



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

| | | |
|---|---|--|
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2) | <input type="checkbox"/> Variance for Carport within setback(s) (Form V) |
| <input type="checkbox"/> Major – Preliminary Plat (Form P1) | <input type="checkbox"/> Amendment to Site Plan (Form P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Major - Final Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List (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) | PRE-APPLICATIONS |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Temporary Deferral of SW (Form P2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form P2) |
| | <input type="checkbox"/> Sidewalk Waiver (Form V) | |
| SITE PLANS | <input type="checkbox"/> Variance to IDO (Form V) | APPEAL |
| <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 | | |
| Sketch Plat Review | | |

| | | |
|--|-----------------------------|---------------------------------------|
| APPLICATION INFORMATION | | |
| Applicant: Success Land Holdings, Inc. | | Phone: (505) 243-3949 |
| Address: 303 Roma Ave. NW, Suite 110 | | Email: ssteffen@pricedg.com |
| City: Albuquerque | State: NM | Zip: 87102 |
| Professional/Agent (if any): Isaacson & Arfman, Inc. | | Phone: (505) 268-8828 |
| Address: 128 Monroe Street NE | | Email: asaw@iacivil.com |
| City: Albuquerque | State: NM | Zip: 87108 |
| 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.: Tracts A1A & B1 | Block: | Unit: 4 |
| Subdivision/Addition: Anderson Heights | MRGCD Map No.: | Tract A1A - 100805434722140105 |
| Zone Atlas Page(s): N-08 | Existing Zoning: R-1A | UPC Code: Tract B1-100805448521940104 |
| # of Existing Lots: 2 | # of Proposed Lots: 506 | Proposed Zoning: None |
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: 118th Street SW | Between: Amole Mesa Ave. SW | and: Colobel Abel SW |
| CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.) | | |
| PR-2019-002411 (1002739) | | |

| | |
|-------------------------------------|---|
| Signature: <i>Asa Nilsson-Weber</i> | Date: 5/12/20 |
| Printed Name: Asa Nilsson-Weber | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

| | | | | | |
|--|--------|------|-----------------|--------------------------|------|
| FOR OFFICIAL USE ONLY | | | | | |
| Case Numbers | Action | Fees | Case Numbers | Action | Fees |
| PS-2020-00045 | SK | \$50 | | | |
| | | | | | |
| | | | | | |
| Meeting/Hearing Date: May 20, 2020 | | | | Fee Total: \$50 | |
| Staff Signature: <i>Vanessa A Segura</i> | | | Date: 5/20/2020 | Project # PR-2019-002411 | |

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- NA Interpreter Needed for Hearing? ____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, 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 per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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

| | |
|--|--|
| <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 or hearing, if required, or otherwise processed until it is complete.</i></p> | |
| <p>Signature: <i>Åsa Nilsson-Weber</i></p> | <p>Date: 5/12/20</p> |
| <p>Printed Name: Åsa Nilsson-Weber</p> | <p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p> |
| <p>FOR OFFICIAL USE ONLY</p> | |
| <p>Case Numbers: PS-2020-00045</p> | <p>Project Number: PR-2019-002411</p> |
| <div style="text-align: right;">  </div> | |
| <p>Staff Signature: <i>Vanessa A Segura</i></p> | |
| <p>Date: 5/18/2020</p> | |



May 12, 2020

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

RE: Aspire Subdivision - Sketch Plat
Existing Legal: Tracts A-1-A and B-1, Anderson Heights Unit 4
Zone Atlas Map: N-08

Dear Ms. Wolfley:

Isaacson & Arfman, acting as agents for the Developer of the above referenced site located south of Amole Mesa Ave SW, north of Colobel Ave. SW and east of 118th St. SW is submitting a sketch plat for a private, gated residential subdivision.

There was previously an approved preliminary plat for this site (Heritage Trails, Project Number 1002739) but it has now expired. The attached sketch plat shows a revised layout with 506 lots that will be developed in four phases. There are landscape open space tracts located throughout the subdivision.

We will submit a preliminary plat application for all four units in early June, including separate infrastructure lists for each unit, applications for sidewalk deferral, easement vacation and design variance requests.

If you have questions regarding this submittal, please email me at asaw@iacivil.com.

Thank you.

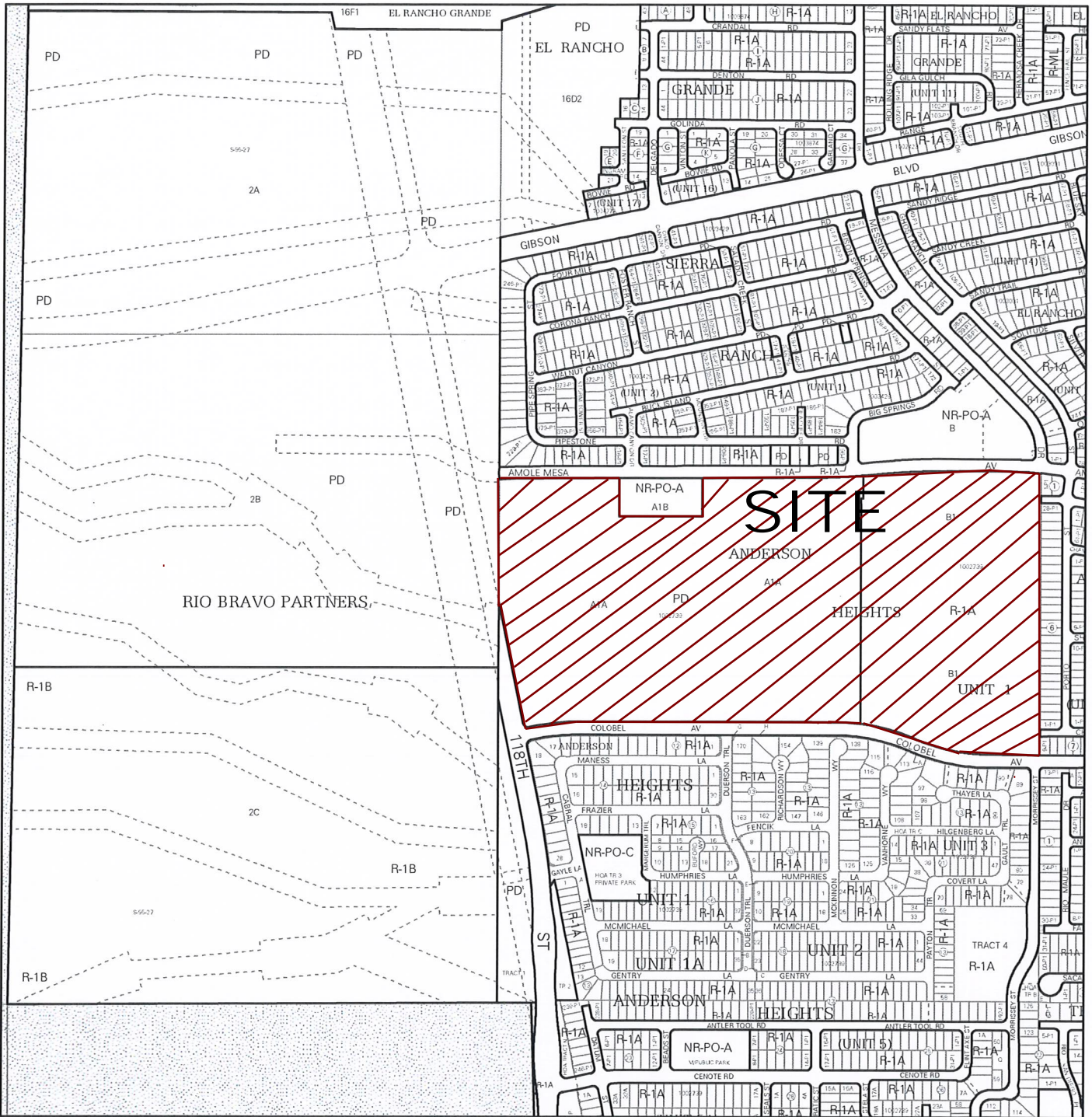
Sincerely,

ISAACSON & ARFMAN, INC.

Åsa Nilsson-Weber, P.E.


Attachments:

- Sketch Plat
- Site Exhibit

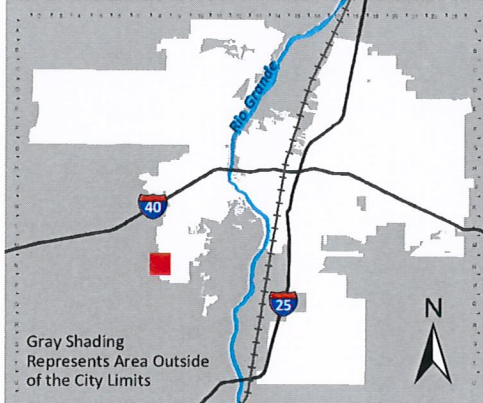


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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

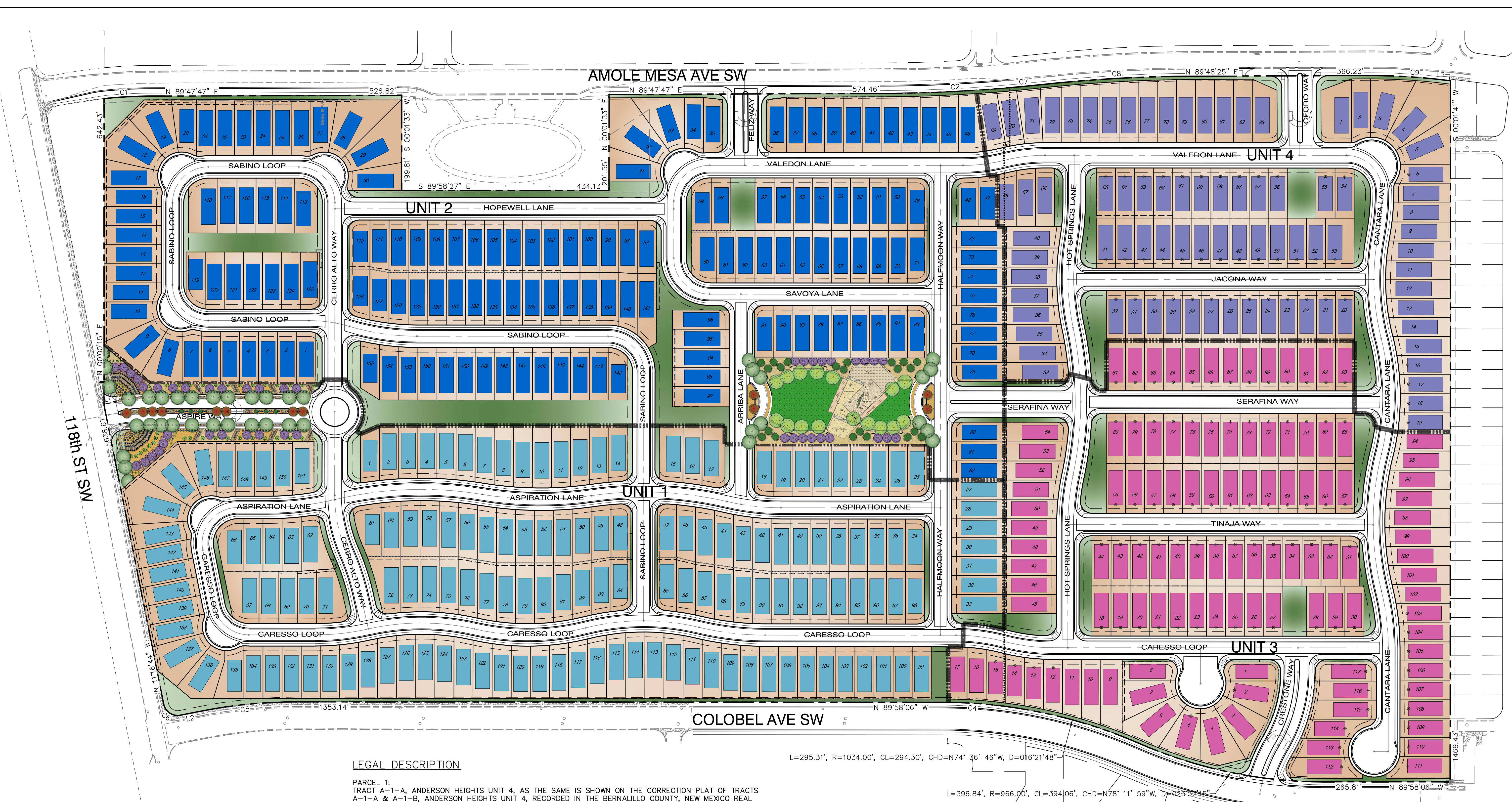


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
N-08-Z

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

0 250 500 1,000
Feet



Line Table

| Line # | Direction | Length (ft) |
|--------|-------------------------------|-----------------|
| L1 | S 07°11'17" W (S 07°12'20" W) | 7.00' (7.00') |
| L2 | S 78°44'25" W (S 78°44'25" W) | 40.74' (40.72') |
| L3 | S 82°41'52" E (S 82°41'53" E) | 4.66' (4.34') |
| L4 | S 00°01'54" W | 34.00' (34.00') |
| L5 | S 11°15'35" E | 34.00' (34.00') |

Curve Table

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|-------------------|---------------------|-----------|--------------|-----------------|
| C1 | 97.16' (97.16') | 966.00' (966.00') | 5°45'46" | 97.12' | S 86°54'54" W |
| C2 | 265.01' (265.01') | 3155.42' (3155.42') | 4°48'43" | 264.93' | N 87°23'25" E |
| C3 | 12.48' (12.48') | 3025.00' (3025.00') | 0°14'11" | 12.48' | S 88°27'37" W |
| C4 | 129.46' (129.46') | 1034.00' (1034.00') | 7°10'26" | 129.38' | N 86°22'53" W |
| C5 | 203.77' (203.77') | 1034.00' (1034.00') | 11°17'29" | 203.44' | N 84°23'10" E |
| C6 | 47.11' (47.12') | 30.00' (30.00') | 89°58'51" | 42.42' | N 56°16'10" W |
| C7 | 64.32' (64.32') | 3155.42' (3155.42') | 1°10'05" | 64.32' | N 84°24'01" E |
| C8 | 322.44' (322.44') | 3087.42' (3087.42') | 5°59'02" | 322.29' | N 86°48'30" E |
| C9 | 167.59' (167.59') | 1281.12' (1281.12') | 7°29'43" | 167.47' | N 86°26'44" W |

LEGAL DESCRIPTION

PARCEL 1:
TRACT A-1-A, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE CORRECTION PLAT OF TRACTS A-1-A & A-1-B, ANDERSON HEIGHTS UNIT 4, RECORDED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON JUNE 6, 2017, IN BOOK 2017-C, PAGE 69, AS DOCUMENT NO. 2017054333.

PARCEL 2:
TRACT B-1, ANDERSON HEIGHTS UNIT 4, AS THE SAME IS SHOWN ON THE BULK LAND PLAT FOR ANDERSON HEIGHTS UNIT 4, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 2015, IN PLAT VOLUME 2015C, FOLIO 29 AS DOCUMENT NO. 2015023748.

SITE DATA

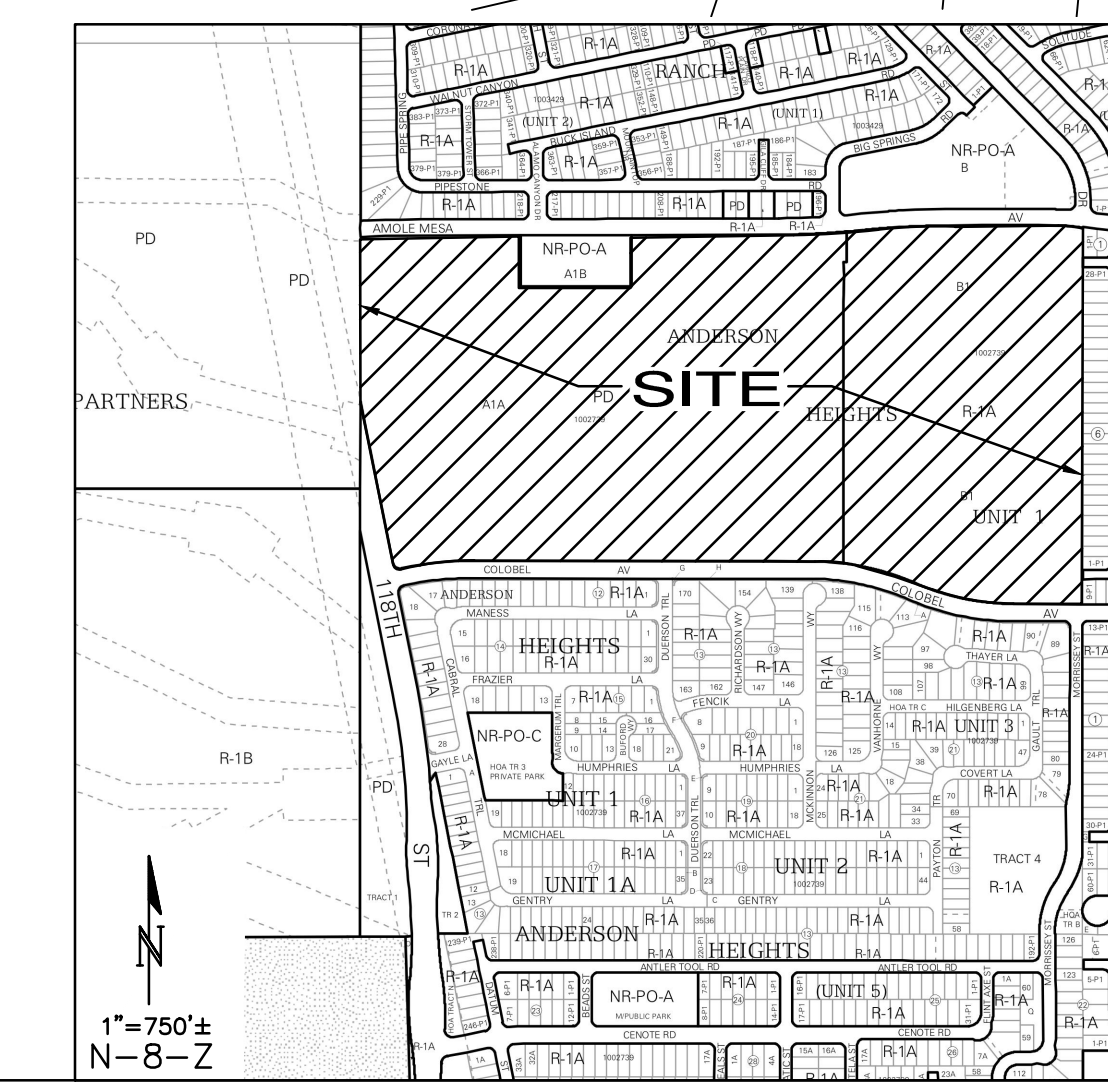
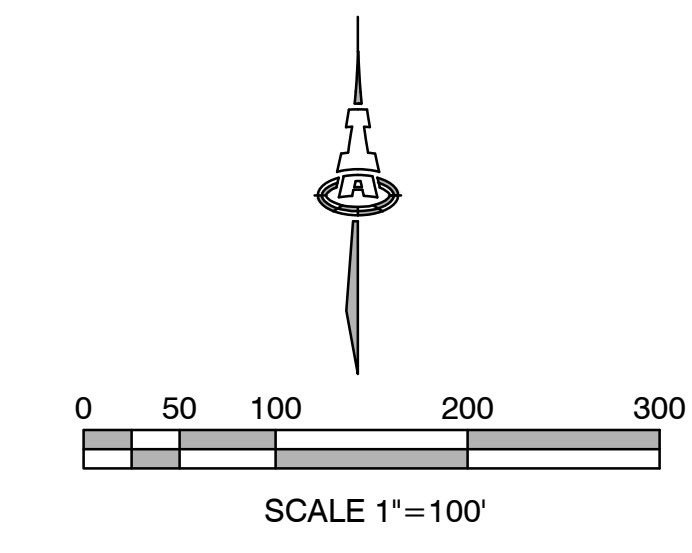
- TOTAL LAND AREA = 82.914 ACRES.
- NUMBER OF EXISTING TRACTS IS 2.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 506 (UNIT 1: 151, UNIT 2: 155, UNIT 3: 117, AND UNIT 4: 83)
- CURRENT ZONING: R-1A.
- THE SUBDIVISION WILL BE GATED AND ALL STREETS WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE HOA.
- ALL STREETS SHALL HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS (EXCEPT WHERE VARIANCES ARE APPROVED BY THE CITY OF ALBUQUERQUE).
- WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.

NOTES

- TYPICAL LOT SIZE IS 40'x110' WITH BUILDING SETBACKS OF 20' FRONT, 15' REAR, 5' SIDE.
- LOTS WITH "s" ARE 40'x105' WITH BUILDING SETBACKS OF 18' FRONT, 15' REAR, 5' SIDE.

L=295.31', R=1034.00', CL=294.30', CHD=N74°36'46"W, D=016°21'48"

L=396.84', R=966.00', CL=394.06', CHD=N78°11'59"W, D=023°32'46"



Isaacson & Arfman, Inc.
Civil Engineering Consultants

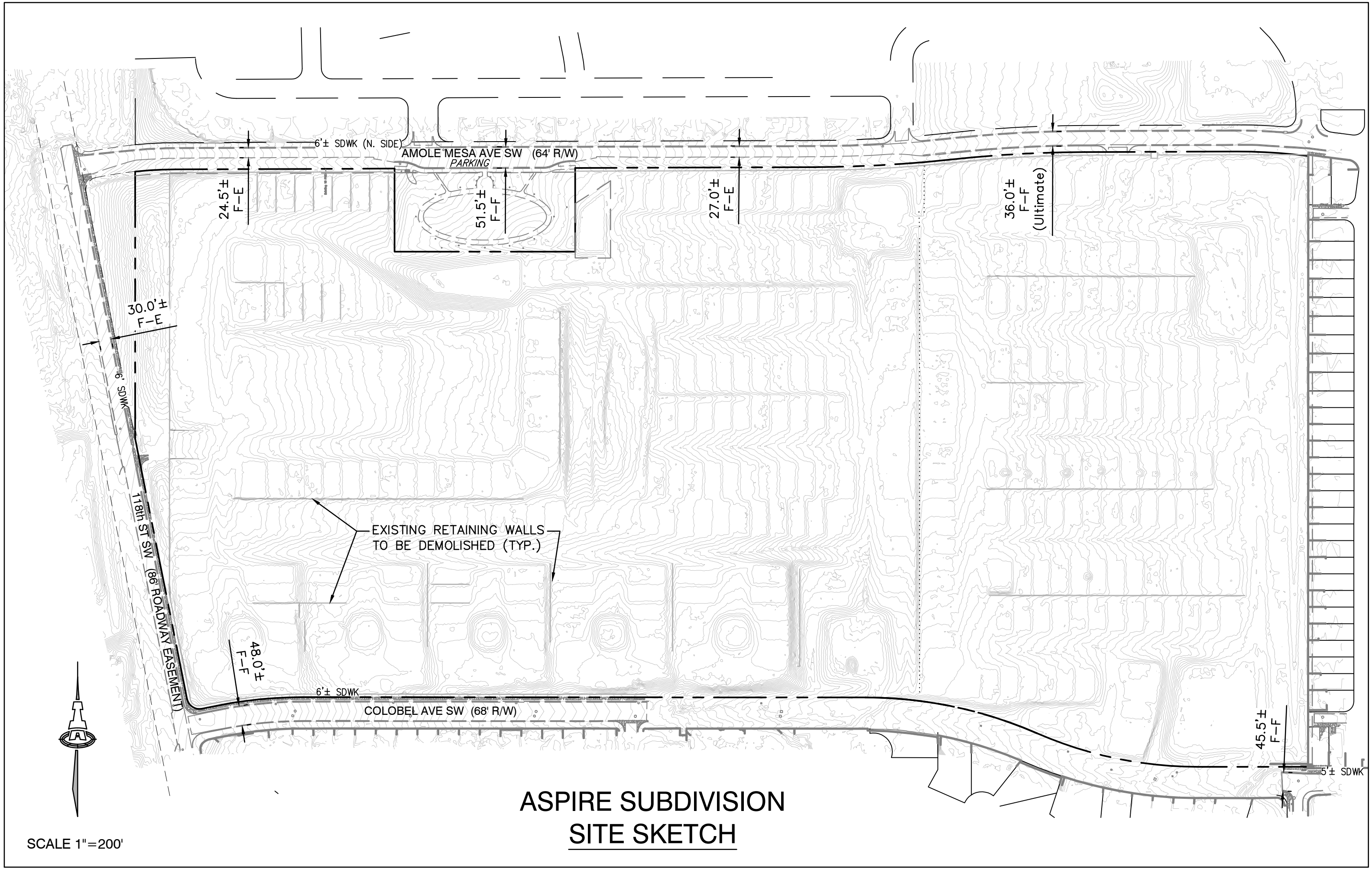
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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**ASPIRE SUBDIVISION
UNITS 1 THRU 4
PLDG**

SKETCH PLAT

| | | | | | | | |
|-----------|---------|---------------|--|-------|--|---------|--------|
| Date: | 03/2020 | No. Revision: | | Date: | | Job No. | 2290 |
| Drawn By: | thor | | | | | | 1 |
| Ckd By: | ANW | | | | | | SH. OF |



AMOLE MESA AVE SW (64' R/W)

PARKING

6'± SDWK (N. SIDE)

24.5'±
F-E

51.5'±
F-F

27.0'±
F-E

36.0'±
F-F
(Ultimate)

30.0'±
F-E

6'± SDWK

118th ST SW (86' ROADWAY EASEMENT)

EXISTING RETAINING WALLS
TO BE DEMOLISHED (TYP.)

48.0'±
F-F

6'± SDWK

COLOBEL AVE SW (68' R/W)

45.5'±
F-F

5'± SDWK



SCALE 1"=200'

ASPIRE SUBDIVISION SITE SKETCH