



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. 2019-003169

Application No. SD-2023-00132

TO:

Planning Department

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

City Engineer

*(Please attach this sheet with each collated set for each DFT member)

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

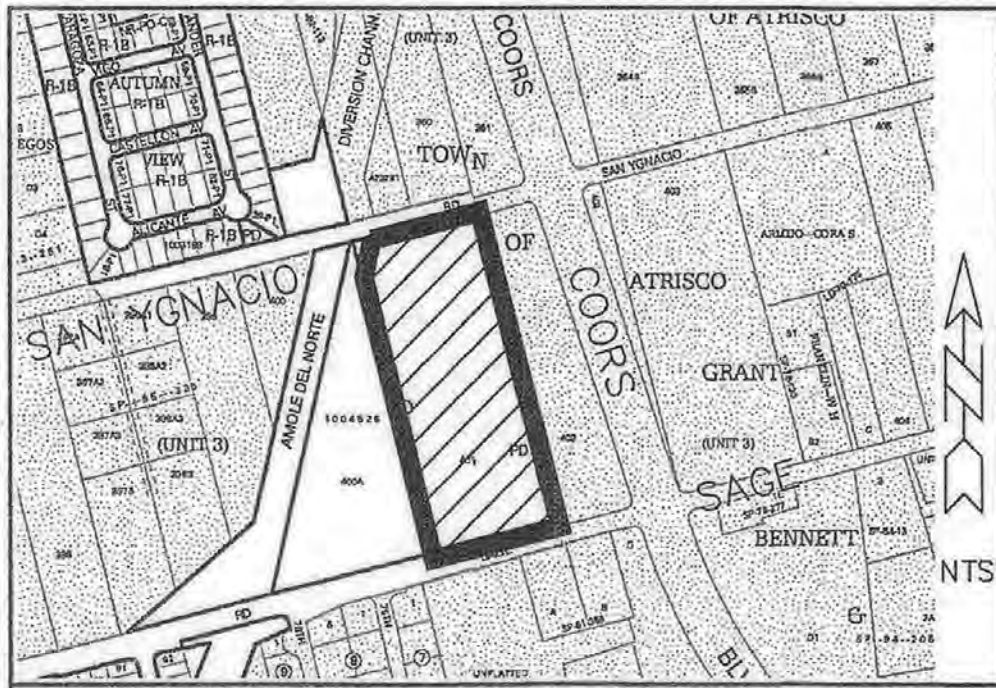
DHO SCHEDULED HEARING DATE: October 11, 2023 HEARING DATE OF DEFERRAL: September 27, 2023

SUBMITTAL

DESCRIPTION: Revised plat and infrastructure list

CONTACT NAME: Ron Hensley

TELEPHONE: 505-410-1622 EMAIL: ron@thegroup.cc



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

PURPOSE OF PLAT

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

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: L-10-Z & L-11-Z
4. Total Number of Lots created: 77
5. Total Number of Tracts created: 4
6. Total Number of existing Tracts: 1
7. Gross Subdivision Acreage: 9.9596 Acres
8. Public street right-of-way dedicated: 2.4247 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. 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.

5. Field Survey: May, 2023.
6. Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2302345 (Commitment Date: May 19, 2023).
7. Address of Property: Sage Road SW, Albuquerque, NM 87121
8. City of Albuquerque, New Mexico IDO Zone: MX-T
9. 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.
10. 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

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:

1. 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.
2. 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.
3. 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.
4. 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: _____

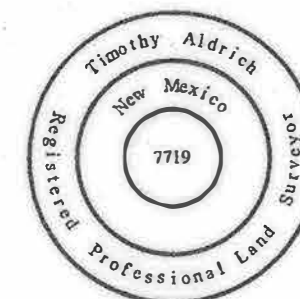
PLAT APPROVAL

Utility Approvals:	<i>[Signature]</i>	06/29/2023
Public Service Company of New Mexico		Date
New Mexico Gas Company	<i>[Signature]</i>	6/29/2023
Abdul A. Bhuyan		Date
Lumen	<i>[Signature]</i>	06/29/2023
Mike Montus		Date
Comcast		Date
City Approvals:		
Laron N. Risenhoover, P.S.		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	<i>[Signature]</i>	7/10/2023
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

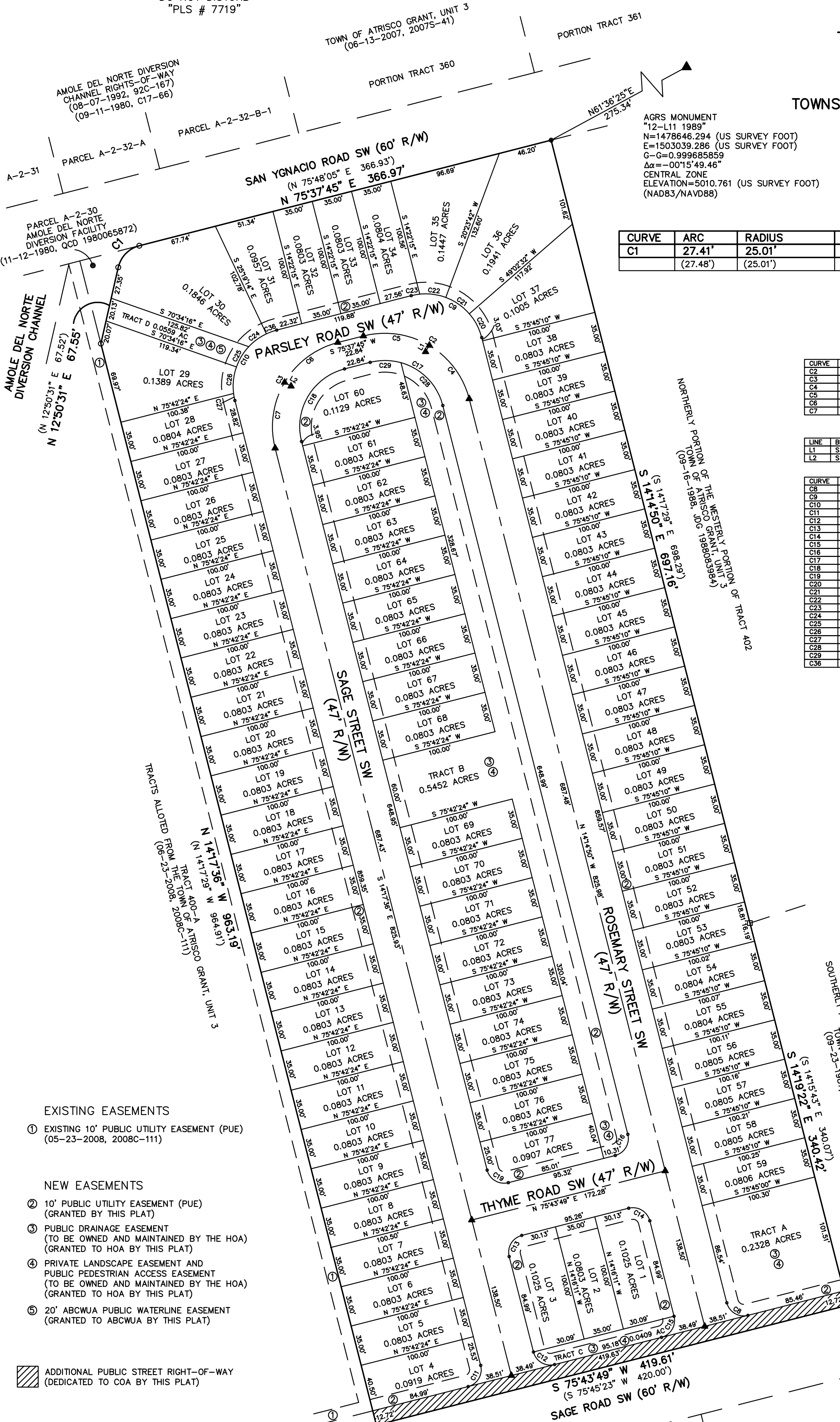
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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-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 36°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	57.36'
C7	58.85'	75.00'	44°57'41"	S 08°11'14" W	57.36'

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°58'59"	N 59°16'12" 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"	S 79°54'53" W	21.21'
C17	81.01'	51.50'	90°07'25"	N 59°18'33" W	72.91'
C18	80.83'	51.50'	89°58'21"	S 30°40'04" W	72.78'
C19	23.56'	15.00'	89°58'35"	S 59°16'54" E	21.21'
C20	23.31'	50.00'	26°42'38"	N 27°36'09" W	23.10'
C21	25.00'	50.00'	28°38'50"	N 55°16'53" W	24.74'
C22	22.87'	50.00'	26°12'21"	N 82°42'29" W	22.67'
C23	7.47'	50.00'	08°33'36"	S 79°54'53" W	7.46'
C24	18.91'	50.00'	21°40'20"	S 53°50'36" W	18.80'
C25	20.58'	50.00'	23°34'41"	S 31°13'05" W	20.43'
C26	23.23'	50.00'	26°37'17"	S 06°07'06" W	23.02'
C27	6.20'	50.00'	07°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 89°23'23" W	26.63'
C36	9.55'	50.00'	10°56'59"	S 70°09'19" W	9.54'



SCALE - 1" = 60'

- 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 HOA BY THIS PLAT)
 - ④ PRIVATE LANDSCAPE EASEMENT AND PUBLIC PEDESTRIAN ACCESS EASEMENT (TO BE OWNED AND MAINTAINED BY THE HOA) (GRANTED TO HOA BY THIS PLAT)
 - ⑤ 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)

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

09-18-2023 REV
06-12-2023 REV

Drawn By:	TA	Date:	06-09-2023
Checked By:	TA	Drawing Name:	23061PLT2.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)



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

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DHO Project No.: 2019-003169

DHO Application No.: SD-2023-00132

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	Res. Pvmnt. 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. Pvmnt. 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. Pvmnt. 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"	Water Line, Hydrant, Services and Appurtances	Tract D	Parsley Rd.	Sage 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 W/ Appurtances and Services	Parsley Rd.	Sage St.	Rosemary St.	/	/	/
		8"	SAS W/ Appurtances and Services	Sage St.	Parsley Rd.	Lot 4	/	/	/
		8"	SAS W/ Appurtances and Services	Rosemary St.	Parsley Rd.	Sage Rd.	/	/	/
		8"	SAS W/ Appurtances and Services	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	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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	
<u>Ron E. Hensley P.E.</u> NAME (print)	_____ PLANNING - date	_____ PARKS & RECREATION - date
<u>THE Group</u> FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER