



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input checked="" type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

The subdivision is a replat of of Tract into 78 lots and 2 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:	
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.)

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: *Ron E. Hensley* Date: June 16, 2023

Printed Name: Ron E. Hensley Applicant or Agent

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. 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.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form S1 with all the submittal items checked/marked
- X 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- X 4) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Preliminary Plat including the Grading and Drainage Plan with the surveyor's, property owner's, and City Surveyor's signatures on the Plat. If submitting a Bulk Land Plat, the Plat must also include utility and AMAFCA signatures
- X 6) Sidewalk Exhibit and/or cross sections of proposed streets
- X 7) 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
- X 8) Infrastructure List, if required for building of public infrastructure
- X 9) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
(The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

SUPPORTIVE DOCUMENTATION

- X 10) Letter of authorization from the property owner if application is submitted by an agent
- X 11) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3)
- X 12) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
(not required for Extension)

13) Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

14) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

PUBLIC NOTICE DOCUMENTATION

15) Sign Posting Agreement

16) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)

Office of Neighborhood Coordination notice inquiry response

Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by the Planning Department

Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

Proof of emailed notice to affected Neighborhood Association representatives

Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet

17) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

EXTENSION OF PRELIMINARY PLAT

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) DHO Application form completed, signed, and dated

____ 2) Form S1 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Preliminary Plat

____ 5) Copy of DRB approved infrastructure list

____ 6) Letter of authorization from the property owner if application is submitted by an agent

____ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

____ 8) Interpreter Needed for Hearing? ____ if yes, indicate language: ____

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract 401, Unit 3 Atrisco Grant

Sage and Coors

Job Description: PR-2019-003169 Sage Park Subdivision

Hydrology:

- Grading and Drainage Plan X Approved NA
- AMAFCA Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Reggie Cho 6/12/2023
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved X NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- NMDOT Approved X NA

Ernest Armijo 6-12-2023
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter x Approved NA
- ABCWUA Development Agreement Approved x NA
- ABCWUA Service Connection Agreement Approved x NA

Sarah Luckie 6/12/2023
ABCWUA Date

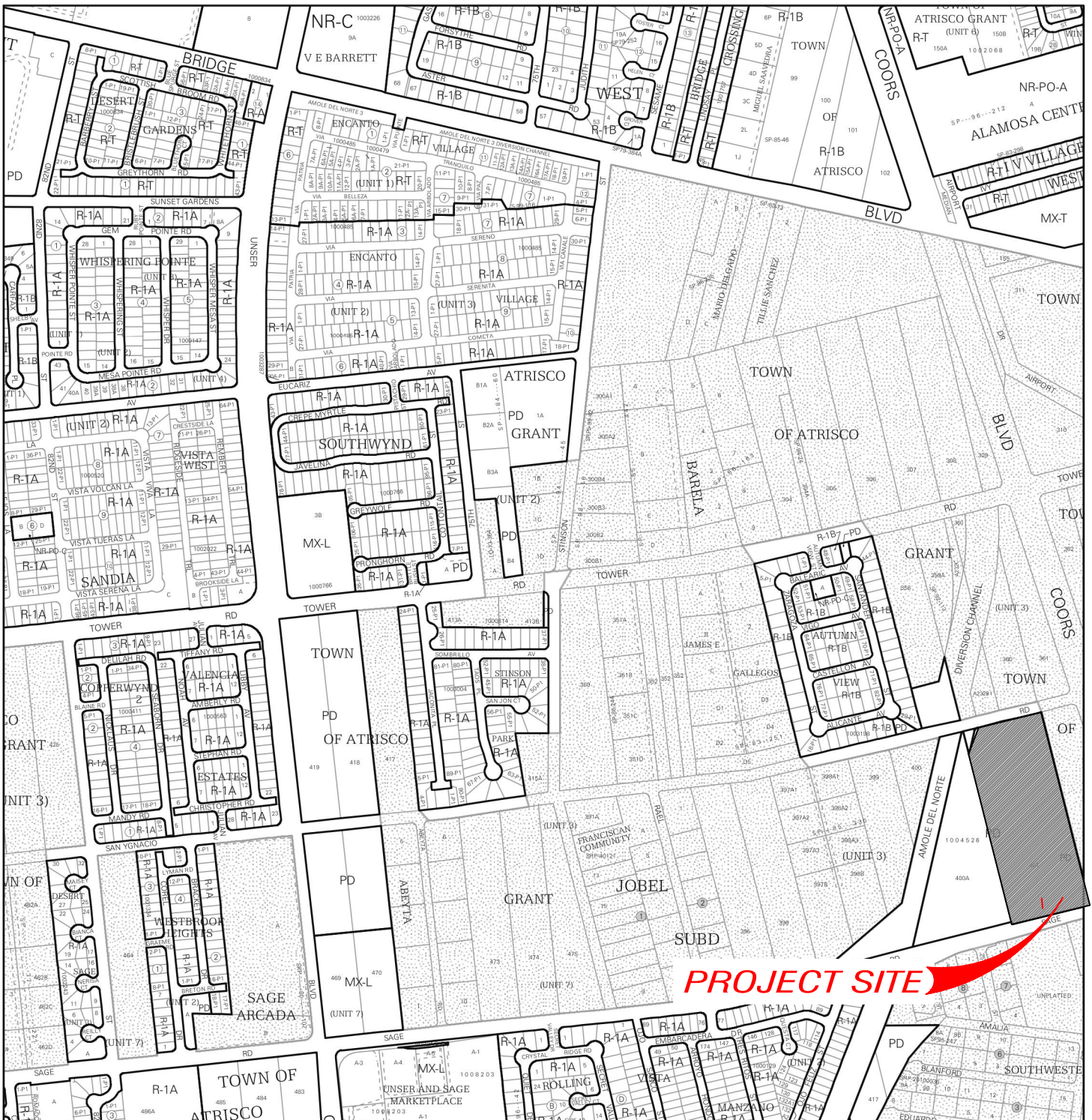
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) X Yes
- City Surveyor X Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

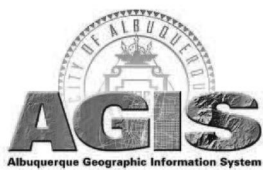
* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

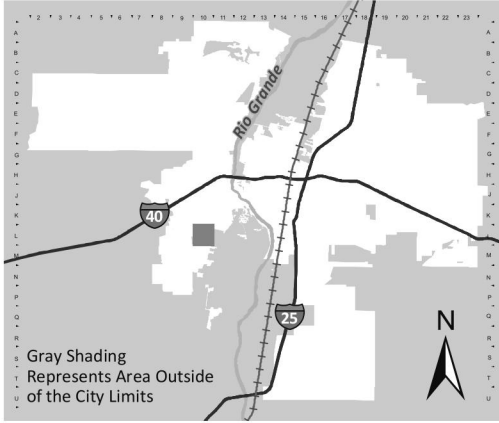


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

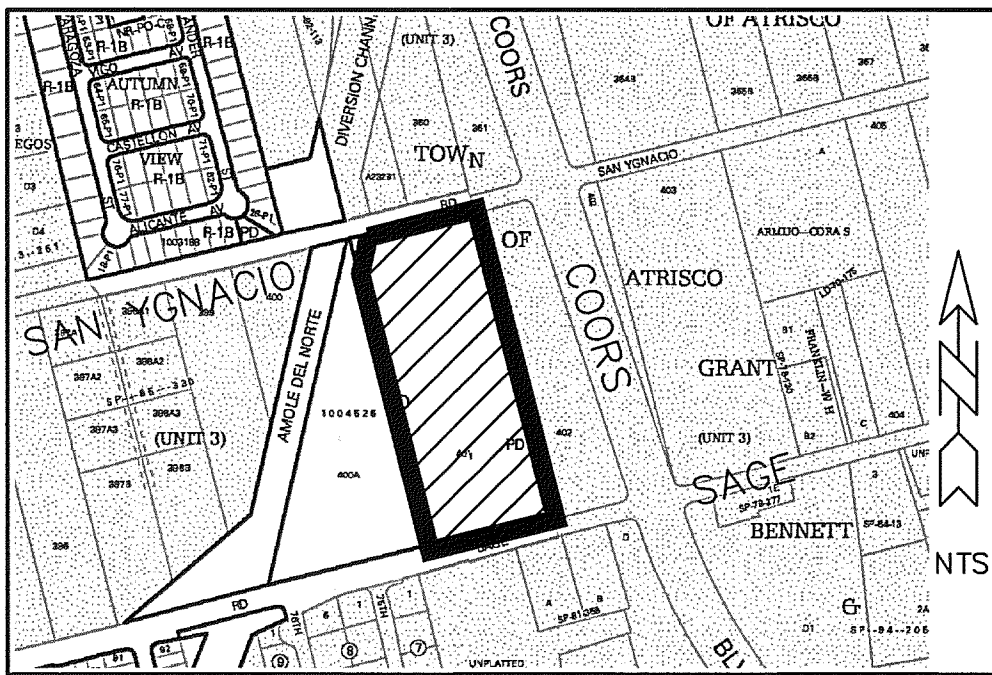


Zone Atlas Page:
L-10-Z

- 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



LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118) all being records of Bernalillo County, New Mexico.
- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust

Scott Henry, Trustee

Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.

Notary Public

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Lumen (LUMEN) for 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 enclosures.
 - Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
(A REPLAT OF THE REMAINING
PORTION OF TRACT 401,
TOWN OF ATRISCO GRANT, UNIT 3)
WITHIN THE
TOWN OF ATRISCO GRANT,
PROJECTED SECTIONS 26 & 27,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

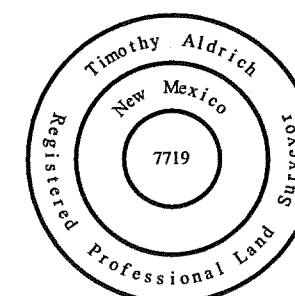
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laron N. Risenhoover, P.S.</i>	6/16/2023
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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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."



[Signature]
Timothy Aldrich, P.S. No. 7719

06-09-2023
Date

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	1 of 2



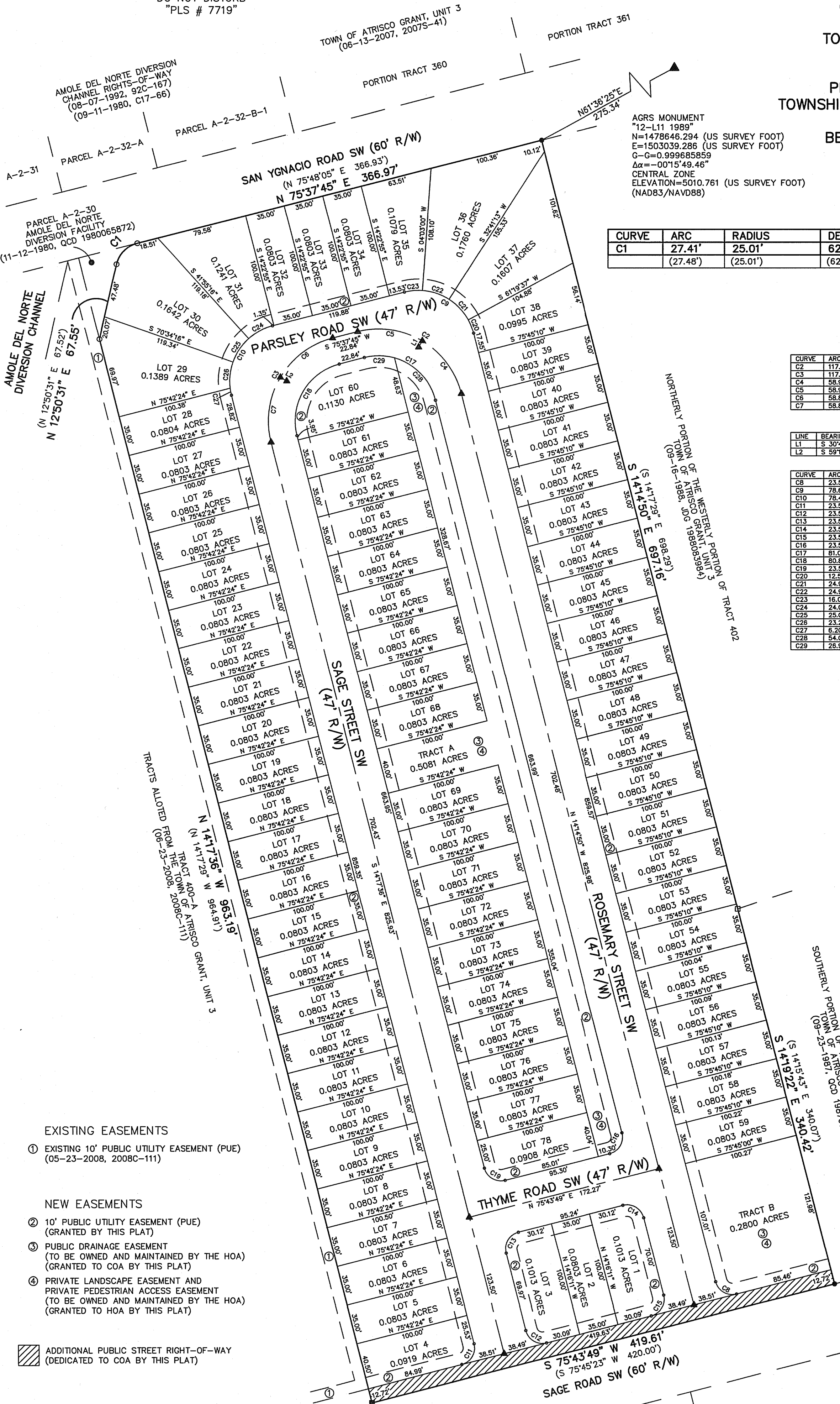
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

State of New Mexico
Notary Public
Gina Mares
Commission# 1092856
Commission Expires: 1/11/2025

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023



AGRS MONUMENT
 12-L11 1989
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G=0.999685859
 Δα=-00°15'49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.97'	75.00'	90°07'25"	N 59°18'33" W	106.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 38°48'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.38'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.38'

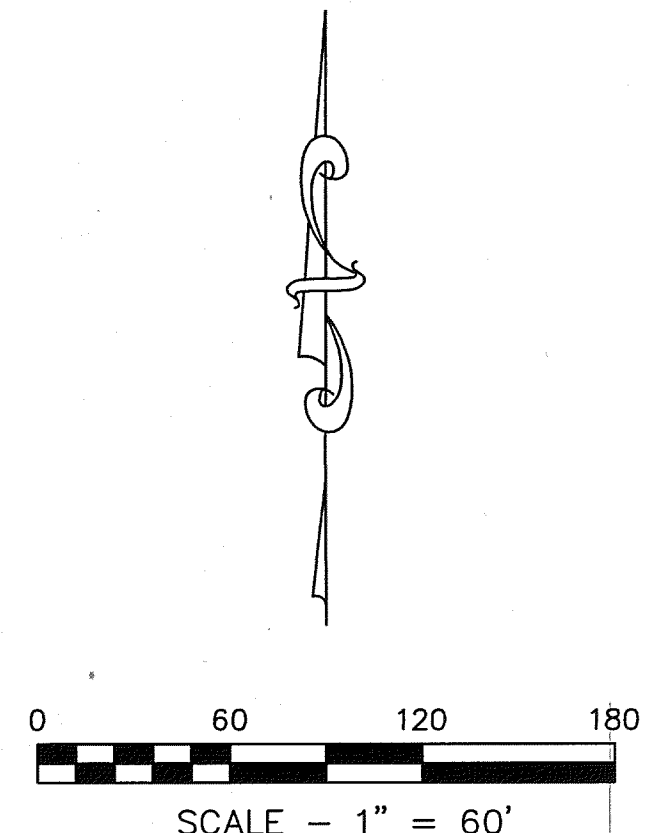
LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.46'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'25"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'25"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.78'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'38" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'55" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°37'24" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 61°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	26°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	0°06'04"	S 10°44'35" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 69°23'23" W	26.63'

EXISTING EASEMENTS
 ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-23-2008, 2008C-111)

NEW EASEMENTS
 ② 10' PUBLIC UTILITY EASEMENT (PUE)
 (GRANTED BY THIS PLAT)
 ③ PUBLIC DRAINAGE EASEMENT
 (TO BE OWNED AND MAINTAINED BY THE HOA)
 (GRANTED TO COA BY THIS PLAT)
 ④ PRIVATE LANDSCAPE EASEMENT AND
 PRIVATE PEDESTRIAN ACCESS EASEMENT
 (TO BE OWNED AND MAINTAINED BY THE HOA)
 (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY
 (DEDICATED TO COA BY THIS PLAT)



PROPERTY CORNERS
 ● FOUND 1.5" PIPE
 ■ FOUND 1" PIPE
 □ FOUND 5/8" REBAR
 ○ SET 1/2" REBAR WITH CAP "7719"

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)

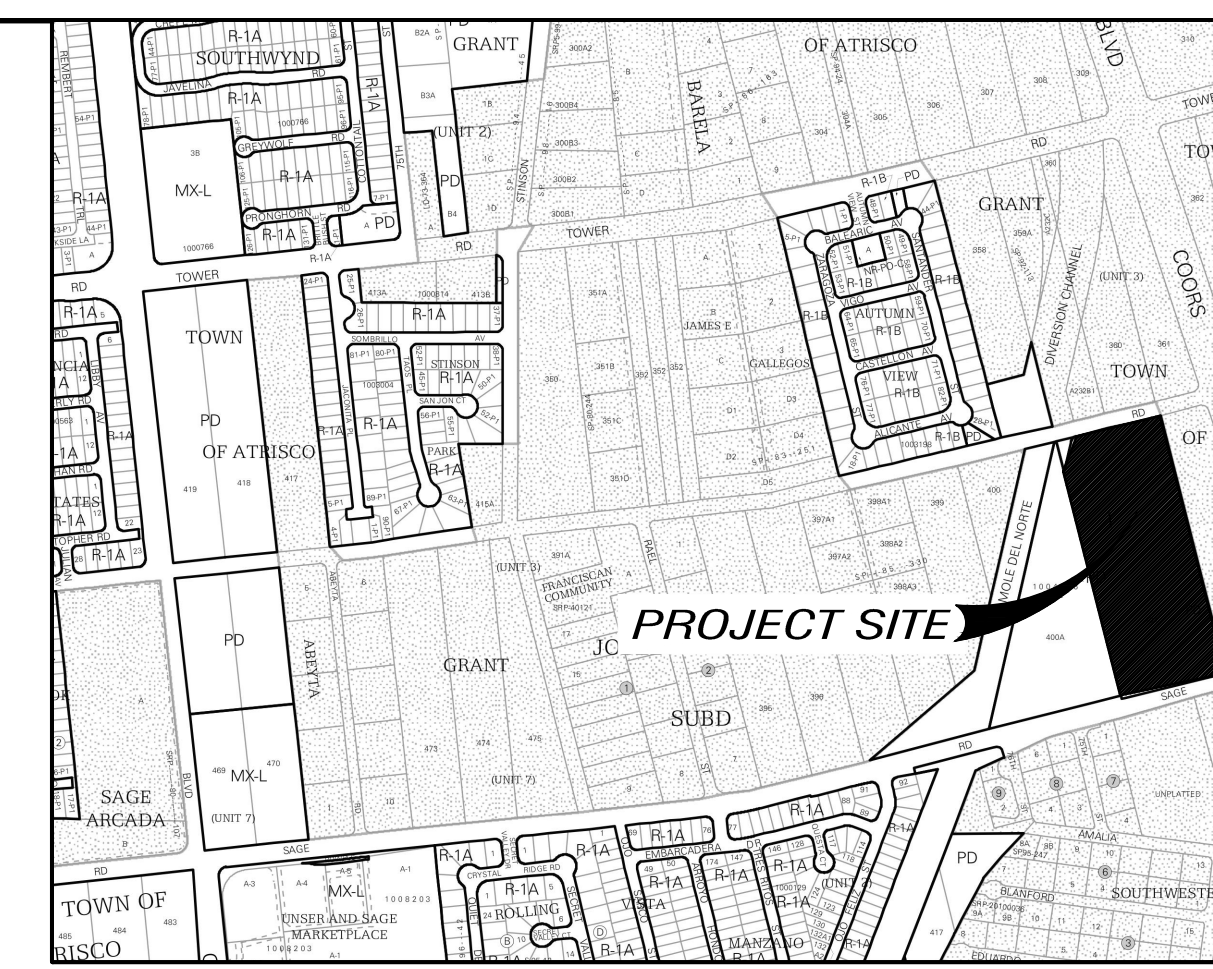
LOT A
 LAND OF PREMITIVO GABALDON
 (01-23-2008, 2008C-14)

LOT B
 LAND OF PREMITIVO GABALDON
 (01-23-2008, 2008C-14)

ALDRICH LAND SURVEYING

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

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 4/14/2023
 BY: *Heidi Cho*
 HydroTrans # L10D030



VICINITY MAP L-10-Z

NOTES
 THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:
 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.

2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.

3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED.

5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES
 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

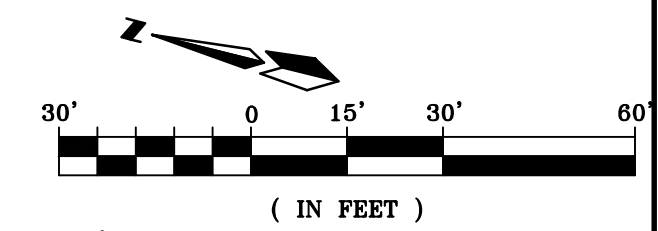
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

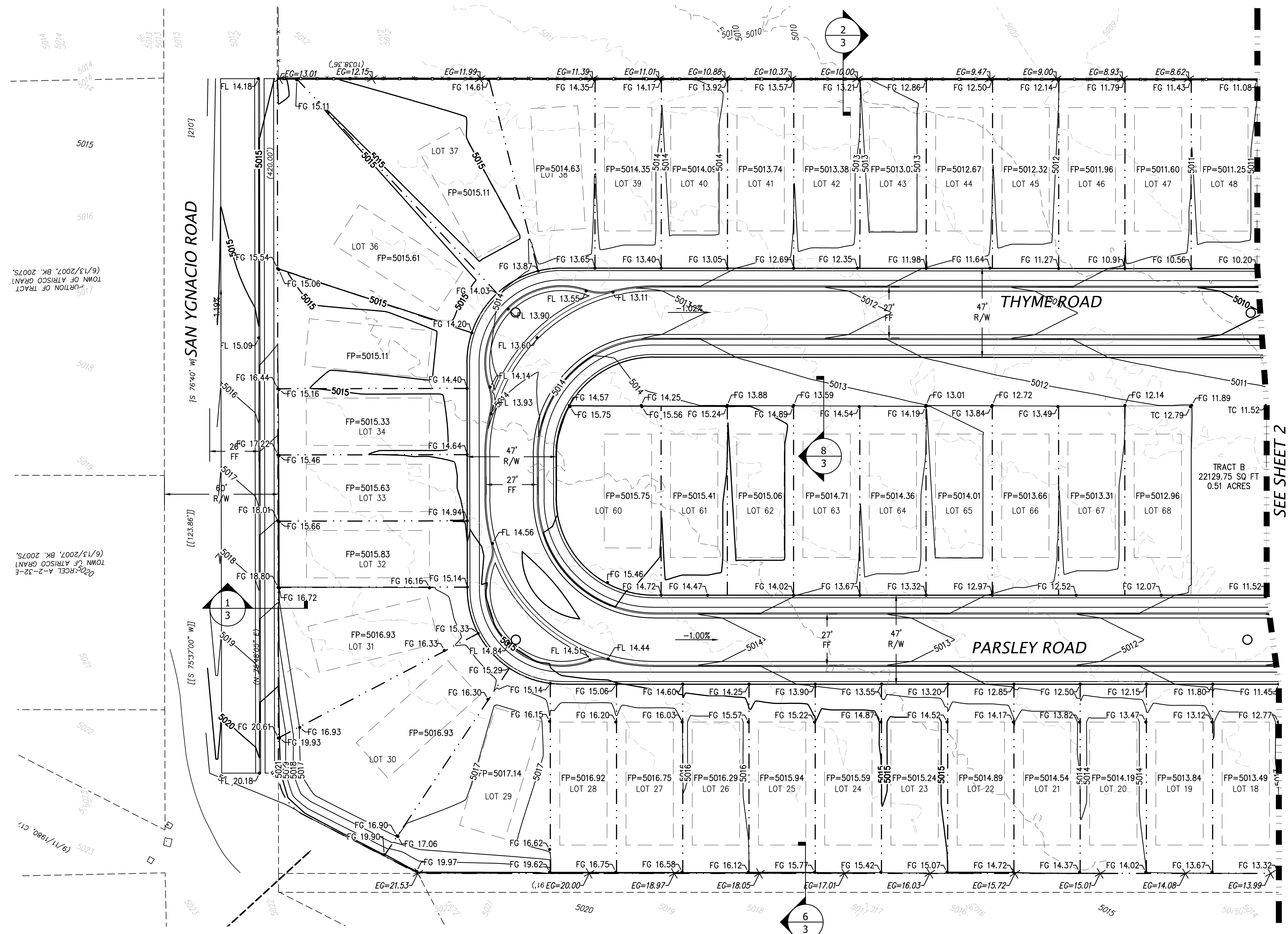
LEGEND

- FLOW ARROW
- 4.00% SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- ~~~~ GRADE BREAK
- EXISTING CONTOUR
- 9999 EXISTING CONTOUR
- - - - PROPOSED EASEMENT
- EXISTING WALL
- ===== PROPOSED WALL



DRB No. 2019-003169

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		SAGE PARK SUBDIVISION GRADING PLAN 1 OF 2	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT No.		ZONE MAP No.	SHEET OF
		L-10-Z	1 OF 3



15 26'40" W/ SAN YGNACIO ROAD
 15 75'37'00" W/ [123.86']
 11 17'19'80" C/L

SEE SHEET 2

AS BUILT INFORMATION

CONTRACTOR	DATE
INSPECTOR'S	DATE
FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE

BENCH MARKS

*ACS BM 12-11"	ON COURSE BOULEVARD SW, NORTH OF THE APPROXIMATE CENTERLINE OF SAN YGNACIO ROAD.
X=1547745.03	
Y=1547745.68 (NAD 83)	
ELEV=5010.76 (NAVD 1988)	

SURVEY INFORMATION

NO.	DATE	BY

ENGINEER'S SEAL

RON E. HENSLEY
 NEW MEXICO
 21860
 REGISTERED PROFESSIONAL ENGINEER
 MAR 28, 2023

REVISIONS DESIGN

NO.	DATE	REMARKS	BY

DESIGNED BY: REH DATE DEC. 2019
DRAWN BY: REH DATE JAN. 2020
CHECKED BY: REH DATE JAN. 2020

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 4/14/2023
 BY: *Hege Cho*
 HydroTrans # L10D030

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

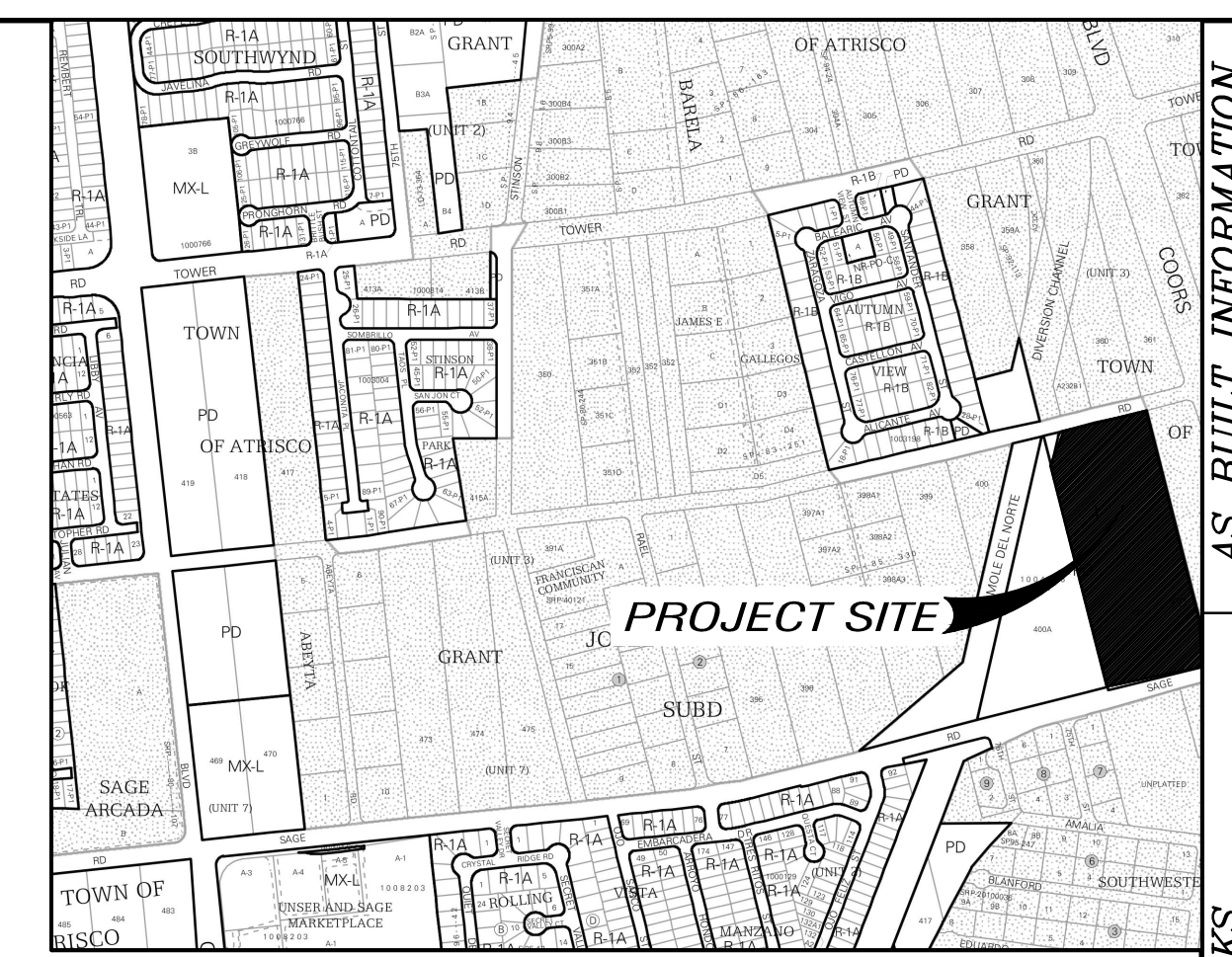
IMPERVIOUS AREA = 273,963 SQ.FT.

REQUIRED VOLUME = 291,570 * (0.42)/12 = 9,589 CU.FT.

VOLUME PROVIDED = 14,083 CU.FT.

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

OUTFALL STANDPIPE
 24" INV. OUT = 4995.3



VICINITY MAP L-10-Z

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

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4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- > FLOW ARROW
- 4.00% SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- ~~~~ GRADE BREAK
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL

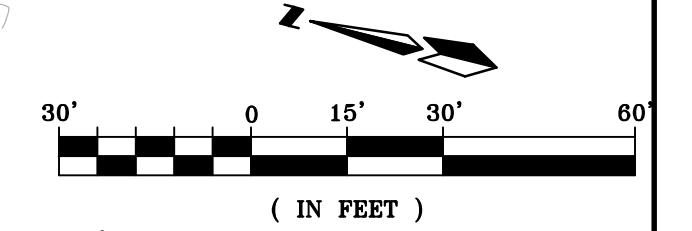


THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1822

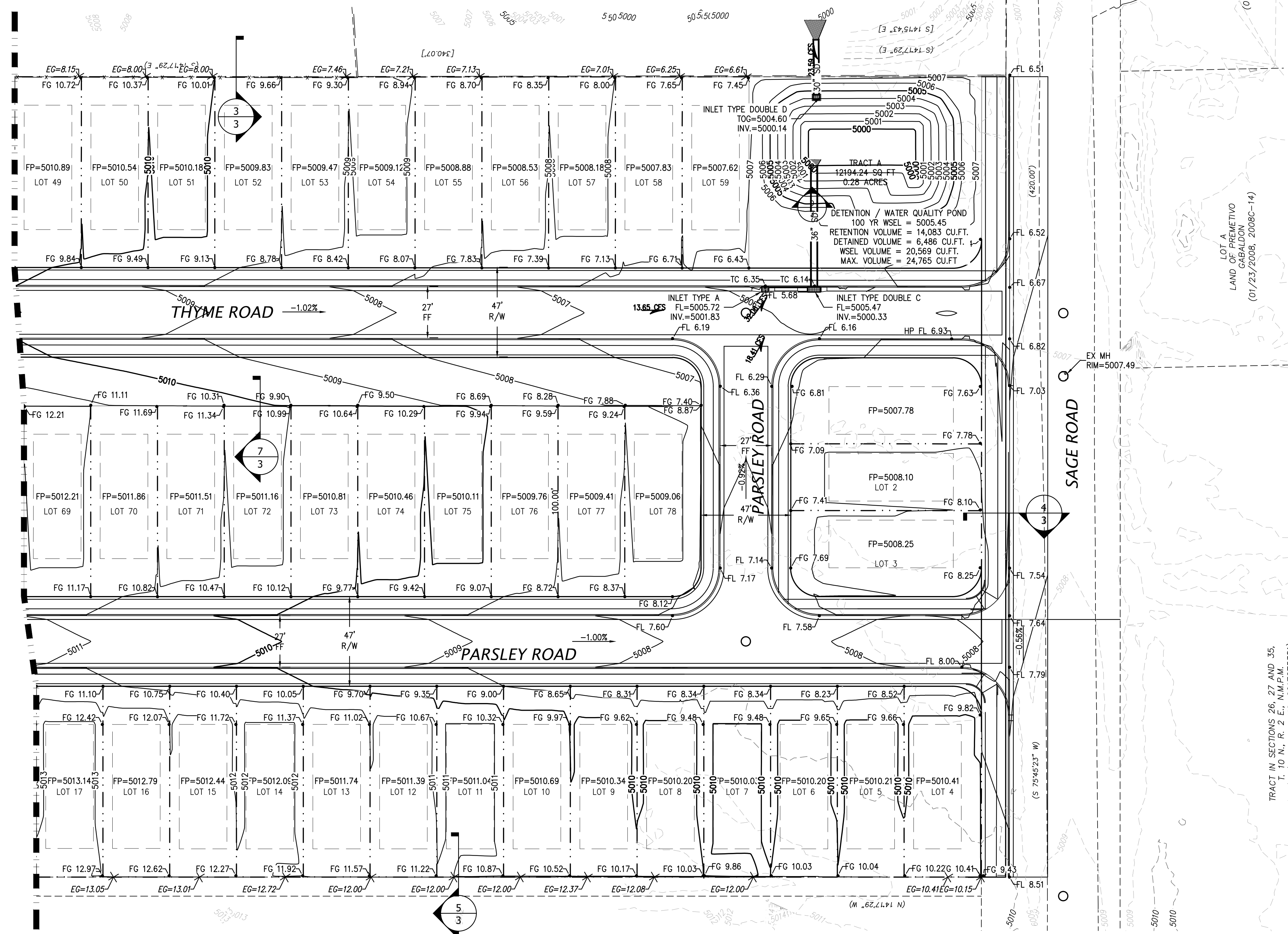
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEPARTMENT GROUP

SAGE PARK SUBDIVISION
GRADING PLAN
GRADING PLAN 2 OF 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			
DRB No.	CITY PROJECT No.	ZONE MAP No.	SHEET OF
2019-003169		L-10-Z	2 OF 3



SEE SHEET 1



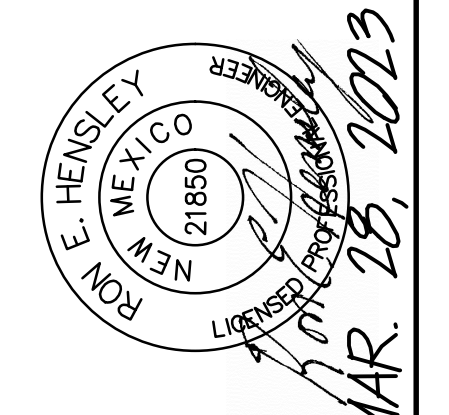
TRACT IN SECTIONS 26, 27 AND 35,
 T. 10 N., R. 2 E., N.M.P.M.
 (08/02/2017, DOC. NO. 2017075381)

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKER	DATE
INSPECTOR'S FIELD CHECK	DATE
FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

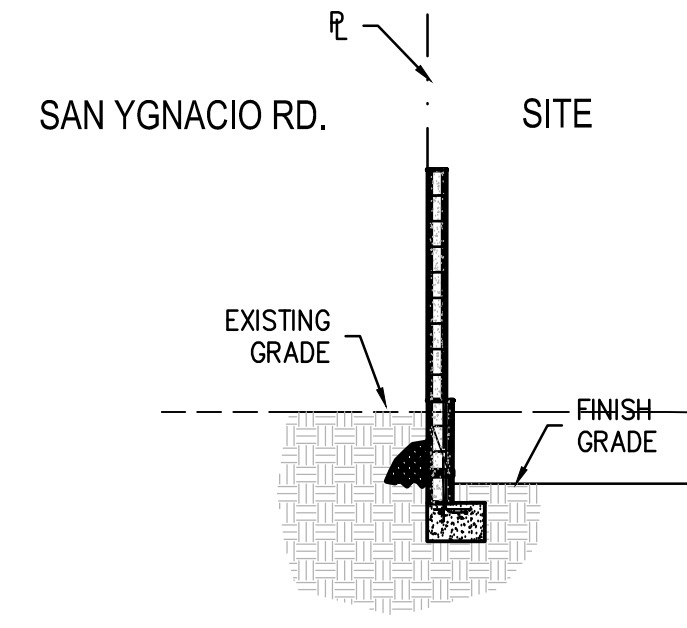
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
DATE DEC. 2019	BY
DATE JAN. 2020	REH
DATE JAN. 2020	REH
DATE JAN. 2020	REH

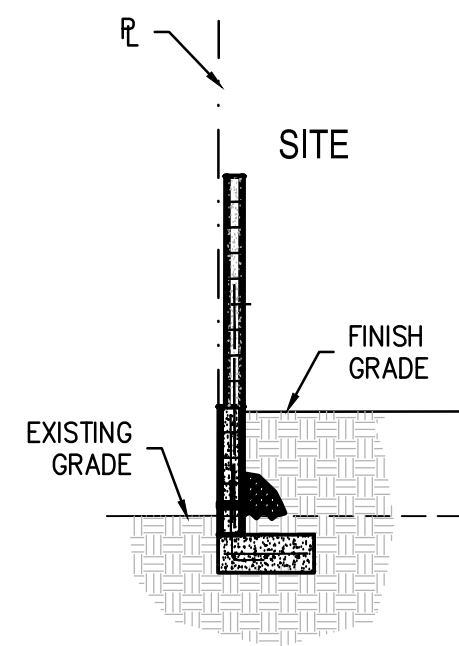
REVISIONS	
NO.	DATE
REMARKS	BY
DESIGN	



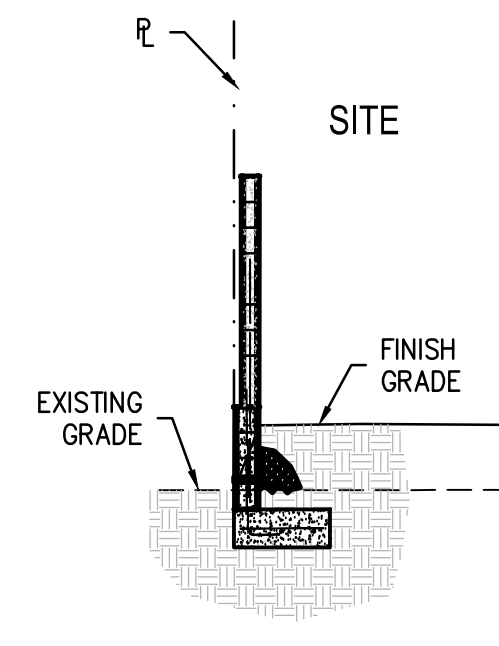
MAR 25, 2023



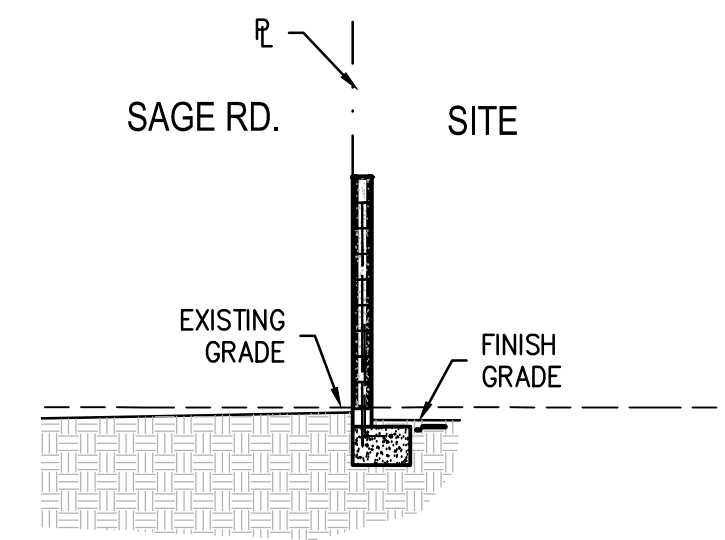
1 SECTION AT PROPERTY LINE
Scale: 1"=5'



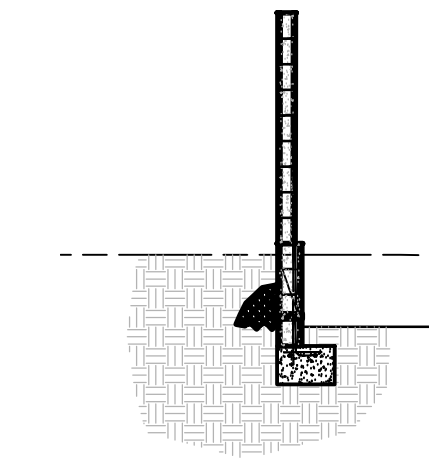
2 SECTION AT PROPERTY LINE
Scale: 1"=5'



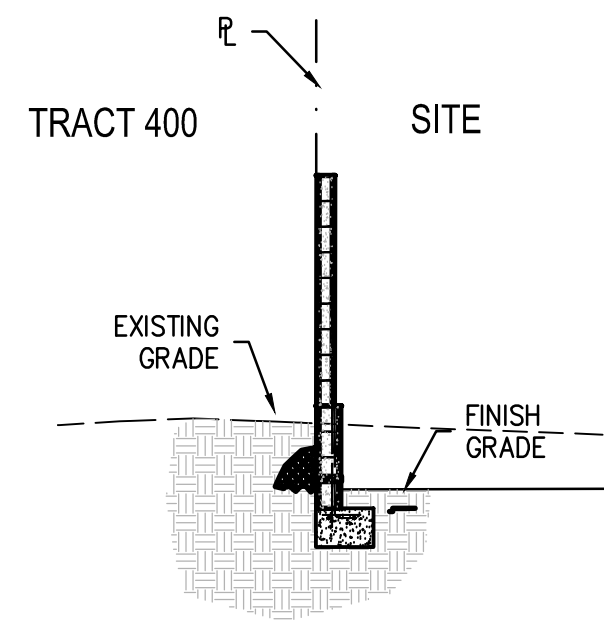
3 SECTION AT PROPERTY LINE
Scale: 1"=5'



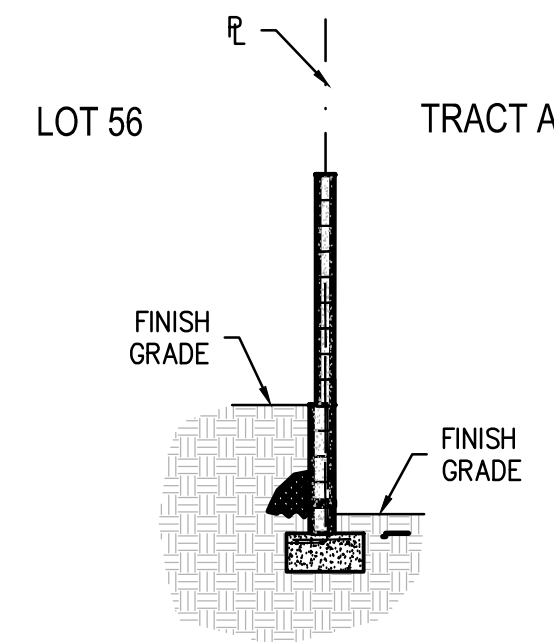
4 SECTION AT PROPERTY LINE
Scale: 1"=5'



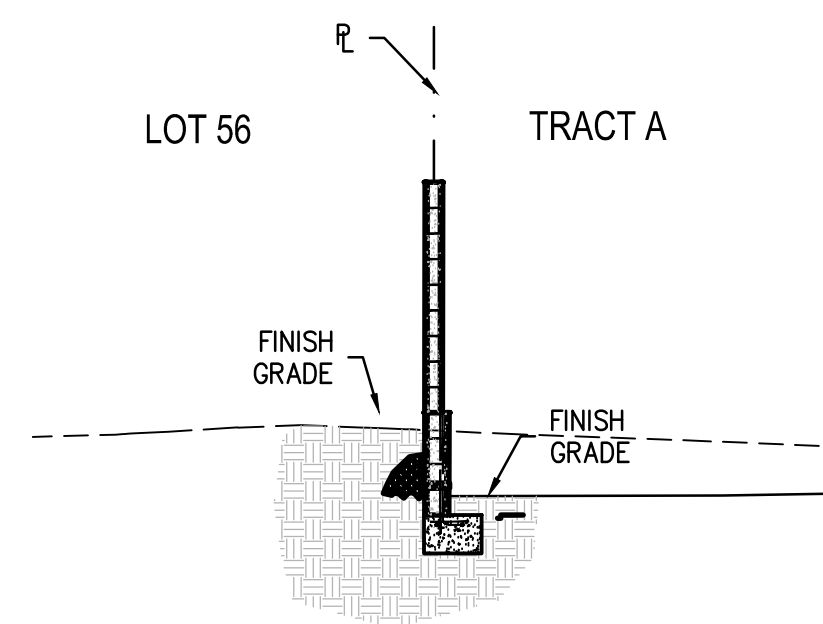
5 SECTION AT PROPERTY LINE
Scale: 1"=5'



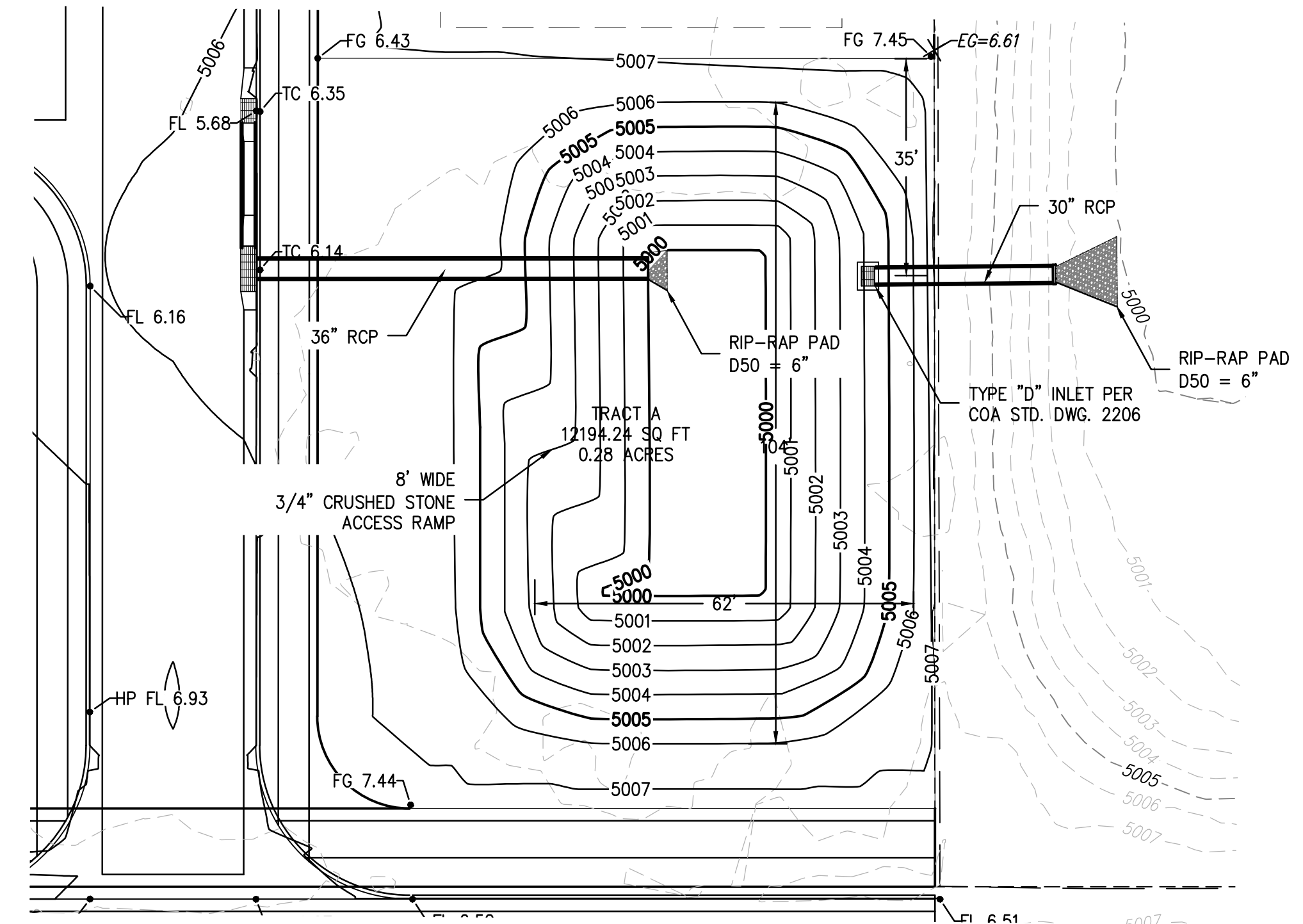
6 SECTION AT PROPERTY LINE
Scale: 1"=5'



7 SECTION AT PROPERTY LINE
Scale: 1"=5'



8 SECTION AT PROPERTY LINE
Scale: 1"=5'



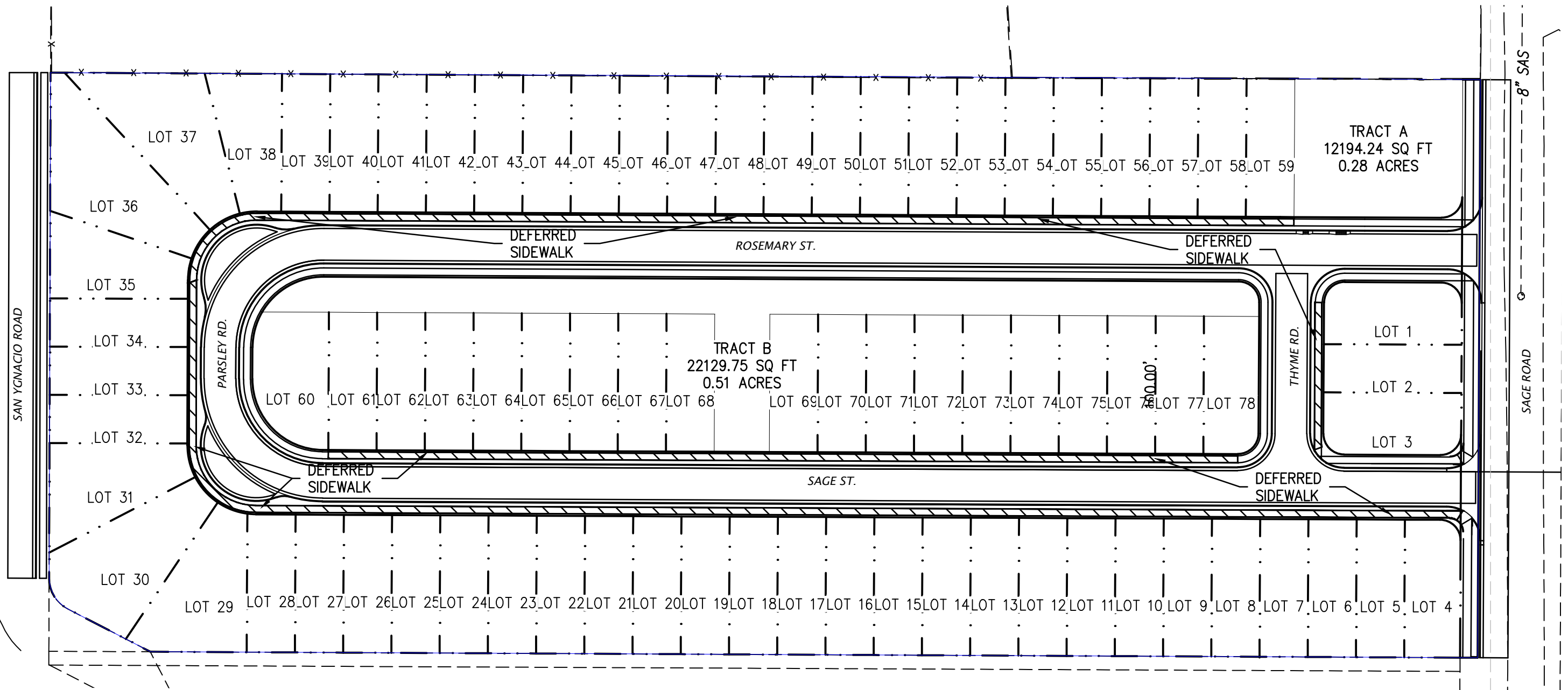
9 POND PLAN
Scale: 1"=20'



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1822

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
SAGE PARK SUBDIVISION GRADING PLAN GRADING SECTIONS AND DETAILS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	Mo./DAY/YR. Mo./DAY/YR.

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	
BENCH MARKS	
ACS BM 12-LIT ON COURSE BOULEVARD SW, NORTH OF THE	
APPROXIMATE CENTERLINE OF SAN YGNACIO ROAD.	
X=1547745.03	
Y=1547745.88 (NAD 83)	
ELEV=5010.76 (NAVD 1988)	
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	
ENGINEER'S SEAL	
	<p>MAR 15, 2023</p>
DESIGNED BY: REH	DATE DEC. 2019
DRAWN BY: REH	DATE JAN. 2020
CHECKED BY: REH	DATE JAN. 2020
REVISIONS	
NO.	DATE



TRACT A
12194.24 SQ FT
0.28 ACRES

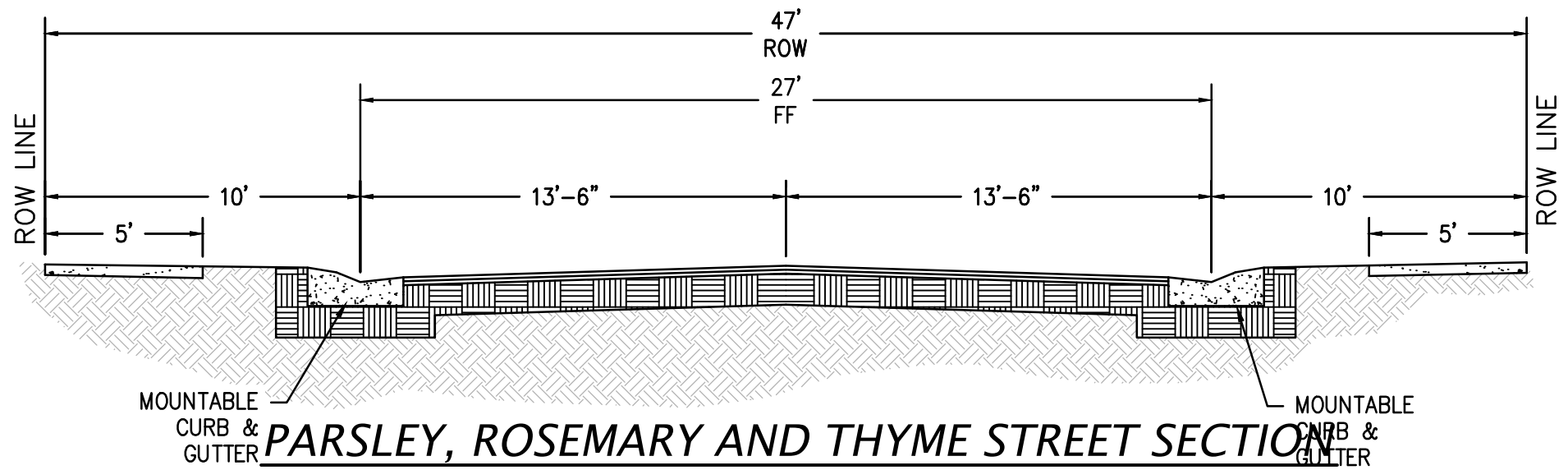
TRACT B
22129.75 SQ FT
0.51 ACRES



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

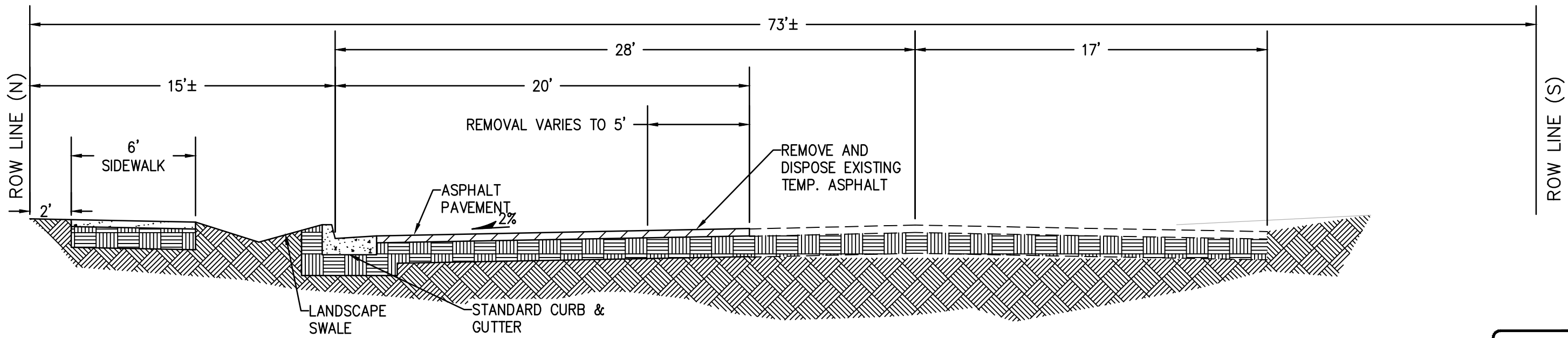
TITLE: SAGE PARK SUBDIVISION
SIDEWALK EXHIBIT
DEFERRED SIDEWALK

SHEET 1 OF 1



PARSLEY, ROSEMARY AND THYME STREET SECTION

SCALE 1' = 5'



SAGE STREET SECTION

SCALE 1' = 5'



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: SAGE PARK SUBDIVISION
STREET SECTIONS
PARSLEY, THYME AND SAGE ROADS

SHEET 1 OF 1

INFRASTRUCTURE LIST
(Rev. 2-16-18)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST
SAGE PARK SUBDIVISION
PROPOSED NAME OF PLAT
TRACT 401, UNIT 3 OF TOWN OF ATRISCO GRANT
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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		27' FF	Paving Res. Pvmt. w/ Mountable Curb (Both Sides)	Rosemary St.	Sage Rd	Parslely Rd.	/	/	/
		5'	Sidewalk West Side with East Side (Deferred)	Rosemary St.	Sage Rd	Parslely Rd.	/	/	/
		2	ADA Ramps East / West side w/ Detectable Warning Surace	Rosemary St.	Rosemary St.	Thyme Rd.	/	/	/
		2	ADA Ramps East / West side w/ Detectable Warning Surace	Rosemary St.	Rosemary St.	Sage Rd.	/	/	/
		27' FF	Res. Pvmt. w/ Mountable Curb (Both Sides)	Thyme Rd.	Rosemary St.	Sage St.	/	/	/
		5'	Sidewalk North Side with South Side (Deferred)	Thyme Rd.	Rosemary St.	Sage St.	/	/	/
		2	ADA Ramps North / South side w/ Detectable Warning Surace	Thyme Rd.	Thyme Rd.	Rosemary St.	/	/	/
		2	ADA Ramps North / South side w/ Detectable Warning Surace	Thyme Rd.	Thyme Rd.	Sage St.	/	/	/
		27' FF	Res. Pvmt. w/ Mountable Curb (Both Sides)	Sage St.	Sage Rd	Parslely Rd.	/	/	/
		5'	Sidewalk West / East Side (Deferred)	Sage St.	Sage Rd	Parslely Rd.	/	/	/
		2	ADA Ramps East / West side w/ Detectable Warning Surace	Sage St.	Sage St.	Sage Rd.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		27' FF	Res. Pvmnt. w/ Mountable Curb (Both Sides)	Parsley Rd.	Rosemary St.	Sage St.	/	/	/
		5'	Sidewalk South Side with North Side (Deferred)	Parsley Rd.	Rosemary St.	Sage St.	/	/	/
		20' FE	Major Local Pvmnt. w/ Standard Curb (North Side)	Sage Rd.	West PL	East PL	/	/	/
		6' FE	Add. Width Major Local Pvmnt. w/ 180' transition and Striping	Sage Rd.	Coors Blvd.	280' West	/	/	/
		6'	Sidewalk North Side	Sage Rd.	West PL	East PL	/	/	/
		24' FE	Local Pvmnt. w/ Standard Curb (South Side)	San Ygancio Rd.	West PL	East PL	/	/	/
		5'	Sidewalk South Side	San Ygancio Rd.	West PL	East PL	/	/	/
		24"	Storm Drain Stand Pipe w/ Junction Box Remove and Replace	Sage Pond	Sage Pond	Existing 24" RCP	/	/	/
		30"	Storm Drain W/ 2 - Type Dbl. C Inlet	Rosemary St.	Rosemary St.	Tract B	/	/	/
		13,500 cf	Drainage Pond Detention and Water Quality	Tract B	Tract B	Tract B	/	/	/
		18"	CMP Outfall Structure 18" standpipe w/ Type D Inlet	Tract B	Tract B	Sage Pond	/	/	/
		8"	Water Water Line, Hydrant, Services and Appurtances	Parsley Rd.	Rosemary St.	Sage St.	/	/	/
		8"	Water Line, Hydrant, Services and Appurtances	Sage St.	Parsley Rd.	Sage Rd.	/	/	/
		8"	Water Line, Hydrant, Services and Appurtances	Rosemary St.	Parsley Rd.	Sage Rd.	/	/	/
		8"	Water Line, Hydrant, Services and Appurtances	Thyme Rd.	Rosemary St.	Sage St.	/	/	/
		8"	Sanitary Sewer SAS W/ Appurtances and Services	Parsley Rd.	Sage St.	Rosemary St.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	Sanitary Sewer SAS <u>W/ Appurtances and Services</u>	Sage St.	Parslely Rd.	Lot 4	/	/	/
		8"	SAS <u>W/ Appurtances and Services</u>	Rosemary St.	Parslely Rd.	Sage Rd.	/	/	/
		8"	SAS <u>W/ Appurtances and Services</u>	Thyme Rd.	Rosemary St.	Sage St.	/	/	/
		8"	SAS	Sage Rd.	Existing Manhole	West PL	/	/	/
		3'	Miscellaneous RETAINING WALL	San Ygancio Rd.	West PL	East PL	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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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 this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
						Approval of Creditable Items:	Approval of Creditable Items:		
						Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 Engineer's Certification for Grading & Drainage is required for release of Financial Guaranty

- 2 Pond must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.

- 3 Property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the city Stormwater Quality section [Code § 14-5-2-11(C)(1)]

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS
----------------------	--

Ron E. Hensley P.E.
NAME (print)

THE Group
FIRM

Ron E. Hensley 6/21/23
SIGNATURE - date

_____ PLANNING - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



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

June 19, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: PR-2019-003169 Sage Park Subdivision - Sensitive Lands Analysis

The site located on Sage Road SW and is planned to be developed as 78 single family lots. The analysis required by IDO section 14-16-5-2 is outlined in this document and identifies the sensitive lands listed in the IDO section 5-2(C)(2).

The inventory of each type of sensitive land listed in the IDO:

- a. Arroyos: There are no arroyos adjacent to the site.
- b. Floodplains and Special Flood Hazard Areas: As shown on the FEMA flood map, the site is not in the 100-year floodplain.
- c. Irrigation Facilities (Acequias): There are no irrigation facilities or acequias on site.
- d. Large Stands of Mature Trees: There are no large stands mature trees on site.
- e. Rock Outcroppings: There are no rock outcroppings on site.
- f. Significant Archeological Sites: No significant sites were found in the area.
- g. Steep Slopes and Escarpments: The site has no steep slopes or escarpments.
- h. Wetlands: There are no wetlands on site.

The Sensitive Lands Analysis demonstrate the site furthers the Comprehensive Plan Goals:
POLICY 11.3.1 The site preserves and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes through the protection of important views from public rights-of-way and planned integration with plans for the North Domingo Park.

This Sensitive Lands analysis per the IDO requirement and the previous disturbance of the site demonstrates the minimization of negative impacts on the environment.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



8801 Jefferson Street NE, #A
Albuquerque, NM 87113

Monday, May 04, 2020
City of Albuquerque
Planning, Engineering, and Building Departments
One Civic Plaza NW
Albuquerque, New Mexico 87102

Re: Letter of Authorization for Entitlement Applications and full development process for the 9.98 acres on Sage Road know at Tract 401 Town of Atrisco Grant, Albuquerque Bernalillo County NM.

To Whom It May Concern:

Clearbrook Investments Inc, manager on Behalf of the Henry Revocable Trust, of the aforementioned property , hereby authorizes The Group, Ron Hensley, and its members to obtain information, submit and process entitlements, permits and all related applications, easements vacations and similar, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property. Clearbrook Investments Inc. is the owner of this property and has full authority to allow these actions.

Sincerely,

Clearbrook Investments Inc

A handwritten signature in blue ink, appearing to read 'Scott Henry', is written over a horizontal line.

By: Scott Henry
President. And Trustee of the Henry Revocable Trust.



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

June 19, 2023

Development Hearing Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Sage Park Subdivision – Preliminary Plat

Attached Preliminary 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.
- Temporary deferral of sidewalk construction

As agent for the owners, we are requesting review of 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

*

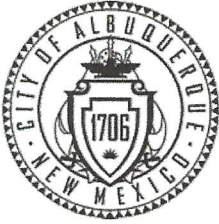
Environmental

*

Water Resources

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

505-410-1622



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: June 16, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2019-003169
Agent: Ron Hensley/THE Group
Applicant: Clearbrooke Investments, Inc.
Legal Description: Tract 401, Unit 3, Atrisco Grant
Zoning: MX-M
Acreage: 9.56
Zone Atlas Page(s): L-10-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

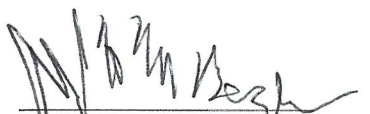
NMCRIS 145945, Historic Google Earth photos

SITE VISIT: June 10, 2020

RECOMMENDATIONS:

ACERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

 6-16-20

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 2/15/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2019-003169

Application Number: PS-2023-00038

Project Name: Sage & Coors

Request:

Sketch Plat..

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

*Previous Sketch Plat completed in 2019 and 2022.

*Preliminary Plat approved in 2021. NOD below.

- All development must meet standards and provisions of the IDO (**MX-T**) and the DPM. **Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**
***Please clarify development type.**
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**
***Clarify City and County jurisdiction boundary.**
- The proposed development as depicted on the Sketch Plat will require a Major Preliminary Plat application be submitted for DHO approval.
- For Preliminary Platting actions, the surveyor, property owner(s), and City Surveyor signatures are required on the Plat prior to acceptance of the platting application and placement on a DHO agenda.
- Upon DHO approval of a Preliminary Plat, a Final Plat application must be submitted

**(See additional comments on next page)*

within 1-year of DHO approval of the Preliminary Plat.

- If an Infrastructure List is approved with the Preliminary Plat, the applicant must work with the DRC office on an approved Financial Guaranty and recorded Infrastructure Improvements Agreement (IIA), and submit the recorded IIA with the Final Plat application prior to the acceptance of the platting application and placement on a DHO agenda.
- For Final Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required on the Plat prior to acceptance of the platting application and placement on a DHO agenda.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for both the Preliminary platting action and the Final platting action prior to the acceptance of both platting applications and placement on a DHO agenda.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors. *MT-Major Transit.**
- ❖ **4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or new development. *Please clarify proposed development and Uses.**
- ❖ **5-1 Dimension Standards for MX-T. 5-1-G Exceptions and Encroachments. *Plans will need to demonstrate that Dimensional standard requirements are being met.**
- ❖ **5-3 Access & Connectivity requirements. *Clarify if access is was modified from previous replat. Standards for low density residential exist. 5-3(E)(1)(e) Street Signs and Lights.**
- ❖ **5-4(E) Block Design and Layout. *Clarify that standards are being met.**
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**

- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements. *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail. Be aware of several sections related to new development – 5-6-C General Landscaping, 5-6-D Required Street Trees,**
- ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**

**(See additional comments on next page)*

- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.

***Check for compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**

- There is a Preliminary Plat for the subject property that was approved by the DRB on June 16, 2021. However, that Preliminary Plat expired and is no longer effective, requiring the submittal of a new Preliminary Plat application and approved by the Development Hearing Officer (DHO).

- Drainage ponds must meet the requirements of the Standard Specifications at this link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these interim guidelines.”

**(See additional comments on next page)*

Clearbrook Investments, Inc.
8801 Jefferson Street NE, #A
Albuquerque, NM 87113

Project# PR-2019-003169
Application#
SD-2020-00115 PRELIMINARY PLAT
VA-2020-00192 TEMPORARY DEFERRAL OF
SIDEWALK CONSTRUCTION

LEGAL DESCRIPTION:

For all or a portion of: **01 UNIT 3**
ATRISCO GRANT EXC NW'LY POR TO
R/W, zoned MX-M, located at **SAGE RD**
between COORS and 75TH ST, containing
approximately 9.56 acre(s). (L-10)

On June 16, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2020-00115 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 1 tract a total of 9.9596 acres in size into 2 tracts and 62 lots, grants a 10-foot Public Utility Easement, a 25-foot Public Sanitary Sewer Easement, and a Public Drainage Easement, and dedicates 2.3782 acres of right-of-way to the City of Albuquerque.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
4. Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2020-00192 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

1. The applicant proposes the temporary deferral of sidewalk construction along the east and west side of Parsley Lane SW and Thyme Lane SW (see Infrastructure List approved with this Preliminary Plat).
2. Transportation engineering had no objections.



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

FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 2/14/23

**(See additional comments on next page)*

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003169
San Ygnacio and Sage

AGENDA ITEM NO:

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Visit with both Bernalillo County and NMDOT prior to final platting action to determine new roadway infrastructure requirements for Coors, San Ygnacio, and Sage due to change of access.
2. This development is within a major transit corridor and is required to build the half section of both roadways that are adjacent to the site from property line to property line. Include roadway cross-sections for San Ygnacio and Sage Road. Sage Road is a major collector street with proposed bike lanes and requires 6' sidewalk and a 5-6' landscape buffer. San Ygnacio is a major local and requires 5' sidewalk with 5-6' landscape buffer.
3. For the on-site road loop, use a minimum roadway width of 28', 5' sidewalk, and right-of-way width of 48'. You are currently calling out 27' roadway with 47' right-of-way.
4. Use a minimum 75-foot centerline radius for the interior road loop.
5. Prepare a streetlighting exhibit, and streetlighting infrastructure is required for the subdivision along with all appurtenances.
6. All required on-site roadway and off-site roadway infrastructure shall be placed onto an infrastructure list along with the streetlighting.
7. Include past infrastructure list with next submittal if roadway improvements are previously financially guaranteed. A new one would need to be created to more specifically fit this site's needs along with a new financial guaranty. All required surrounding roadway improvements that are previously financially guaranteed can be placed onto this infrastructure list for record purposes if it is intended to keep the original financial guaranty.

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: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: February 15, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2019-003169 Date: 2/15/2023 Agenda Item: NA Zone Atlas Page:

Legal Description: Tract 401, Atrisco Grant

Location: Coors and Sage Rd

Application For: PS-2023-00038- Sketch Plat (DFT)

1. A prior Availability Statement 191212 provided conditions for service for a 62 lot subdivision. That has since expired and the new proposal does not have the same number of lots so please request an availability/serviceability statement online at the following link www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Infrastructure improvements will be required and either construction must be completed prior to final plat approval or a financial guarantee in place with a recorded IIA.
3. The availability Statement will provide conditions for service and all necessary easement and/or rights-of-way must be provided with the proposed plat to accommodate necessary infrastructure.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-003169 Hearing Date: 02-15-2023

Project: Sage Park Agenda Item No: _____

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology has sent a comment letter (L10D030) and will need to approve the Grading & Drainage Plans prior to preliminary plat approval.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 2/15/2023

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2019-003169

PS-2023-00038 – SKETCH PLAT

REQUEST:

THE SUBDIVISION IS A REPLAT OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL. THE PLAT WOULD CREATE 78 LOTS FROM THE EXISTING TRACTS

LOCATION:

SAGE RD NW BETWEEN COORS RD AND 75TH ST

COMMENTS:

1. Property is located in the MX-T zone, and within the Coors Blvd Major Transit Corridor.
2. Must meet all requirements of IDO 5-3 Access & Connectivity and 5-4 Subdivision of Land.
3. Block size shown exceeds allowed 600 ft limit, as per IDO 5-4(E)(3), Table 5-4-1.
4. Code Enforcement has no further comments at this time.

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.

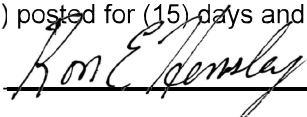
4. TIME

Signs must be posted from July 11, 2023 To July 26, 2023

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.

 Ron E. Hensley June 16, 2023
(Applicant or Agent) (Date)

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

PROJECT NUMBER: PR-2019-003169

From: [Carmona, Dalaina L.](#)
 To: [ron@thegroup.cc](#)
 Subject: It is a tract approx. 400 feet east of Coors on Sage Neighborhood Meeting Inquiry Sheet Submission
 Date: Tuesday, May 16, 2023 11:30:54 AM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[ZAP-1-10.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Stinson Tower NA	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	87121	5055858096	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- 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 your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

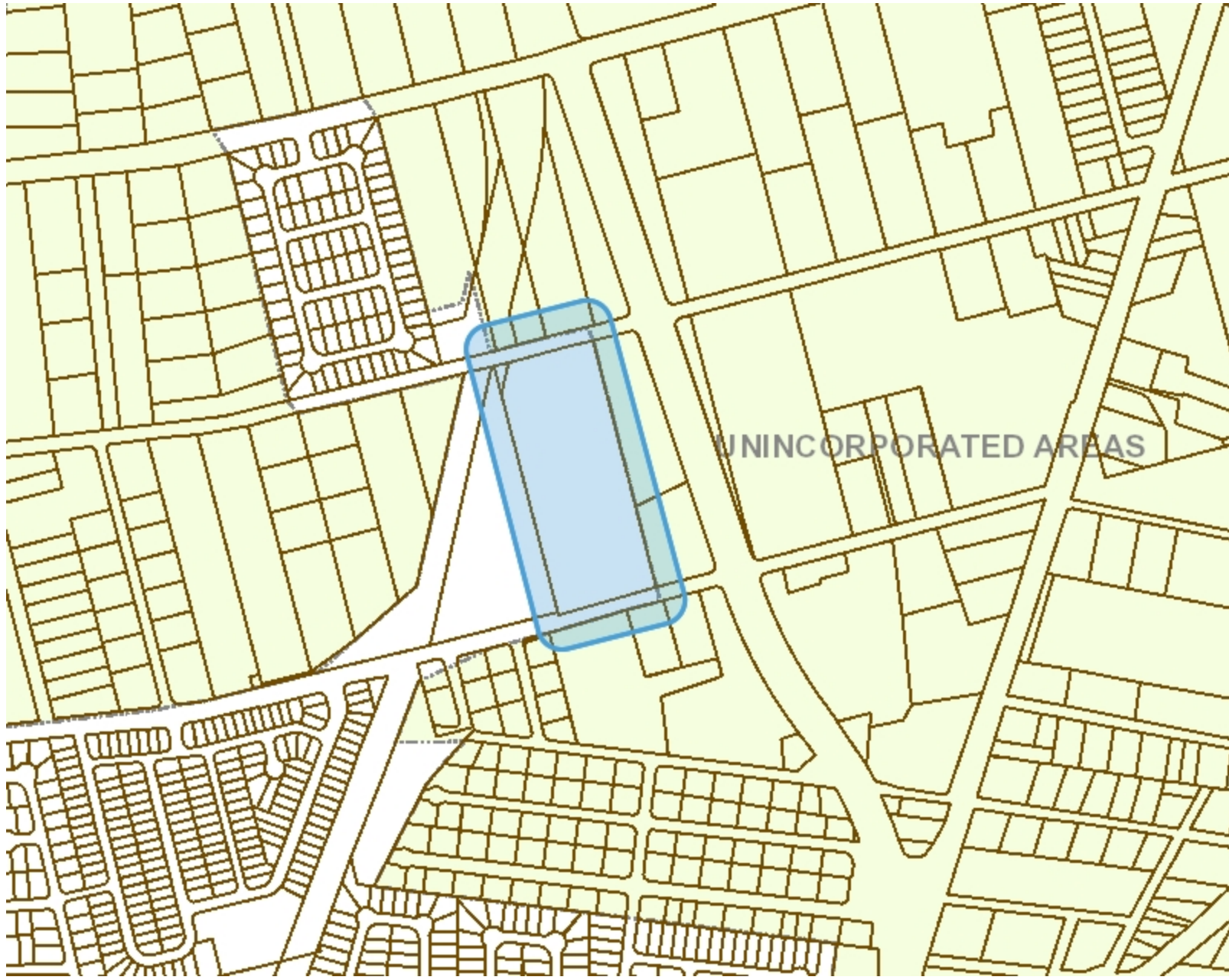
From: webmaster@cabq.gov <webmaster@cabq.gov>
 Sent: Monday, May 15, 2023 6:36 PM
 To: Office of Neighborhood Coordination <ron@thegroup.cc>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.








Neighborhood Meeting Inquiry For:
 Development Hearing Officer
 If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
 Contact Name
 RON HENSLEY
 Telephone Number
 5054101622
 Email Address



Sage Park 100 ft. Buffer Map



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/12/2023 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address
101005649917040131	AHJ CAPITAL LLC	PO BOX 4397	ALBUQUERQUE NM 87196-4397	
101005651821940114	AHJ CAPITAL LLC	PO BOX 4397	ALBUQUERQUE NM 87196-4397	4511 SAN YGNACIO RD SW
101005650619440113	AHJ CAPITAL LLC	PO BOX 4397	ALBUQUERQUE NM 87196-4397	4531 SAN YGNACIO RD SW
101105602413630402	BACA ROSE R (ESTATE OF) ATTN: BACA EDWARD M	PO BOX 12947	ALBUQUERQUE NM 87195-0947	1221 COORS BLVD SW
101005649208540522	CHAVEZ FRANCES LORETTA & CHAVEZ LORETTA CHRISTINE	1197 15TH ST SE	RIO RANCHO NM 87124-3512	SAGE RD SW
101005651316340511	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	SAGE RD SW
101005648919440125	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	
101005647616940130	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	
101005647410240524	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103	SAGE RD SW
101105603208730401	COUNTY OF BERNALILLO C/O COUNTY MANAGER	1 CIVIC PLAZA NW	ALBUQUERQUE NM 87102-2109	N/A
101105602005030504	GABALDON PREMETIVO R & BRONSON-GABALDON NANCY JO	6570 SAGE RD SW	ALBUQUERQUE NM 87121	6570 SAGE RD SW
101105603505530506	GABALDON PREMETIVO R & BRONSON-GABALDON NANCY JO	6570 SAGE RD SW	ALBUQUERQUE NM 87121	6570 SAGE RD SW
101005652511340513	HENRY SCOTT TRUSTEE HENRY RVT	8801 JEFFERSON ST NE BLDG A	ALBUQUERQUE NM 87113-2439	SAGE RD SW
101105601003130505	PADILLA GARY E & LILLIAN & CHAVEZ LEOPOLDO & DALENA & BURAK MARK M & ETAL	8500 ELENA DR NE	ALBUQUERQUE NM 87122-3796	2901 AMALIA RD SW
101005650604040407	PADILLA GARY E & LILLIAN & CHAVEZ LEOPOLDO & DALENA & ETAL	8500 ELENA DR NE	ALBUQUERQUE NM 87122-3796	3126 75TH ST SW

From: ron@thegroup.cc
Sent: Thursday, May 25, 2023 10:46 AM
To: 'arzate.boyles2@yahoo.com'
Subject: DHO Plat Submittal
Attachments: Stinson 1 NeighborhoodMeetingRequest.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 6527 Sage Rd. SW.
Applicant: Clearbrook Investments, Inc.
Legal Description: Tract 401 Unit 3 Atrisco Grant
Physical Description: The property located on Sage Road. west of Coors Blvd
Action Requested: Subdivision of tract into 78 lots and 1 tract

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

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

Date of Request*: May 25, 2023

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)*: Stinson Tower NA

Name of NA Representative*: Lucy Arzate-Boyles

Email Address* or Mailing Address* of NA Representative¹: arzate.boyles2@yahoo.com

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.²

Email address to respond yes or no: ron@thegroup.cc

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* 6527 Sage Rd. SW.
Location Description Sage Road. west of Coors Blvd
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
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)

¹ 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.

² 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 _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Subdivision of existing tract into 78 lots and 1 tract.

5. This type of application will be decided by*: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
 Landmarks Commission (LC) Environmental Planning Commission (EPC)
 City Council
6. Where more information about the project can be found*⁴:
 ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ L-10
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:

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

³ 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.

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

⁵ 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:
- 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.*
 - 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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 9.56 ac
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
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Useful Links

Integrated Development Ordinance (IDO):

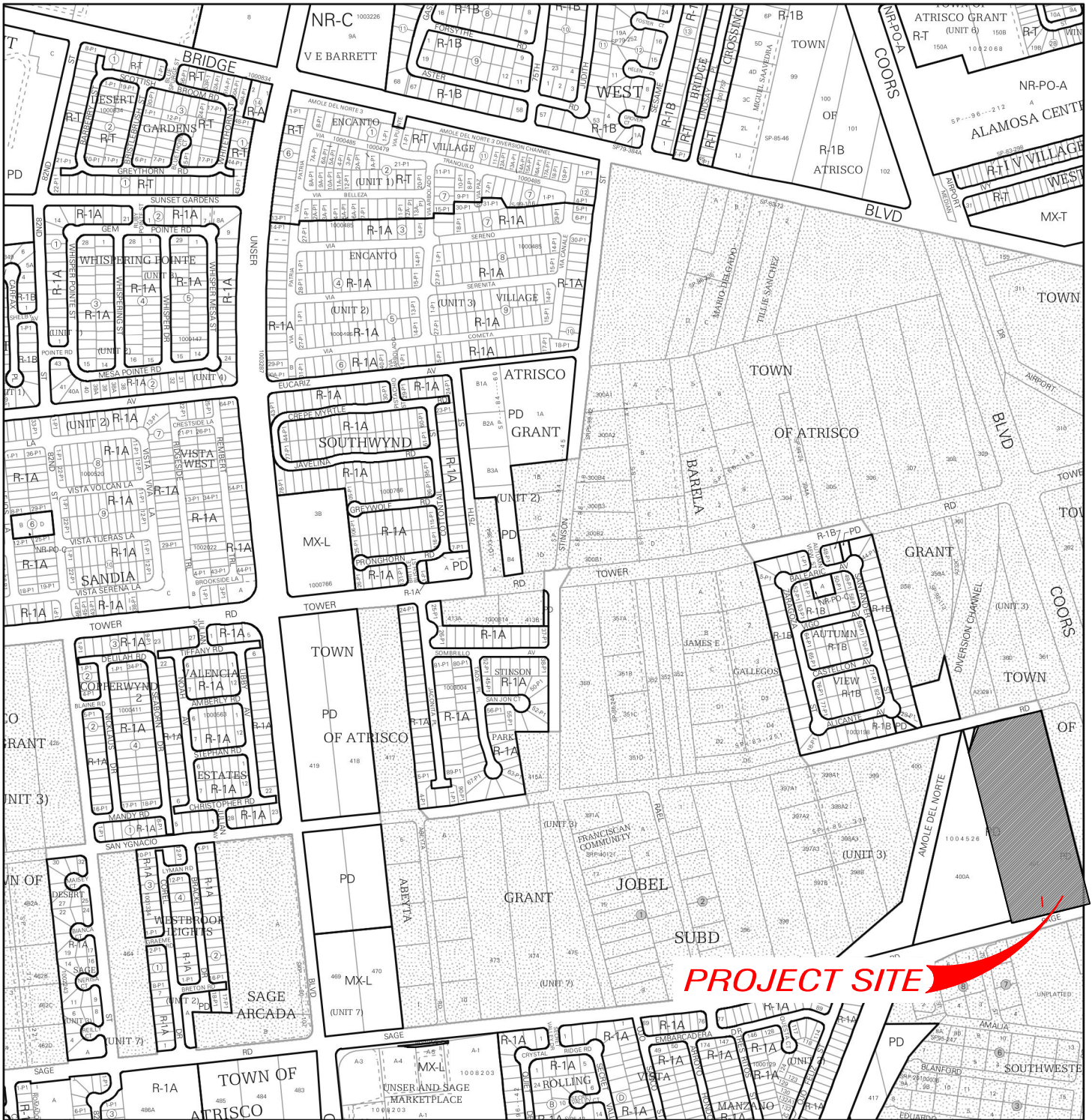
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IDO Interactive Map

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Cc: South West Alliance of Neighborhoods (SWAN Coalition) [Other Neighborhood Associations, if any]

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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

Albuquerque Geographic Information System

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
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
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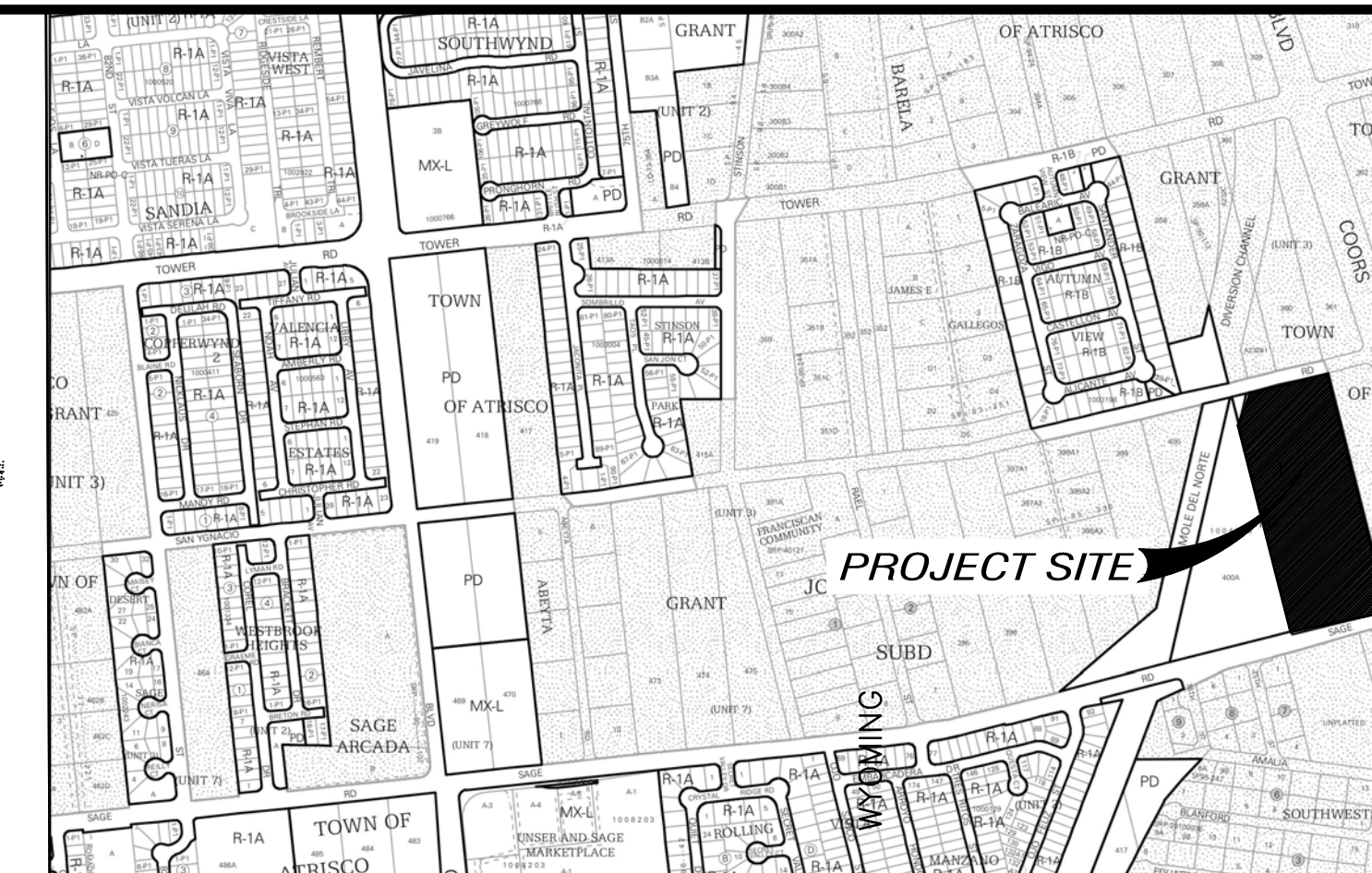
- Escarpment

Gray Shading Represents Area Outside of the City Limits

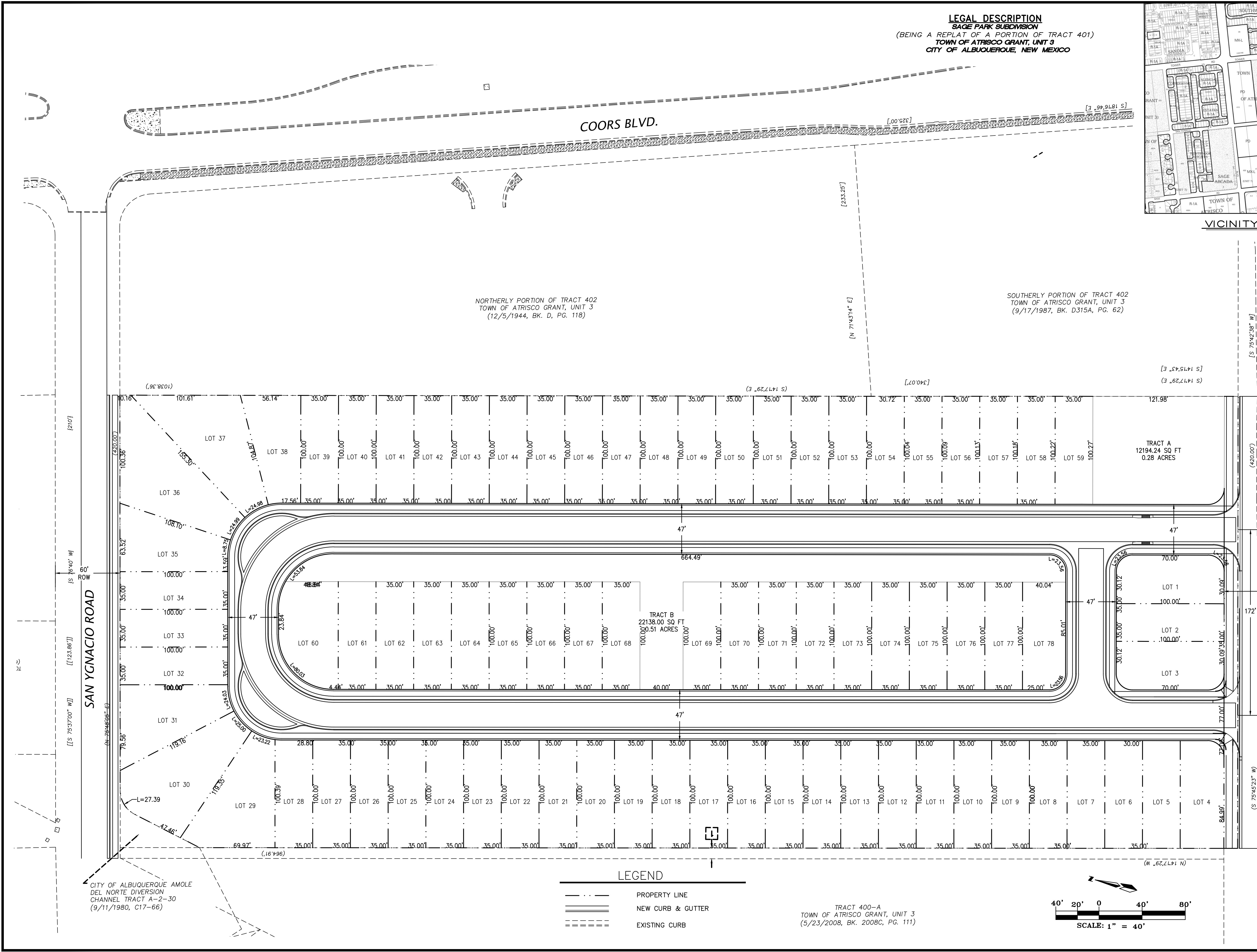
N

0 250 500 1,000 Feet

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)

TRACT A
 12194.24 SQ FT
 0.28 ACRES

TRACT B
 22138.00 SQ FT
 0.51 ACRES

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

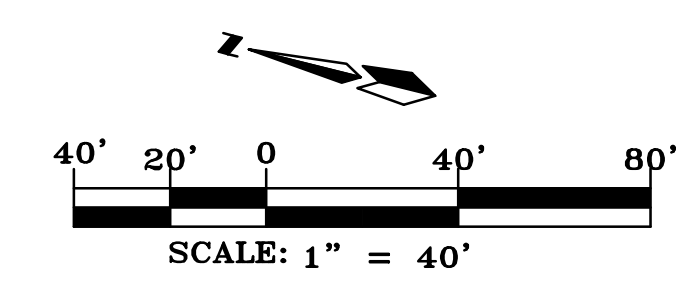
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TRACT IN SECTIONS 26, 27, AND 35,
 T. 10 N., R. 2 E., N.M.P.M.
 (08/02/2017, DOC. NO. 2017075381)

LEGEND

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

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



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: 505.415.1622

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

From: ron@thegroup.cc
Sent: Thursday, May 25, 2023 10:47 AM
To: 'stnapres@outlook.com'
Subject: DHO Plat Submittal
Attachments: Stinson 2 NeighborhoodMeetingRequest.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 6527 Sage Rd. SW.
Applicant: Clearbrook Investments, Inc.
Legal Description: Tract 401 Unit 3 Atrisco Grant
Physical Description: The property located on Sage Road. west of Coors Blvd
Action Requested: Subdivision of tract into 78 lots and 1 tract

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

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

Date of Request*: May 25, 2023

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)*: Stinson Tower NA

Name of NA Representative*: Bruce Rizzieri

Email Address* or Mailing Address* of NA Representative¹: stnapres@outlook.com

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.²

Email address to respond yes or no: ron@thegroup.cc

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* 6527 Sage Rd. SW.
Location Description Sage Road. west of Coors Blvd
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
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)

¹ 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.

² 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 _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Subdivision of existing tract into 78 lots and 1 tract.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council
6. Where more information about the project can be found^{*4}:
ron@thegroup.cc

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

1. Zone Atlas Page(s)^{*5} L-10
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:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ 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.

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

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- a. Location of proposed buildings and landscape areas.*
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 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
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Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 9.56 ac
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 - d. Center or Corridor Area [if applicable] _____
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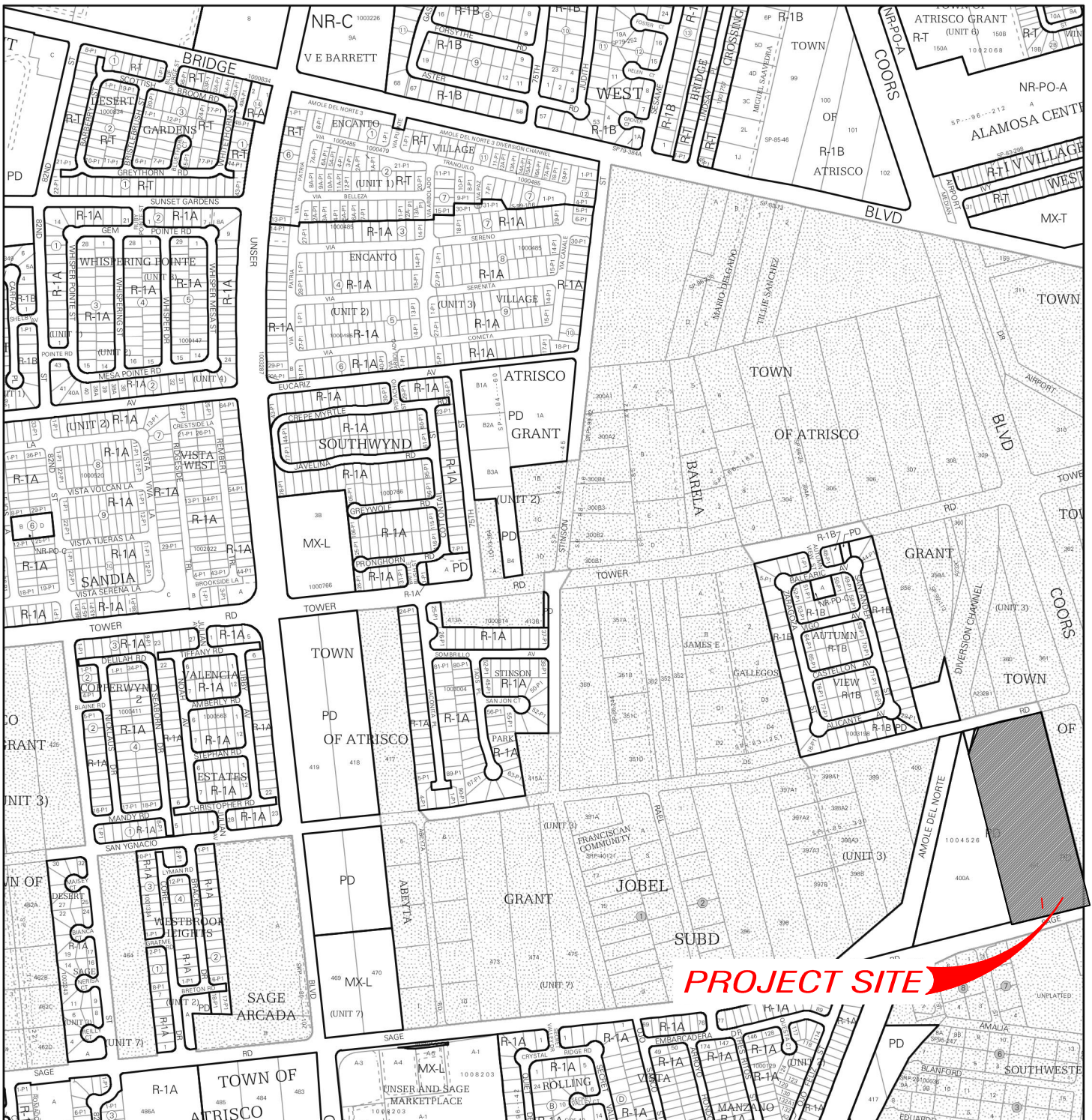
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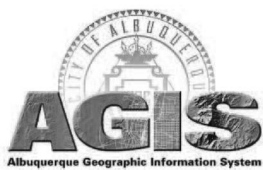
Cc: South West Alliance of Neighborhoods (SWAN Coalition) [Other Neighborhood Associations, if any]

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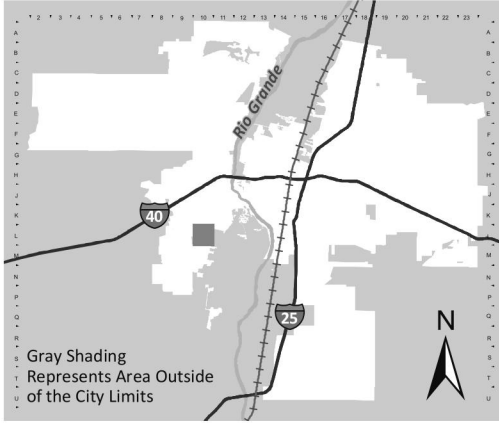


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IDO Zone Atlas May 2018



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

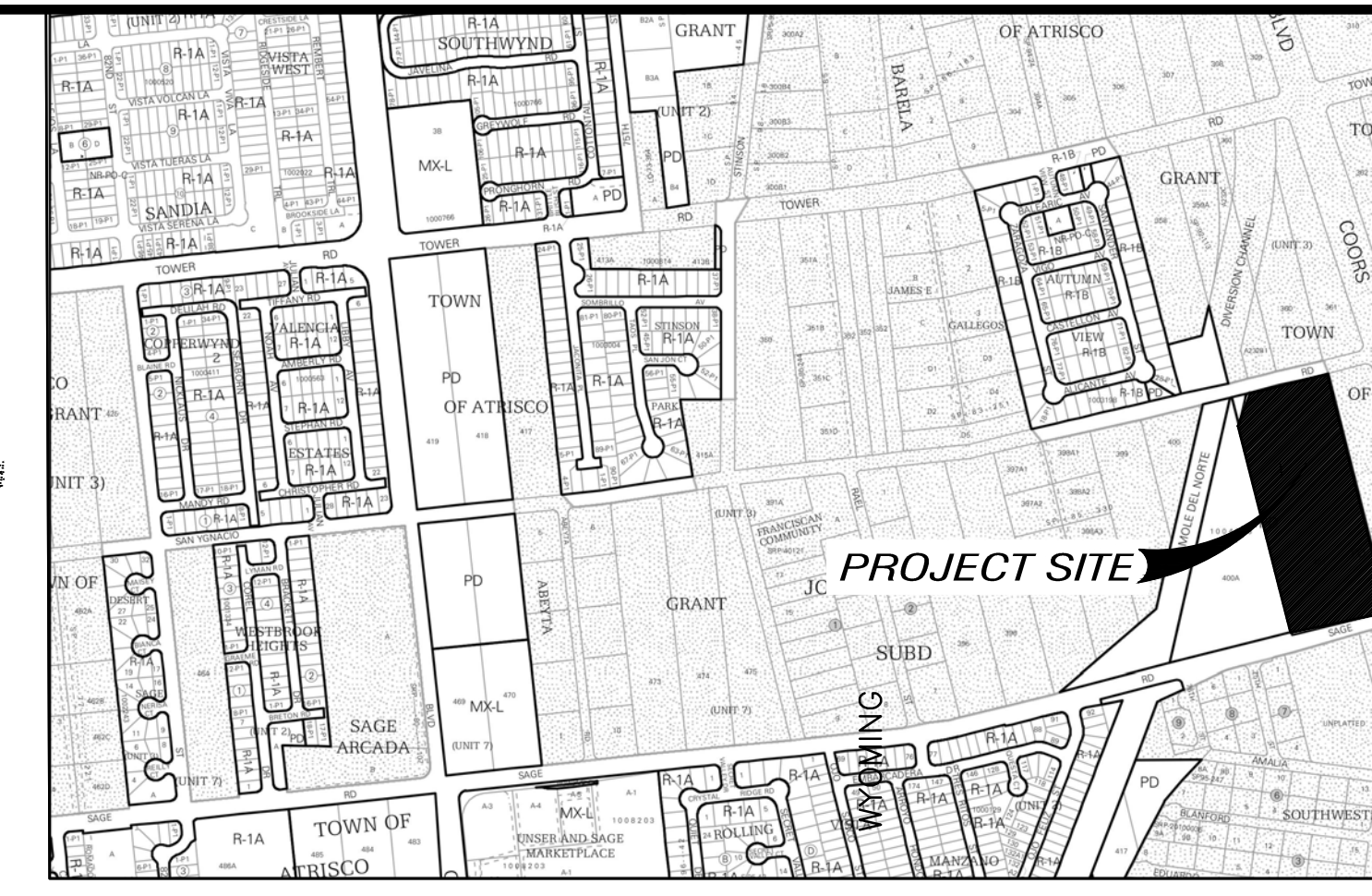


Zone Atlas Page:
L-10-Z

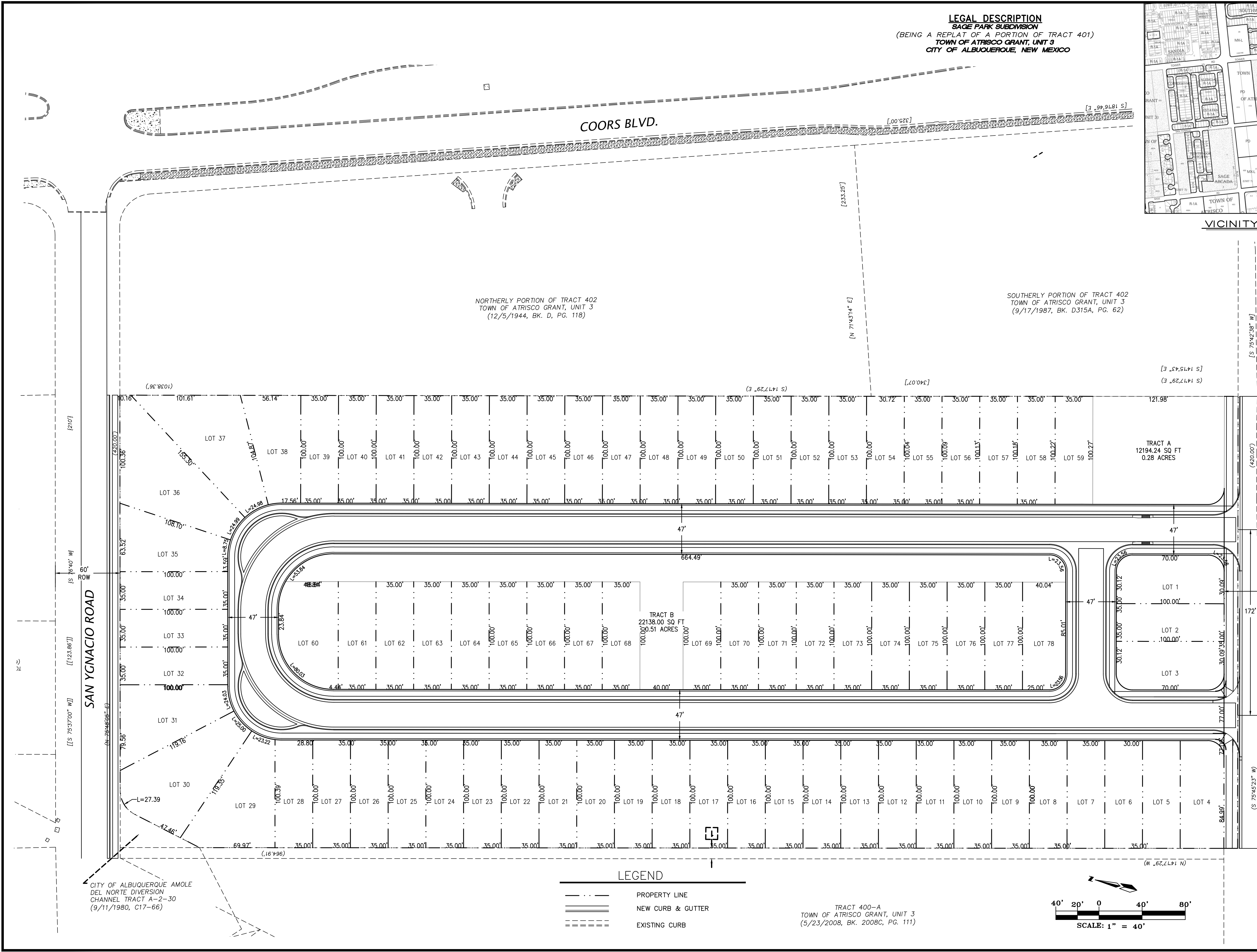
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0 250 500 1,000 Feet

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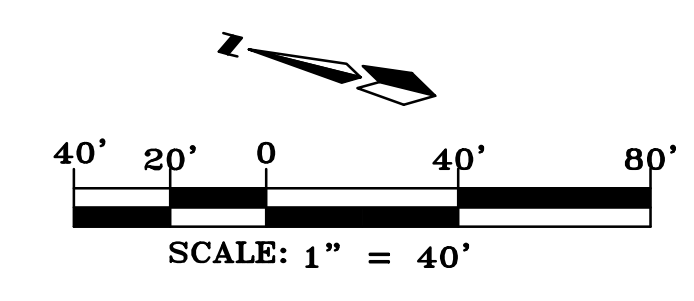
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LEGEND

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



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

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THE Group
 300 Branding Iron Rd. SE
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 Phone: 505.415.1622

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

From: ron@thegroup.cc
Sent: Thursday, May 25, 2023 10:49 AM
To: 'luis@wccdg.org'
Subject: DHO Plat Submittal
Attachments: SWAN 1 NeighborhoodMeetingRequest.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

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

Date of Request*: May 25, 2023

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Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: luis@wccdg.org

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.²

Email address to respond yes or no: ron@thegroup.cc

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.

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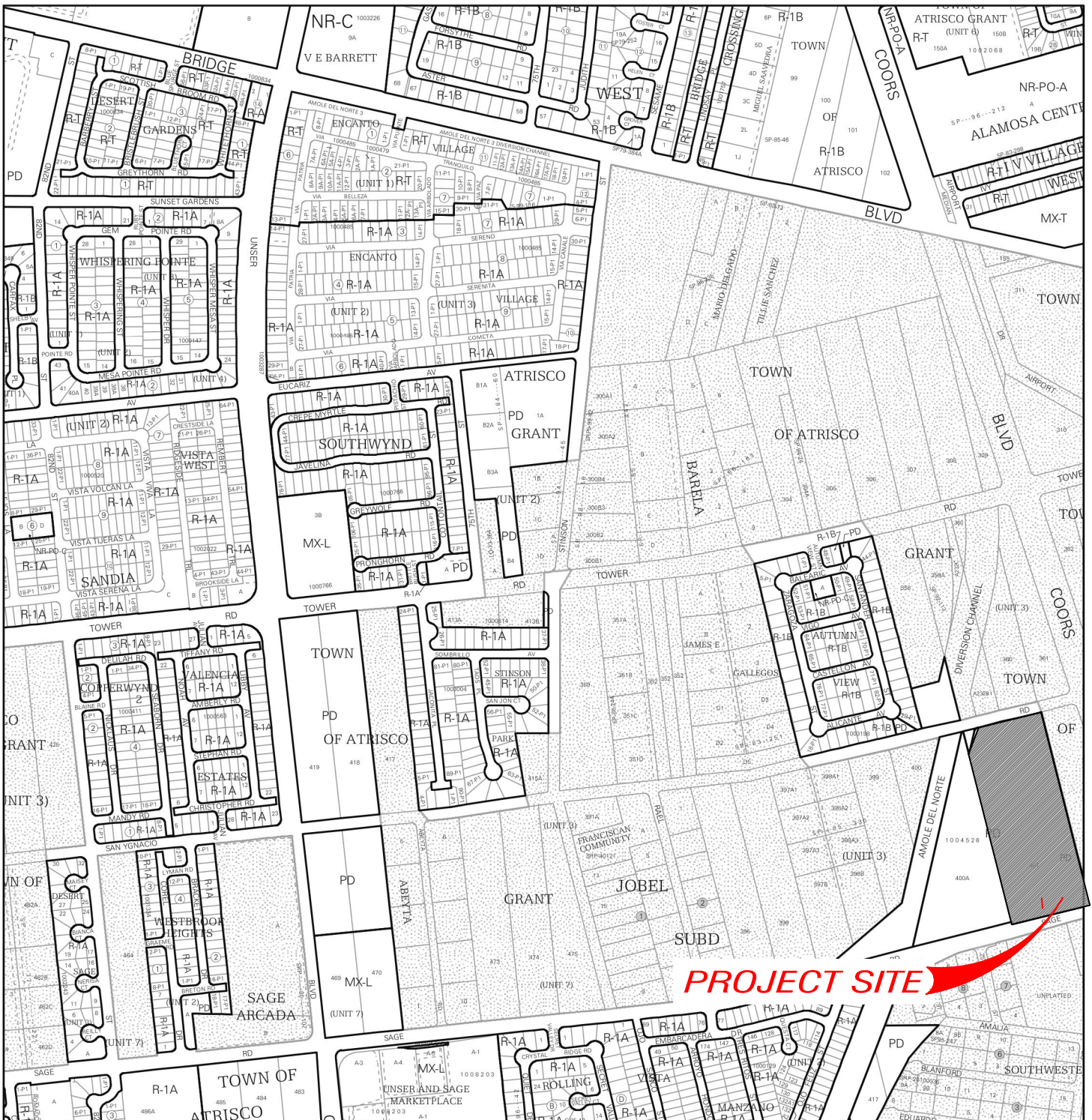
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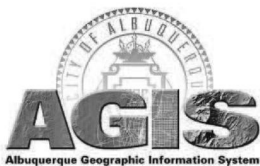
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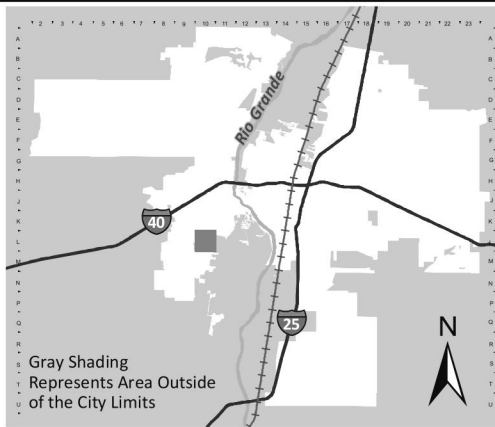


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IDO Zone Atlas May 2018

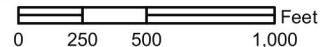


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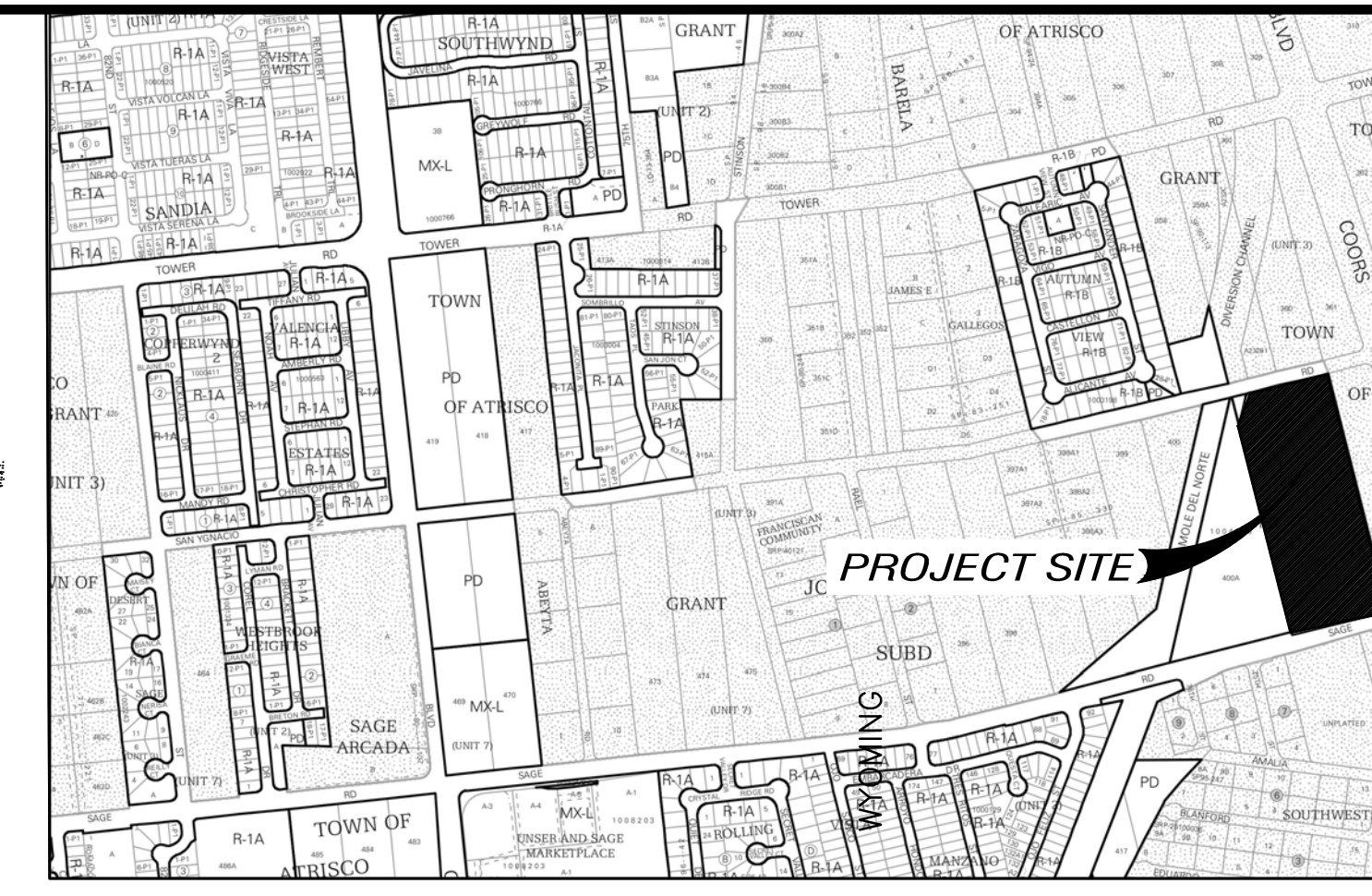


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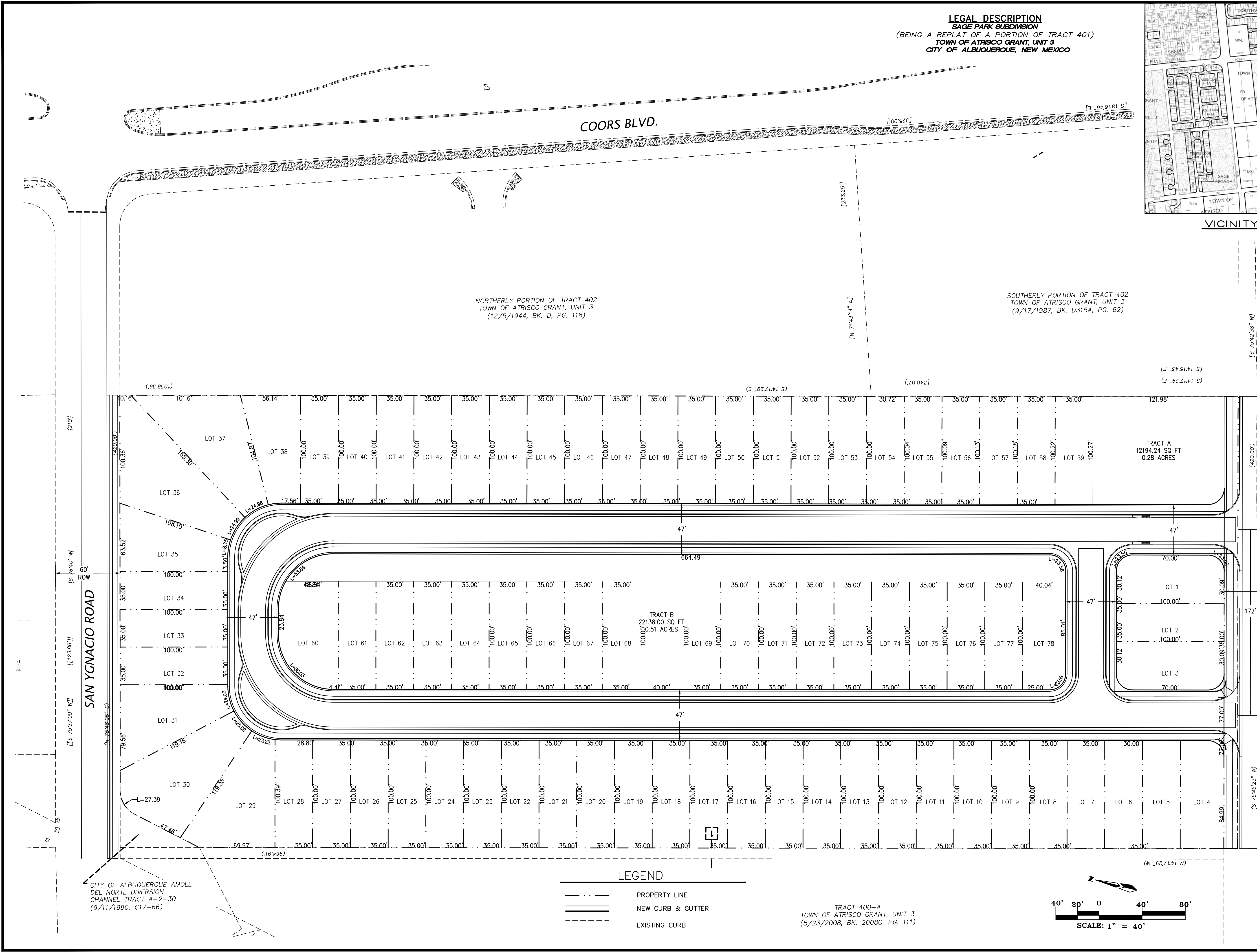
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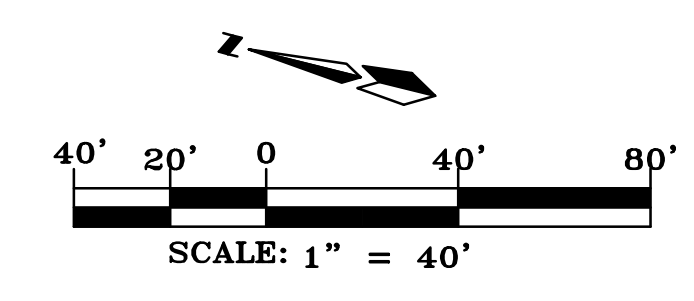
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 DEL NORTE DIVERSION
 CHANNEL TRACT A-2-30
 (9/11/1980, C17-66)

From: ron@thegroup.cc
Sent: Thursday, May 25, 2023 10:49 AM
To: 'jgallegoswccd@gmail.com'
Subject: DHO Plat Submittal
Attachments: SWAN 2 NeighborhoodMeetingRequest.pdf

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you with a request for meeting form for a Subdivision in or near your neighborhood before we submit an application. If a Neighborhood Meeting is requested, the applicant must request a facilitator from the City's Alternative Dispute Resolution (ADR) office. Once assigned, the ADR facilitator will handle the scheduling and convening of the Neighborhood Meeting, facilitate the meeting, produce the summary, and distribute it to all attendees who provide email addresses..

The following is a summary of the action being requested:

Subject Property: 6527 Sage Rd. SW.
Applicant: Clearbrook Investments, Inc.
Legal Description: Tract 401 Unit 3 Atrisco Grant
Physical Description: The property located on Sage Road. west of Coors Blvd
Action Requested: Subdivision of tract into 78 lots and 1 tract

Ron E. Hensley P.E.
505-410-1622



ron@thegroup.cc

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

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

Date of Request*: May 25, 2023

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)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: jgallegoswccd@gmail.com

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.²

Email address to respond yes or no: ron@thegroup.cc

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* 6527 Sage Rd. SW.
Location Description Sage Road. west of Coors Blvd
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group / Ron Hensley
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)

¹ 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.

² 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 _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Subdivision of existing tract into 78 lots and 1 tract.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)
- City Council
6. Where more information about the project can be found^{*4}:
ron@thegroup.cc

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

1. Zone Atlas Page(s)^{*5} L-10
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:
- _____
- _____
- _____
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: Yes No

³ 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.

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

⁵ 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:
- 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.*
 - 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:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] 9.56 ac
 - b. IDO Zone District MX-M
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] _____
2. Current Land Use(s) [vacant, if none] VACANT
- _____

Useful Links

Integrated Development Ordinance (IDO):

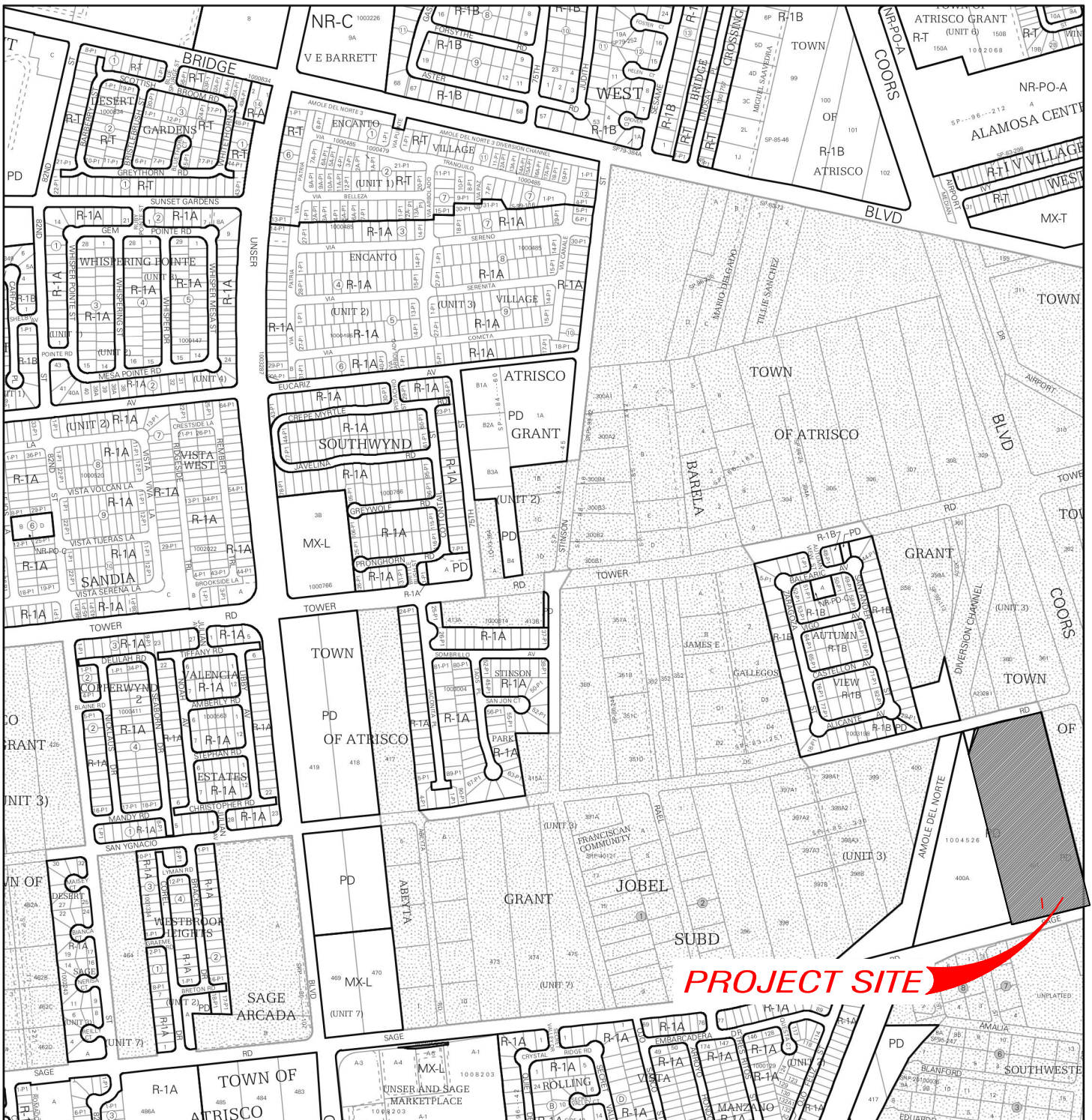
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

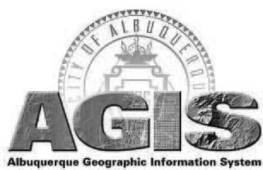
Cc: Stinson Tower NA [Other Neighborhood Associations, if any]

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

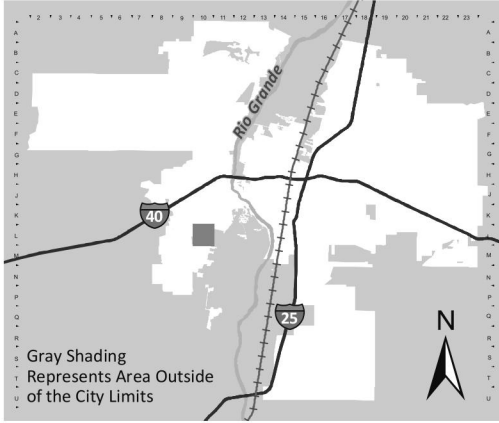


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

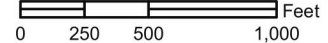


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

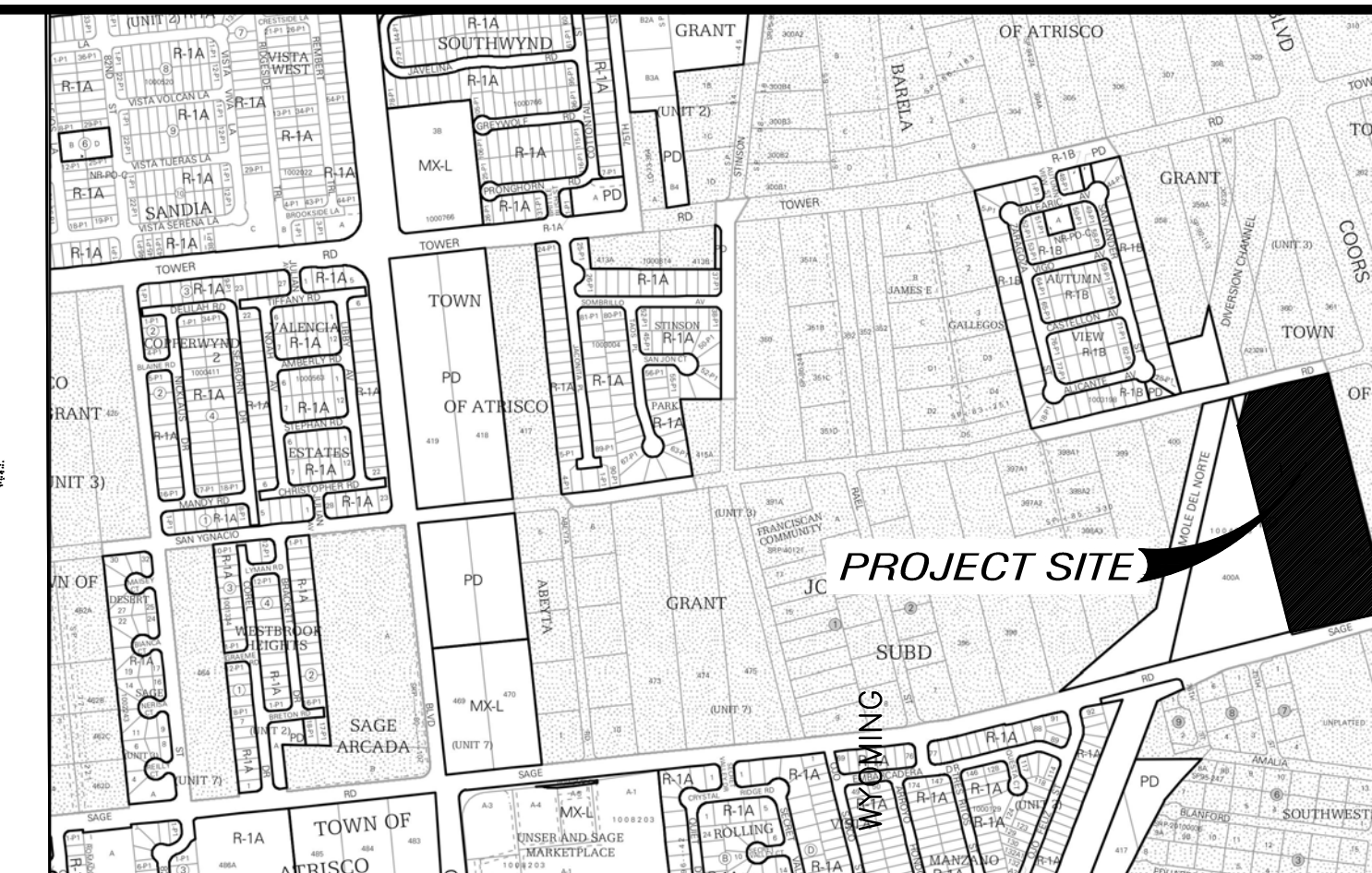


Zone Atlas Page:
L-10-Z

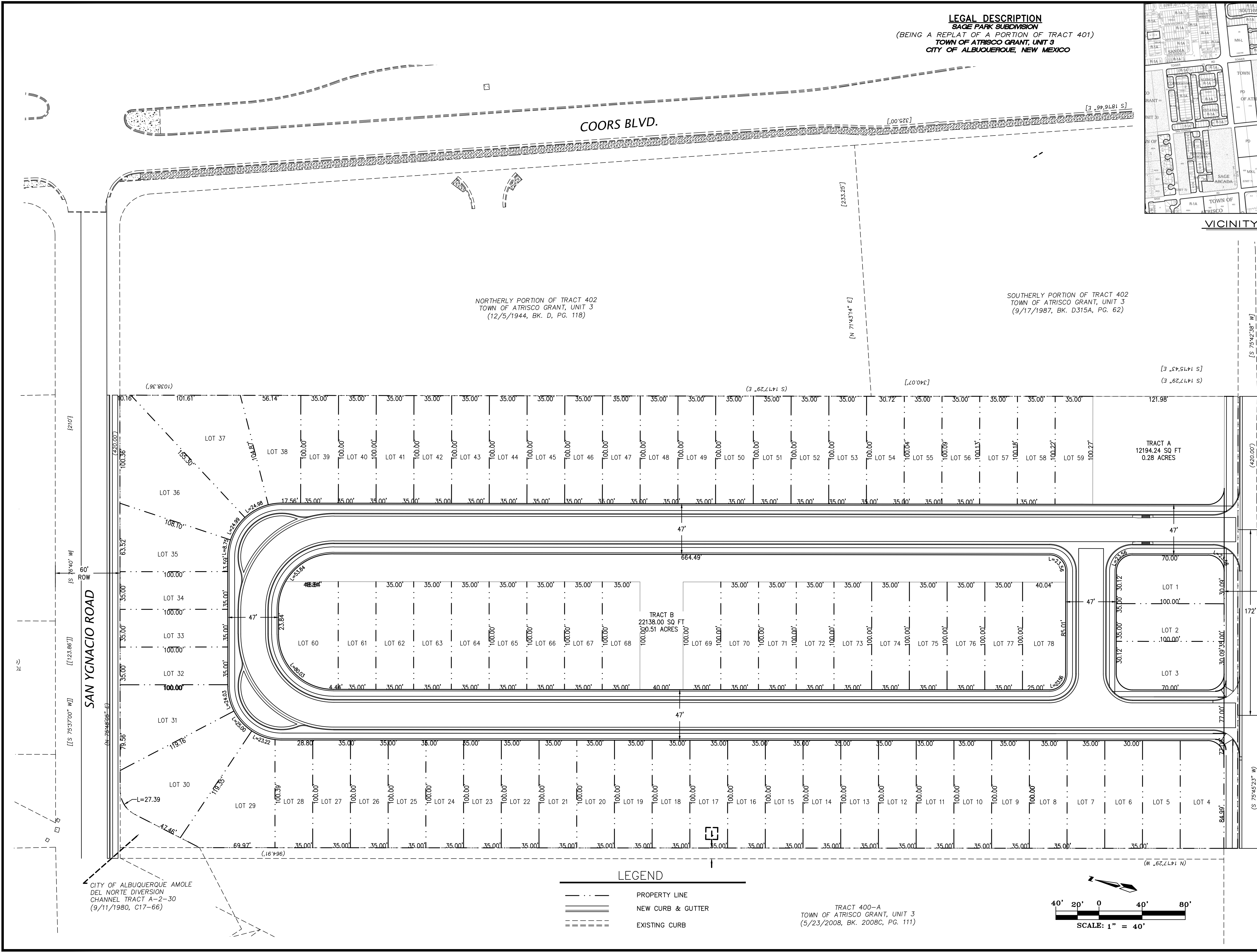
- - - Easement
- ▭ Escarpment
- Petroglyph National Monument
- ▨ Areas Outside of City Limits
- ▭ Airport Protection Overlay (APO) Zone
- ▭ Character Protection Overlay (CPO) Zone
- ▭ Historic Protection Overlay (HPO) Zone
- ▭ View Protection Overlay (VPO) Zone



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)

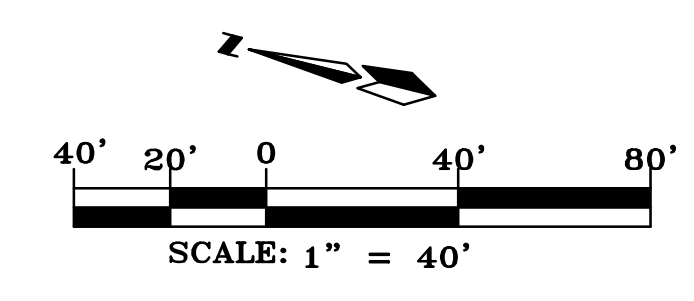
LOT A
 LAND OF PREMETIVO
 GABALDON
 (01/23/2008, 2008C-14)

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)



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: 505.415.1622

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

[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/Emailed to a Neighborhood Association**

Date of Notice*: June 15, 2023

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:

Neighborhood Association (NA)*: Stinson Tower NA

Name of NA Representative*: Lucy Arzate-Boyles

Email Address* or Mailing Address* of NA Representative¹: 1225 Rael Street SW

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

1. Subject Property Address* Sage Rd.
Location Description 400 feet east of Coors on Sage
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
he subdivision is a replat of Tract into 78 lots and 2 tracts

¹ 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.

² Attach additional information, as needed to explain the project/request.

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

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.*
 - 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 9.56 ac
2. IDO Zone District MX-M
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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

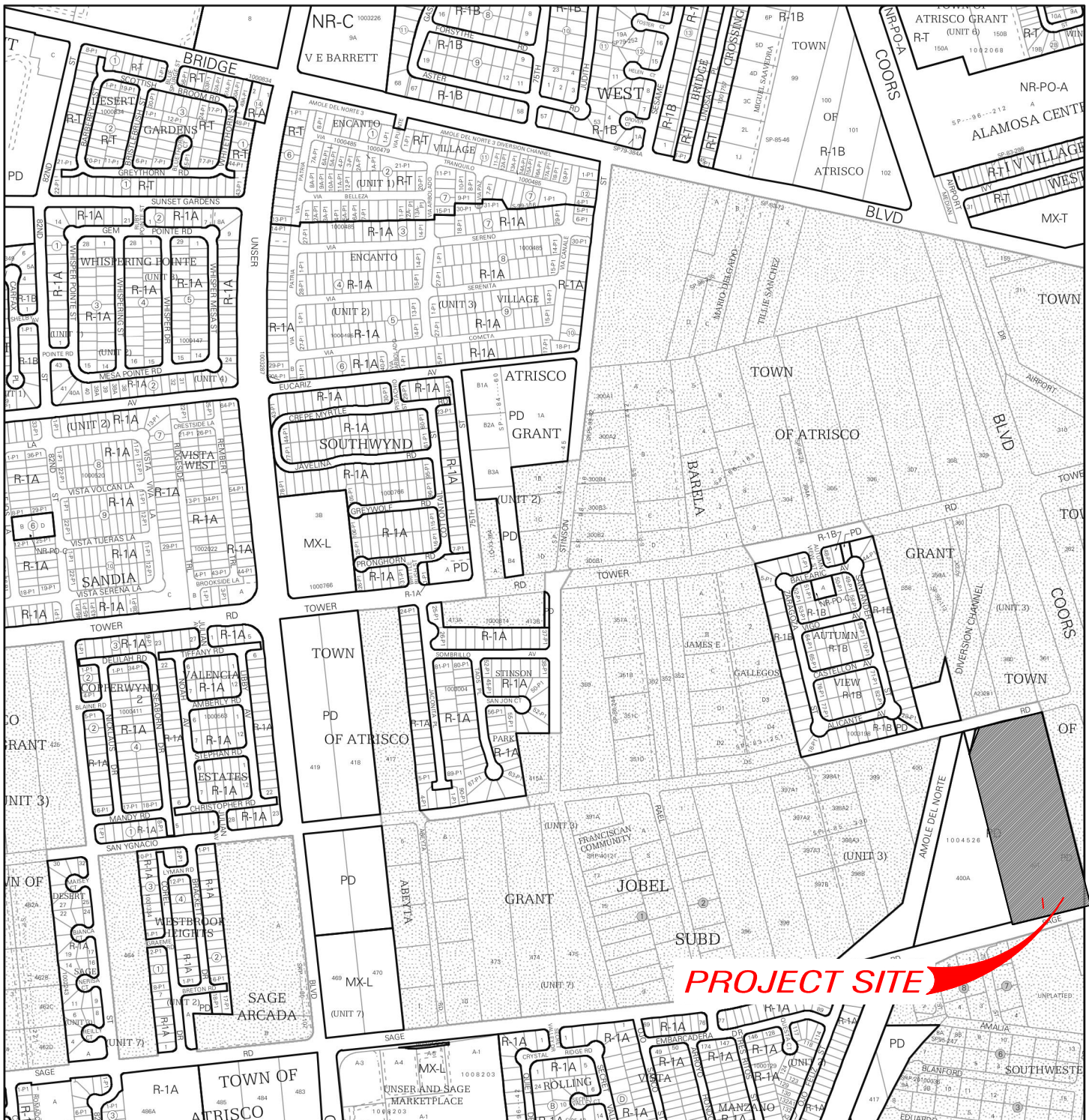
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

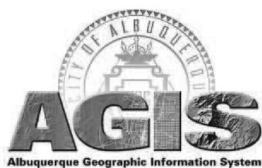
Cc: Stinson Tower NA [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

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

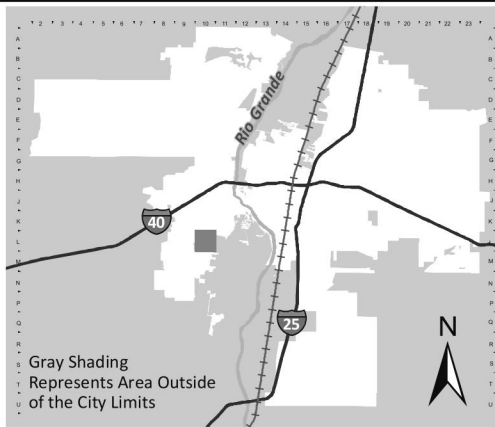


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

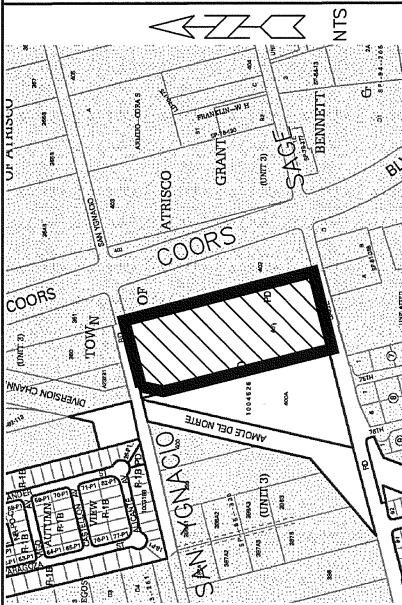


Zone Atlas Page:
L-10-Z

- 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



LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:
 - "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
Scott Henry
 Notary Public

6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE**

**TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

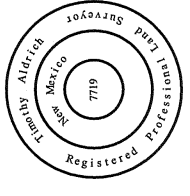
PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

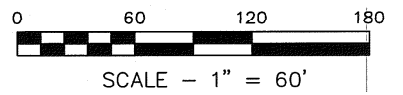
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

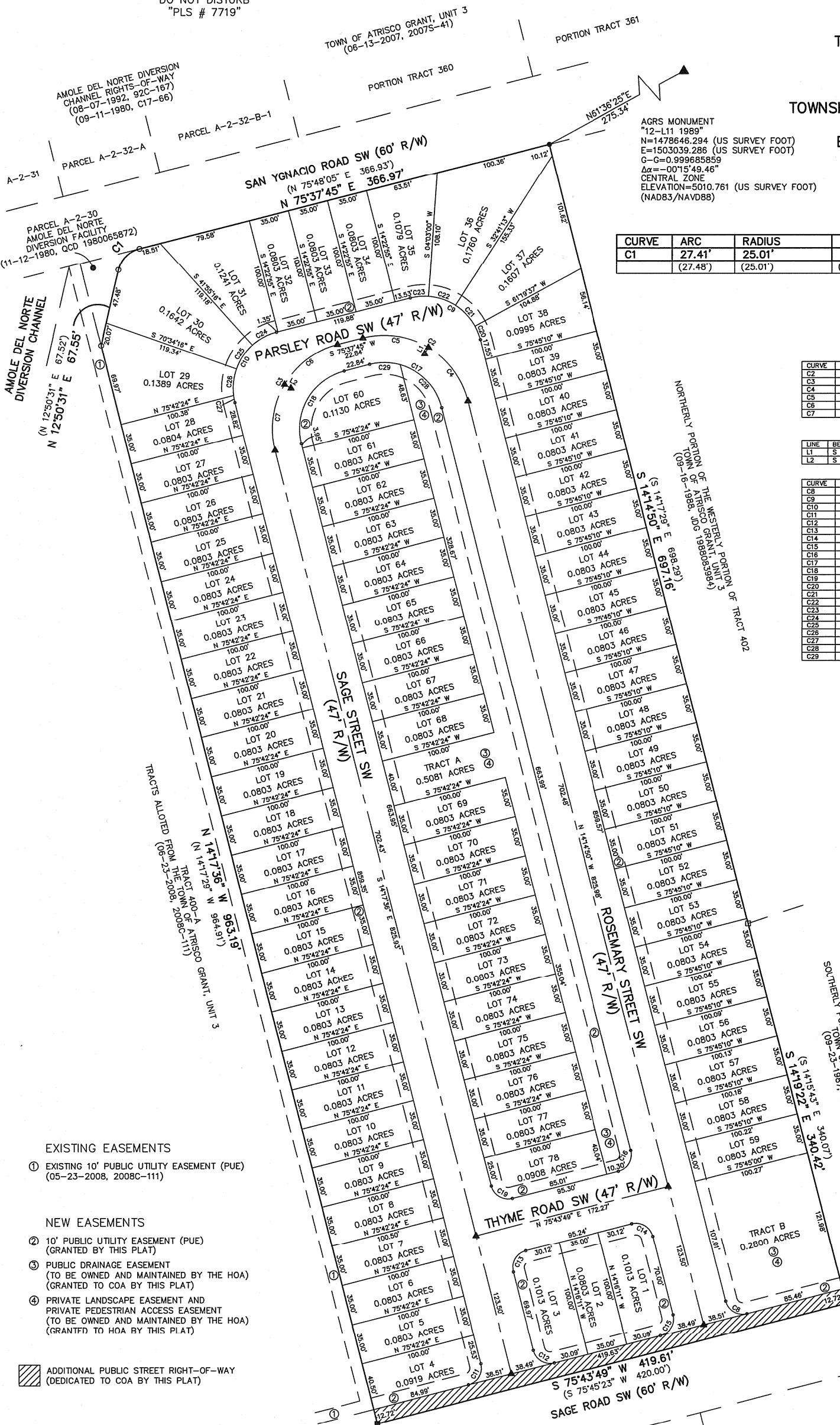
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°15'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°15'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'25"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'25"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°15'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
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- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

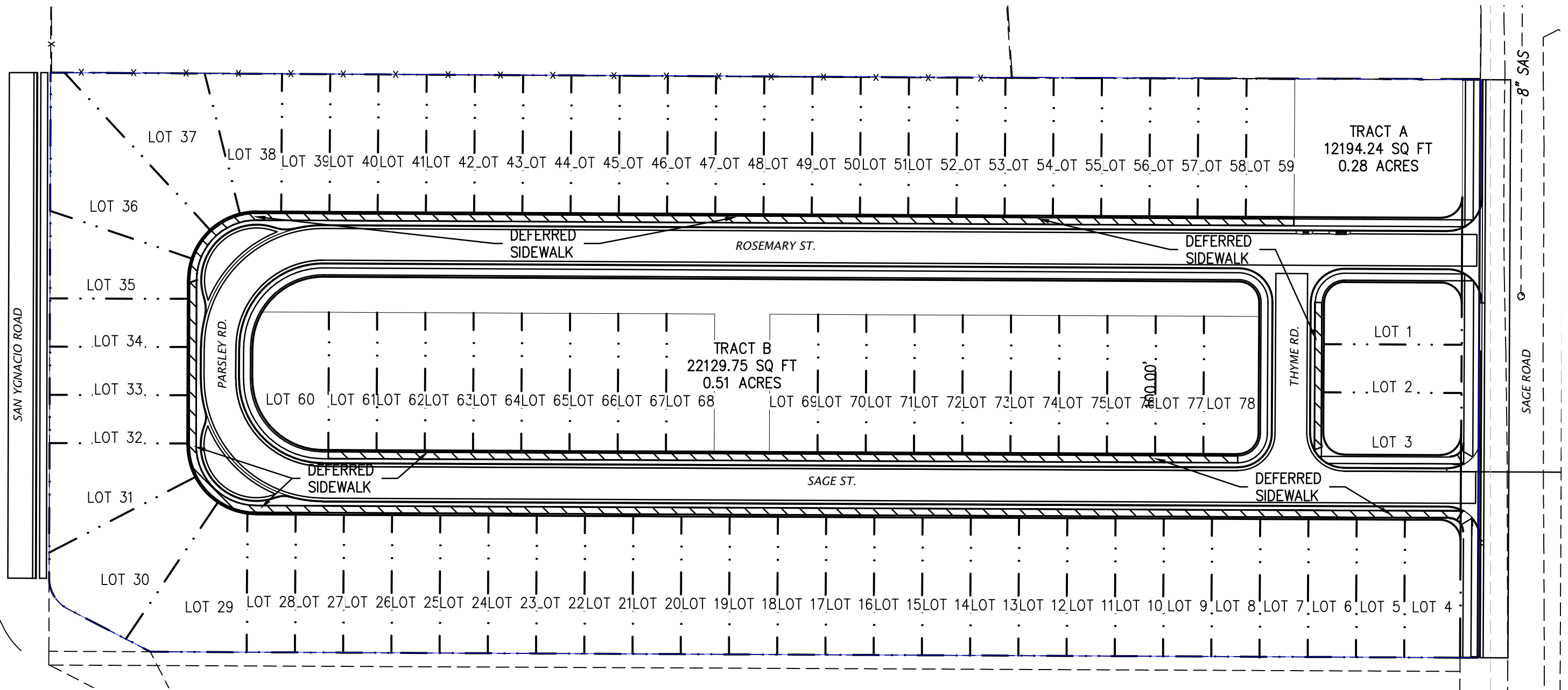
LOT A
 LAND OF PREMETIVO GABALDON
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ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
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LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

[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/Emailed to a Neighborhood Association**

Date of Notice*: June 15, 2023

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:

Neighborhood Association (NA)*: Stinson Tower NA

Name of NA Representative*: Bruce Rizzieri

Email Address* or Mailing Address* of NA Representative¹: 3684 Tower Road SW

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

1. Subject Property Address* Sage Rd.
Location Description 400 feet east of Coors on Sage
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:
he subdivision is a replat of Tract into 78 lots and 2 tracts

¹ 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.

² Attach additional information, as needed to explain the project/request.

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

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.*
 - 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

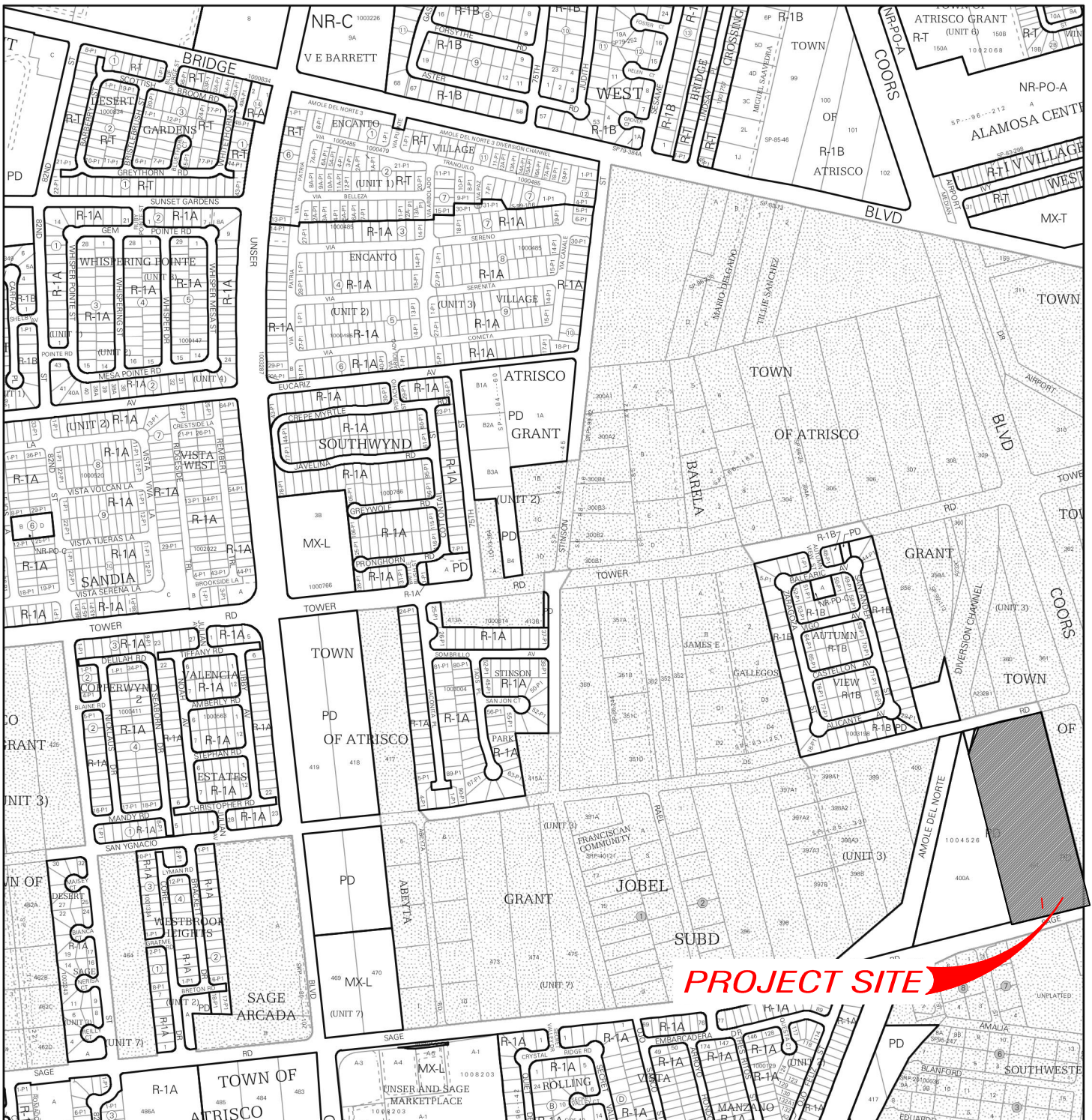
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IDO Interactive Map

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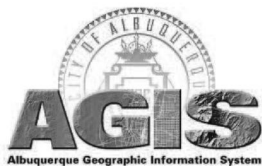
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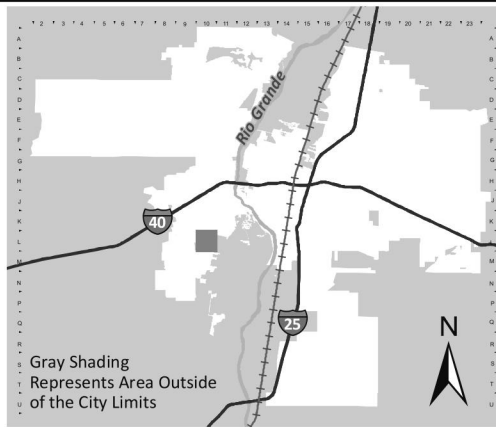


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



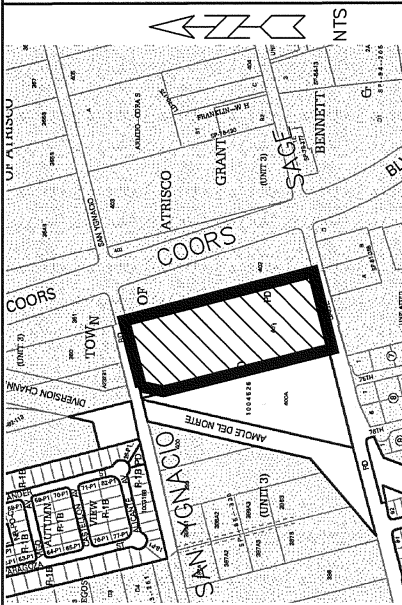
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Integrated Development Ordinance (IDO).



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





LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:
 - "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
Scott Henry
 Notary Public

Date 6/14/2023

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

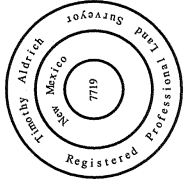
PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFC	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
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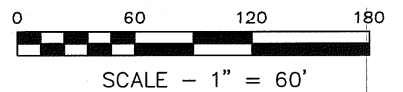
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

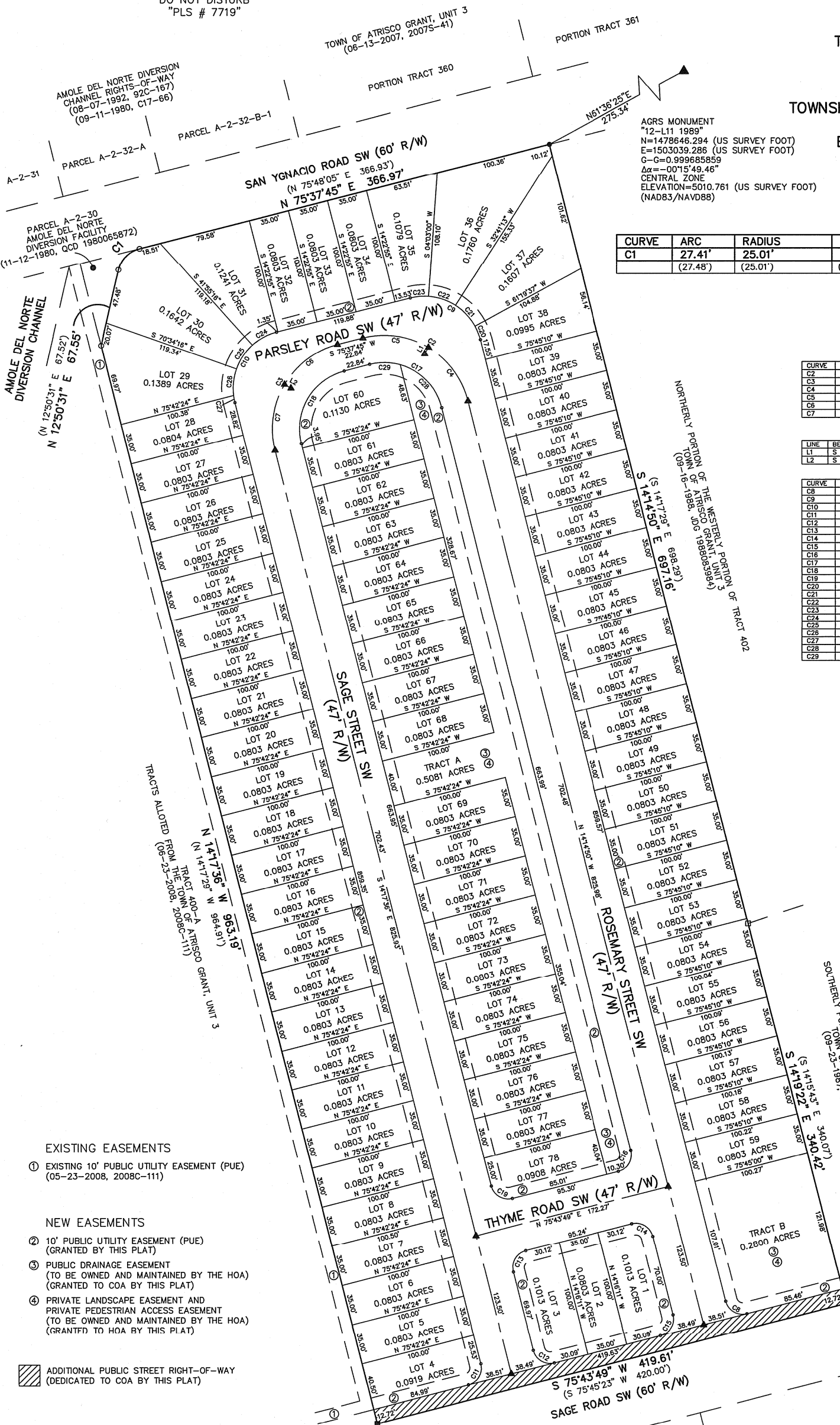
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
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C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
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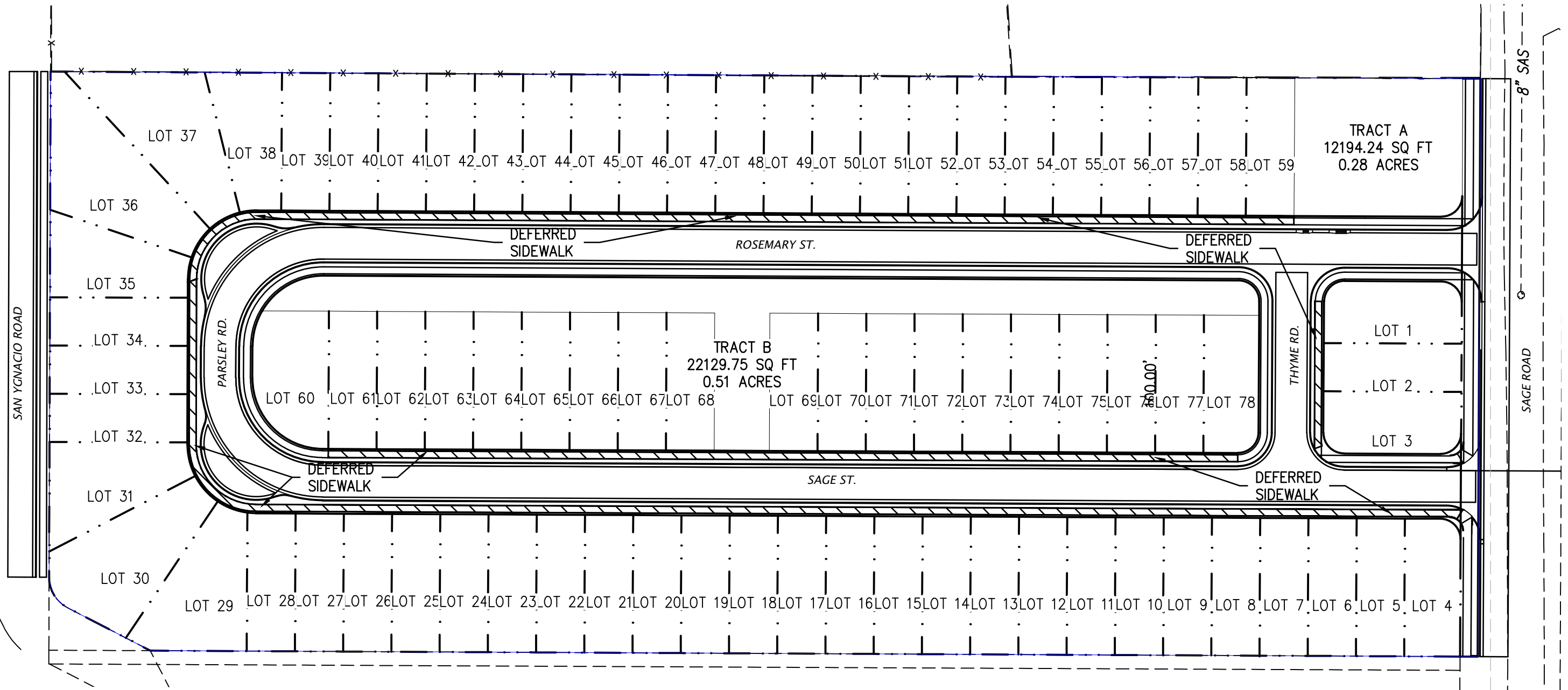
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 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

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

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Date of Notice*: June 15, 2023

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:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Luis Hernandez Jr.

Email Address* or Mailing Address* of NA Representative¹: 5921 Central Avenue NW

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

1. Subject Property Address* Sage Rd.
Location Description 400 feet east of Coors on Sage
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
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Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 9.56 ac
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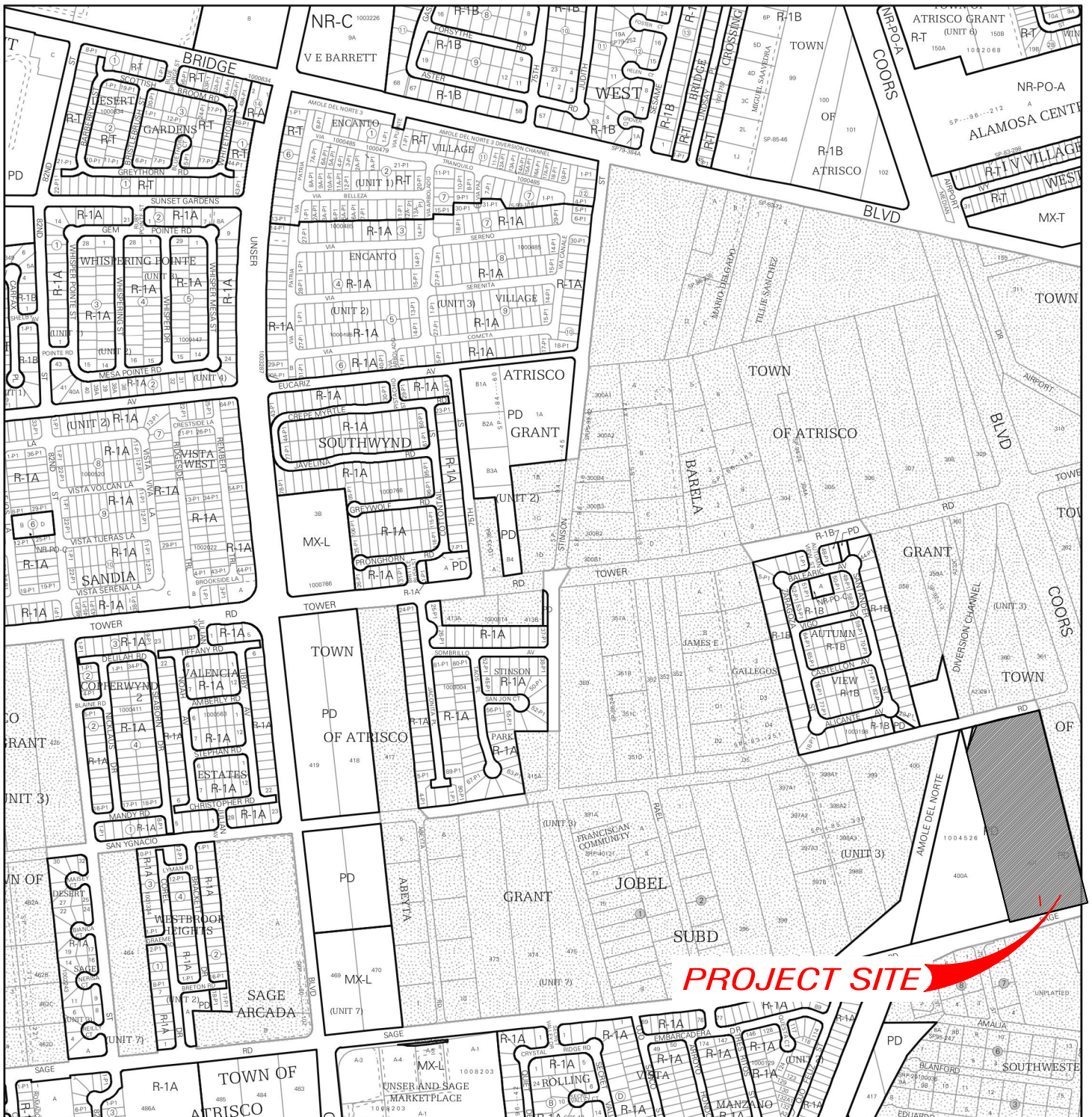
<https://ido.abc-zone.com/>

IDO Interactive Map

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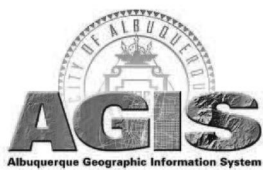
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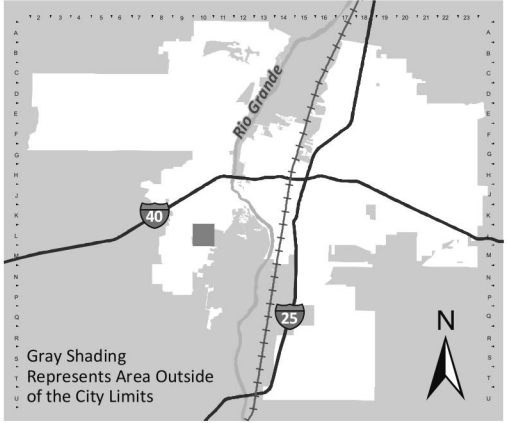
PROJECT SITE

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

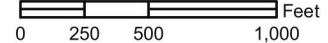


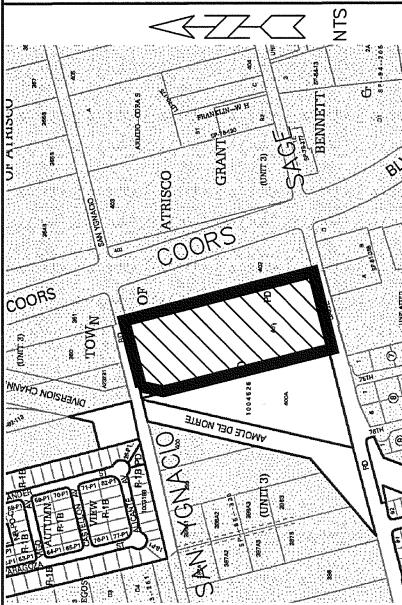
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L-10-Z

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- Petroglyph National Monument
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LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TOWN OF ATRISCO GRANT, UNIT 3",
(12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
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Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
Scott Henry
 Notary Public

6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

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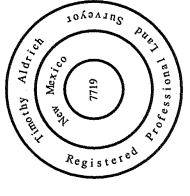
**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFC	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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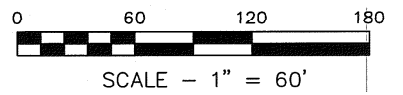
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

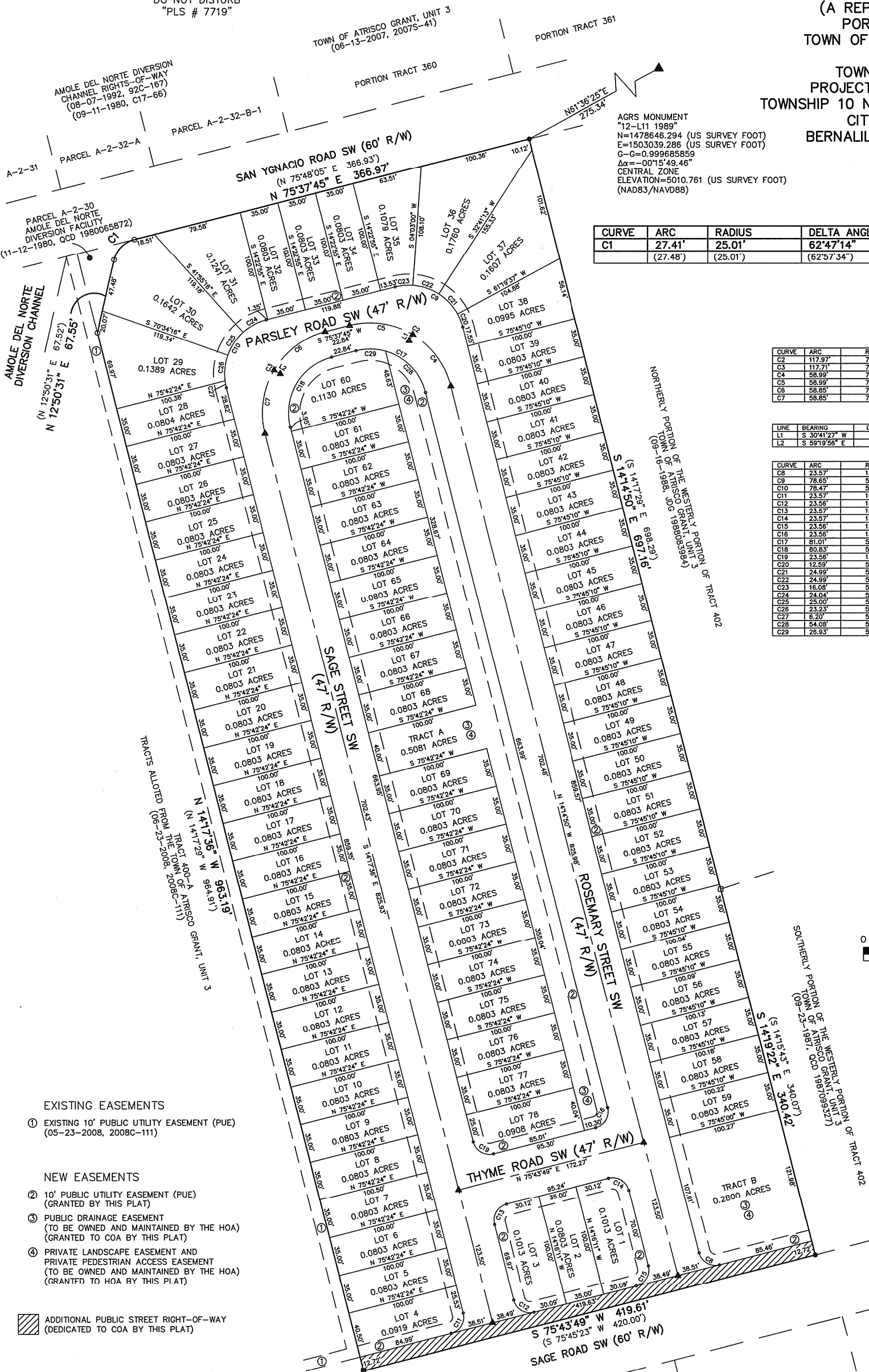
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

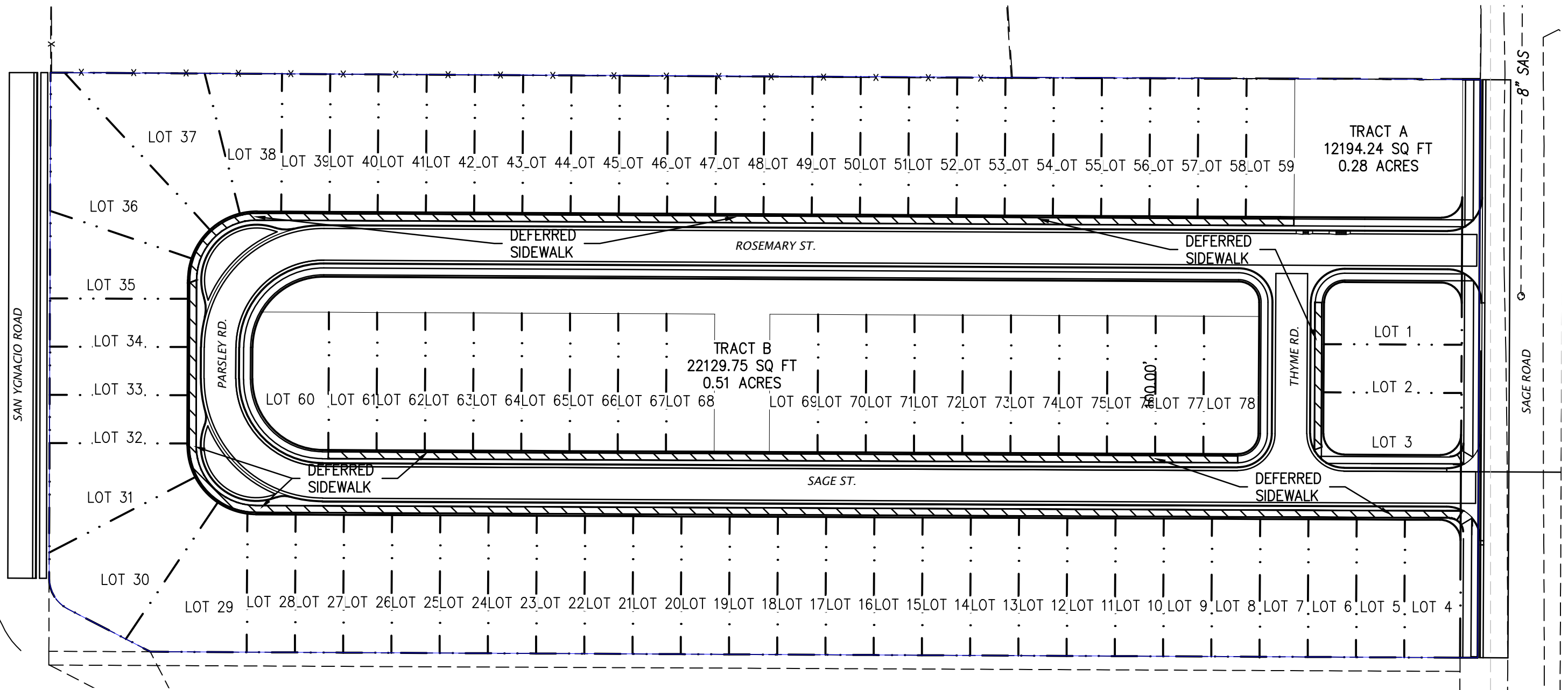
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

LOT B
 LAND OF PREMETIVO GABALDON
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ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

[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/Emailed to a Neighborhood Association**

Date of Notice*: June 15, 2023

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:

Neighborhood Association (NA)*: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative¹: 5921 Central Avenue NW

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

1. Subject Property Address* Sage Rd.
Location Description 400 feet east of Coors on Sage
2. Property Owner* Clearbrook Investments, Inc.
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

he subdivision is a replat of Tract into 78 lots and 2 tracts

¹ 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.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Hearing Officer (DHO)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: July 26, 2023 / 9:00 am

Location*³: Zoom meeting https://cabq.zoom.us/j/84123463458

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

ron@thegroup.cc

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

1. Zone Atlas Page(s)*⁵ L-10

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*:

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:

³ Physical address or Zoom link

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

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

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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.*
 - 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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 9.56 ac
2. IDO Zone District MX-M
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 or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

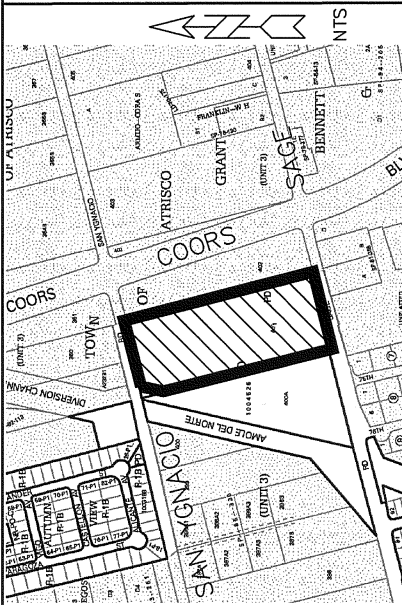
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Stinson Tower NA [Other Neighborhood Associations, if any]
South West Alliance of Neighborhoods (SWAN Coalition)

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LOCATION MAP L-10-Z & L-11-Z

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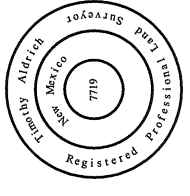
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 "DO NOT DISTURB"
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PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
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 WITHIN THE
 TOWN OF ATRISCO GRANT,
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

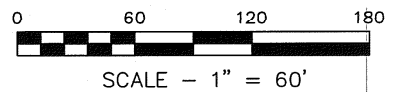
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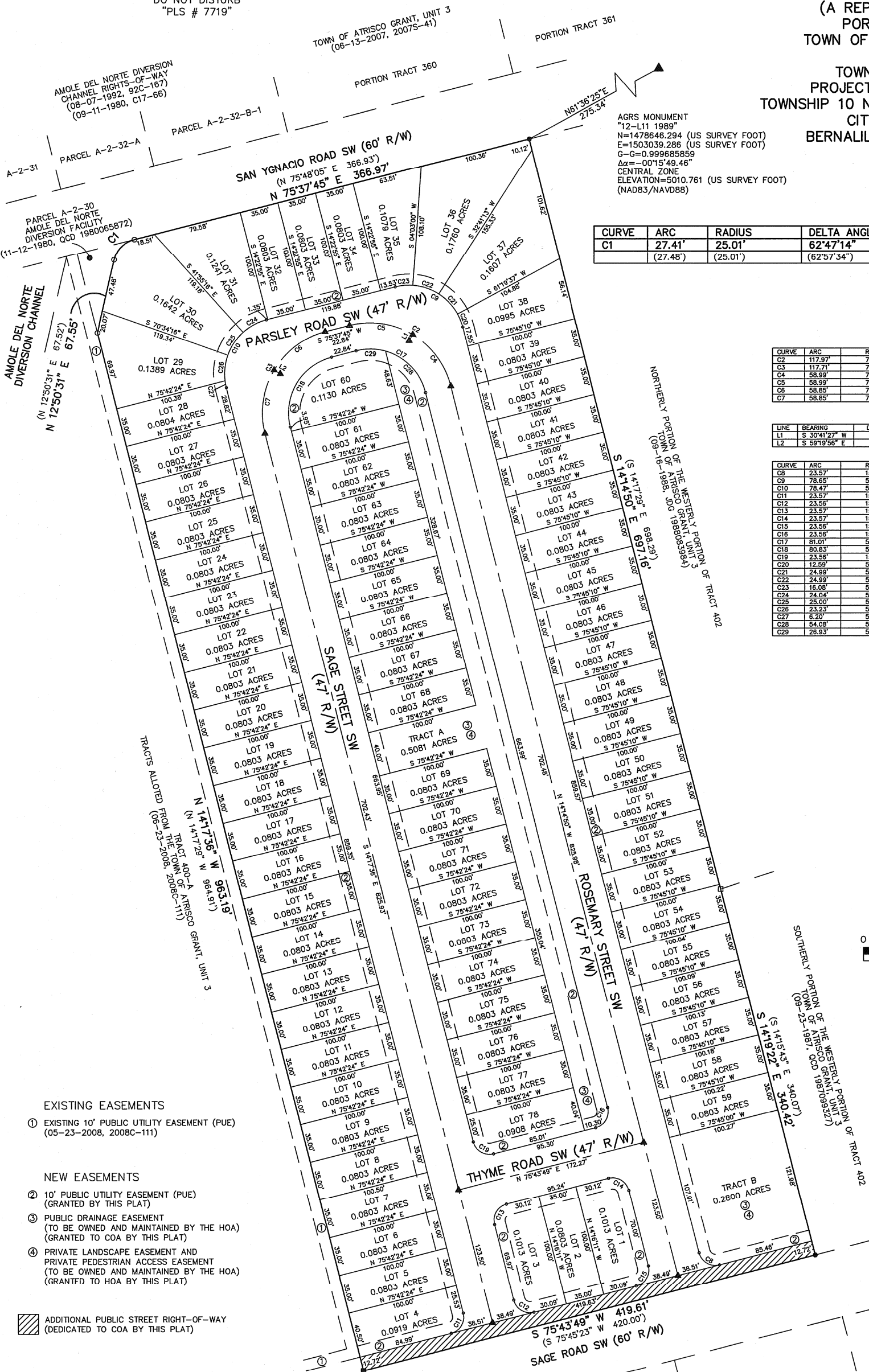
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- FOUND 1.5" PIPE
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 - FOUND 5/8" REBAR
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06-12-2023 REV

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Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

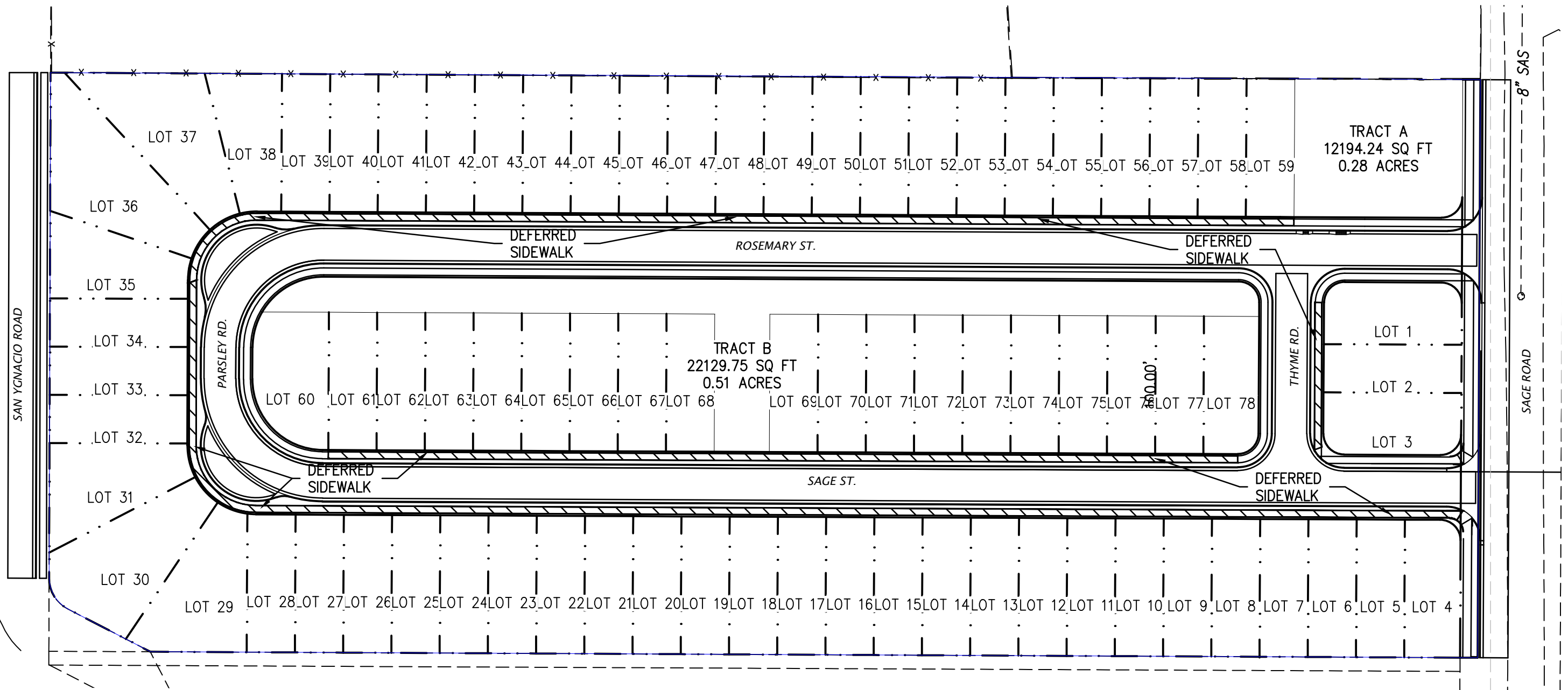
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

LOT B
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ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



TRACT A
12194.24 SQ FT
0.28 ACRES

TRACT B
22129.75 SQ FT
0.51 ACRES



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: SAGE PARK SUBDIVISION
SIDEWALK EXHIBIT
DEFERRED SIDEWALK

SHEET 1 OF 1

[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*: June 15, 2023

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*: AHJ CAPITAL LLC

Mailing Address*: PO BOX 4397, ALBUQUERQUE NM 87196-4397

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

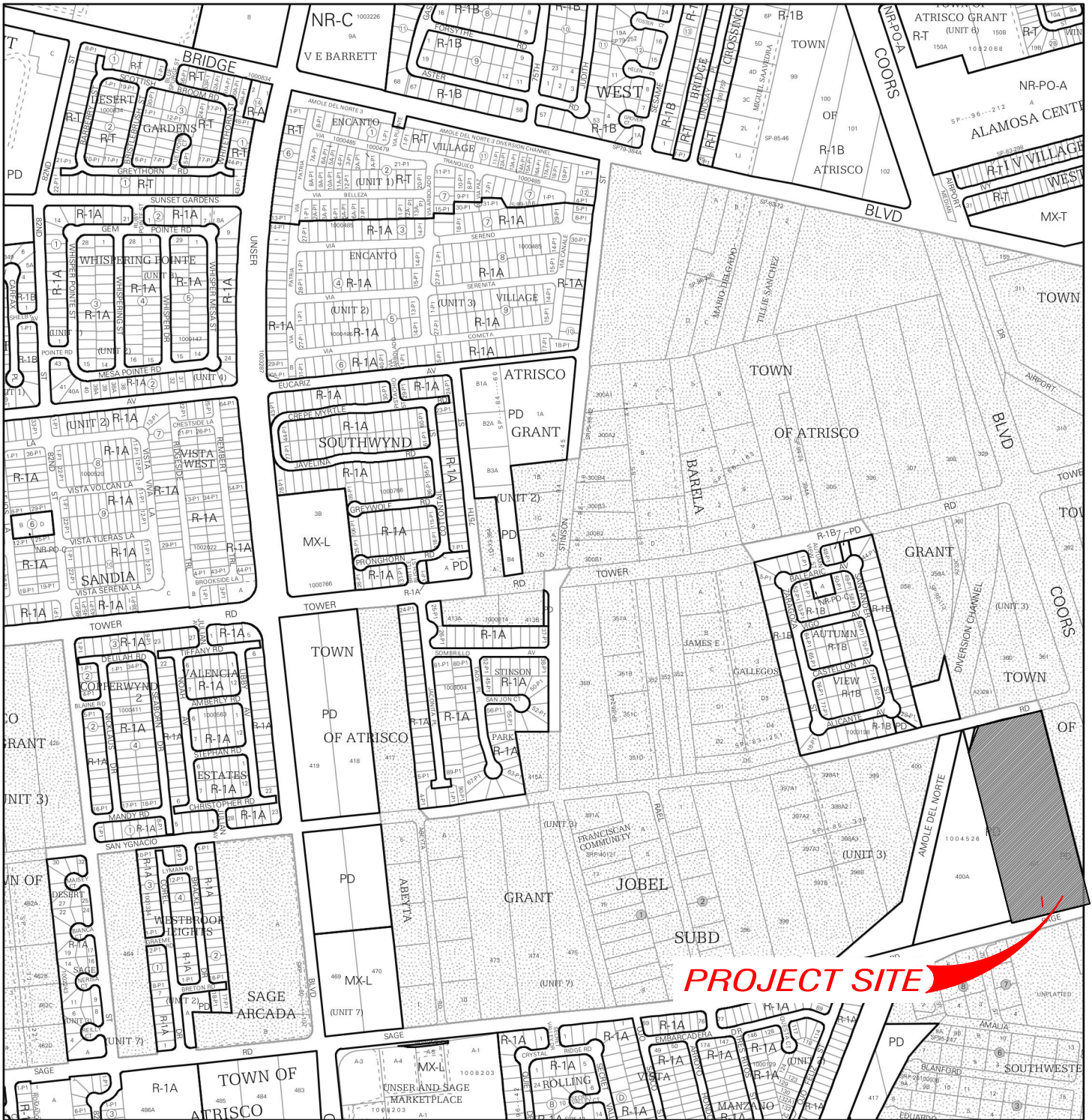
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>


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



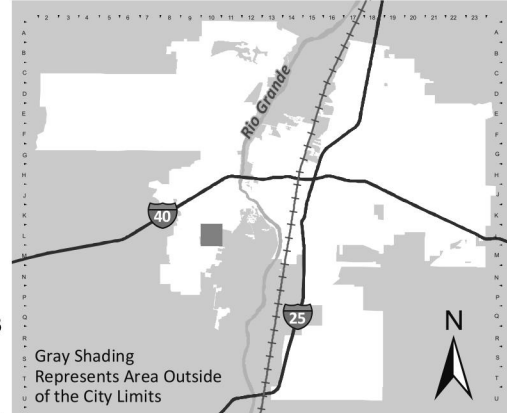
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

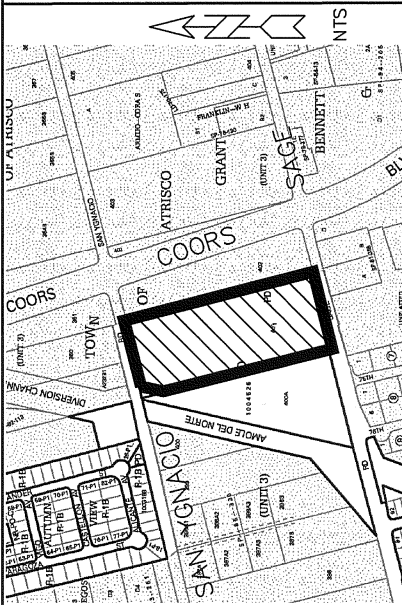


Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
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

0 250 500 1,000 Feet



LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:
 - "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
Scott Henry
 Notary Public

Date 6/14/2023

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

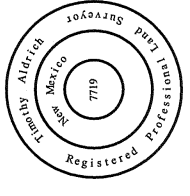
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PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Gonzalez, P.S.</i> City Surveyor	6/16/2023 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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

ALDRICH LAND SURVEYING
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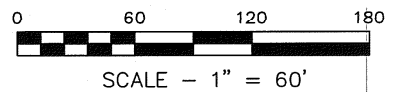
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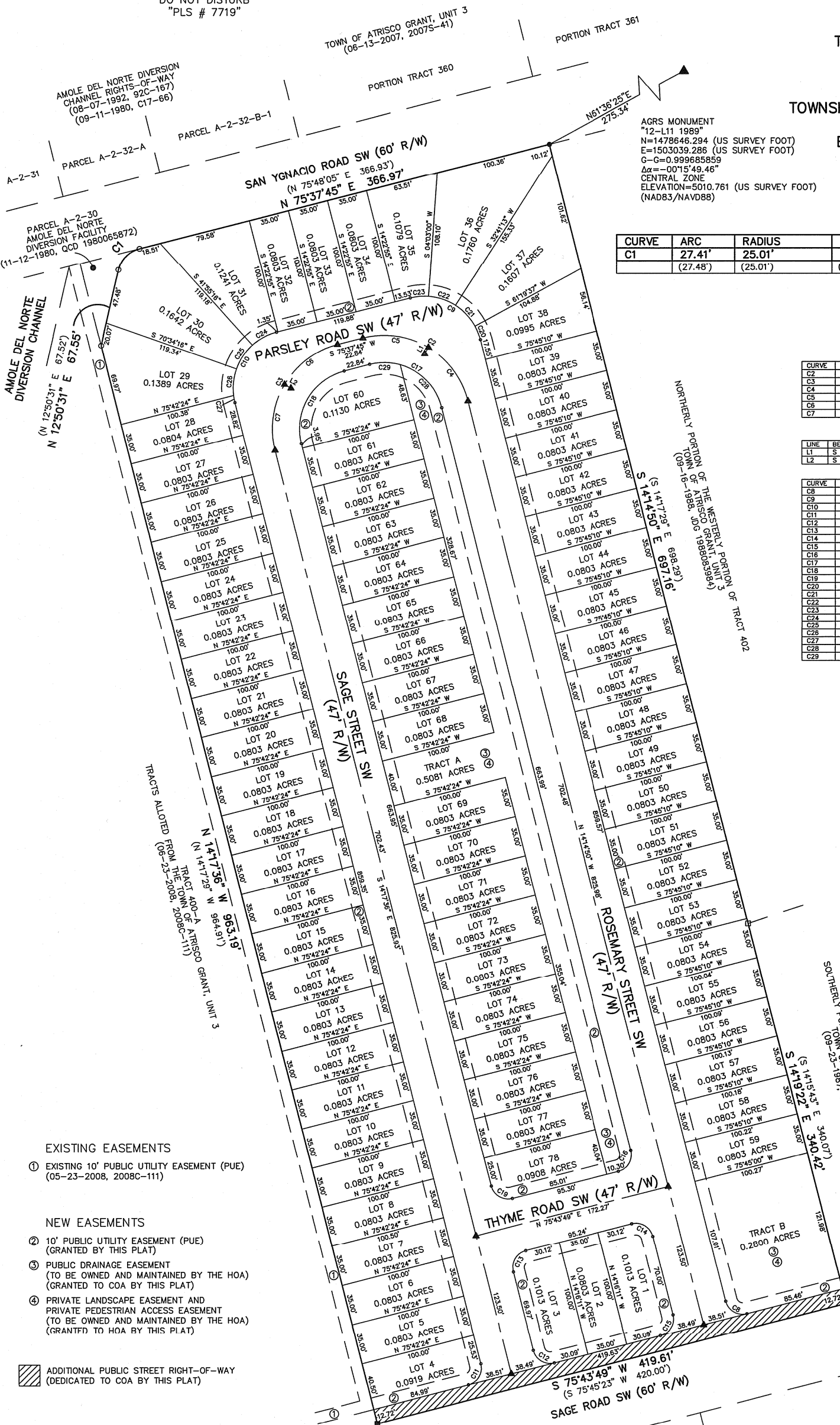
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Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

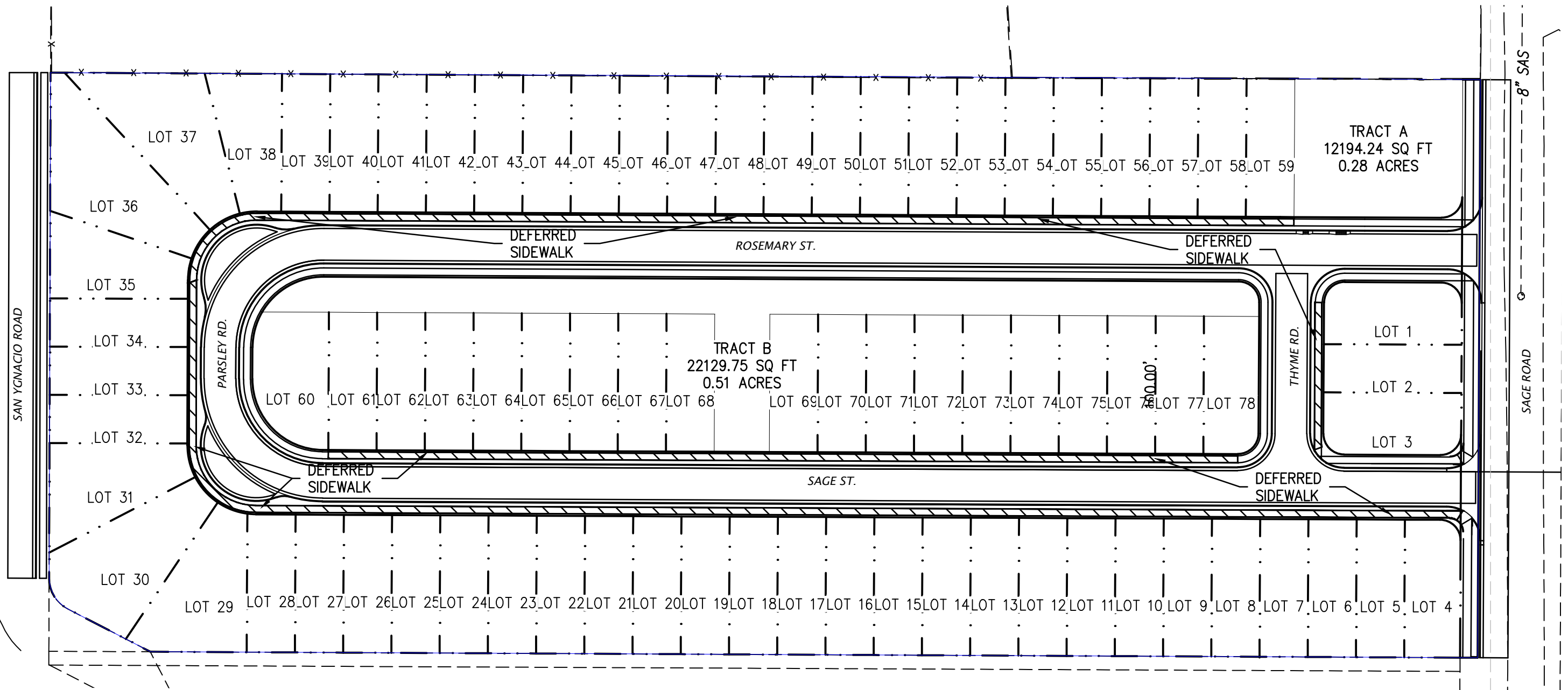
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

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

ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



TRACT A
12194.24 SQ FT
0.28 ACRES

TRACT B
22129.75 SQ FT
0.51 ACRES



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: SAGE PARK SUBDIVISION
SIDEWALK EXHIBIT
DEFERRED SIDEWALK

SHEET 1 OF 1

[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*: June 15, 2023

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*: BACA ROSE R (ESTATE OF) ATTN: BACA EDWARD M

Mailing Address*: PO BOX 12947, ALBUQUERQUE NM 87195-0947

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

[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*: June 15, 2023

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*: CHAVEZ FRANCES LORETTA & CHAVEZ LORETTA CHRISTINE

Mailing Address*: 1197 15TH ST SE, ALBUQUERQUE NM 87124-3512

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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)
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The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

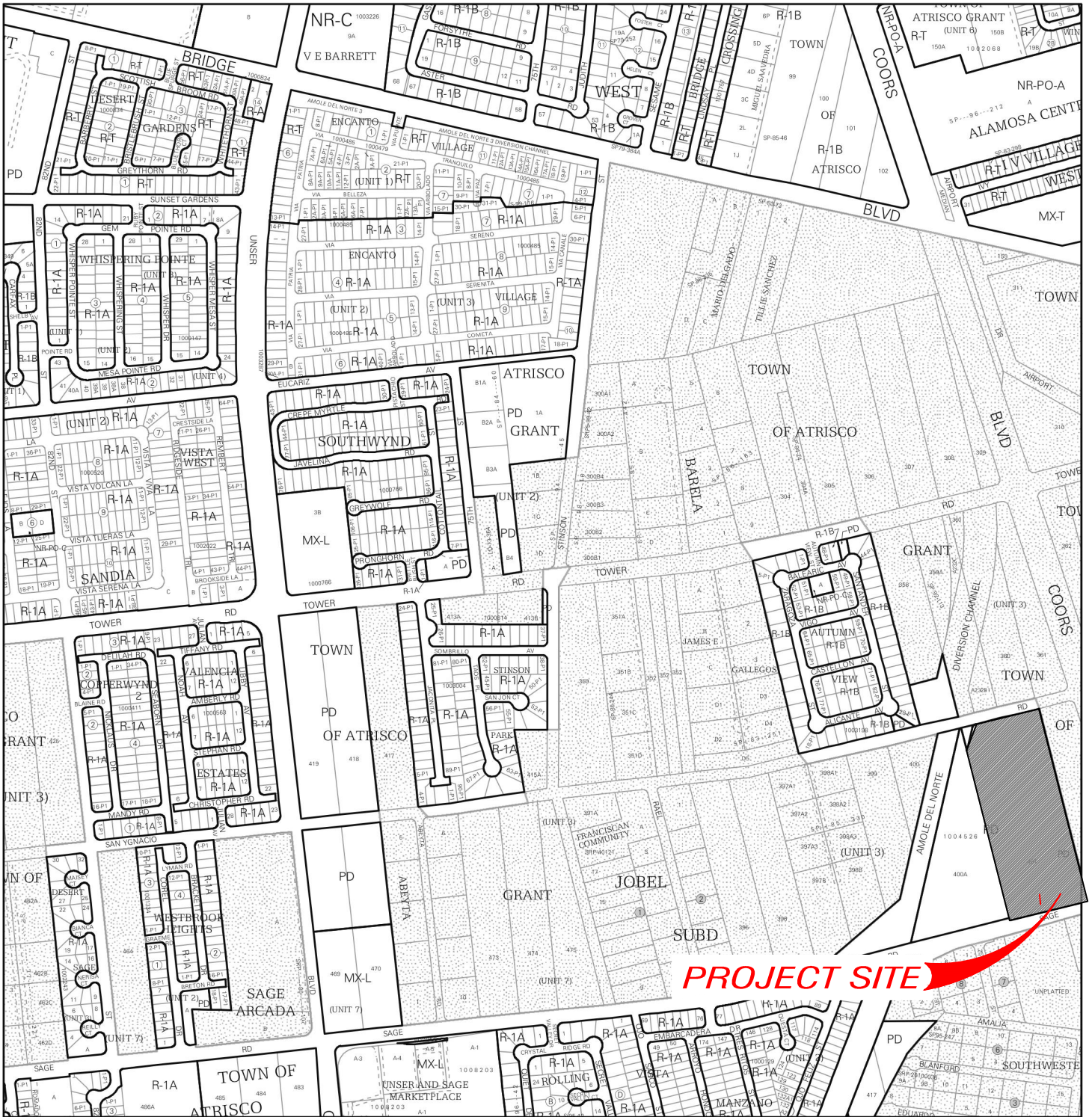
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

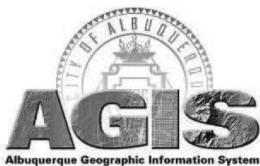
<https://tinyurl.com/IDOzoningmap>

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

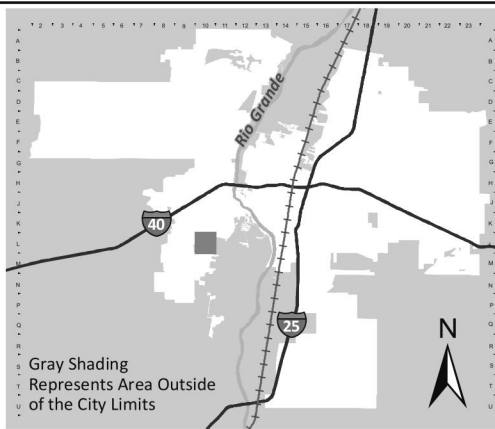


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

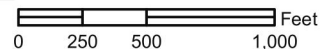


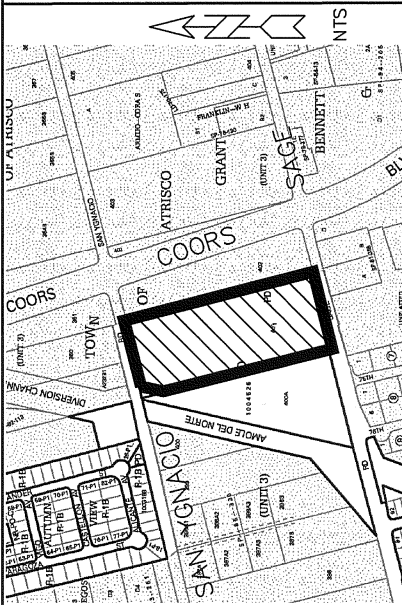
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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





LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TOWN OF ATRISCO GRANT, UNIT 3",
(12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
 Gina Mares
 Notary Public

Signature 6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

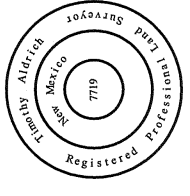
**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFC	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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."



Signature
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
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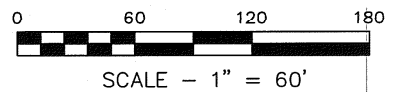
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

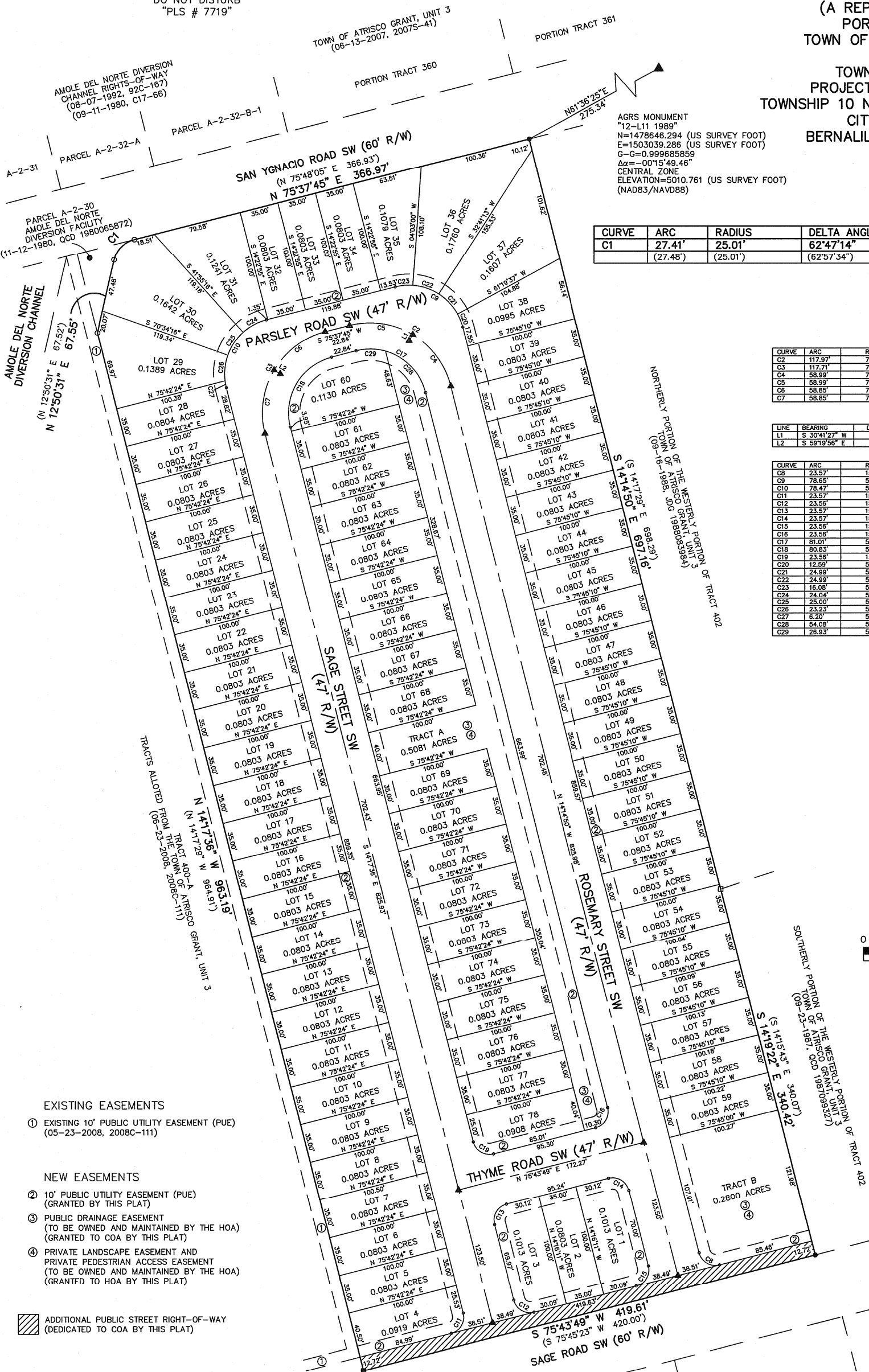
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

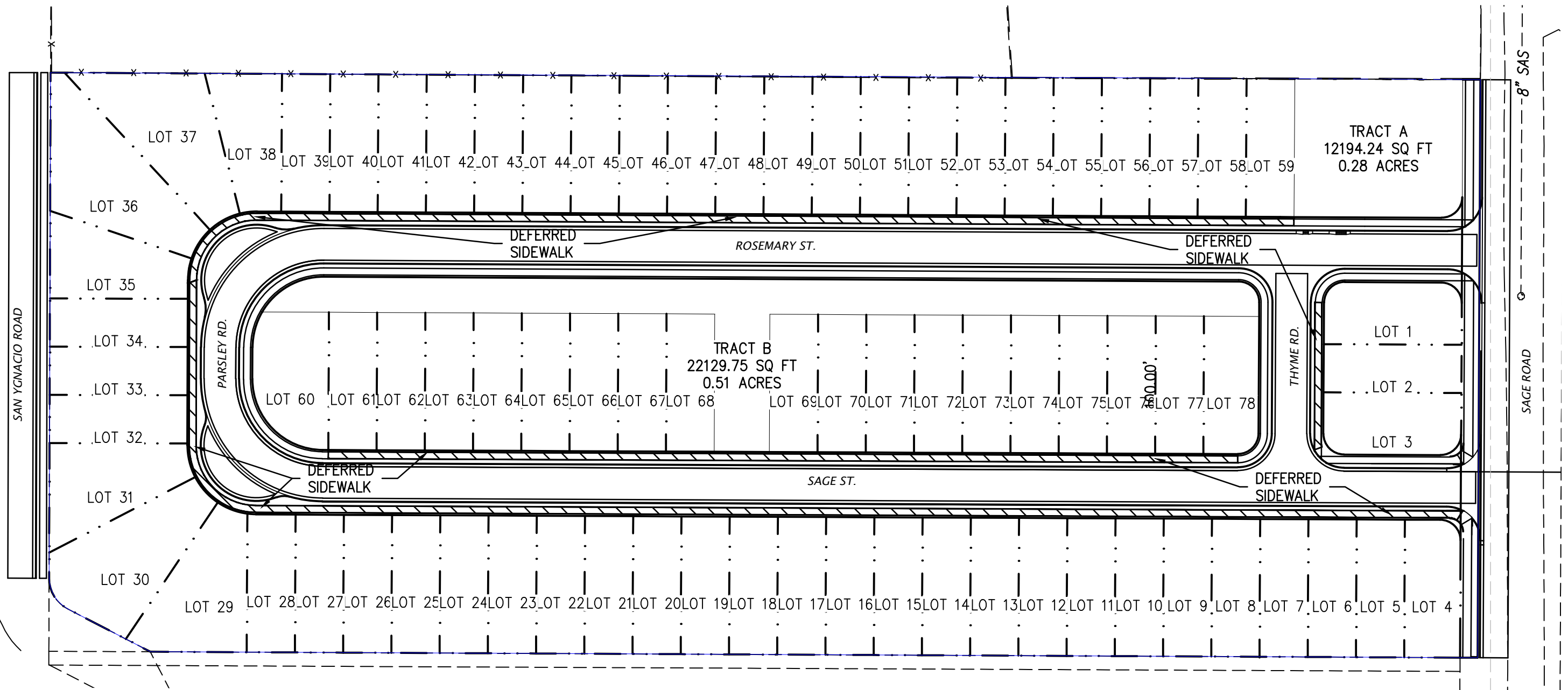
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ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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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:

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

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 - Total gross floor area of proposed project.
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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 9.56 ac
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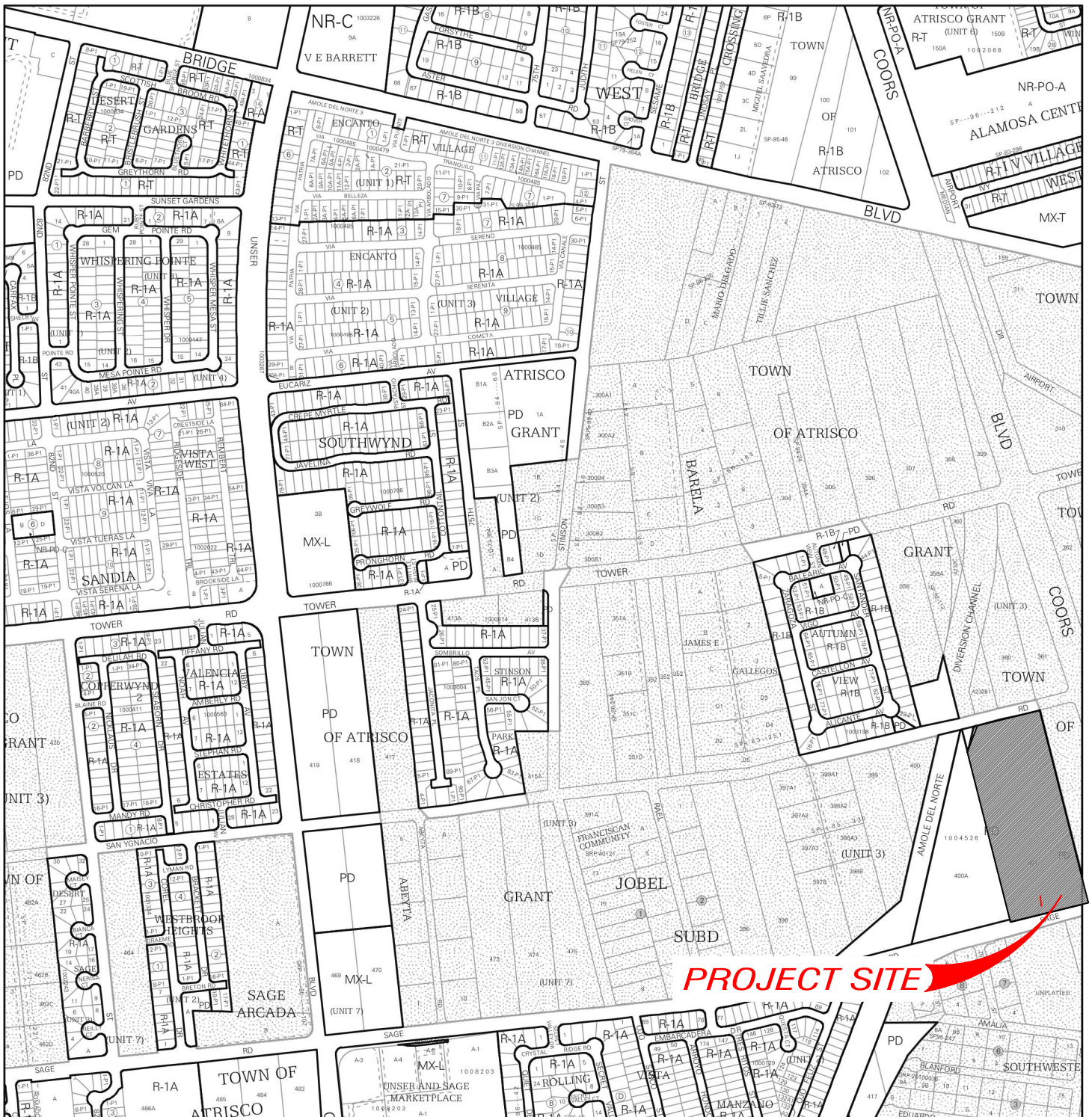
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IDO Interactive Map

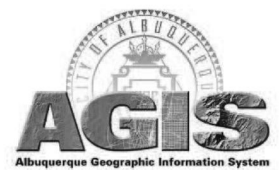
<https://tinyurl.com/IDOzoningmap>

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

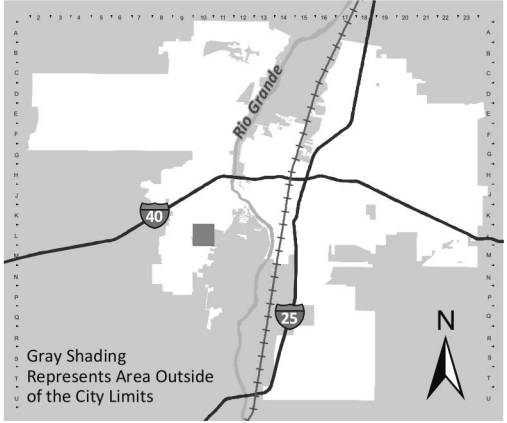


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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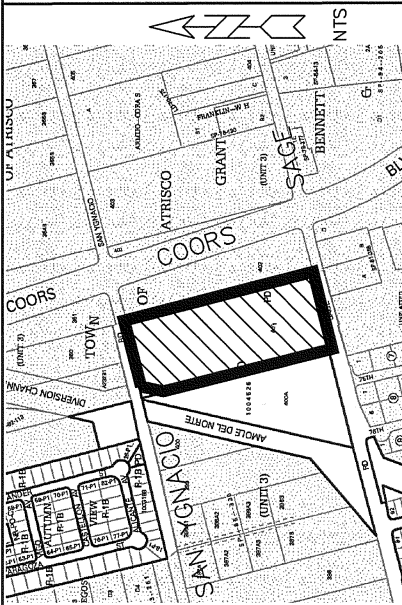


Zone Atlas Page:
L-10-Z

- 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



LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
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- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

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- Distances are ground distances.
- Bearings and distances in parenthesis are record.
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 - "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
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Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
 Gina Mares
 Notary Public

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
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- Lumen (LUMEN) for 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 enclosures.
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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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

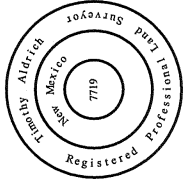
PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

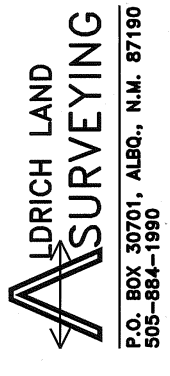
SURVEYOR'S CERTIFICATION

"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, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2



All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
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 BERNALILLO COUNTY, NEW MEXICO
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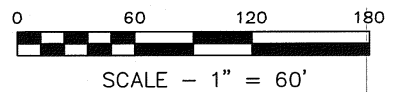
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

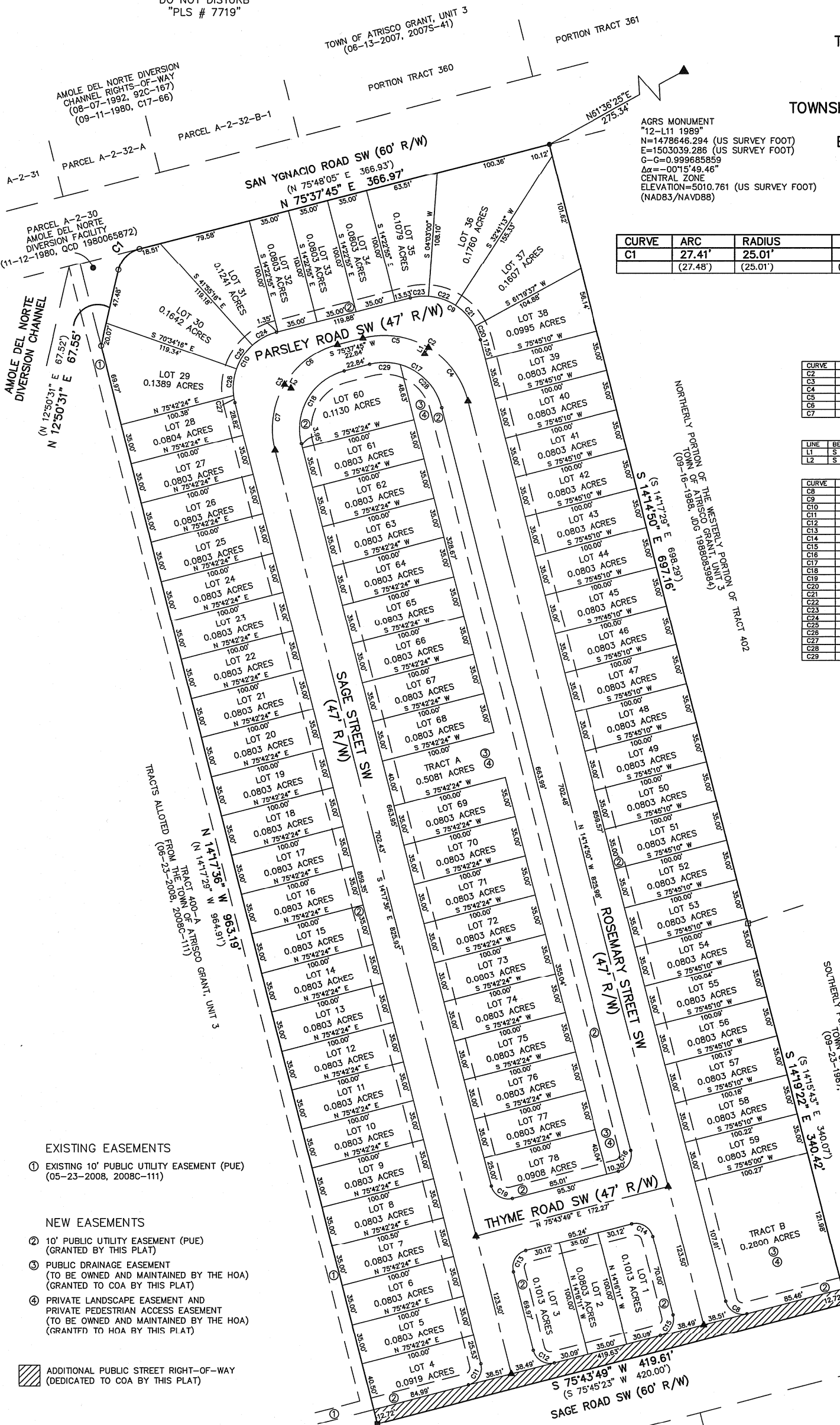
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLT.DWG
Job No.: 23-061	Sheet: 2 of 2

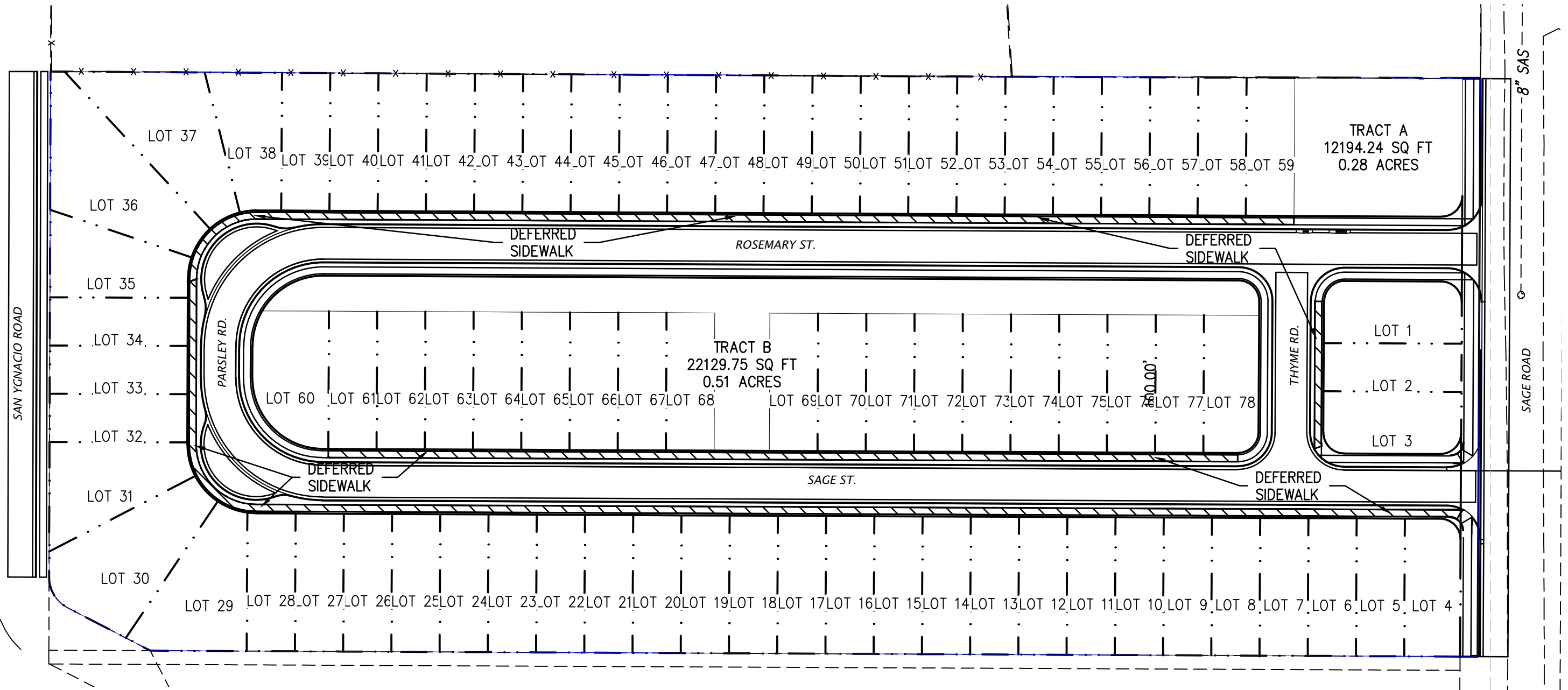
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

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

ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

[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*: June 15, 2023

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*: CITY OF ALBUQUERQUE

Mailing Address*: PO BOX 1293, ALBUQUERQUE NM 87103

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* *[if applicable]* THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

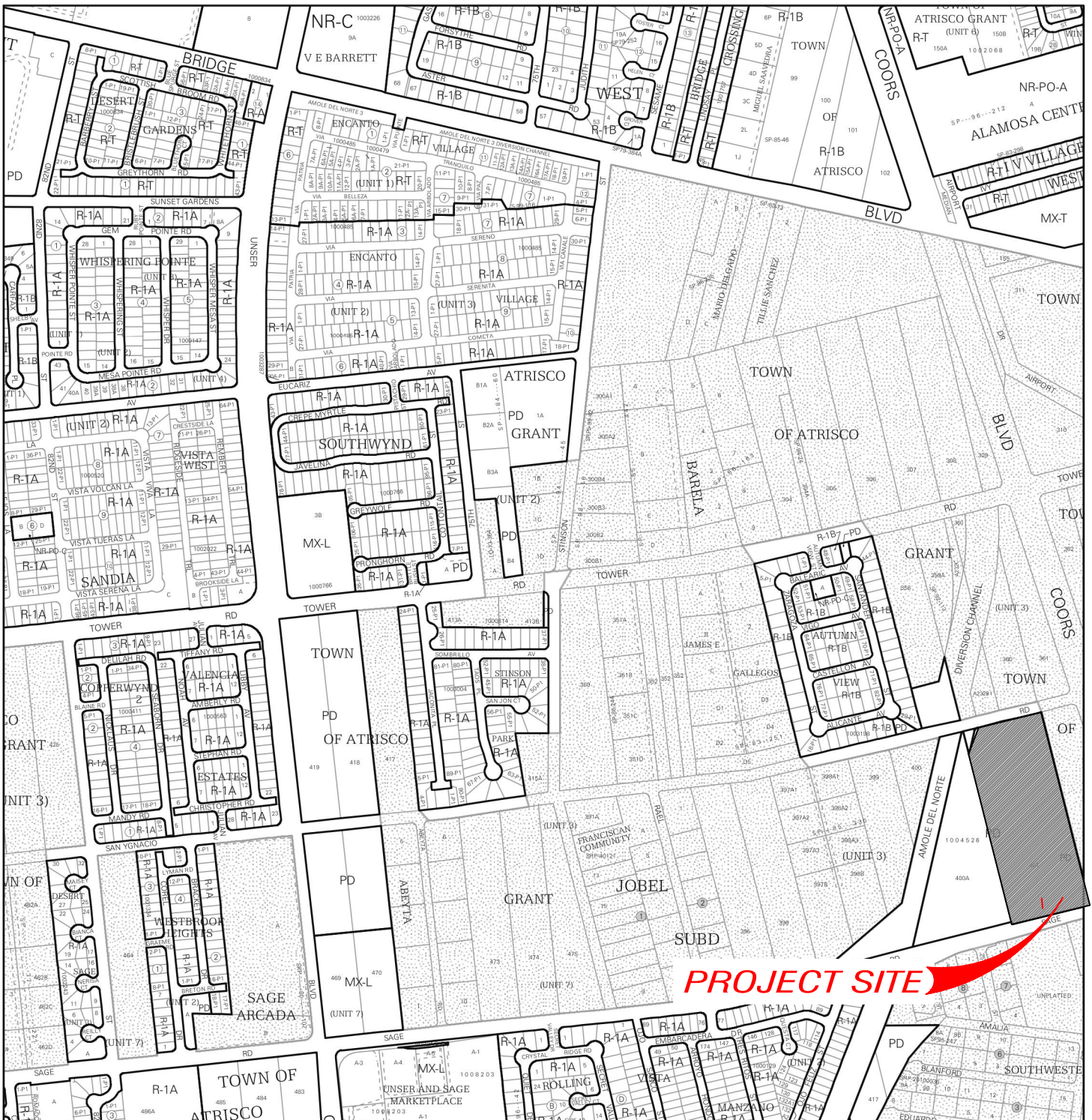
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

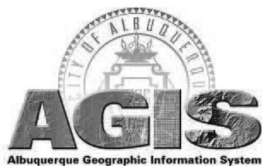
<https://tinyurl.com/IDOzoningmap>

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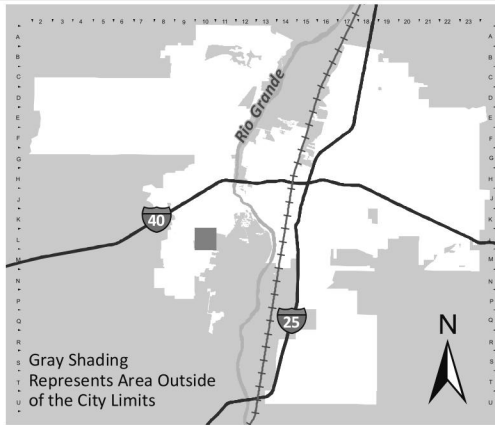


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IDO Zone Atlas May 2018

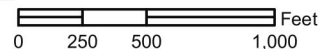


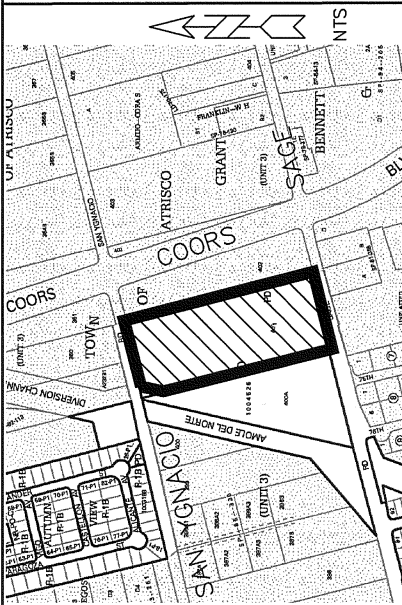
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LOCATION MAP L-10-Z & L-11-Z

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Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
 Gina Mares
 Notary Public

Signature 6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

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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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

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SOLAR NOTE

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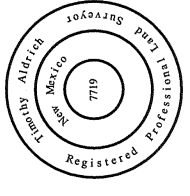
**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
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City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 Date
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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."



Signature
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

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 "DO NOT DISTURB"
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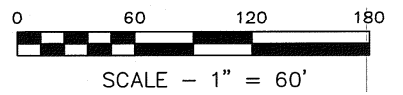
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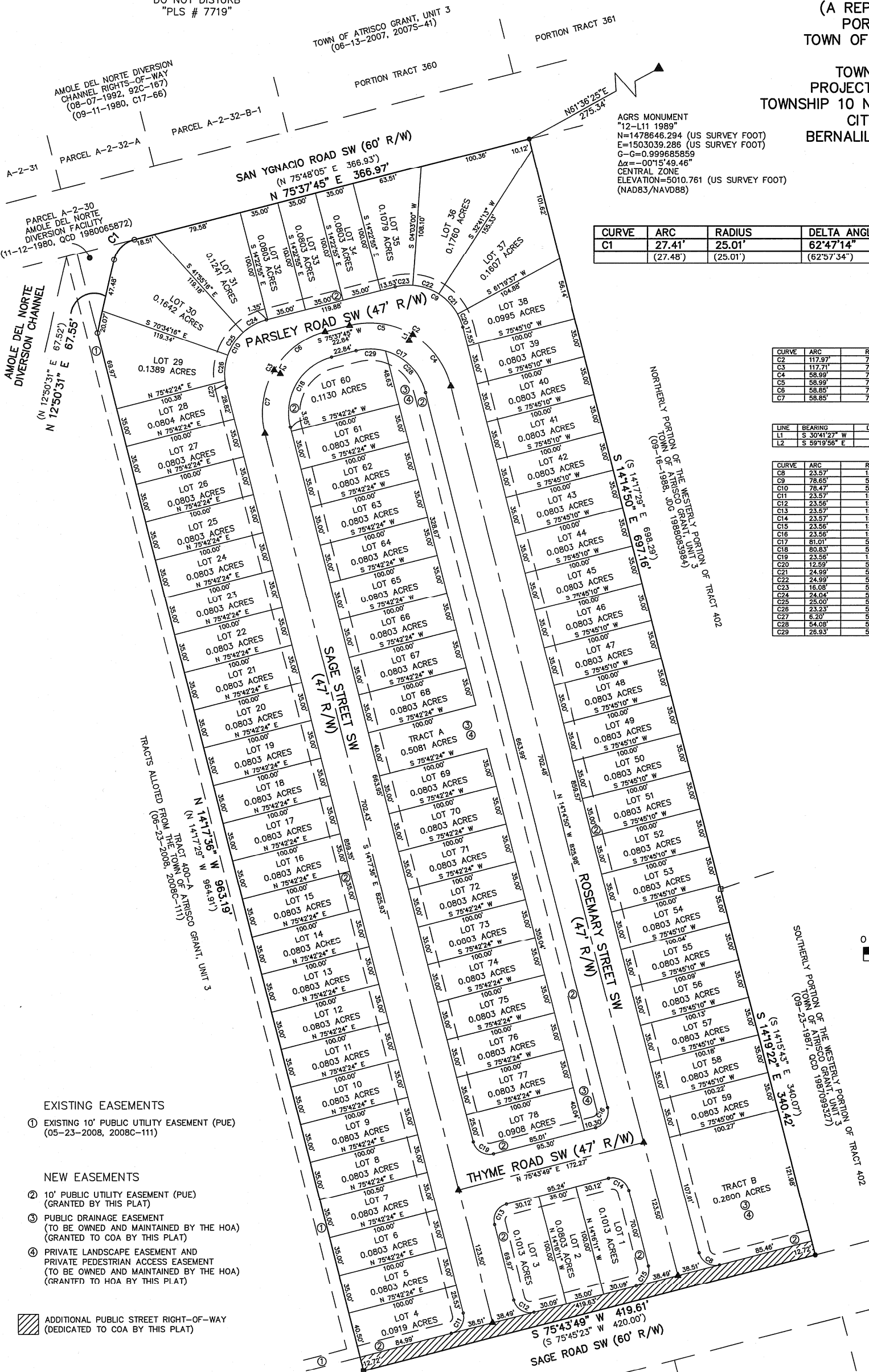
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C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

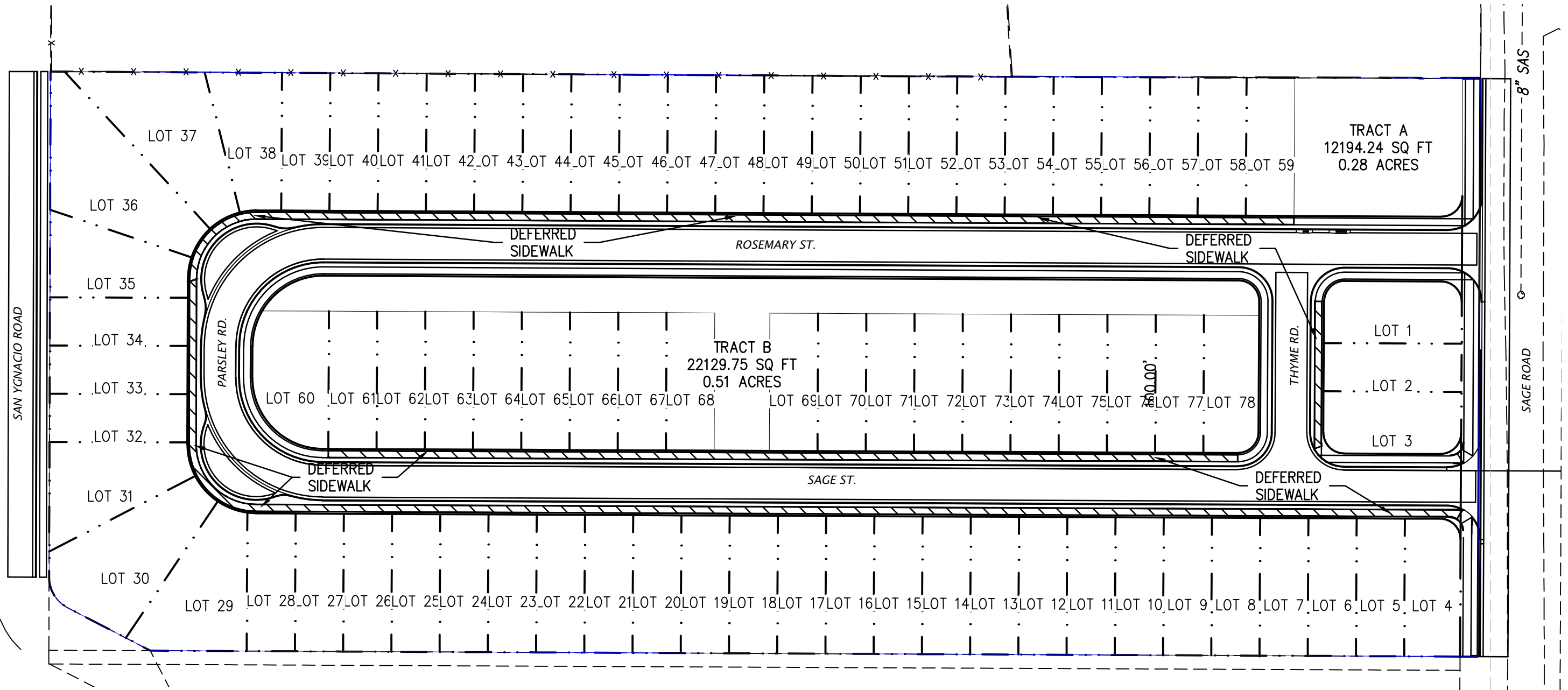
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

LOT B
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ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

[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*: June 15, 2023

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*: COUNTY OF BERNALILLO C/O COUNTY MANAGER

Mailing Address*: 1 CIVIC PLAZA NW, ALBUQUERQUE NM 87102-2109

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

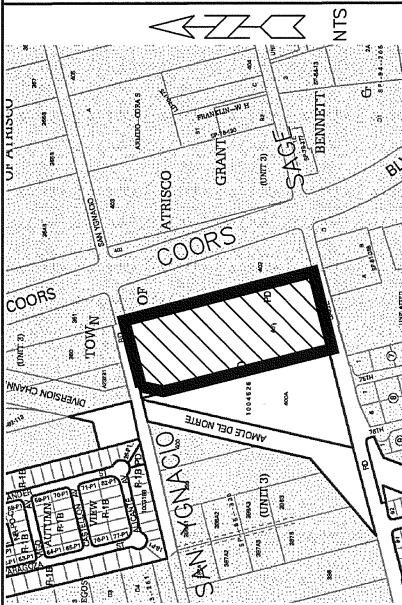
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:
 - "TOWN OF ATRISCO GRANT, UNIT 3", (12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
 Gina Mares
 Notary Public

Signature 6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

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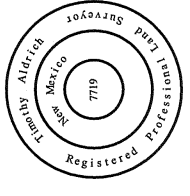
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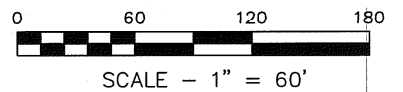
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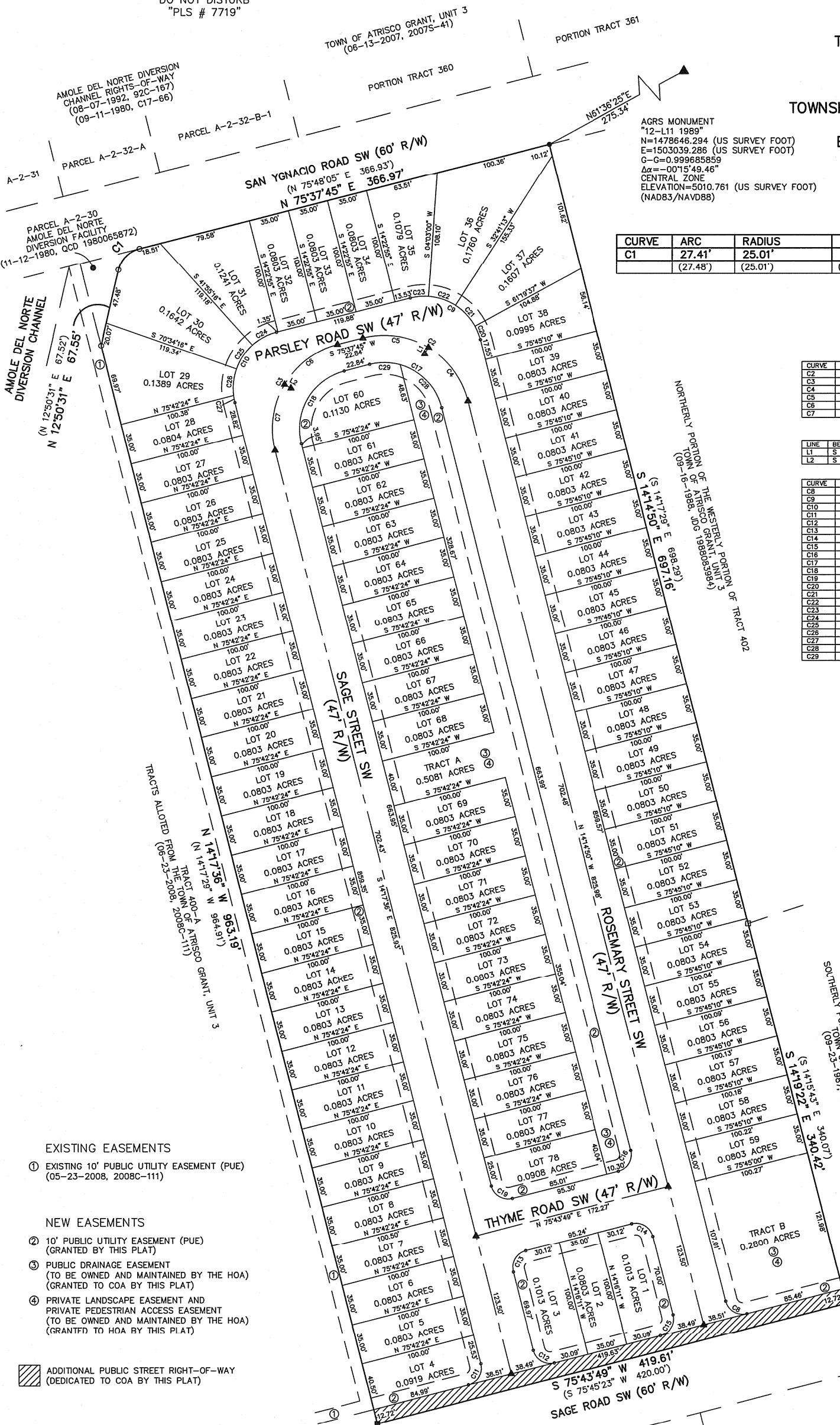
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C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
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C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLT.DWG
Job No.: 23-061	Sheet: 2 of 2

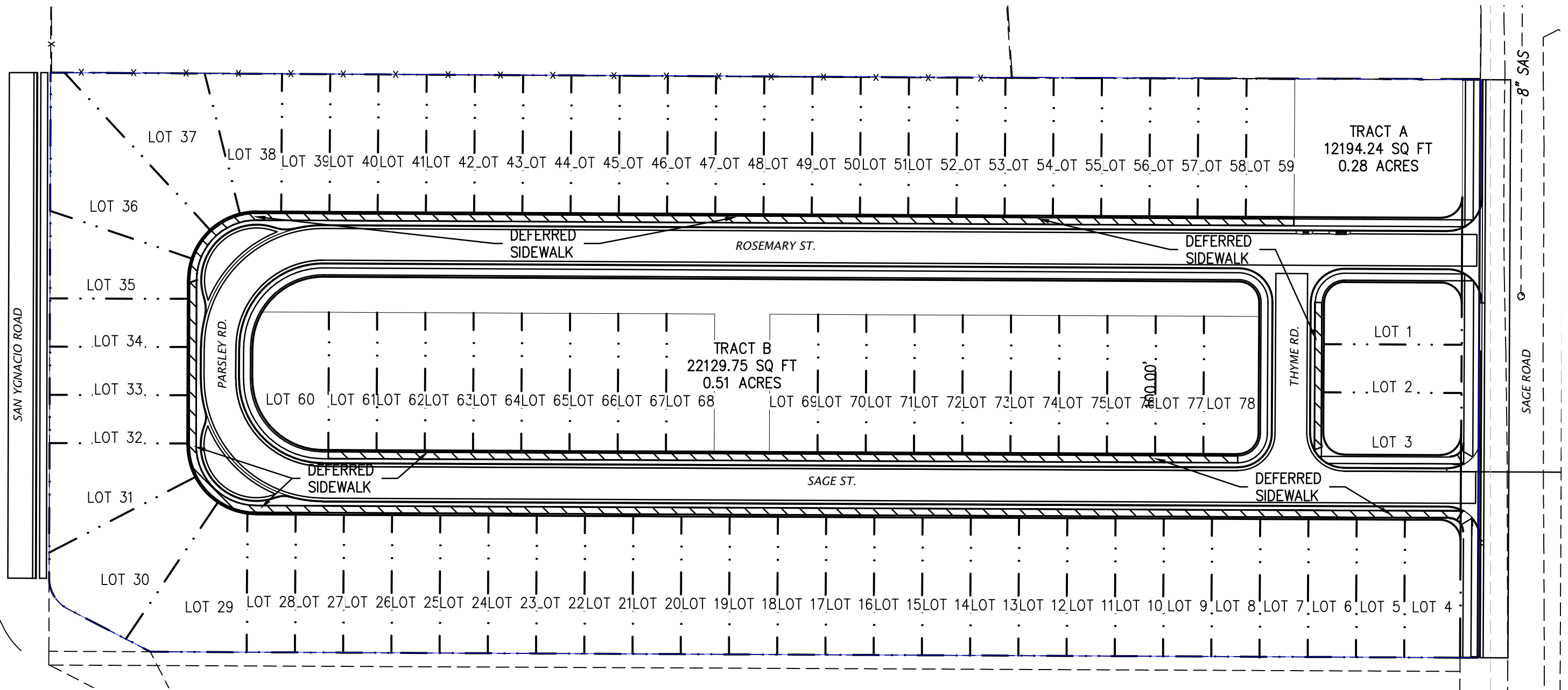
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

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

ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622

[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*: June 15, 2023

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*: GABALDON PREMETIVO R & BRONSON-GABALDON NANCY JO

Mailing Address*: 6570 SAGE RD SW, ALBUQUERQUE NM 87121

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

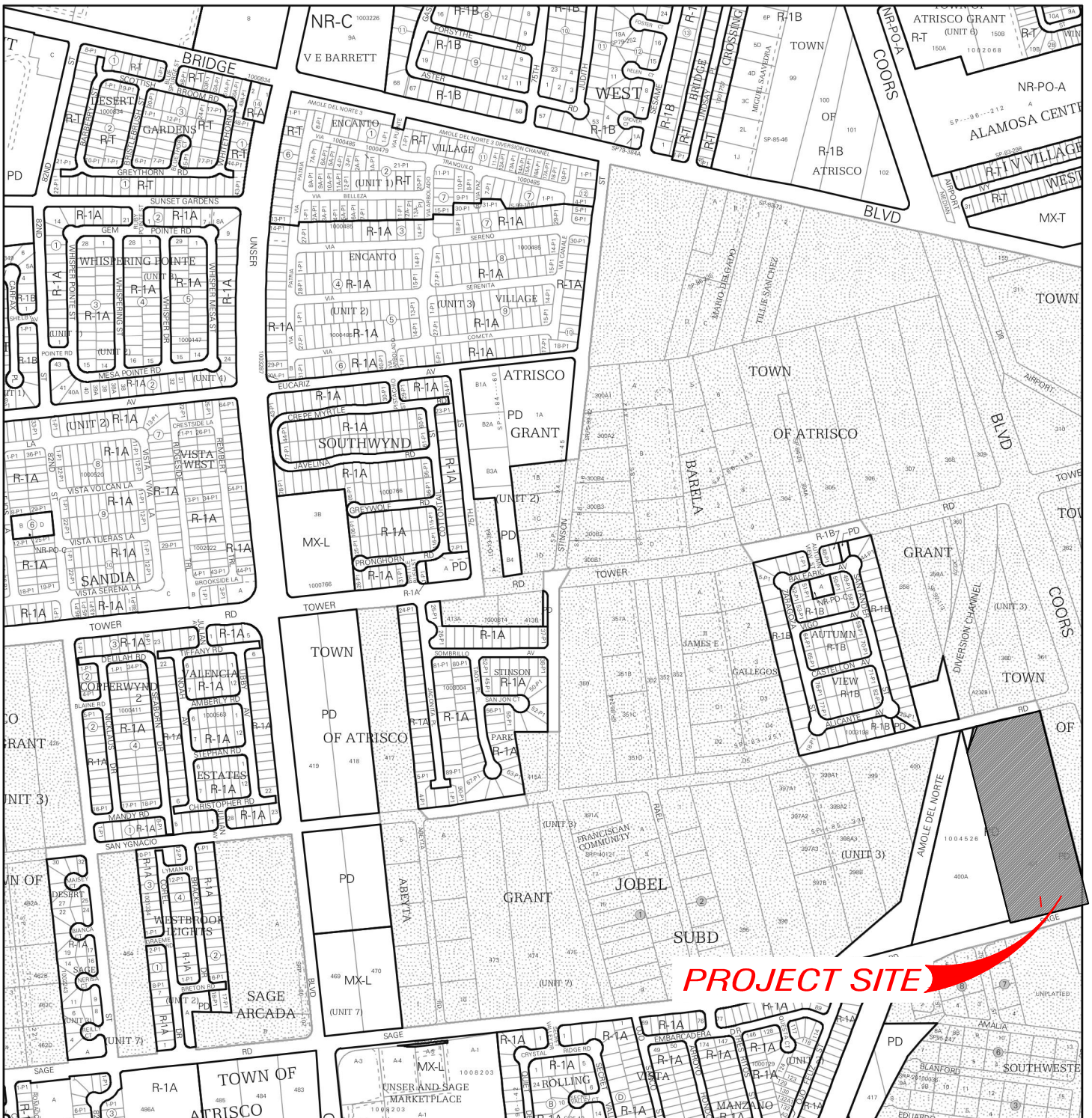
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

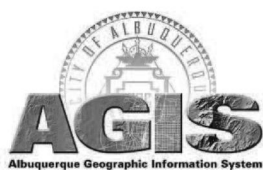
<https://tinyurl.com/IDOzoningmap>

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

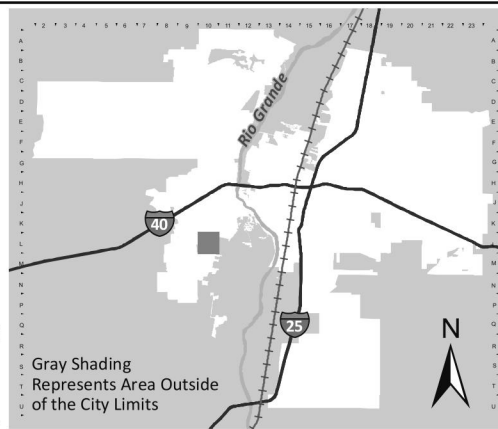


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



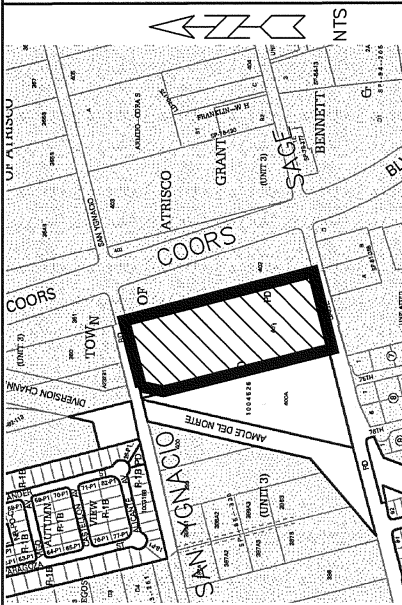
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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





LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TOWN OF ATRISCO GRANT, UNIT 3",
(12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
- Address of Property: Sage Road SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: MX-T
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 329 of 825, dated August 16, 2012, and 337 of 825, dated September 26, 2008 and Revised by LOMR dated January 14, 2019, FLOOD INSURANCE RATE MAP, City of Albuquerque, Bernalillo County, New Mexico.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
 Gina Mares
 Notary Public

Signature 6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
 A tract of land being PARCEL A-2-30, AMOLE DEL NORTE DRAINAGE FACILITY, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1980, in Volume C17, Folio 66, and by QUITCLAIM DEED, on November 12, 1980, as Document No. 1980065872, and containing 9.9596 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for 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 enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

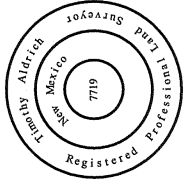
PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Arreola, P.S.</i> City Surveyor	6/16/2023 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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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."



Signature
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
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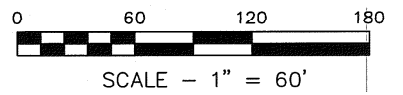
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

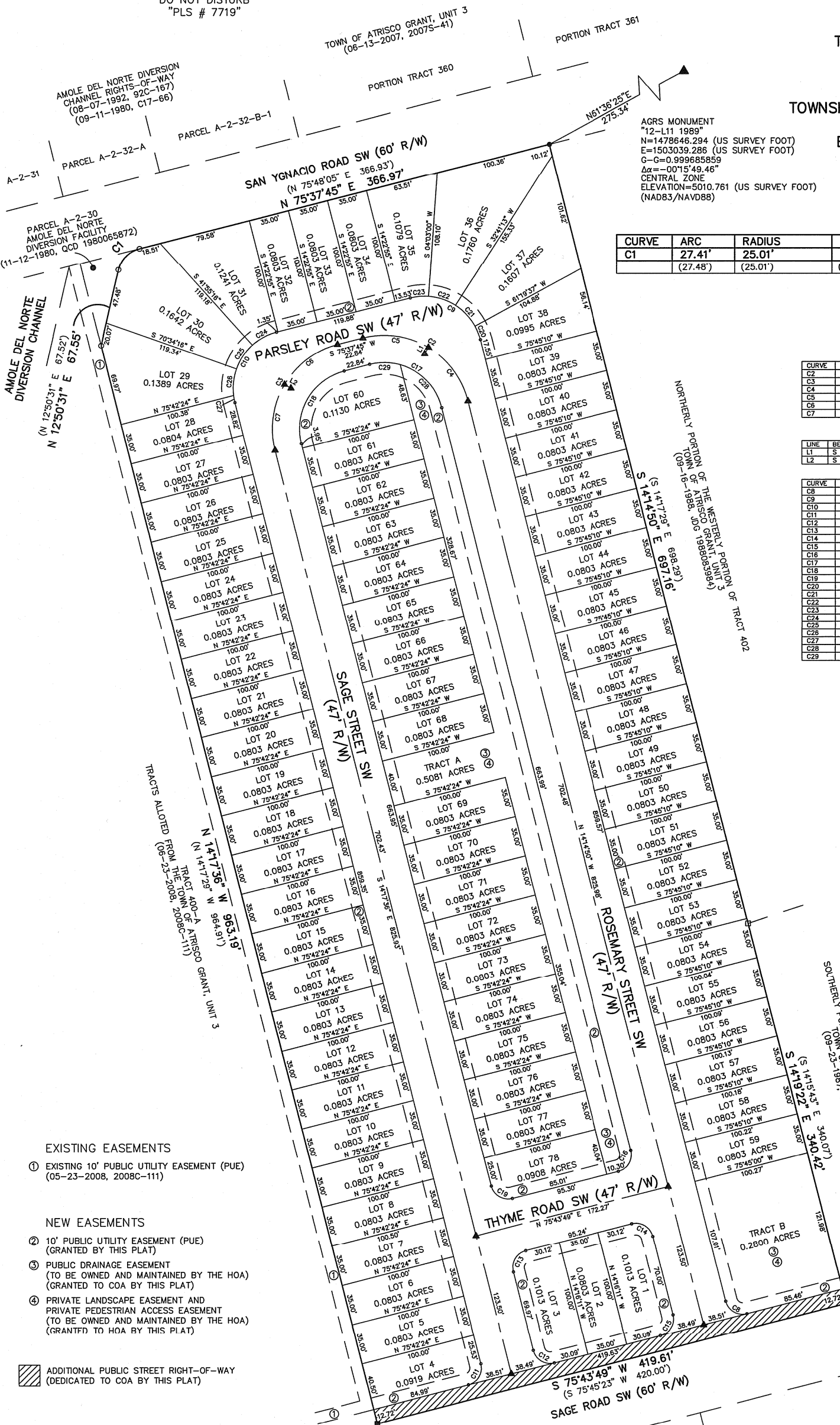
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
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C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
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 - SET 1/2" REBAR WITH CAP "7719"



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NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

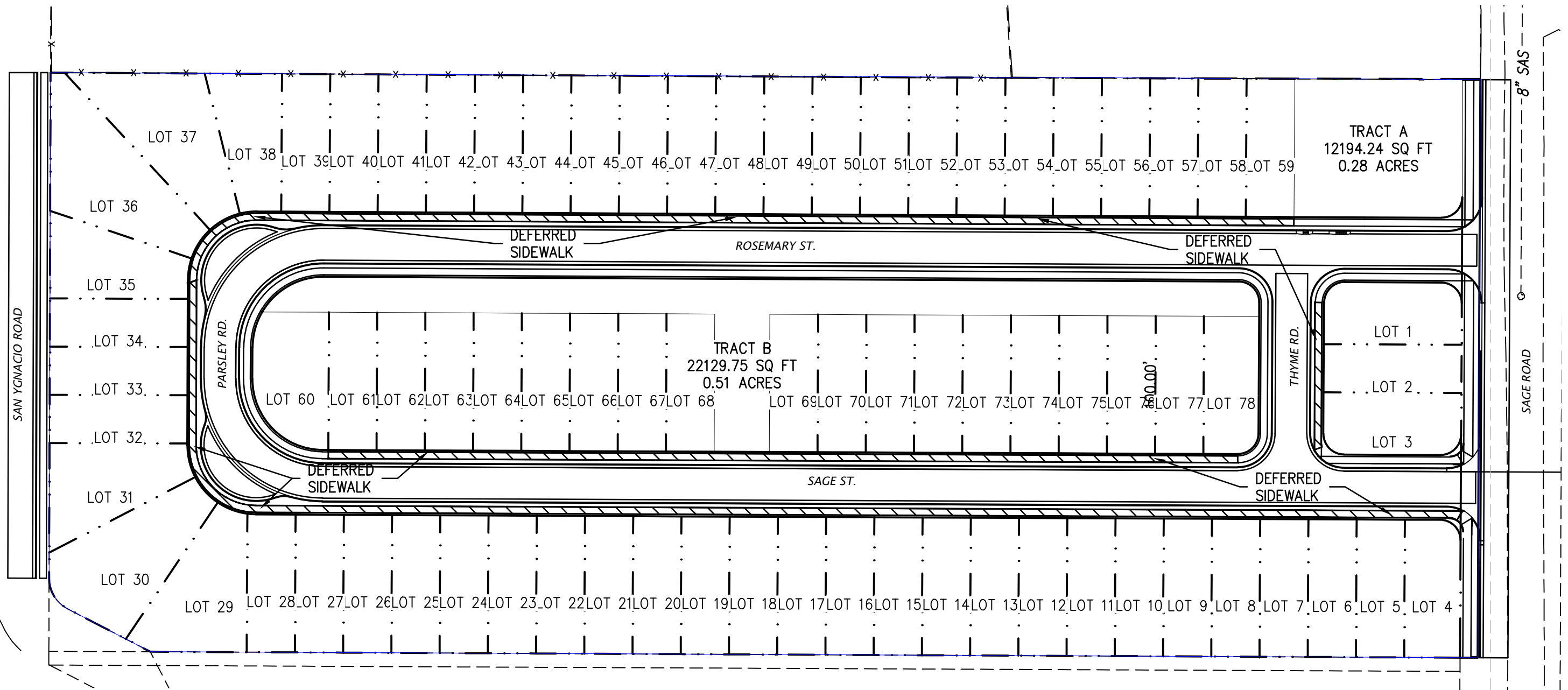
LOT A
 LAND OF PREMETIVO GABALDON
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LOT B
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



TRACT A
12194.24 SQ FT
0.28 ACRES

TRACT B
22129.75 SQ FT
0.51 ACRES



300 Branding Iron Rd. S.E.
RIO RANCHO, NEW MEXICO 87124
Phone:(505)410-1622

TITLE: SAGE PARK SUBDIVISION
SIDEWALK EXHIBIT
DEFERRED SIDEWALK

SHEET 1 OF 1

[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*: June 15, 2023

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*: HENRY SCOTT TRUSTEE HENRY RVT

Mailing Address*: 8801 JEFFERSON ST NE BLDG A, ALBUQUERQUE NM 87113-2439

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting <https://cabq.zoom.us/j/84123463458>

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

⁴ 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 Map⁵:

1. Area of Property [typically in acres] 9.56 ac
 2. IDO Zone District MX-M
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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 or 505-924-3955.

Useful Links

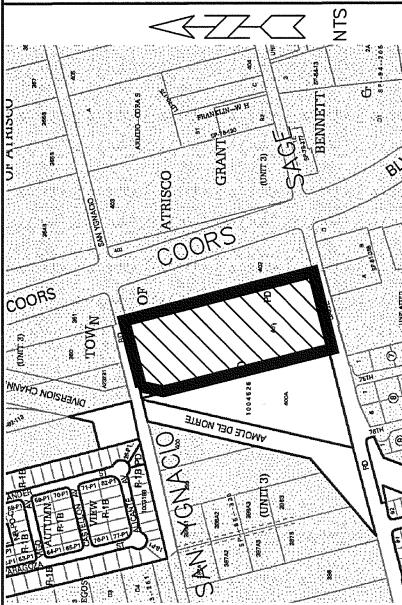
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LOCATION MAP L-10-Z & L-11-Z

PURPOSE OF PLAT

- To create lots as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: L-10-Z & L-11-Z
- Total Number of Lots created: 78
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 9.9596 Acres
- Public street right-of-way dedicated: 2.4020 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled:

"TOWN OF ATRISCO GRANT, UNIT 3",
(12-05-1944, D-118)

all being records of Bernalillo County, New Mexico.

- Field Survey: May, 2023.
- Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
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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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Henry Revocable Trust
 Scott Henry, Trustee
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 14th day of June, 2023, this instrument was acknowledged before me by Scott Henry, Trustee, on behalf of the Henry Revocable Trust.
Scott Henry
 Notary Public

6/14/2023
 Date

State of New Mexico
 Notary Public
 Gina Mares
 Commission # 1092856
 Commission Expires: 1/11/2025

DESCRIPTION

A tract of land situate within projected Sections 26 & 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT 401, TOWN OF ATRISCO GRANT, UNIT 3, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, EXCEPTING THEREFROM:
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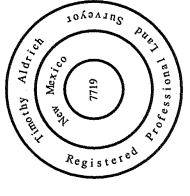
**PRELIMINARY PLAT FOR
 SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023**

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Lumen	Date
Comcast	Date
City Approvals:	
<i>Laura A. Rios-Araujo, P.S.</i> City Surveyor	6/16/2023 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/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	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
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
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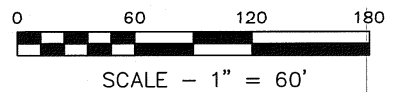
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

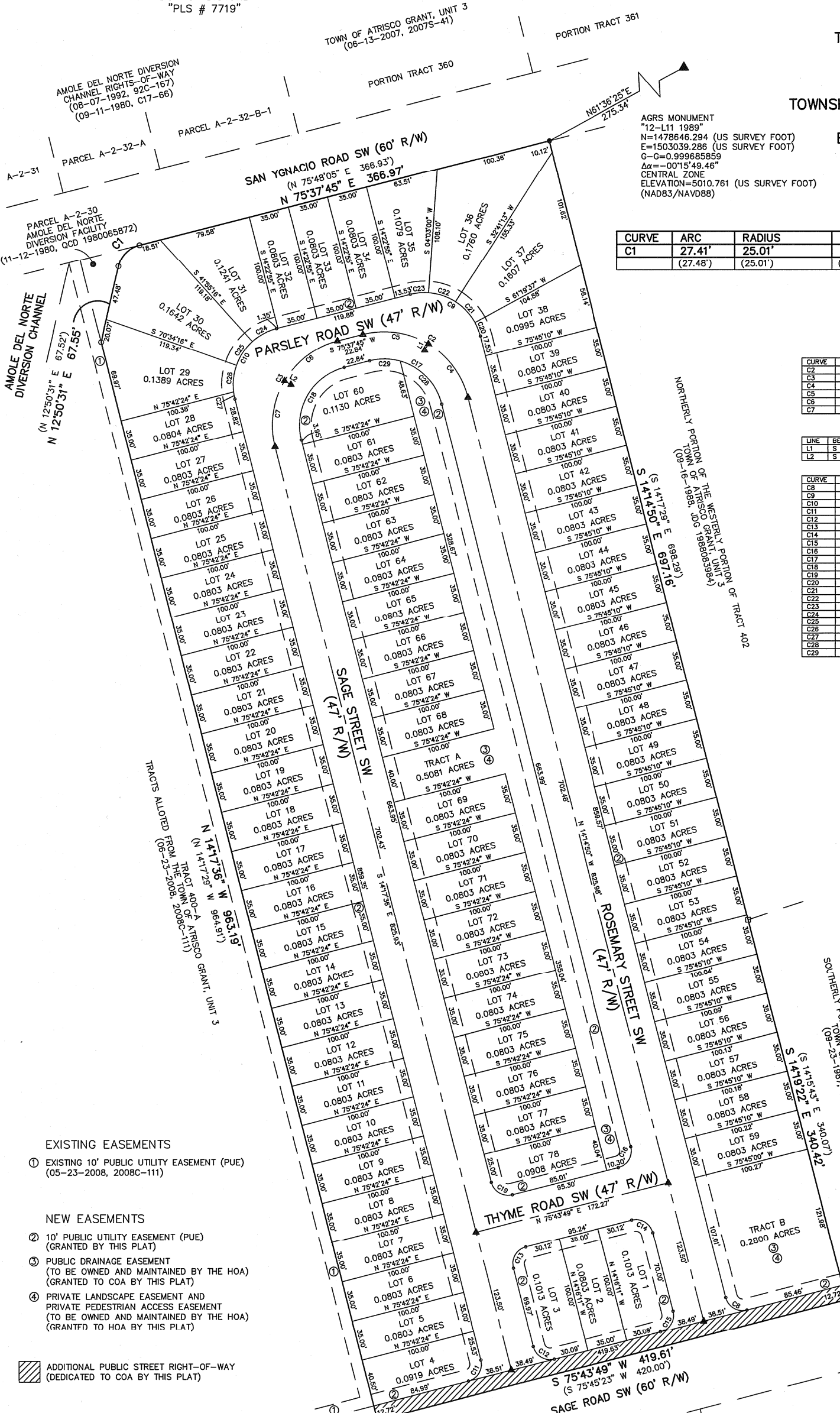
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

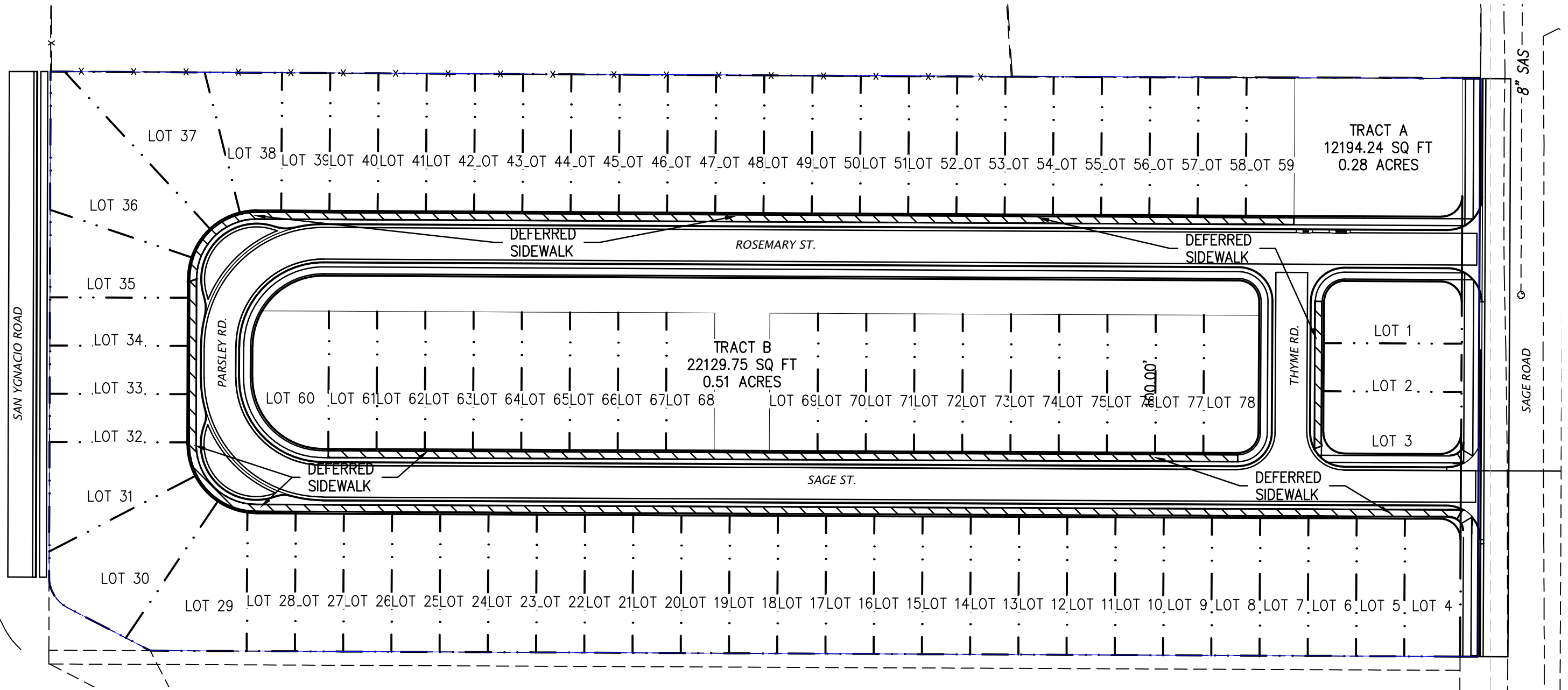
LOT A
 LAND OF PREMETIVO GABALDON
 (01-23-2008, 2008C-14)

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

ALDRICH LAND SURVEYING

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

LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622

[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*: June 15, 2023

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*: PADILLA GARY E & LILLIAN & CHAVEZ LEOPOLDO & DALENA & ETAL

Mailing Address*: 8500 ELENA DR NE, ALBUQUERQUE NM 87122-3796

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

1. Subject Property Address* Sage Road
Location Description 400 feet west of Coors on Sage
2. Property Owner* Clearbrook Investments LLC
3. Agent/Applicant* [if applicable] THE Group
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 _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

The subdivision is a replat of Tract into 78 lots and 2 tracts

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

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

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

Date/Time*: July 26, 2023 / 9:00 am

Location*²: Zoom meeting https://cabq.zoom.us/j/84123463458

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
ron@thegroup.cc

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

- 1. Zone Atlas Page(s)*⁴ L-10
- 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*:

- 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:

- 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.*

² Physical address or Zoom link

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

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

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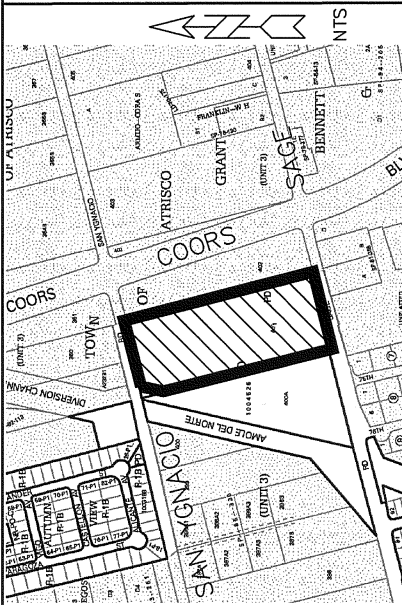
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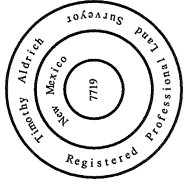
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Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
Development Hearing Officer, Planning Department	Date

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
 Timothy Aldrich, P.S. No. 7719
 06-09-2023
 Date

Drawn By: TA	Date: 06-09-2023
Checked By: TA	Drawing Name: 23061PLI.DWG
Job No.: 23-061	Sheet: 1 of 2

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

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT FOR
SAGE PARK SUBDIVISION
 (A REPLAT OF THE REMAINING
 PORTION OF TRACT 401,
 TOWN OF ATRISCO GRANT, UNIT 3)
 WITHIN THE
 TOWN OF ATRISCO GRANT,
 PROJECTED SECTIONS 26 & 27,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

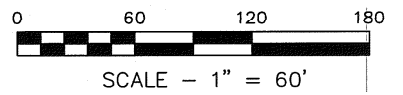
AGRS MONUMENT
 "12-L11 1989"
 N=1478646.294 (US SURVEY FOOT)
 E=1503039.286 (US SURVEY FOOT)
 G-G=0.999685859
 Δα=-00'15"49.46"
 CENTRAL ZONE
 ELEVATION=5010.761 (US SURVEY FOOT)
 (NAD83/NAVD88)

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.41'	25.01'	62°47'14"	N 44°14'08" E	26.06'
	(27.48')	(25.01')	(62°57'34")		

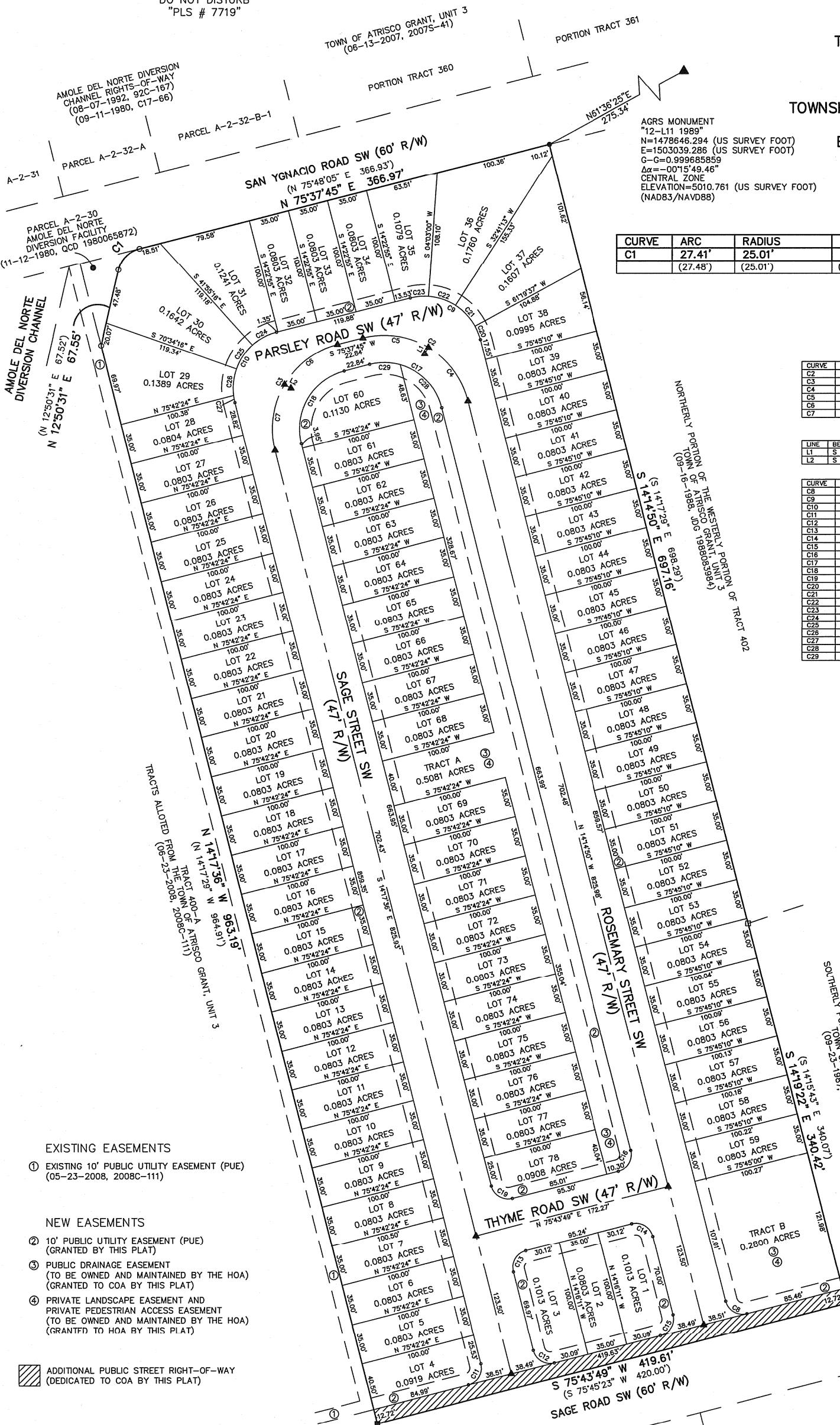
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	117.91'	75.00'	90°07'25"	N 59°18'33" W	105.18'
C3	117.71'	75.00'	89°55'21"	S 30°40'04" W	105.99'
C4	58.99'	75.00'	45°03'42"	N 36°46'41" W	57.48'
C5	58.99'	75.00'	45°03'42"	N 81°50'24" W	57.48'
C6	58.85'	75.00'	44°57'41"	S 53°08'55" W	57.35'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.35'

LINE	BEARING	DISTANCE
L1	S 30°41'27" W	6.34'
L2	S 59°19'56" E	6.48'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	23.57'	15.00'	90°01'21"	N 59°15'31" W	21.22'
C9	78.65'	50.00'	90°07'25"	N 59°18'33" W	70.79'
C10	78.47'	50.00'	89°55'21"	S 30°40'04" W	70.66'
C11	23.57'	15.00'	90°01'21"	S 30°43'06" W	21.22'
C12	23.56'	15.00'	89°58'35"	N 59°16'54" W	21.21'
C13	23.57'	15.00'	90°01'21"	N 30°43'06" E	21.22'
C14	23.57'	15.00'	90°01'21"	S 59°15'31" E	21.22'
C15	23.56'	15.00'	89°59'59"	S 30°43'49" W	21.21'
C16	23.56'	15.00'	89°58'39"	N 30°44'29" E	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°55'21"	S 30°40'04" W	72.75'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	12.59'	50.00'	14°25'33"	N 21°27'36" W	12.56'
C21	24.99'	50.00'	28°38'24"	N 42°59'35" W	24.73'
C22	24.99'	50.00'	28°38'13"	N 71°57'54" W	24.73'
C23	16.08'	50.00'	18°25'15"	S 84°50'23" W	16.01'
C24	24.04'	50.00'	27°33'01"	S 81°51'15" W	23.81'
C25	25.00'	50.00'	28°39'00"	S 33°45'14" W	24.74'
C26	23.23'	50.00'	28°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°06'04"	S 10°44'55" E	6.19'
C28	54.08'	51.50'	60°09'40"	N 44°19'40" W	51.63'
C29	26.93'	51.50'	29°57'45"	N 89°23'23" W	26.63'



- PROPERTY CORNERS
- FOUND 1.5" PIPE
 - FOUND 1" PIPE
 - FOUND 5/8" REBAR
 - SET 1/2" REBAR WITH CAP "7719"



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-23-2008, 2008C-111)

NEW EASEMENTS

- ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO COA BY THIS PLAT)
- ④ PRIVATE LANDSCAPE EASEMENT AND PRIVATE PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY (DEDICATED TO COA BY THIS PLAT)

06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT.DWG
Job No.:	23-061	Sheet:	2 of 2

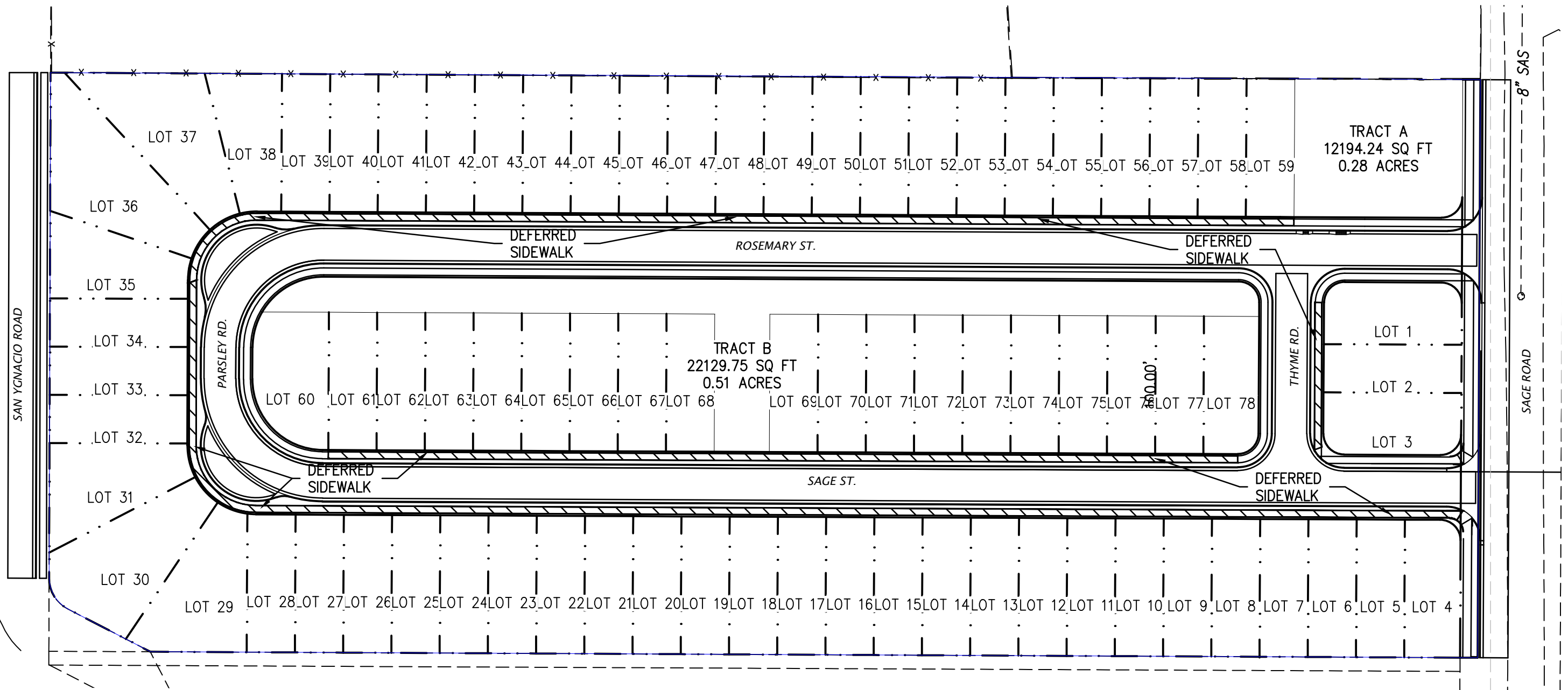
LANDS OF FERNANDO ARAGON
 (07-16-2021, WD 2021083981)

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

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

ALDRICH LAND SURVEYING

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



300 Branding Iron Rd. S.E.
 RIO RANCHO, NEW MEXICO 87124
 Phone:(505)410-1622



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C/O COUNTY MANAGER
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ALBUQUERQUE NM 87102-2109

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LEOPOLDO & DALENA & ETAL
8500 ELENA DR NE
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To: HENRY SCOTT TRUSTEE HENRY RVT



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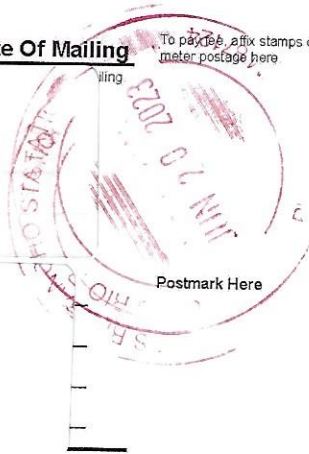
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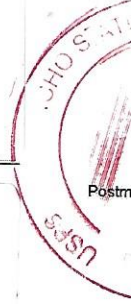
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