUQUERQUE, NEW MEXICO DECEMBER, 2017**

PROJECT NUMBER: 1002981

APPLICATION NUMBER: \_\_\_\_\_

PLAT APPROVAL UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ Date

NEW MEXICO GAS COMPANY \_\_\_\_\_ Date

QWEST CORPORATION/DIWA CENTURYLINK OC \_\_\_\_\_ Date

COMCAST DIBIA XFINITY \_\_\_\_\_ Date

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ Date

REAL PROPERTY DIVISION \_\_\_\_\_ Date

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ Date

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ Date

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

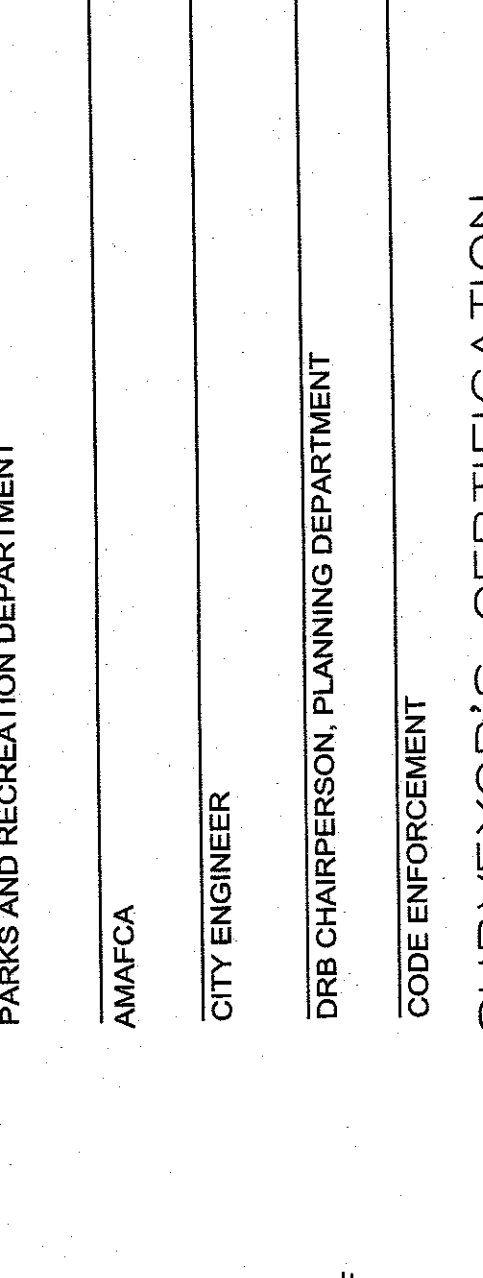
CITY ENGINEER \_\_\_\_\_ Date

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ Date

CODE ENFORCEMENT \_\_\_\_\_ Date

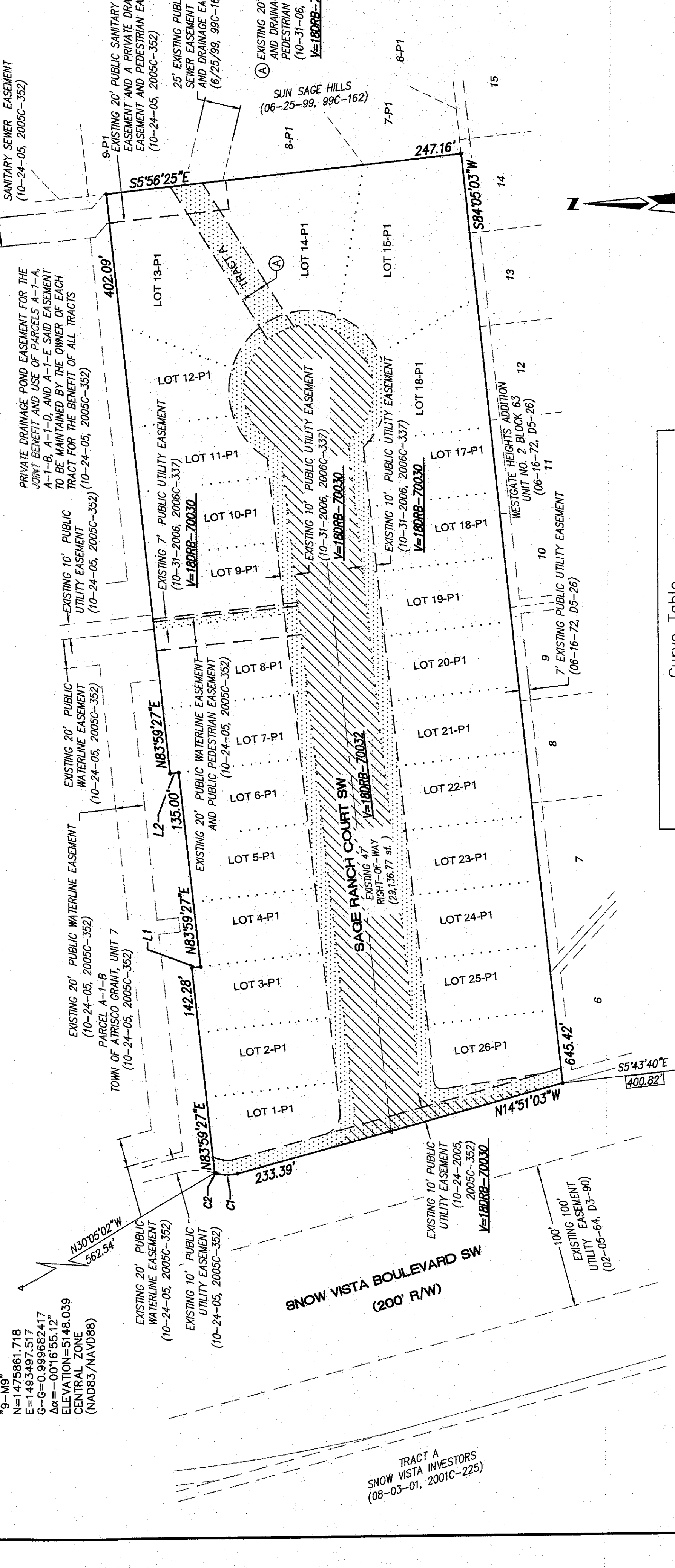
AT17031 PRELIM PLAT.dwg | Drawn: SPS | Date: 11/7/2017 | Checked: TA | Job: A17031 | Sheet 1 of 3

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



**ALDRICH LAND SURVEYING**

**PRELIMINARY PLAT FOR SAGE RANCH SUBDIVISION WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 33 TOWNSHIP 10 NORTH, RANGE 2 EAST, N100M CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017**



**Curve Table**

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	116°59'	N16°20'11"E	1.10'

**Parcel Line Table**

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

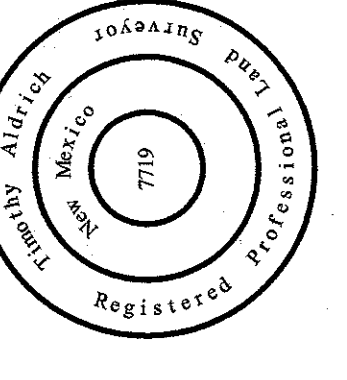
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 \*11-M9  
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 E=1493878.618  
 G-C=0.989662709  
 AREA=0.16 82.59.276  
 CENTRAL ZONE  
 (NAD83/NAV088)

**LEGEND**

LIMITS OF EXISTING EASEMENT VACATED BY THIS PLAT: V=1800B-70030

PROPERTY LINE ELIMINATED BY THIS PLAT:

LIMITS OF EXISTING RIGHT-OF-WAY VACATED BY THIS PLAT: V=1800B-70030



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2017

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

**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.  
**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.  
**West** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
**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.

PARCEL A-1-D  
 TOWN OF ATRISCO GRANT, UNIT 7  
 (10-24-05, 2005C-352)

PRIVATE DRAINAGE POND EASEMENT FOR THE JOINT BENEFIT AND USE OF PARCELS A-1-A, A-1-B, A-1-D, AND A-1-E SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS (10-24-05, 2005C-352)

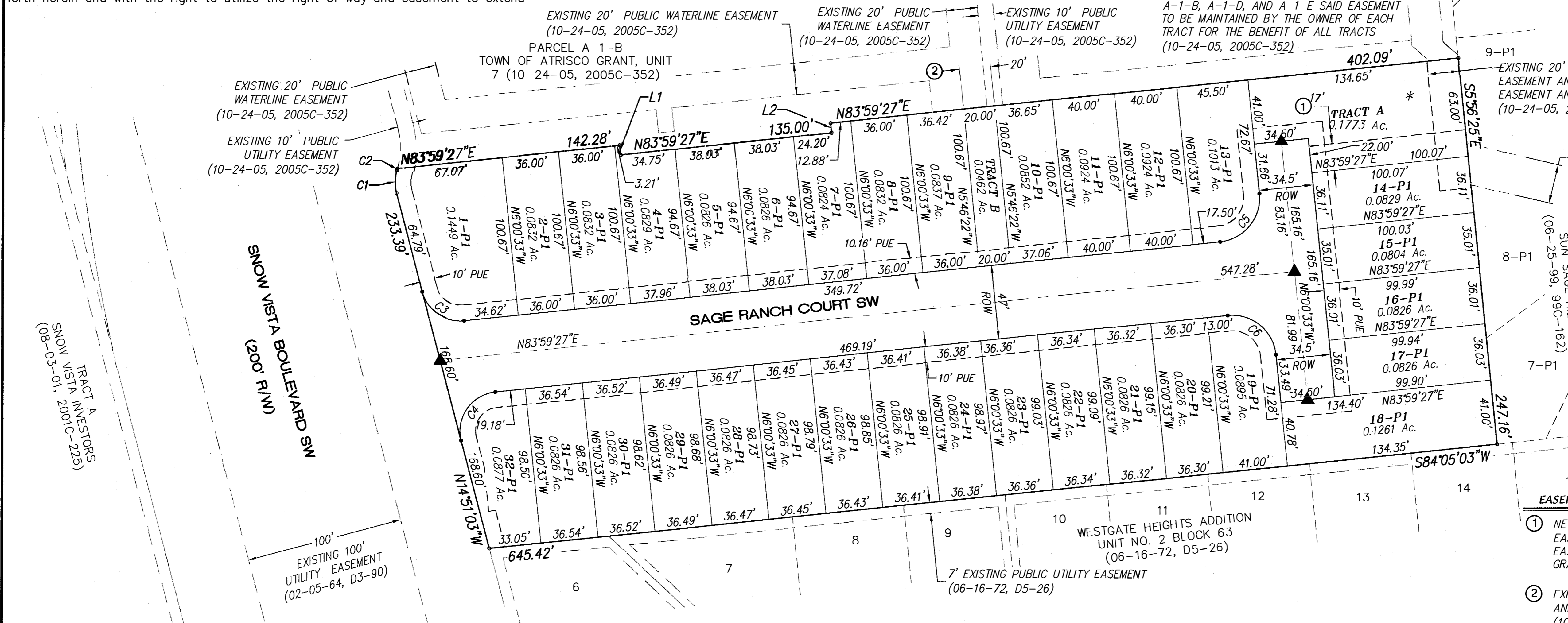
EXISTING 20' PRIVATE SANITARY SEWER EASEMENT (10-24-05, 2005C-352)

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT AND A PRIVATE DRAINAGE EASEMENT AND PEDESTRIAN EASEMENT (10-24-05, 2005C-352)

25' EXISTING PUBLIC SANITARY SEWER EASEMENT AND DRAINAGE EASEMENT (6/25/99, 99C-162)

\* TRACT A IS FOR PURPOSES OF PRIVATE DRAINAGE FOR FIRST-FLUSH VOLUME AND PUBLIC DRAINAGE FOR PUBLIC STORM WATER RUN-OFF.

- EASEMENTS**
- ① NEW 17' PUBLIC SANITARY SEWER EASEMENT AND A PRIVATE DRAINAGE EASEMENT AND PEDESTRIAN EASEMENT GRANTED WITH THIS PLAT
  - ② EXISTING 20' PUBLIC WATERLINE EASEMENT AND PUBLIC PEDESTRIAN EASEMENT (10-24-05, 2005C-352)



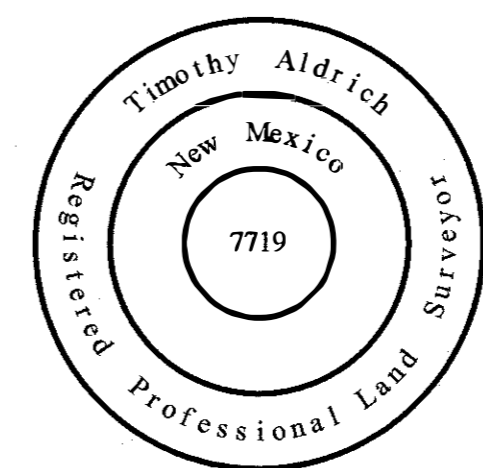
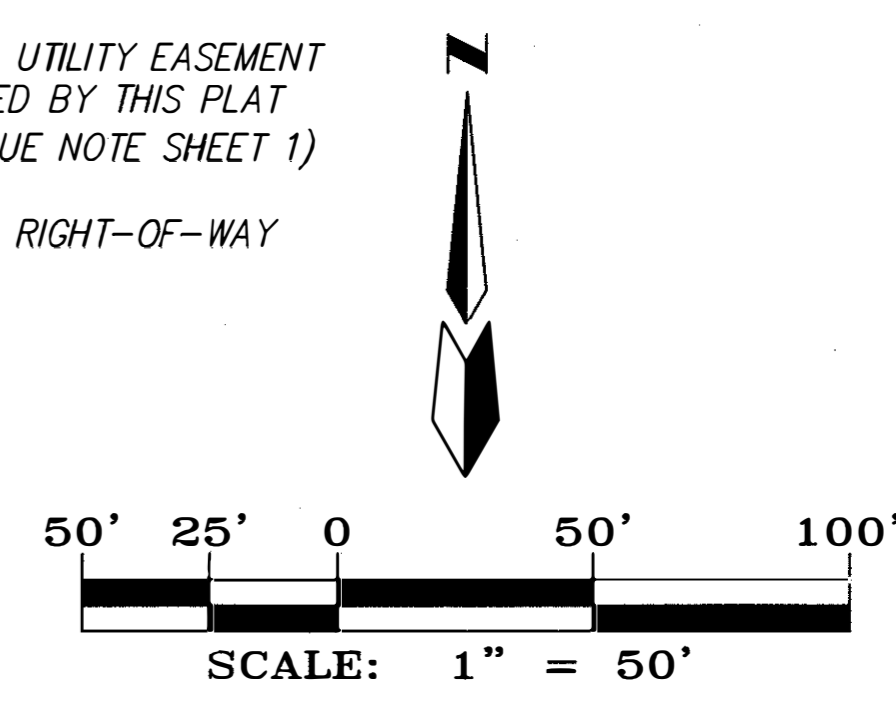
ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'21"	S55°25'52"E	32.52'
C4	25.00'	42.81'	98°06'43"	S34°56'05"W	37.77'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

- LEGEND**
- 21-P1 LOT NUMBER
  - LOT 10 EXISTING LOT NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
  - ROW = PUBLIC RIGHT-OF-WAY



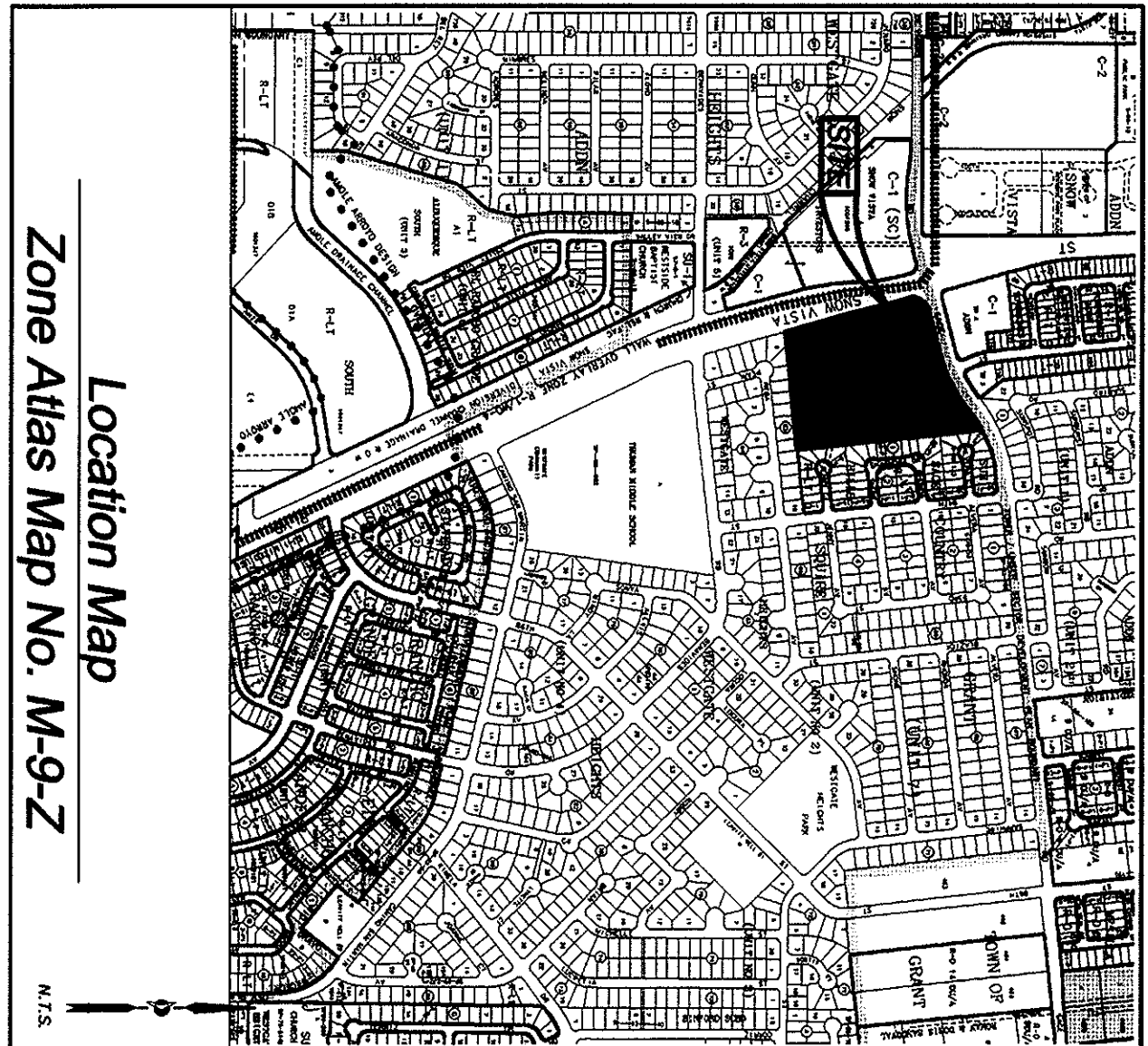
**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

A17031 PRELIM PLAT SHT 3.dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 11/7/2017	Job: A17031	

FOR INFORMATION ONLY

F:\A17031\A17031 PRELIM PLAT SHT 3.dwg, 10/17/2016 10:00:38 AM, L:\C:\ARCH D BOND\p3, CHRIS





**Subdivision Data:**

GROSS SUBDIVISION ACRES: 13.9574 ACRES  
 ZONE ATLAS INDEX NO: M-9-Z  
 NO. OF PARCELS CREATED: 5  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: MARCH 2005

PARCEL ZONING  
 A-1-A C-1 (SC)  
 A-1-B SU-1 FOR C-1 WITH DRIVE THRU PHARMACY  
 A-1-C R-1T  
 A-1-D C-1 (SC)  
 A-1-E C-1 (SC)

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO FIVE NEW PARCELS GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.

**Notes:**

1. MISC. DATA: ZONING C-1 (SC) AND R-3
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2005320460.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  3. QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. RELATED CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO ROADS AND OTHER SHOWN EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSPORTS, AND PER SHOWN EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR WHICH THE INTERFERING WITH THE RIGHTS SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HO ON OR CONCRETE OR WOOD TOOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Legal Description**

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 33, T10N, R2E, N.M.P.M., BEING A PORTION OF PARCEL "A", UNIT NO. 7 TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 1983 IN BOOK C-22, PAGE 12,  
 TOGETHER WITH

PARCEL LETTERED A-ONE (A-1) OF THE CORRECTION BULK LAND PLAT OF THE TOWN OF ATRISCO GRANT UNIT 7, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE ZONING MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN FILE BOOK 2005, FOLIO 80, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLAT SURVEY BEARINGS (GENERAL ZONE - NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SNOW VISTA BOULEVARD, S.W. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM BEARS S 18°43'51" E, A DISTANCE OF 1,913.40 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EAST RIGHT OF WAY LINE, N 14°51'03" W, A DISTANCE OF 662.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 126.18 FEET, A DELTA ANGLE OF 80°4'49", AND A CHORD BEARING OF N 30°50'46" E, A DISTANCE OF 120.45 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAGE ROAD, S.W.;

THENCE N 05°44'30" W, A DISTANCE OF 282 FEET TO A POINT;

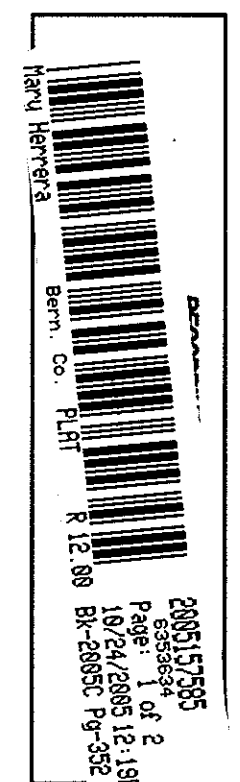
THENCE N 75°09'32" E, A DISTANCE OF 230.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 819.86 FEET, AN ARC LENGTH OF 338.67 FEET, A DELTA ANGLE OF 23°40'03", AND A CHORD BEARING OF N 83°19'30" E, A DISTANCE OF 336.27 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 810.26 FEET, AN ARC LENGTH OF 145.94 FEET, A DELTA ANGLE OF 10°18'45", AND A CHORD BEARING OF N 56°38'51" E, A DISTANCE OF 145.64 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 05°56'25" E, A DISTANCE OF 1,009.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 7710";

THENCE S 84°05'03" W, A DISTANCE OF 645.42 FEET TO THE POINT OF BEGINNING CONTAINING 13,9574 ACRES (602,985 SQUARE FEET) MORE OR LESS, NOW COMPRISING PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7.



**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STRUCTIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, S.W. AND SNOW VISTA BOULEVARD, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

FD SAGE MARKETPLACE, LLC  
 JAY R. SCHNEIDER MANAGER

9/22/05

**Acknowledgment**

STATE OF COLORADO SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF September 2005 BY  
 FD SAGE MARKETPLACE, LLC, JAY R. SCHNEIDER MANAGER

Notary Public  
 Notary Expires: Aug 19, 2007

Plat of  
**Parcels A-1-A, A-1-B, A-1-C, A-1-D and A-1-E**  
**Town of Atrisco Grant, Unit 7**  
 Albuquerque, Bernalillo County, New Mexico  
 September 2005

Project No. 1003991  
 Application No. 05 DRB-01384

**Utility Approvals**

PNM ELECTRIC SERVICES  
 LARRY W. MEDRANO  
 DATE 10-5-05

PNM GAS SERVICES  
 LARRY W. MEDRANO  
 DATE 10/5/05

QUEST CORPORATION  
 LARRY W. MEDRANO  
 DATE 10-5-05

**City Approvals**

CITY SURVEYOR  
 LARRY W. MEDRANO  
 DATE 10-10-05

ENGINEERING, TRANSPORTATION DEPARTMENT  
 ROYCE A. SUEN  
 DATE 9-7-05

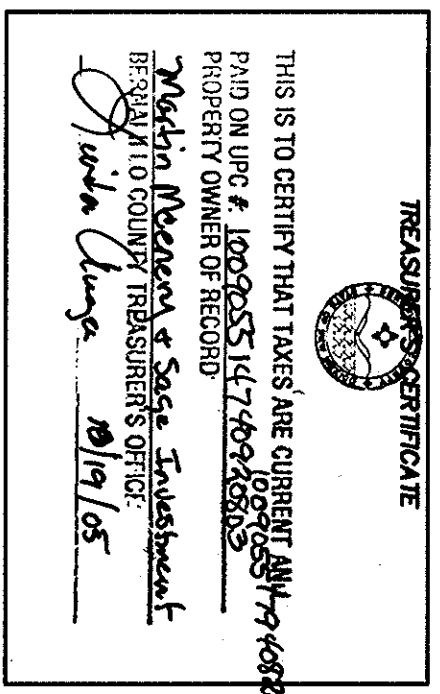
WATER UTILITY DEPARTMENT  
 CHARLOTTE SANDRICK  
 DATE 9/7/05

PARKS AND RECREATION DEPARTMENT  
 BRADLEY A. BUSHMAN  
 DATE 9-7-05

AMAFCA  
 BRADLEY A. BUSHMAN  
 DATE 10/11/05

CITY ENGINEER  
 LARRY W. MEDRANO  
 DATE 10/17/05

DRB CHAIRPERSON, PLANNING DEPARTMENT  
 LARRY W. MEDRANO  
 DATE 10/17/05



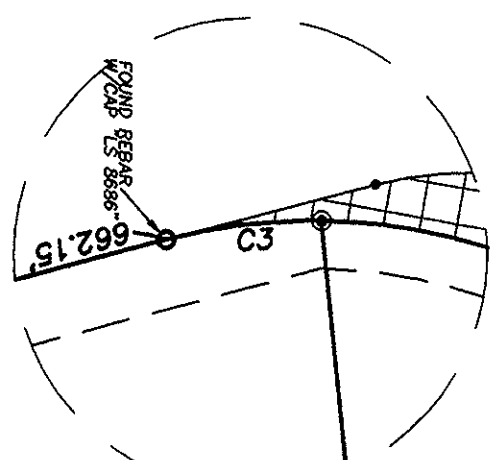
**Surveyor's Certificate**

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO  
 N.M.P.S. No. 11993



**PRECISION SURVEYS, INC.**  
 8414-D JEFFERSON ST., N.E. PHONE 505 858 5700  
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



DETAIL "B"



SCALE: 1"=100'

**Legend**

(N 90°00'00" E)  
 RECORD BEARINGS AND DISTANCES  
 SHOWN IN PARENTHESES  
 MEASURED BEARINGS AND DISTANCES  
 POINT FOUND AND USED AS SHOWN  
 POINT SET BY THIS SURVEY - 5/8" X 3/4"  
 REBAR WITH PINK PLASTIC CAP P.S. 119335  
 CALCULATED POINT NOT SET

20051517355  
 Parcel A-1-C  
 10' PUBLIC UTILITY EASEMENT  
 R 12.88  
 BK-68003 PG-532

Mary Herrera  
 Surveyor, C.S. PLT

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	819.86'	338.67'	23.40°05'	171.79'	336.27'	S 63°19'30" W
C2	810.26'	145.84'	10.78°45'	73.12'	145.64'	N 56°38'51" E
C3	120.00'	31.08'	14.50°31"	15.83'	31.00'	N 07°28'12" W
C4	120.00'	126.18'	60.74°49'	69.63'	120.45'	N 30°50'46" E
C5	150.00'	36.47'	13.55°18"	18.33'	36.91'	N 82°07'43" E
C6	156.00'	37.00'	13.35°18"	18.59'	36.91'	N 82°17'44" W
C7	832.47'	117.96'	08.07°07"	59.08'	117.86'	N 21°14'57" W
C8	823.62'	223.52'	15.33°58"	112.45'	222.84'	S 59°15'57" W
C9	806.50'	143.62'	10.71°11"	72.00'	143.43'	N 56°55'34" E
C10	120.00'	163.81'	78.12°40"	97.54'	151.38'	N 24°14'53" E
C11	120.00'	4.99'	02.23°02"	2.50'	4.99'	N 62°09'42" E
C12	48.05'	2.71°9'	32.27°38"	14.28'	2.74°2'	S 00°44'57" W
C13	48.05'	26.59'	31.0°33'	13.68'	26.36'	S 00°08'24" W
C14	48.05'	1.10'	01.17°05"	0.55'	1.10'	S 16°20'13" W
C15	28.61'	14.78'	31.49°49"	7.59'	14.59'	N 01°03'51" E
C16	832.47'	8.85'	00.56°33"	4.42'	8.85'	S 67°20'42" W
C17	880.04'	20.04'	01.81°17"	10.02'	20.04'	S 68°47'23" W
C18	786.50'	20.00'	01.26°19"	10.00'	20.00'	N 60°38'33" E

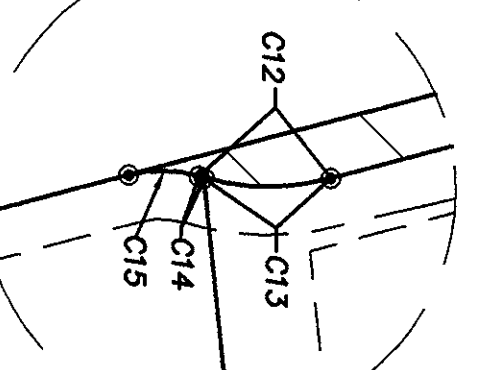
Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 75°09'32" E	87.09'	L26	N 05°46'22" W	20.23'
L2	N 75°09'32" E	76.29'	L27	S 84°00'56" W	164.97'
L3	N 75°10'16" E	13.27'	L28	S 05°59'04" E	15.00'
L4	N 75°09'23" E	63.02'	L29	S 84°00'56" W	10.00'
L5	N 22°57'34" W	35.16'	L30	N 05°59'04" W	15.00'
L6	N 22°57'34" W	8.85'	L31	S 84°00'56" W	150.28'
L7	S 22°57'34" E	26.31'	L32	N 14°56'38" W	208.72'
L8	S 14°51'03" E	233.39'	L33	S 75°03'22" W	12.56'
L9	S 14°40'50" E	210.04'	L34	S 05°46'22" E	101.19'
L10	N 75°06'54" E	8.00'	L35	S 83°59'58" W	20.00'
L11	S 05°59'04" E	209.02'	L36	N 05°46'22" W	101.10'
L12	S 05°59'04" E	41.84'	L37	N 83°59'58" W	101.10'
L13	N 84°00'48" E	17.88'	L38	N 84°03'55" E	20.00'
L14	N 06°01'49" W	6.00'	L39	S 05°36'25" E	82.97'
L15	N 83°59'27" E	135.00'	L40	N 48°08'32" W	132.88'
L16	S 08°00'33" E	6.00'	L41	N 08°00'33" W	132.88'
L17	N 83°59'27" E	142.28'	L42	N 05°59'04" W	20.00'
L18	N 75°03'22" E	44.53'	L43	N 13°47'18" W	147.98'
L19	S 14°56'38" E	211.62'	L44	N 78°12'42" E	20.00'
L20	S 17°38'32" E	202.50'	L45	S 13°47'18" E	149.34'
L21	N 84°11'38" E	34.92'	L46	S 06°00'33" E	33.42'
L22	S 08°00'33" E	35.00'	L47	S 48°08'32" E	12.55'
L23	N 84°11'38" E	35.06'			
L24	S 05°46'22" E	76.96'			
L25	S 83°59'27" W	35.00'			

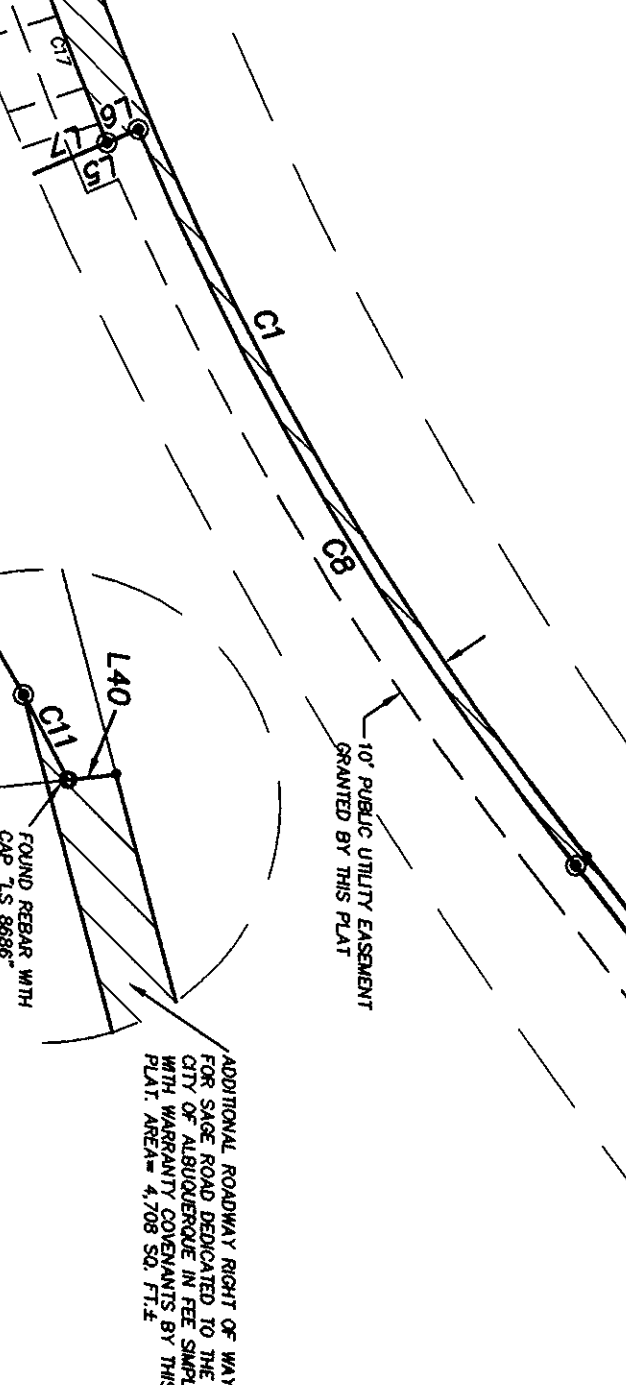
20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE IN THE SHARPE CITY PLAT, AREA=2,172 SQ. FT.±



DETAIL "C"



DETAIL "A"



DETAIL "A-1"

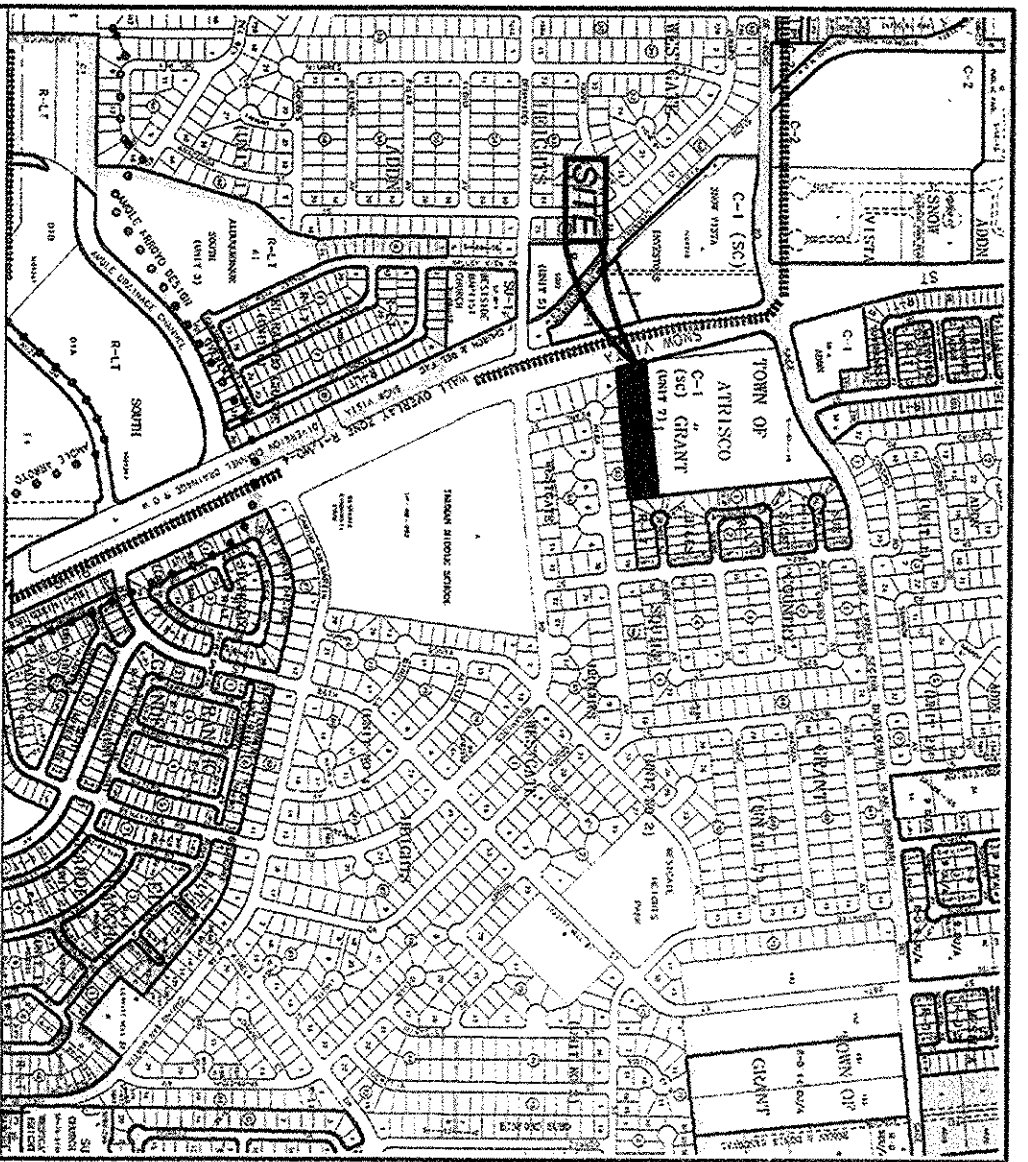


**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700  
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of  
**Parcels A-1-A, A-1-B,  
 A-1-C, A-1-D and A-1-E**  
**Town of Atrisco Grant, Unit 7**  
 Albuquerque, Bernalillo County, New Mexico  
 September 2005





Location Map  
Zone Atlas Map No. M-9-Z

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.7442 ACRES  
ZONE ATLAS INDEX NO.: M-9-Z  
NO. OF TRACTS CREATED: 1  
NO. OF LOTS CREATED: 26  
MILES OF FULL-WIDTH STREETS CREATED: 0.0974  
DATE OF SURVEY: MARCH 2005, FIELD VERIFIED MAY 2006

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPEAT THE EXISTING ONE PARCEL INTO ONE NEW TRACT AND 26 NEW LOTS, TO GRANT EASEMENTS TO DEDICATE RIGHT OF WAY AND VACATE EASEMENT.

**Notes:**

1. MISC. DATA: ZONING RL1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006303204.

**Easements**

THIS PLAT SHOWS RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  3. ONEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS INCLUDING SUFFICIENT WIDTH OF EASEMENT, SPACES FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS AND BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, SHOWER, OR OTHER SUBSTRUCTURE, HOT TUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. OPERABILITY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.  
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL A-1-C, TOWN OF ATRISCO GRANT, UNIT 7, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 24, 2005, IN MAP BOOK 2005C, PAGE 352, CONTAINING 3.7442 ACRES, MORE OR LESS, NOW COMPRISING TRACTS A AND B A AND B AND LOTS 1 THROUGH 26, INCLUSIVE, SAGE RANCH SUBDIVISION

DEMANDIA CATALAN  
 2006198234  
 6555986  
 Page: 1 of 2  
 10/31/2006 09:18P  
 R 12 09 BR-2006C Pg-337  
 Hery Herrera Bern. Co. PLAT

**Free Consent and Dedication**

THE REPEAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.  
SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE STREET RIGHT OF WAY FOR SAGE RANCH COURT, SW, SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

JAY R. SCHNEIDER  
MANAGER  
FD SAGE MARKETPLACE, LLC.

*Jay R. Schneider*

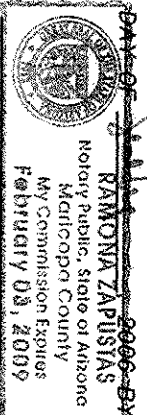
*7/24/06*  
DATE

**Acknowledgment**

STATE OF ARIZONA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23

JAY R. SCHNEIDER, MANAGER, FD SAGE MARKETPLACE, LLC  
COUNTY OF MARICOPA)



Plat of  
**Sage Ranch**

Albuquerque, Bernalillo County, New Mexico  
July 2006

Project No. 1003991

Application No. 06 DRB-01513

**Utility Approvals**

PNM ELECTRIC SERVICES	DATE	8-24-06
PNM GAS SERVICES	DATE	8-29-06
ONEST CORPORATION	DATE	9/27/06
COMCAST	DATE	9-14-06

**City Approvals**

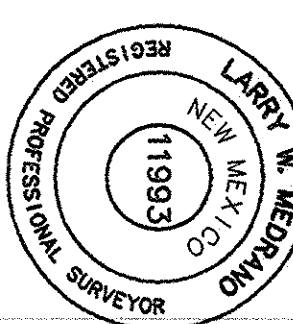
CITY SURVEYOR	DATE	8/15/06
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE	10-25-06
WATER UTILITY DEPARTMENT	DATE	10-31-06
PARKS AND RECREATION DEPARTMENT	DATE	10/25/06
AMAFCA	DATE	10/25/06
CITY ENGINEER	DATE	10/25/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	6/29/06

THIS IS TO CERTIFY THAT TAXES ARE CURRENTLY PAID ON UP TO: 10/31/06  
 PROPERTY OWNER OF RECORD: 00000000000000000000  
 BERNALILLO COUNTY PLANNING DEPARTMENT  
 10/25/06

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO  
M.M.P.S. No. 11993  
*Larry W. Medrano*  
DATE



**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7800

**Line Table**

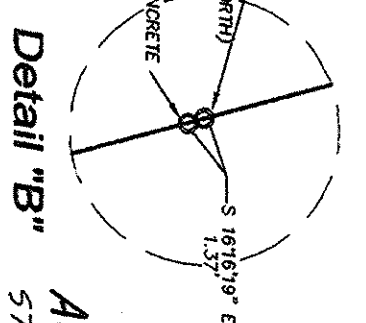
LINE	BEARING	DISTANCE
L1	S 06°00'33" E	6.00'
L2	S 06°01'49" W	6.00'

**Curve Table**

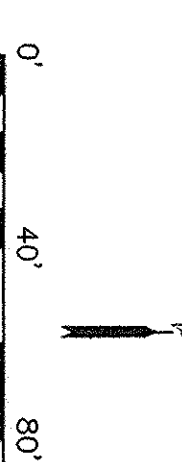
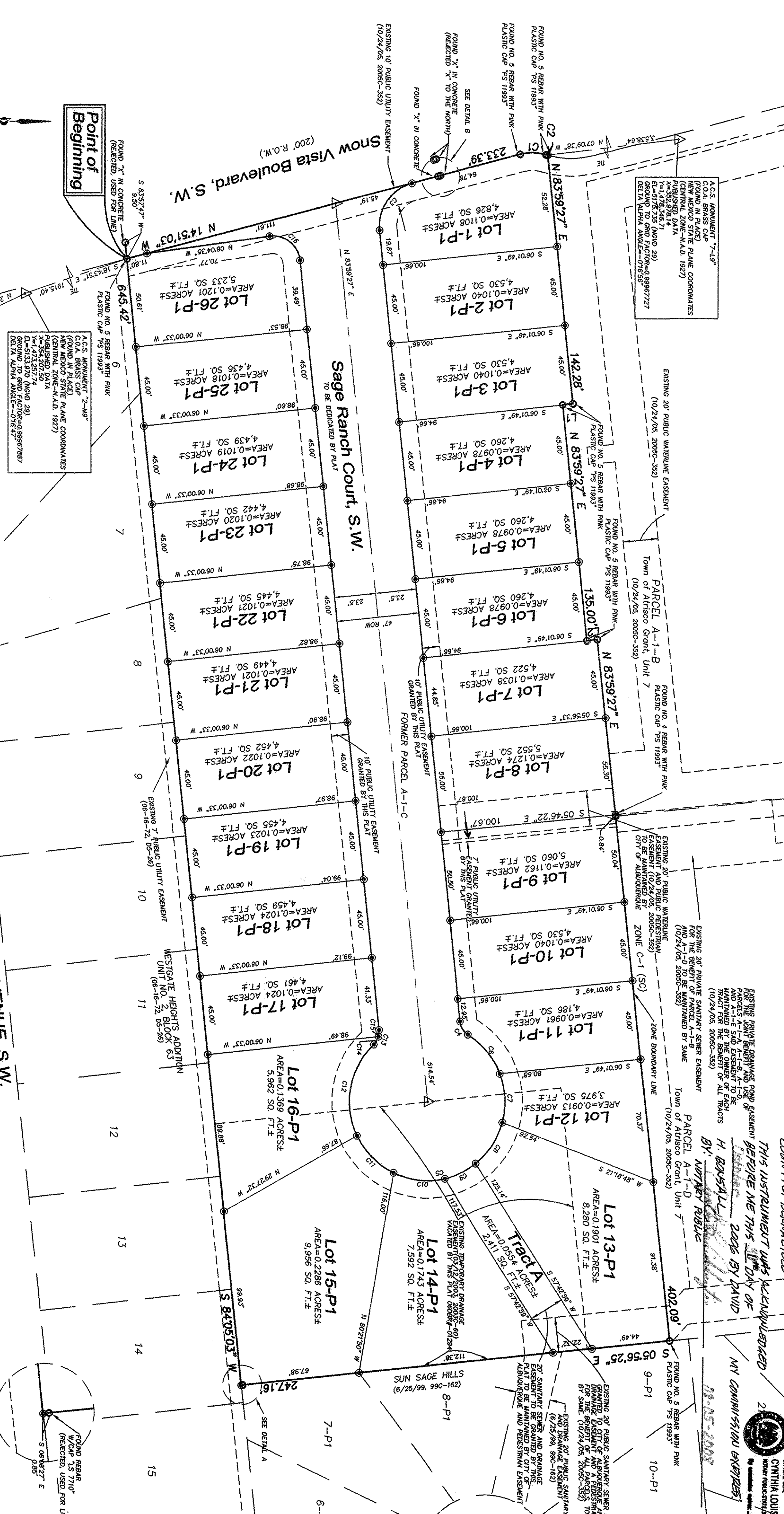
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	28.61'	14.28'	31°49'49"	14.59'	N 01°03'51" E	
C2	49.05'	1.10'	01°17'05"	0.55'	S 16°20'13" W	
C3	25.00'	35.41'	81°09'30"	21.41'	N 55°29'46" W	
C4	10.00'	22.80'	52°28'34"	4.93'	S 57°45'10" W	
C5	45.00'	223.80'	284°37'09"	34.56'	S 06°00'33" E	
C6	45.00'	29.51'	37°34'22"	15.31'	N 50°18'04" E	
C7	45.00'	28.37'	36°07'29"	14.68'	N 87°08'59" E	
C8	45.00'	28.37'	36°07'29"	14.68'	S 56°43'31" E	
C9	45.00'	20.30'	25°51'02"	10.33'	S 25°44'16" E	
C10	45.00'	30.35'	38°58'29"	15.28'	S 06°50'30" W	
C11	45.00'	56.55'	71°59'48"	32.89'	S 45°08'59" W	
C12	10.00'	9.16'	52°28'34"	4.93'	N 79°31'53" W	
C13	10.00'	9.16'	52°28'34"	4.93'	S 69°46'16" E	
C14	10.00'	5.40'	30°57'56"	2.77'	N 37°57'26" E	
C15	10.00'	3.75'	21°30'39"	1.90'	S 59°00'56" E	
C16	15.50'	24.91'	92°04'02"	16.07'	S 85°15'14" E	

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 8555986  
 Page: 2 of 2  
 18/21/2006 03:18P  
 Harry Herrera  
 Firm: Co. P.L.L.C.  
 R 12 08 BK-28865 Pg-337

Plat of  
**Sage Ranch**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2006



**ACKNOWLEDGEMENT**  
 STATE OF NM  
 COUNTY OF BERNALILLO  
 THIS INSTRUMENT WAS ACKNOWLEDGED  
 BEFORE ME THIS 11th DAY OF  
 July 2006 BY DAVID  
 H. BARNALL  
 BY: NOTARY PUBLIC  
 M-05-2008  
 CYNTHIA LOUISE ABETA  
 NOTARY PUBLIC  
 DATE



**Legend**  
 N 90°00'00" E  
 RECORD BEARINGS AND DISTANCES  
 MATCH MEASURED BEARINGS AND DISTANCES  
 FOUND REBAR WITH CAP AS NOTED  
 NO. 4 REBAR WITH YELLOW PLASTIC CAP  
 #5 11993 SET THIS STREET  
 ALUMINA CENTRIKOME MONUMENT #5 11993 SET THIS STREET

**PRECISION SURVEYS, INC.**  
 8414-D JEFFERSON ST., N.E. PHONE 505 858 5700  
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7800