



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)		PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)		<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)		APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)		<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST			
The subdivision is a replat of of Tract into 62 lots and 2 tracts and sidewalk deferral. The plat would create 78 lots from the existing tracts.			
APPLICATION INFORMATION			
Applicant/Owner: Clearbrook Investments, Inc.		Phone:	
Address: 8801 Jefferson St. N.E., #A		Email: scotth@stillbrooke.com	
City: ALBUQUERQUE	State: NM	Zip: 87113	
Professional/Agent (if any): THE GROUP / RON HENSLEY		Phone: 505-410-1622	
Address: 300 BRANDING IRON RD. SE		Email: ron@thegroup.cc	
City: RIO RANCHO	State: NM	Zip: 87124	
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TRACT 401	Block:	Unit: 3	
Subdivision/Addition: ATRISCO GRANT	MRGCD Map No.:	UPC Code: 101005652511340513	
Zone Atlas Page(s): L-10	Existing Zoning: MX-M	Proposed Zoning MX-M	
# of Existing Lots: 1	# of Proposed Lots: 78	Total Area of Site (Acres): 9.56 AC	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: SAGE RD. N.W.	Between: COORS RD.	and: 75TH ST.	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
2019-003169			
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.			
Signature:		Date: FEBRUARY 3, 2023	
Printed Name: Ron E. Hensley		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

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

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

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

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

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

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

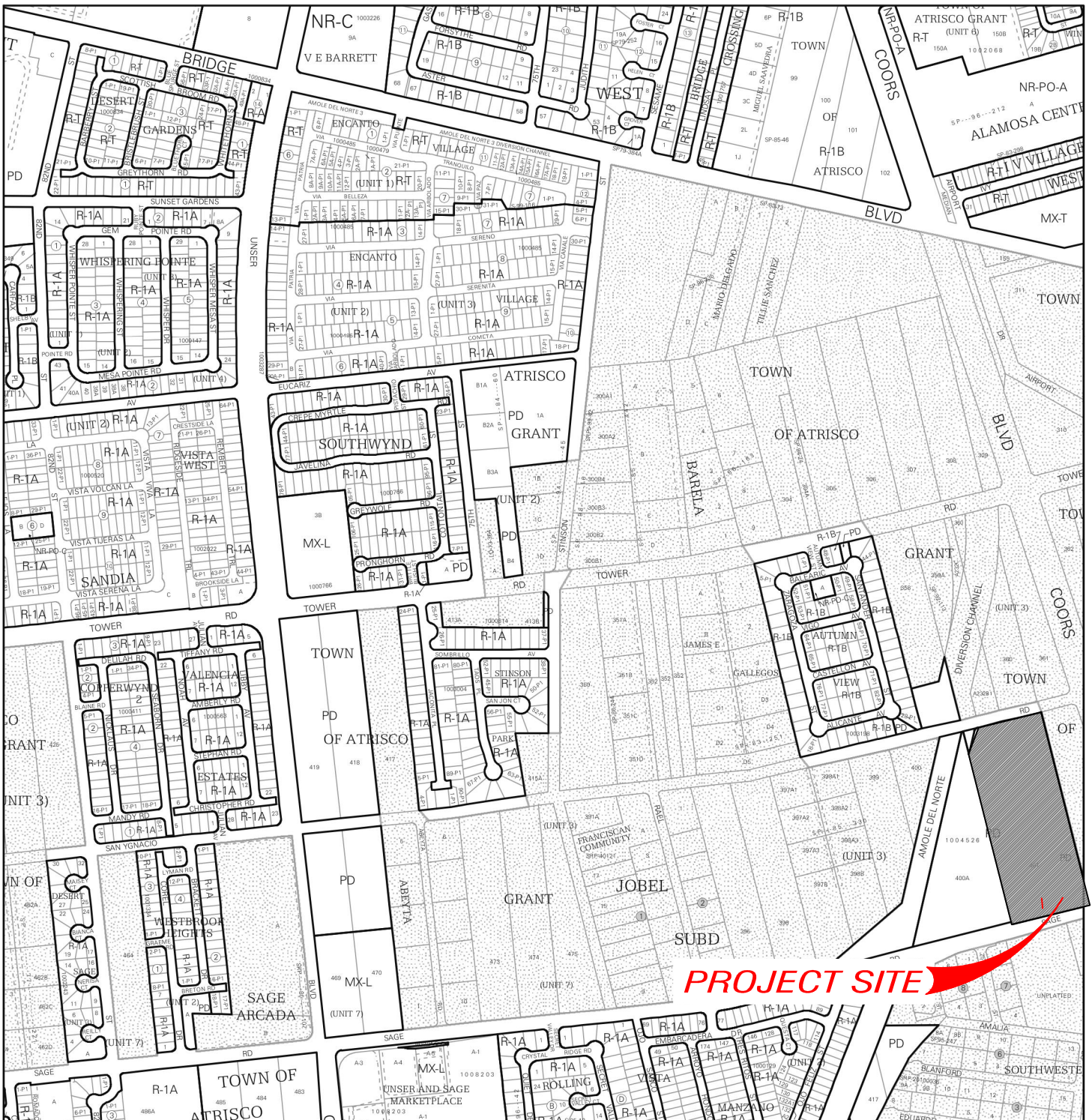
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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

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



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
L-10-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

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet



The **H**ENSLEY **E**NGINEERING **G**ROUP

February 3, 2023

Development Facilitation Team

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

Re: Sage Park Subdivision – Sketch Plat

Attached Sketch Plat submittal for a subdivision located within zone atlas page L-10.

The subdivision is a replat of “Tract 401 Unit 3 Town of Atrisco Grant” and is located on Sage Road near Coors Blvd. The plat would create 78 lots and 2 tracts from the existing Tract.

Overview and Summary of Request

- Plat of 78 lots, 2 HOA tracts and ROW dedication created from one tract.
- Roadway connections to Sage Road with interior loop.
- Utility Connections to Sage Road.
- Drainage of the subdivision routed at historic levels from a detention / water quality feature to an existing drainage pond within the County.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

Civil

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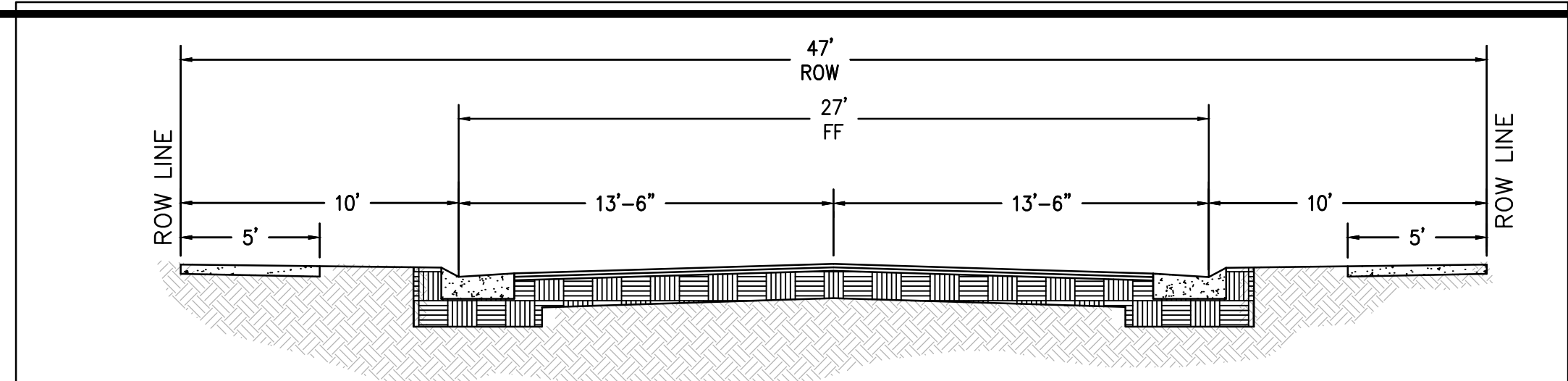
Planning

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Land Development

300 Branding Iron Rd. S.E. , Rio Rancho, NM 87124

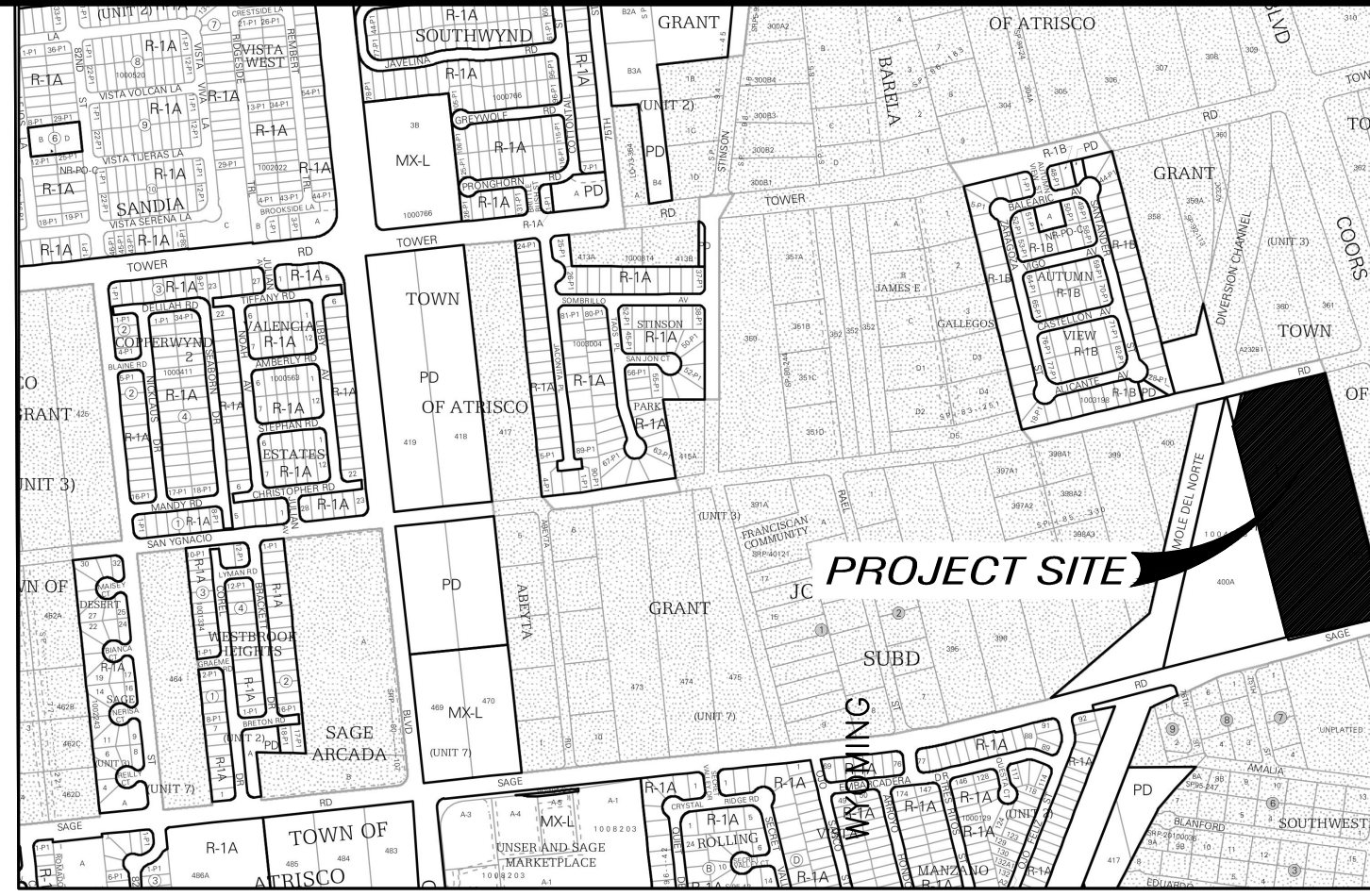
Office: 505-410-1622



TYPICAL STREET SECTION
SCALE 1" = 5'

COORS BLVD.

LEGAL DESCRIPTION
SAGE PARK SUBDIVISION
(BEING A REPLAT OF A PORTION OF TRACT 401)
TOWN OF ATRISCO GRANT, UNIT 3
CITY OF ALBUQUERQUE, NEW MEXICO



VICINITY MAP
ZONE ATLAS: L-10
SCALE: NONE

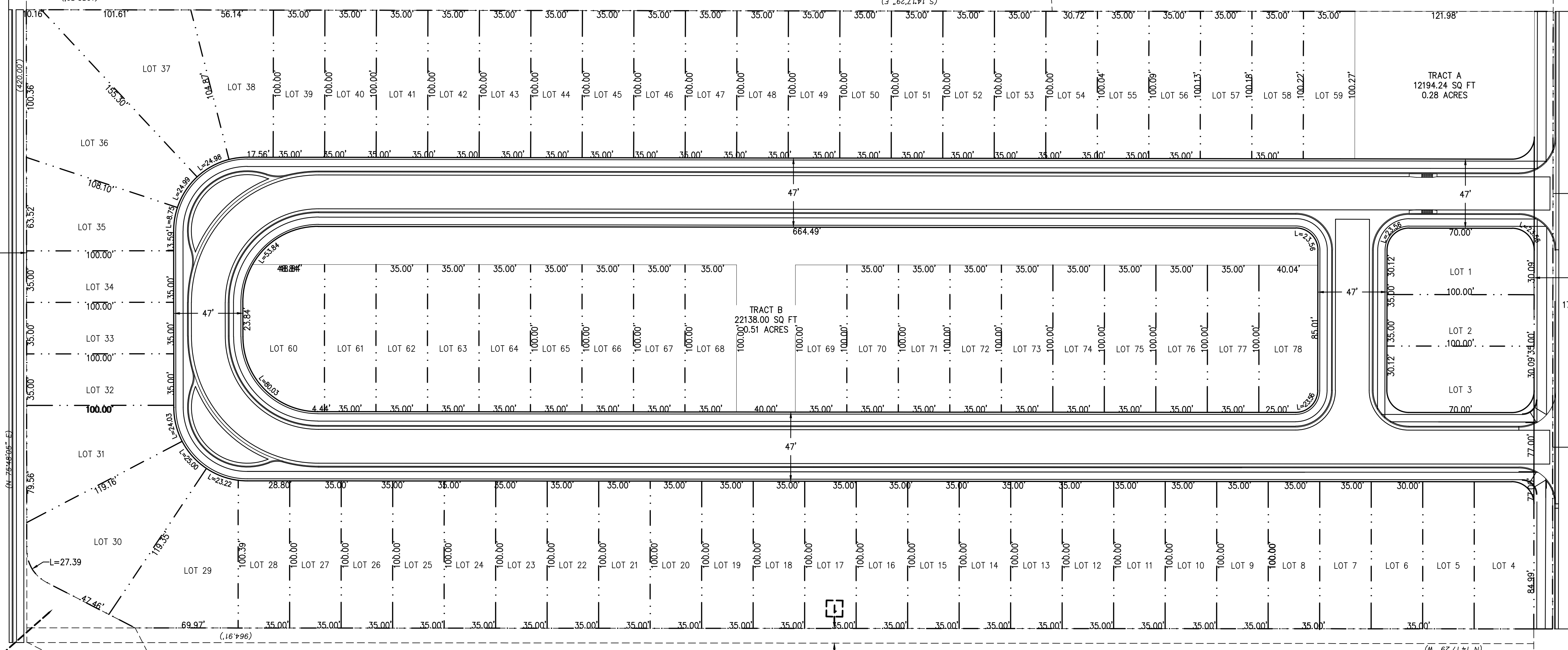
NORTHERLY PORTION OF TRACT 402
TOWN OF ATRISCO GRANT, UNIT 3
(12/5/1944, BK. D, PG. 118)

SOUTHERLY PORTION OF TRACT 402
TOWN OF ATRISCO GRANT, UNIT 3
(9/17/1987, BK. D315A, PG. 62)

LOT A
LAND OF PREMETIVO
GABALDON
(01/23/2008, 2008C-14)

LOT A
LAND OF PREMETIVO
GABALDON
(01/23/2008, 2008C-14)

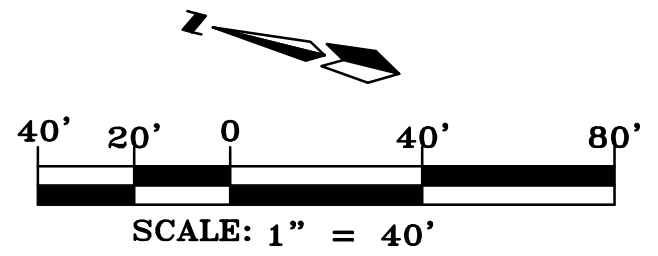
TRACT IN SECTIONS 26, 27, AND 35,
T. 10 N., R. 2 E., N.M.P.M.
(08/02/2017, DOC. NO. 2017075381)



LEGEND

- PROPERTY LINE
- ==== NEW CURB & GUTTER
- ===== EXISTING CURB

TRACT 400-A
TOWN OF ATRISCO GRANT, UNIT 3
(5/23/2008, BK. 2008C, PG. 111)



CITY OF ALBUQUERQUE AMOLE
DEL NORTE DIVERSION
CHANNEL TRACT A-2-30
(9/11/1980, C17-66)

SUBMISSION DATA
ZONING: MX-M
NUMBER OF LOTS CREATED: 78
NUMBER OF TRACTS CREATED: 2

**SAGE PARK
SKETCH PLAT**

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone: 950.415.1622