



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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Sketch Plat Review & Comment Approval			

APPLICATION INFORMATION			
Applicant: Success Land Holdings, LLC - Scott Steffen		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. - Åsa Nilsson-Weber		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 <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract FD1		Block:	Unit: Unit 1
Subdivision/Addition: Aspire Subdivision		MRGCD Map No.:	UPC Code: 100805434722140105
Zone Atlas Page(s): N-08	Existing Zoning: R-1A	Proposed Zoning: None	
# of Existing Lots: 1	# of Proposed Lots: 255	Total Area of Site (Acres): 27.48	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 118th Street SW		Between: Amole Mesa Av 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			

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

Signature: <i>Åsa Nilsson-Weber</i>		Date: September 28, 2021	
Printed Name: Åsa Nilsson-Weber		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-5(A)
- ___ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved


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

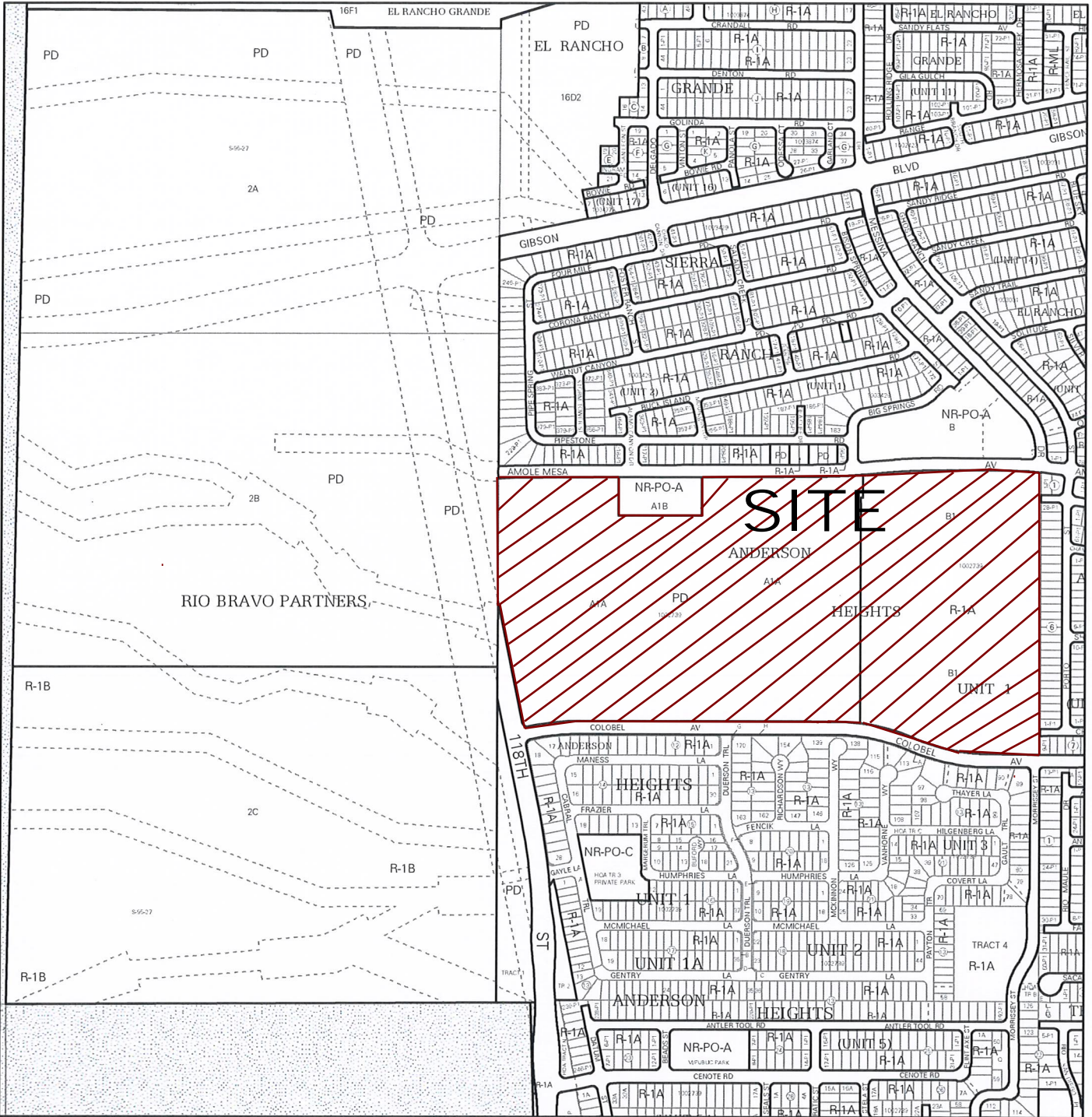
MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable


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

<p>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.</p>	
<p>Signature: <u>Asa Nilsson-Weber</u></p>	<p>Date: <u>09-28-2021</u></p>
<p>Printed Name: <u>Asa Nilsson-Weber</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

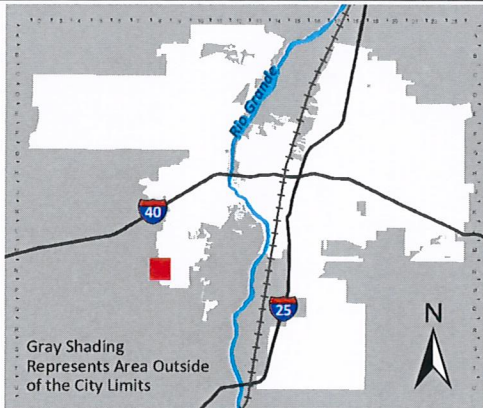


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

September 28, 2021

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

RE: PR-2019-002411 - Aspire Subdivision - Sketch Plat Application

Existing Legal: Tract FD-1, Aspire Subdivision, Unit 1
Proposed Legal: Aspire Subdivision Unit 2
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 application in support of vacation of a private access easement. This easement was granted with Unit 1 to provide temporary access from Amole Mesa until Unit 2 develops. The Unit 2 construction plans and final plat are now being prepared, and the private access easement will be vacated and replaced with a private roadway connecting at Amole Mesa. The easement is shown on the preliminary plat with keyed note 8.

There is an approved preliminary plat on file for Units 1-4 for this subdivision, and the final plat for Unit 1 has been recorded. The preliminary plat expires on November 4, 2021.

After the sketch plat meeting has been held, we will submit applications for the private easement vacation and preliminary plat extension.

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 (Preliminary Plat)
- Site Exhibit

PRELIMINARY PLAT FOR ASPIRE SUBDIVISION
 BEING A REPLAT OF TRACTS A-1-A & B-1 ANDERSON HEIGHTS UNIT 4 WITH THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5, T. 9 N. R. 2 E. NMMP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

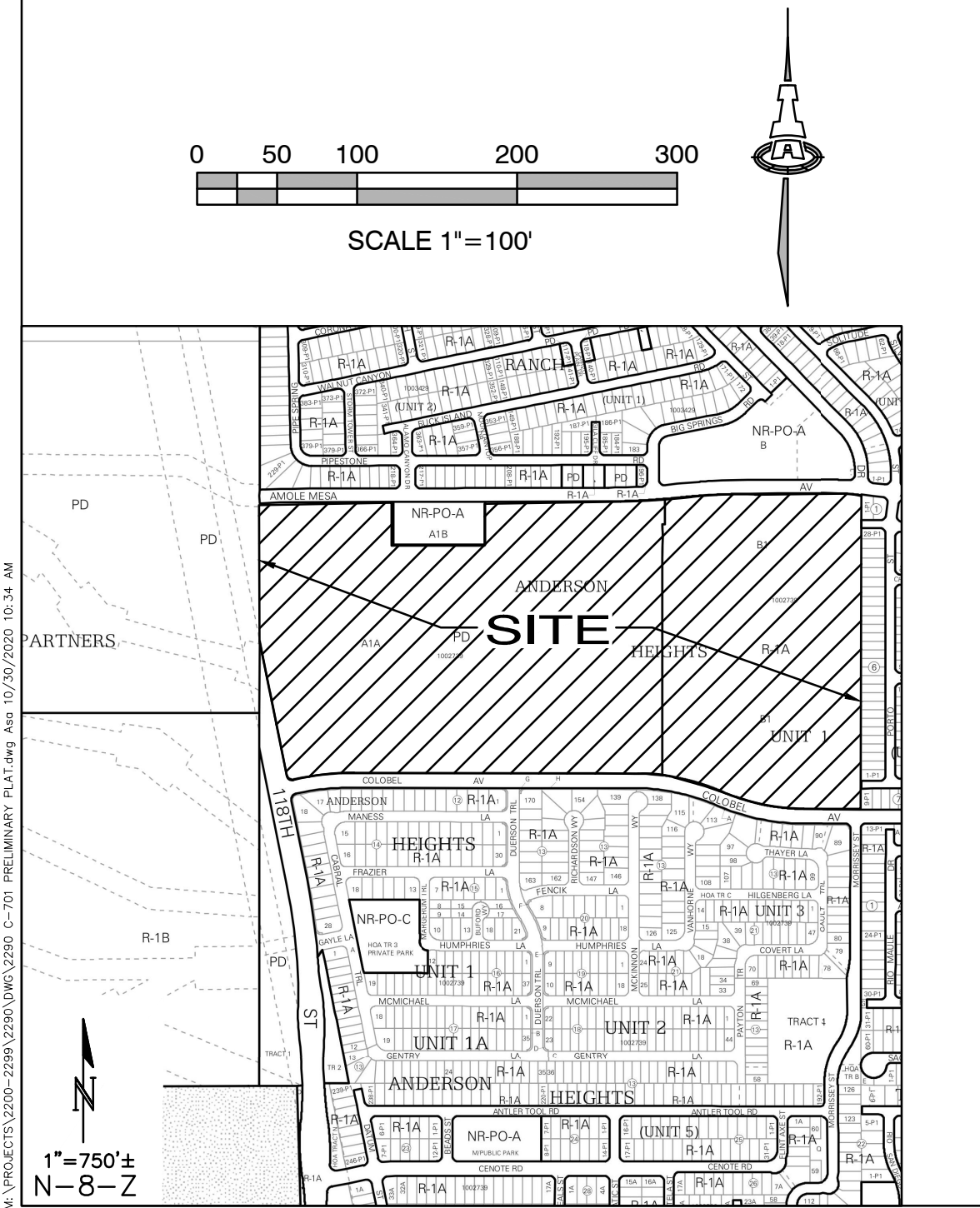
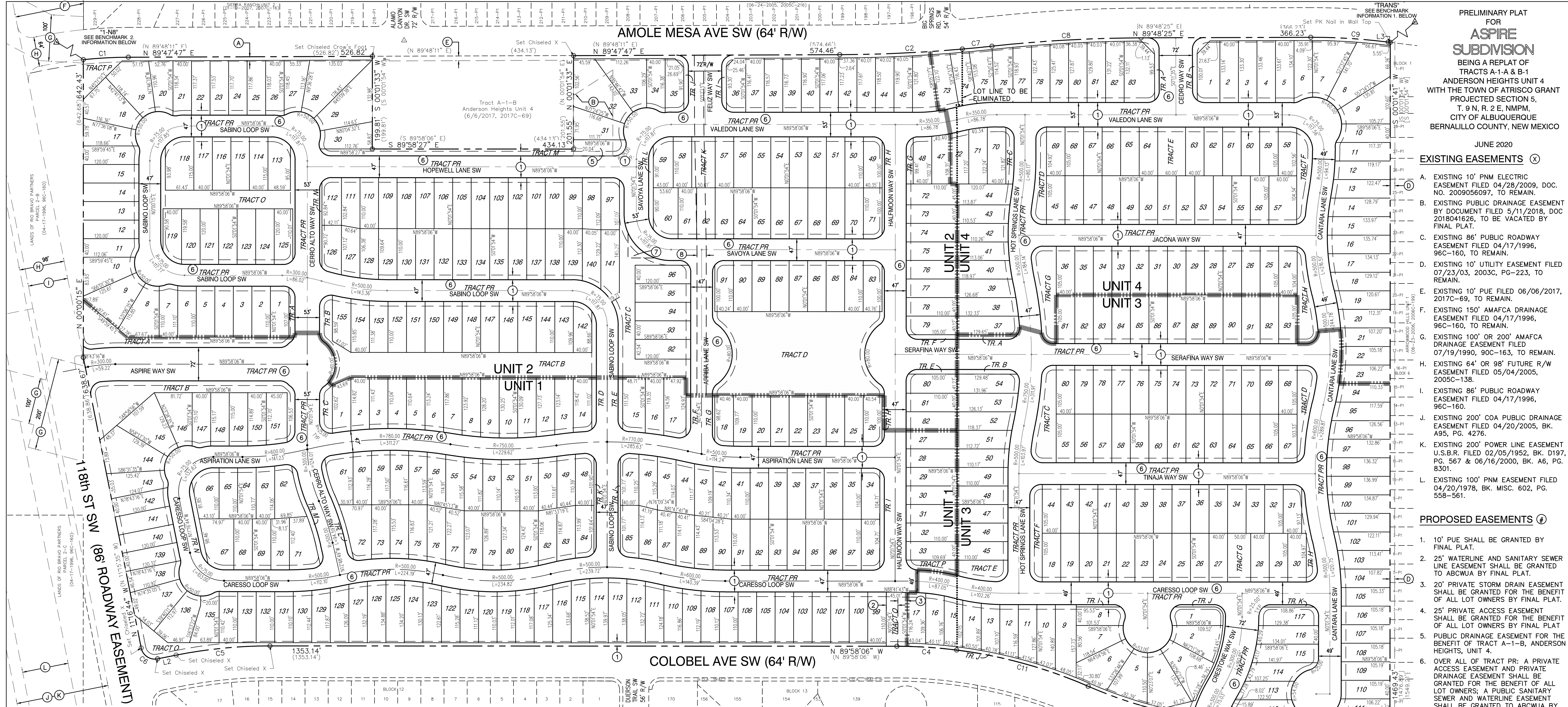
JUNE 2020

EXISTING EASEMENTS

- EXISTING 10' PNM ELECTRIC EASEMENT FILED 04/28/2009, DOC. NO. 2009056097, TO REMAIN.
- EXISTING PUBLIC DRAINAGE EASEMENT BY DOCUMENT FILED 5/11/2018, DOC 2018041626, TO BE VACATED BY FINAL PLAT.
- EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.
- EXISTING 10' UTILITY EASEMENT FILED 07/23/03, 2003C, PG-223, TO REMAIN.
- EXISTING 10' PUE FILED 06/06/2017, 2017C-69, TO REMAIN.
- EXISTING 150' AMAFCA DRAINAGE EASEMENT FILED 04/17/1996, 96C-160, TO REMAIN.
- EXISTING 100' OR 200' AMAFCA DRAINAGE EASEMENT FILED 07/19/1990, 90C-163, TO REMAIN.
- EXISTING 64' OR 98' FUTURE R/W EASEMENT FILED 05/04/2005, 2005C-138.
- EXISTING 86' PUBLIC ROADWAY EASEMENT FILED 04/17/1996, 96C-160.
- EXISTING 200' COA PUBLIC DRAINAGE EASEMENT FILED 04/20/2005, BK. A95, PG. 4276.
- EXISTING 200' POWER LINE EASEMENT U.S.B.R. FILED 02/05/1952, BK. D197, PG. 567 & 06/16/2000, BK. A6, PG. 8301.
- EXISTING 100' PNM EASEMENT FILED 04/20/1978, BK. MISC. 602, PG. 558-561.

PROPOSED EASEMENTS

- 10' PUE SHALL BE GRANTED BY FINAL PLAT.
 - 25' WATERLINE AND SANITARY SEWER LINE EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
 - 20' PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT.
 - 25' PRIVATE ACCESS EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS BY FINAL PLAT.
 - PUBLIC DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT A-1-B, ANDERSON HEIGHTS, UNIT 4.
 - OVER ALL OF TRACT PR: A PRIVATE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS; A PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SHALL BE GRANTED TO ABCWUA BY FINAL PLAT.
 - PRIVATE STORM DRAIN EASEMENT SHALL BE GRANTED FOR THE BENEFIT OF ALL LOT OWNERS.
 - 20' TEMPORARY EMERGENCY ACCESS EASEMENT FOR UNIT 1 SHALL BE GRANTED.
- ALL PROPOSED EASEMENTS SHALL BE MAINTAINED BY THE HOA.*



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
C10	396.84' (396.84')	966.00' (966.00')	23°32'15"	394.06'	N 78°11'59" W
C11	295.31' (295.31')	1034.00' (1034.00')	16°21'48"	294.30'	N 74°36'46" 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 COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 2015, IN PLAT VOLUME 2015C, FOLIO 29 AS DOCUMENT NO. 2015023748.

PURPOSE OF PLAT

- TO SUBDIVIDE TRACTS A-1-A AND B-1 TO CREATE 506 LOTS AND 52 TRACTS IN FOUR UNITS AS SHOWN.
- TO CREATE EASEMENTS AS SHOWN.
- TO VACATE AN EASEMENT AS SHOWN.

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°53'35" E	34.00' (34.00')

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #14271".
- ALL STREET CENTERLINE POINTS SHOWN THIS WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #14271".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 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.

SITE BENCHMARK

AGRS MONUMENT "1-N8"; ELEVATION=5307.250 (NAD83/NAVD88)

SITE DATA

- TOTAL LAND AREA = 82.914 ACRES.
- NUMBER OF EXISTING TRACTS IS 2.
- NUMBER OF PROPOSED TRACTS IS 52. (TRACT PR, UNIT 1: 15 [TR. A-O], UNIT 2: 16 [TR. A-P], UNIT 3: 12 [TR. A-L], AND UNIT 4: 8 [TR. A-H])
- 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 (TRACT PR) WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE HOA.
- ALL STREETS SHALL HAVE EASEMENT 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.
- ALL OPEN SPACE/LANDSCAPING TRACTS AS LISTED IN NOTE C. SHALL BE DECEDED TO AND MAINTAINED BY THE HOA.
- MILEAGE OF PUBLIC STREETS CREATED: 0
- NO LOTS SHALL HAVE DIRECT ACCESS FROM COLOBEL AVE, AMOLE MESA AVE OR 118TH ST
- TYPICAL LOT SIZE: 110' x 40'=4,400 SF; MIN. LOT SIZE: 4,062 SF MAX. LOT SIZE: 10,079 SF
- SETBACKS SHALL ADHERE TO ZONING FOR R-1A--5' SIDEYARD; 10' SIDEYARD ADJACENT TO STREET EASEMENT; 15' BACKYARD; 20' FRONTYARD TO HOUSE; 20' FRONTYARD TO GARAGE.

DO 14-16-1-9(C) PROHIBITION ON RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"THE CITY MAY NOT APPROVE ANY SUBDIVISION APPLICATION FOR PROPERTY ON WHICH THERE ARE ANY DEED RESTRICTIONS, COVENANTS, OR BINDING AGREEMENTS PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE APPLICATION."

LEGEND

- N 90°00'00" E
- (N 90°00'00" E)
- [N 90°00'00" E]
-
-
-

BENCHMARK INFORMATION

	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES (06/06/2017, 2017C-69)	AGRS MONUMENT AND BENCHMARK "TRANS" N=1470741.879* E=1495145.466* G-G=0.999683154 Ag=0016'43.33" CENTRAL ZONE ELEVATION=5307.25* (NAD83/NAVD88)	AGRS MONUMENT AND BENCHMARK "1-N8" N=1470741.879* E=1495145.466* G-G=0.999676466 Ag=0017'27.70" CENTRAL ZONE ELEVATION=5307.25* (NAD83/NAVD88)
1.			
2.			

SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
 SET CENTERLINE MONUMENT: A 4" ALUMINUM DISK MARKED "LS 14271"

APPROVED FOR MONUMENTATION AND STREET NAMES

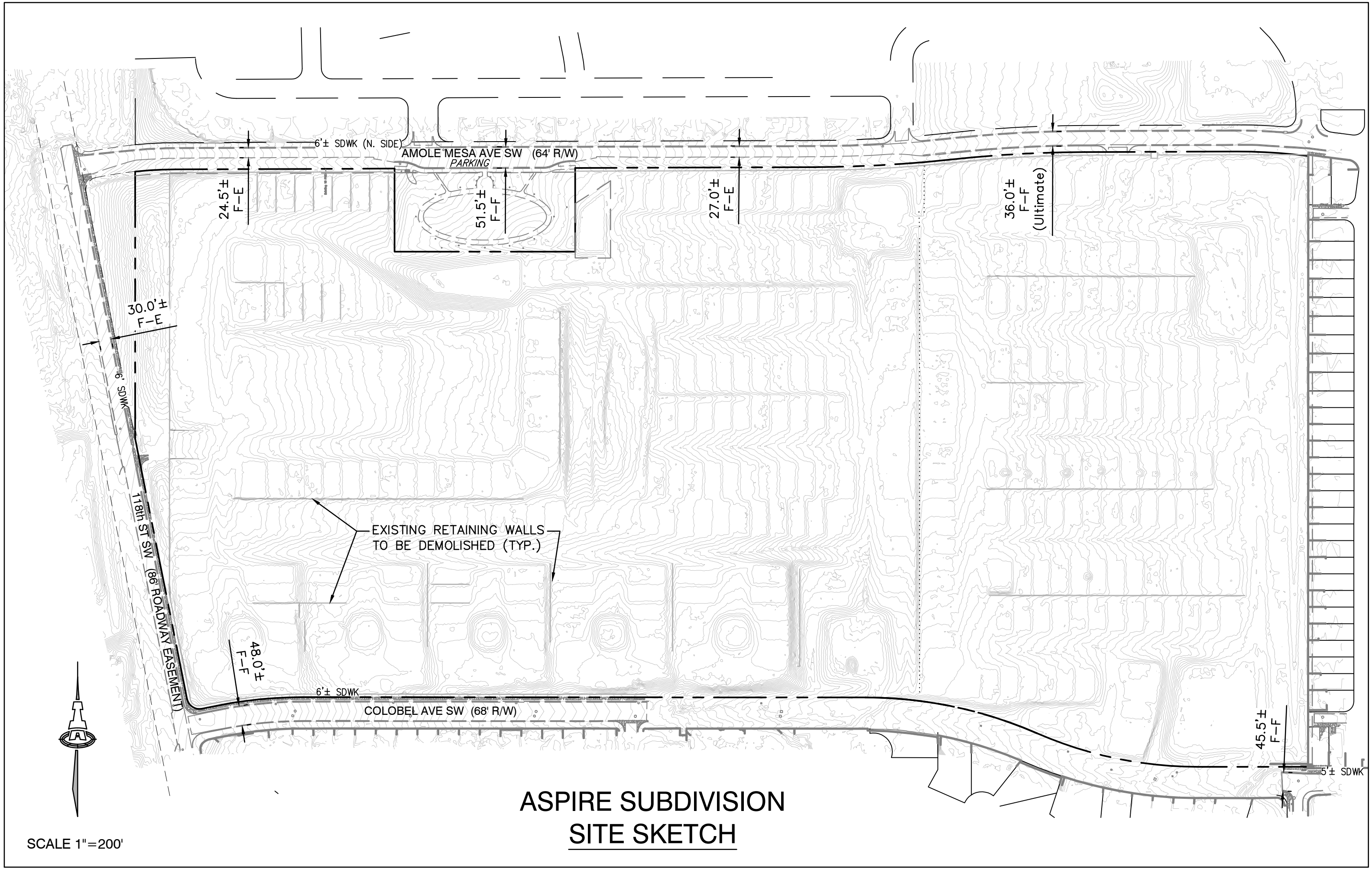
Gum 91. P. Rosehauer P.S. 6/10/2020
 CITY SURVEYOR DATE

OWNERSHIP

SCOTT SCHIABOR
 SCOTT SCHIABOR, MANAGER SUCCESS LAND HOLDINGS, LLC. DATE 6/10/2020

Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE Albuquerque, NM 87108 505-268-8828 | www.iacivil.com

PR-2020-002411 SHEET 1 OF 1



ASPIRE SUBDIVISION SITE SKETCH

SCALE 1"=200'