



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

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS		
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Review and comment on subdivision of Tract into 62 lots		

APPLICATION INFORMATION		
Applicant: 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): Ron Hensley / THE Group		Phone: 505-410-1622
Address: 300 Branding Iron Rd. S.E.		Email: ron@thegroup.cc
City: Rio Rancho, NM	State: NM	Zip: 87124
Proprietary Interest in Site: None	List all 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: PD	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 62	Total Area of Site (Acres): 9.56
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: SAGE RD SW	Between: COORS	and: 75TH ST
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 12/9/19
Printed Name: RON HENSLEY / THE GROUP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

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

SKETCH PLAT REVIEW AND COMMENT

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

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

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

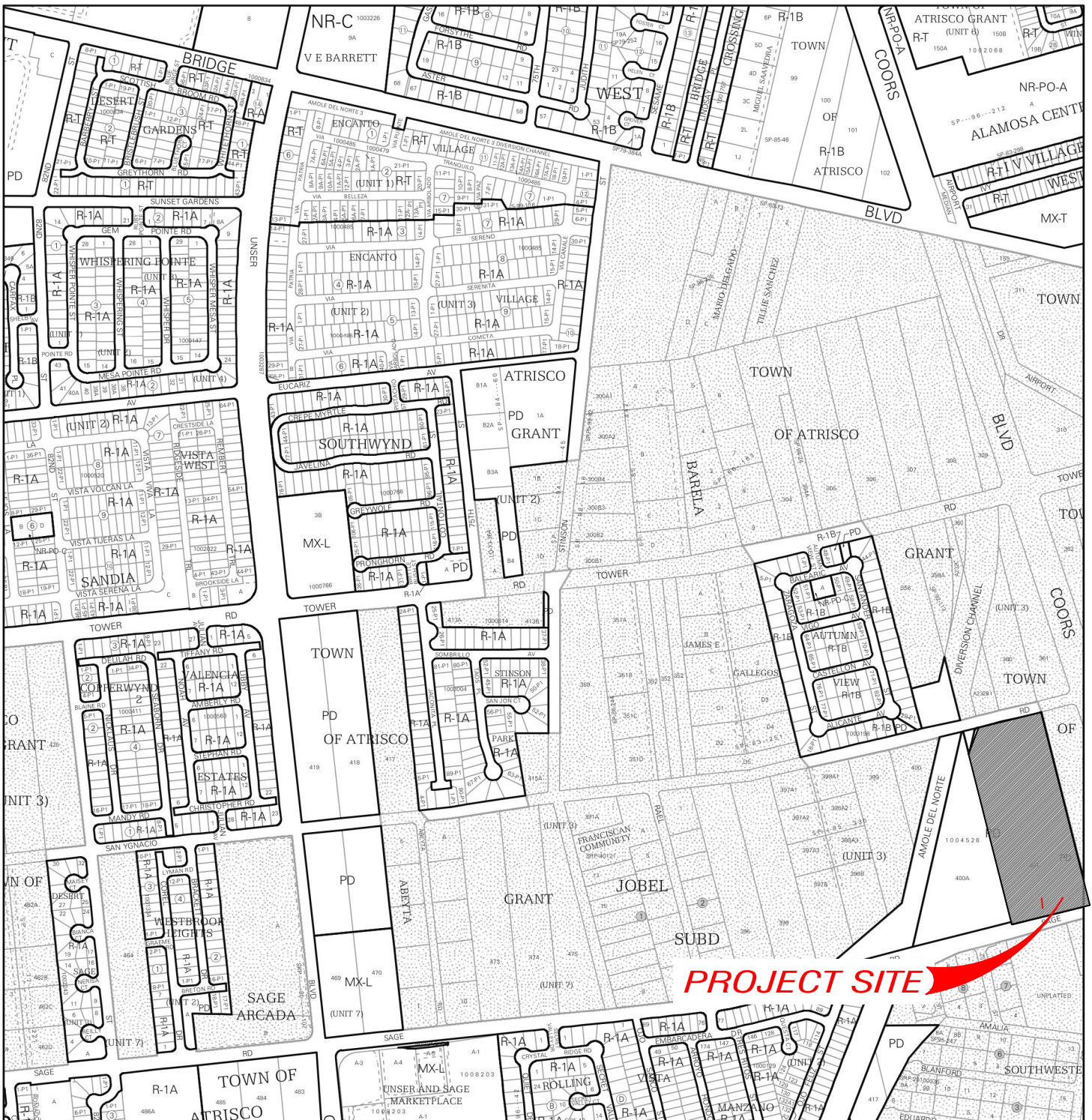
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

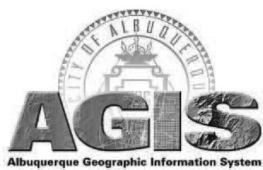
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 12/9/19</p>
<p>Printed Name: Ron Hensley / THE Group</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

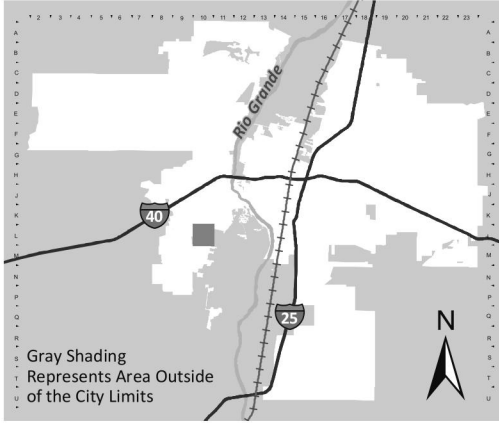


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

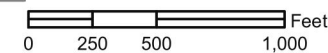


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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





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

December 10, 2019

DRB Chair

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

Re: Sage Park Subdivision – Sketch Plat

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

The subdivision is a replat of “Tract 401 Unit 3 Town of Atrisco Grant” and is located on Sage Road near Coors Blvd. The plat would create 62 lots and 2 tracts from the existing Tract.

Overview and Summary of Request

- Plat of 62 lots, 2 HOA tracts and ROW dedication created from one tract.
- Roadway connections to San Ygnacio Road and Sage Road with interior loop.
- Utility Connections to Sage Road with extension to San Ygnacio Road.
- Drainage of the subdivision routed at historic levels from a detention / water quality feature to an existing drainage pond within the County.

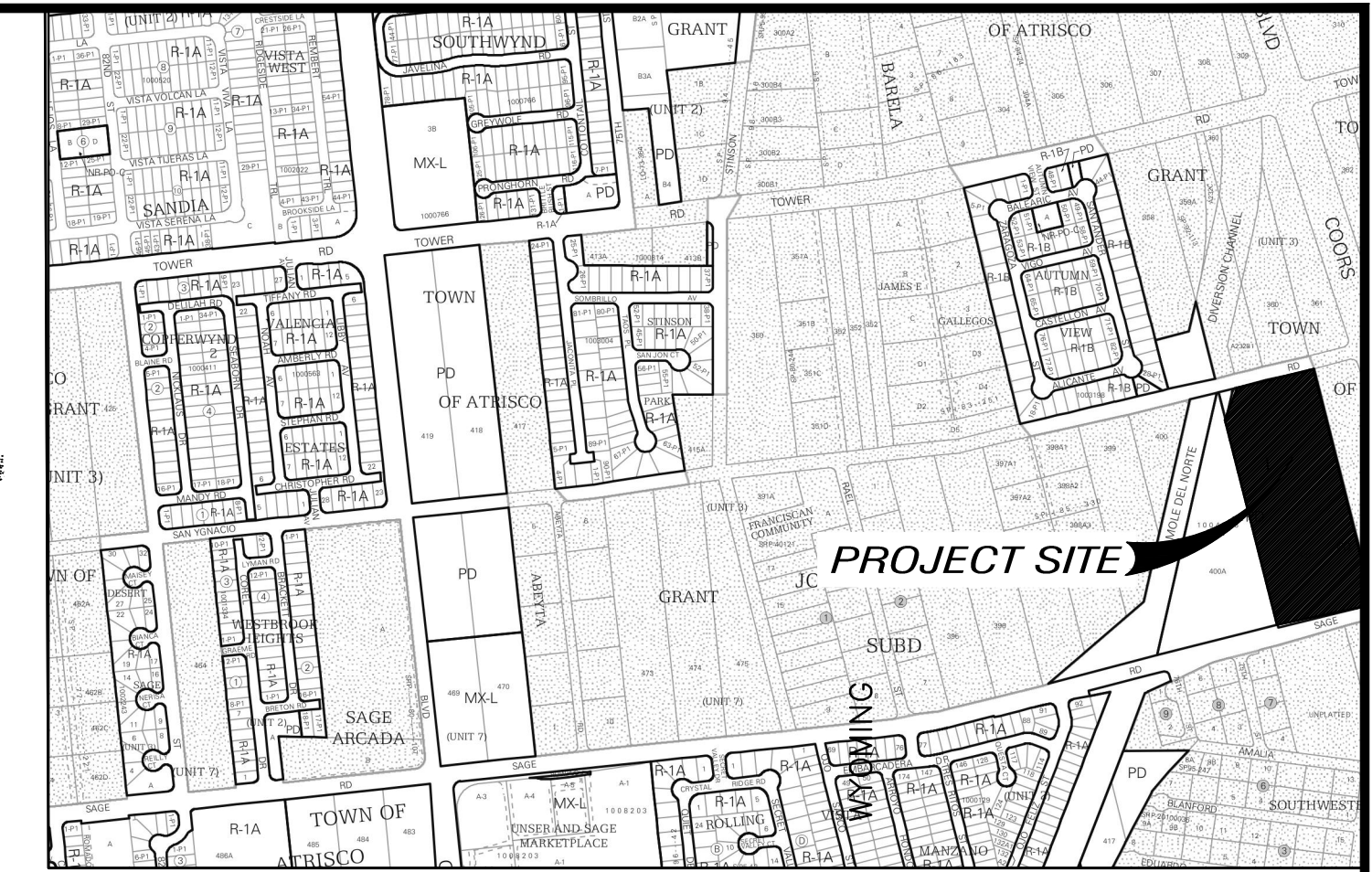
As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

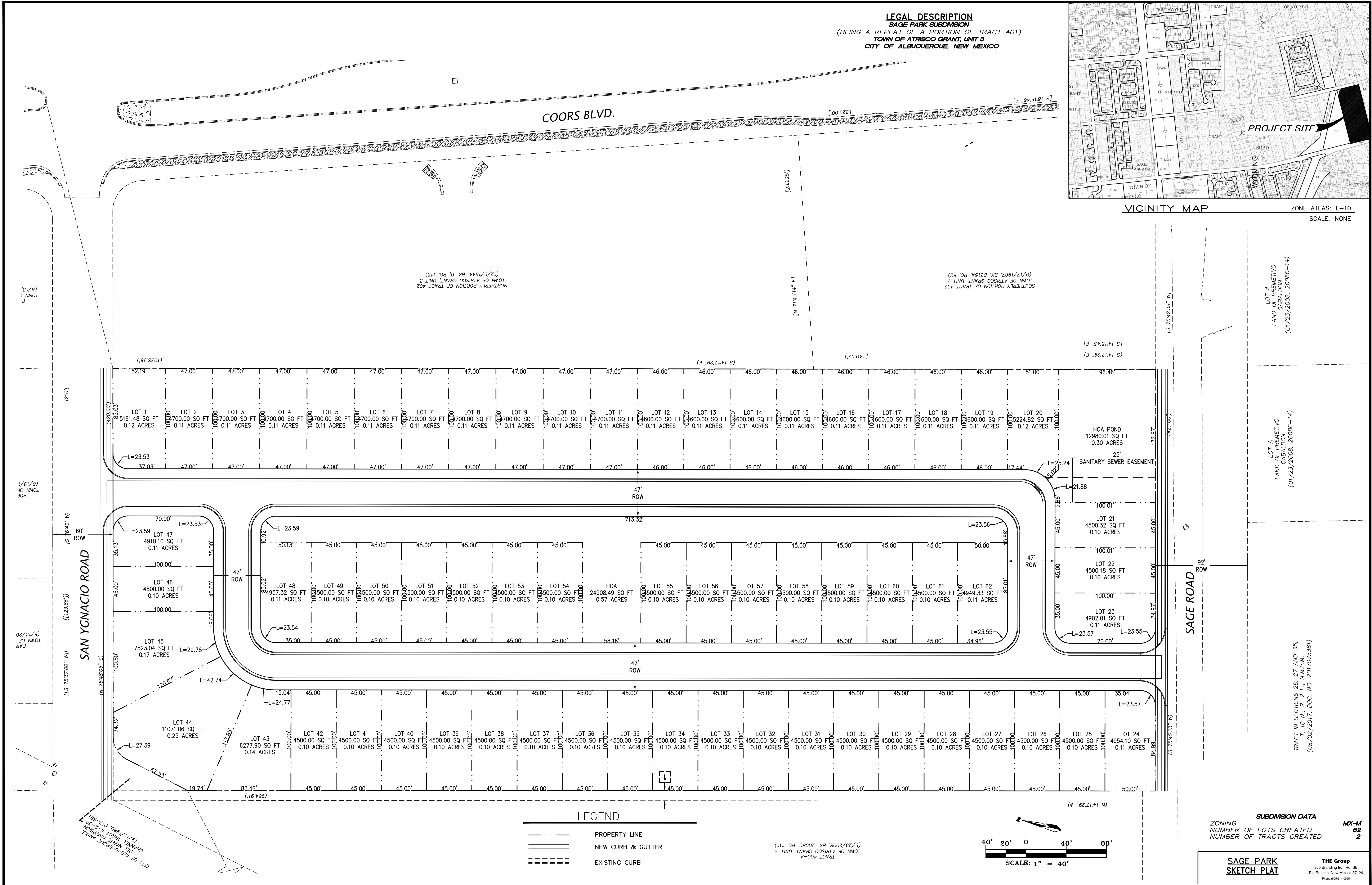
Ron E. Hensley P.E.

ron@thegroup.cc

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

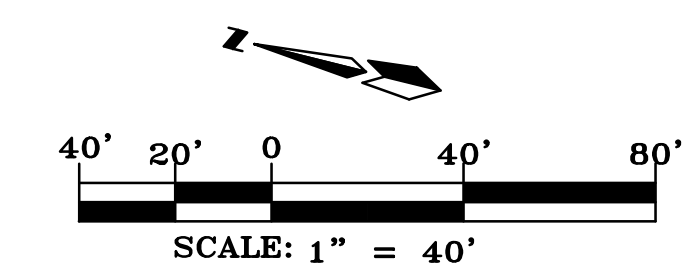


VICINITY MAP ZONE ATLAS: L-10
 SCALE: NONE



LEGEND

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



SUBDIVISION DATA
 ZONING: MX-M
 NUMBER OF LOTS CREATED: 62
 NUMBER OF TRACTS CREATED: 2

SAGE PARK
SKETCH PLAT

THE Group
 300 Branding Iron Rd. SE
 Rio Rancho, New Mexico 87124
 Phone: (505) 614-0995

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

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

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

TOWN OF ATRISCO (6/13)

TOWN OF ATRISCO (6/13/9)

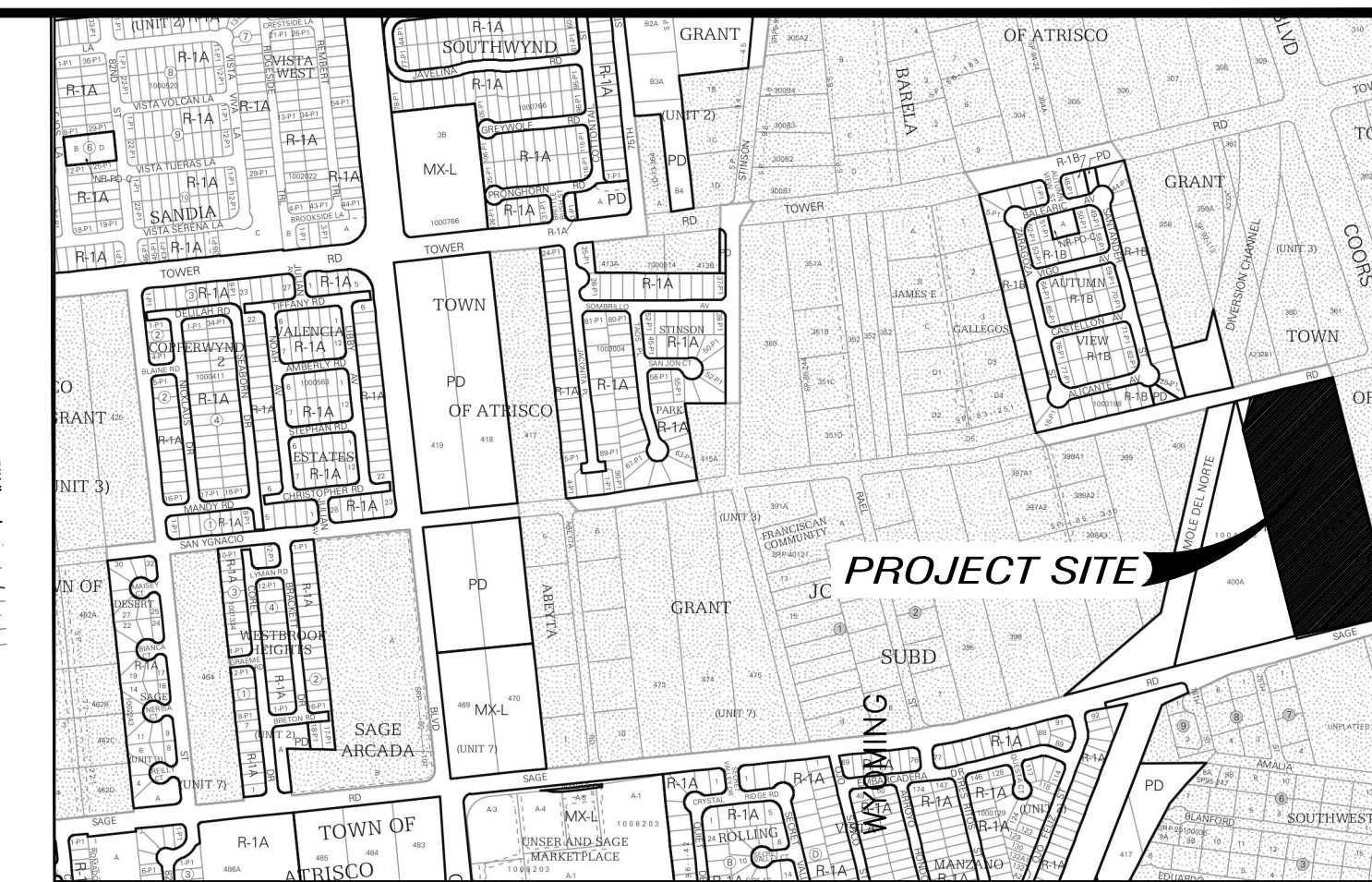
TOWN OF ATRISCO (6/13/20)

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

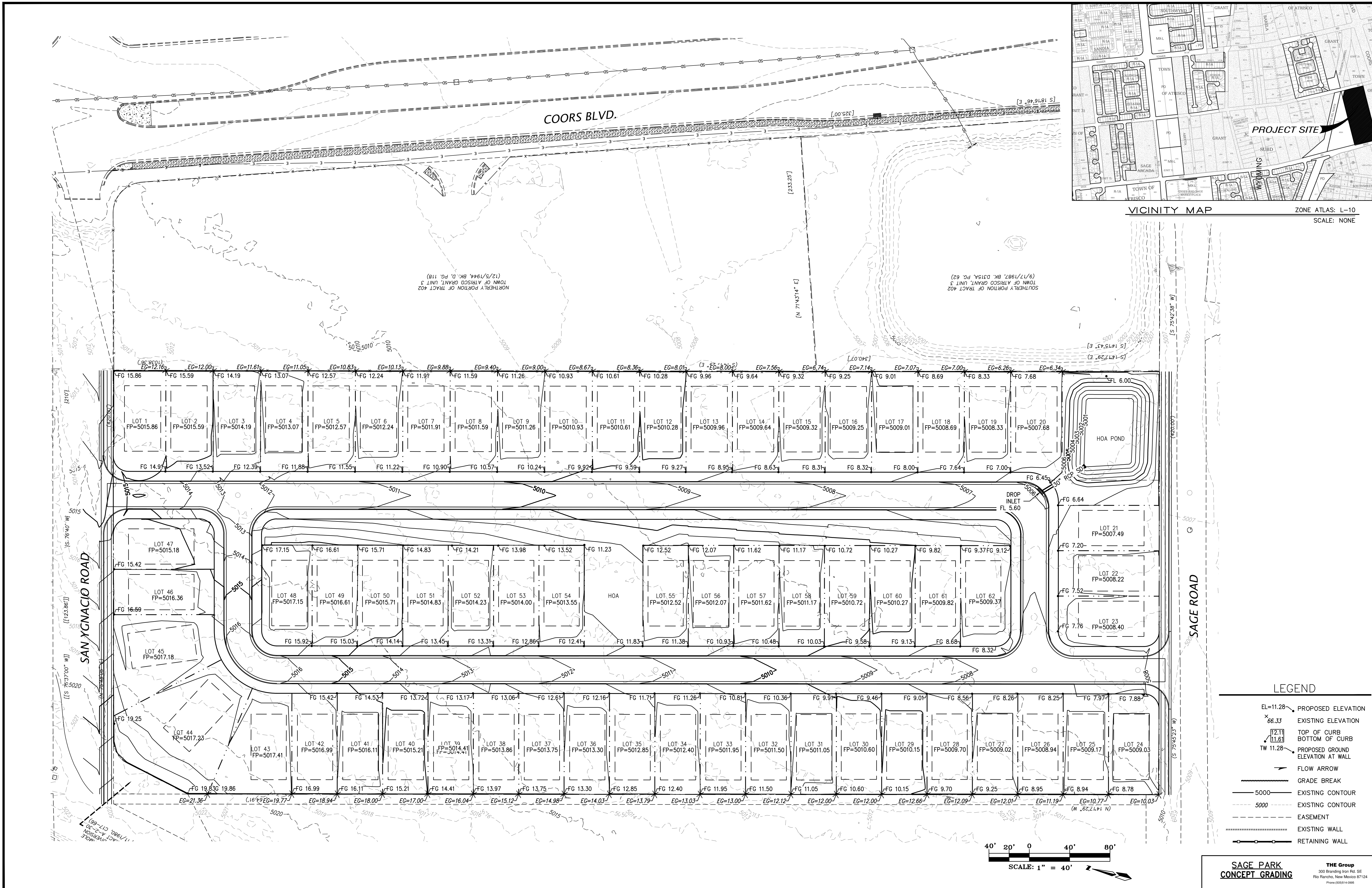
NORTHERLY PORTION OF TRACT 402
 TOWN OF ATRISCO GRANT, UNIT 3
 (12/5/1944, BK. D, PG. 118)

SOUTHERLY PORTION OF TRACT 402
 TOWN OF ATRISCO GRANT, UNIT 3
 (9/17/1987, BK. D315A, PG. 82)

CITY OF ALBUQUERQUE MADE
 CHANGING TRACT 2-30
 (9/11/1980, CT-68)

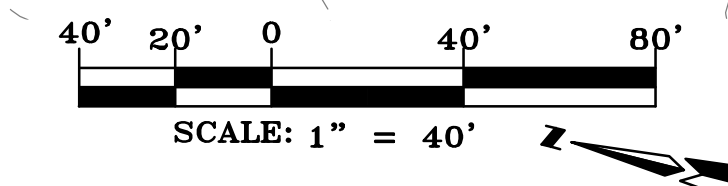


VICINITY MAP
 ZONE ATLAS: L-10
 SCALE: NONE

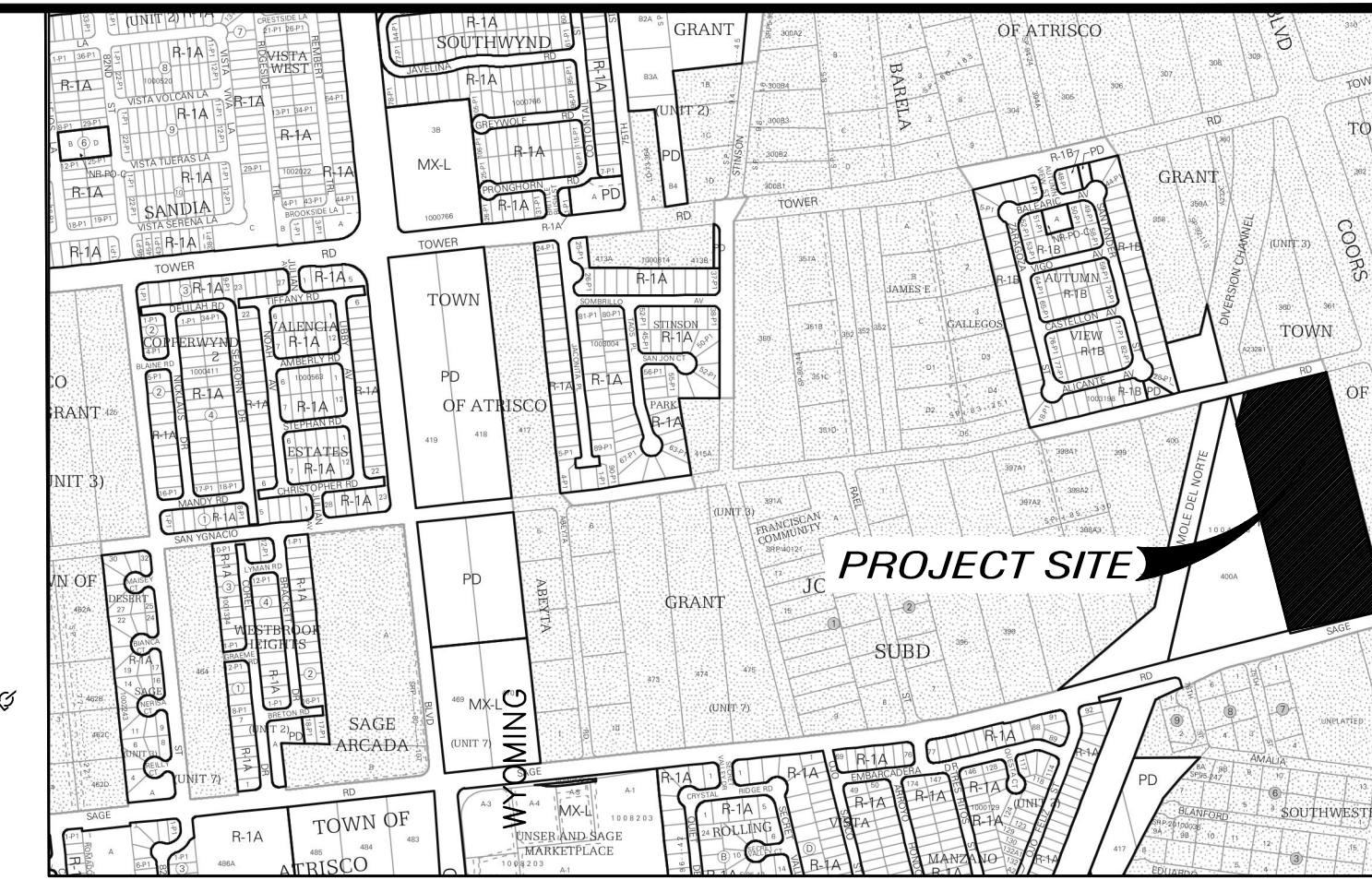


LEGEND

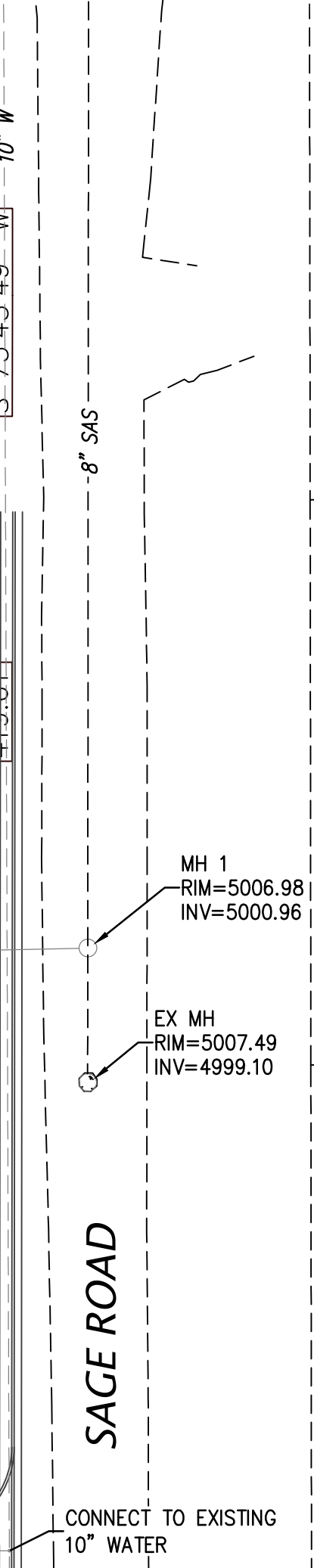
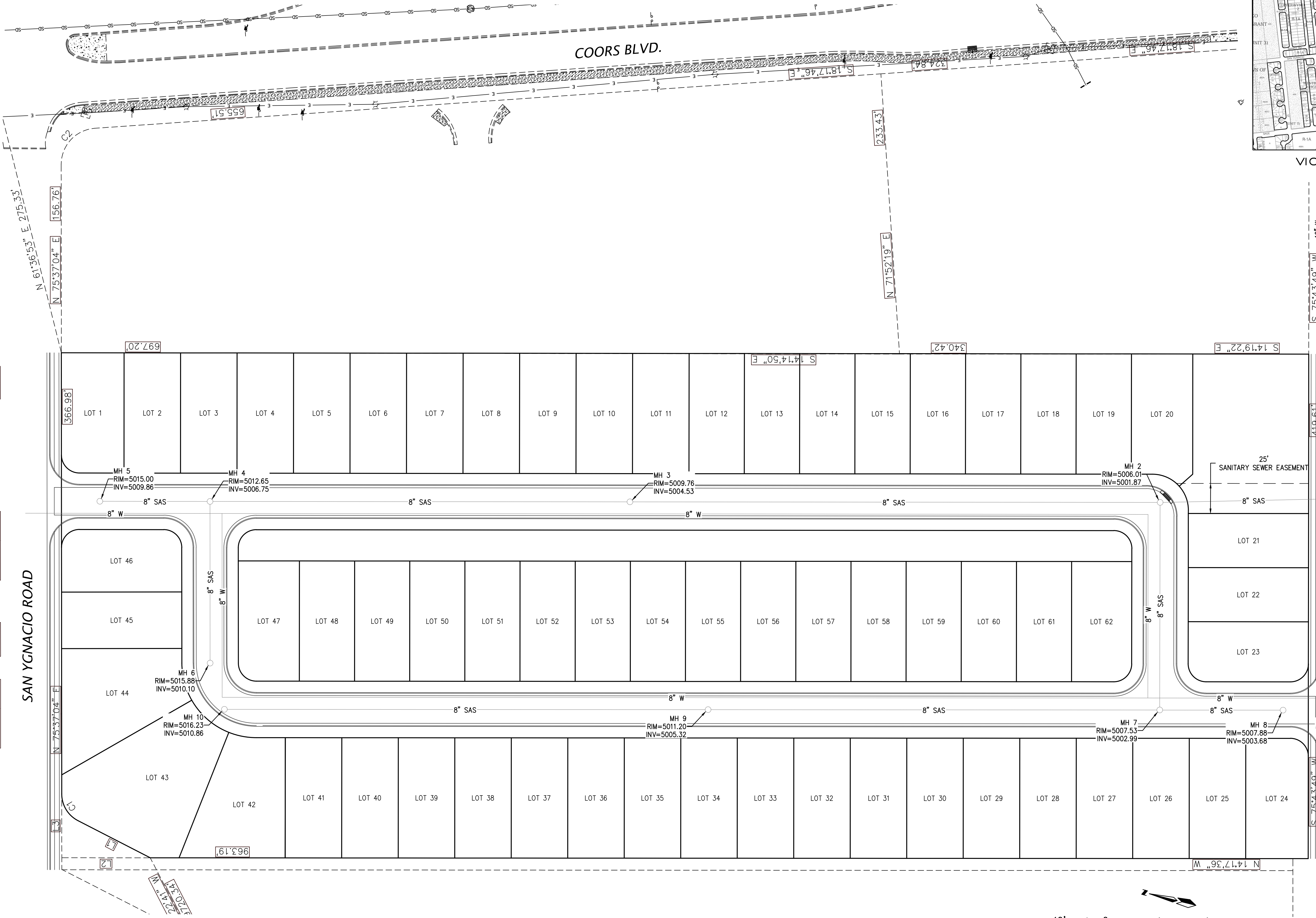
EL=11.28	PROPOSED ELEVATION
x 66.33	EXISTING ELEVATION
12.11	TOP OF CURB
11.61	BOTTOM OF CURB
TW 11.28	PROPOSED GROUND ELEVATION AT WALL
→	FLOW ARROW
---	GRADE BREAK
---	EXISTING CONTOUR
---	EXISTING CONTOUR
---	EASEMENT
---	EXISTING WALL
---	RETAINING WALL



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



LEGEND

	NEW CURB AND GUTTER & SIDEWALK
	EX CURB AND GUTTER & SIDEWALK
	PROP FIRE HYDRANT
	PROP WATER VALVE
	PROPERTY LINE
	EX SAS MANHOLE
	PROP SAS MANHOLE
	PROP WATER METER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED 8" SAS
	EX SAS
	PROPOSED 6" W
	EX 8" W

