



Effective 3/01/2022

<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input checked="" type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Subdivision of Tract into 76 lots		

<b>APPLICATION INFORMATION</b>			
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): 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:		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
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: 76	Total Area of Site (Acres): 9.56	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: SAGE RD DW		Between: COORS	and: 75TH ST
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

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

Signature: <i>Ron Hensley</i>	Date: 5/4/2020
Printed Name: RON HENSLEY / THE GROUP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

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](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Infrastructure List, if applicable

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





**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

May 17, 2022

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

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

Sincerely,

Ron E. Hensley P.E.

[ron@thegroup.cc](mailto:ron@thegroup.cc)

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Electrical

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Civil

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Mechanical

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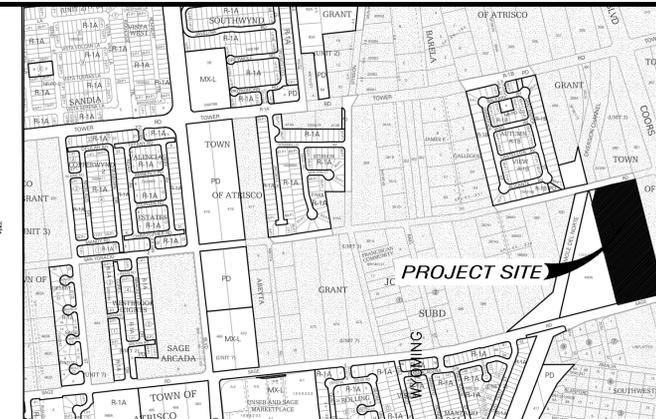
Development

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

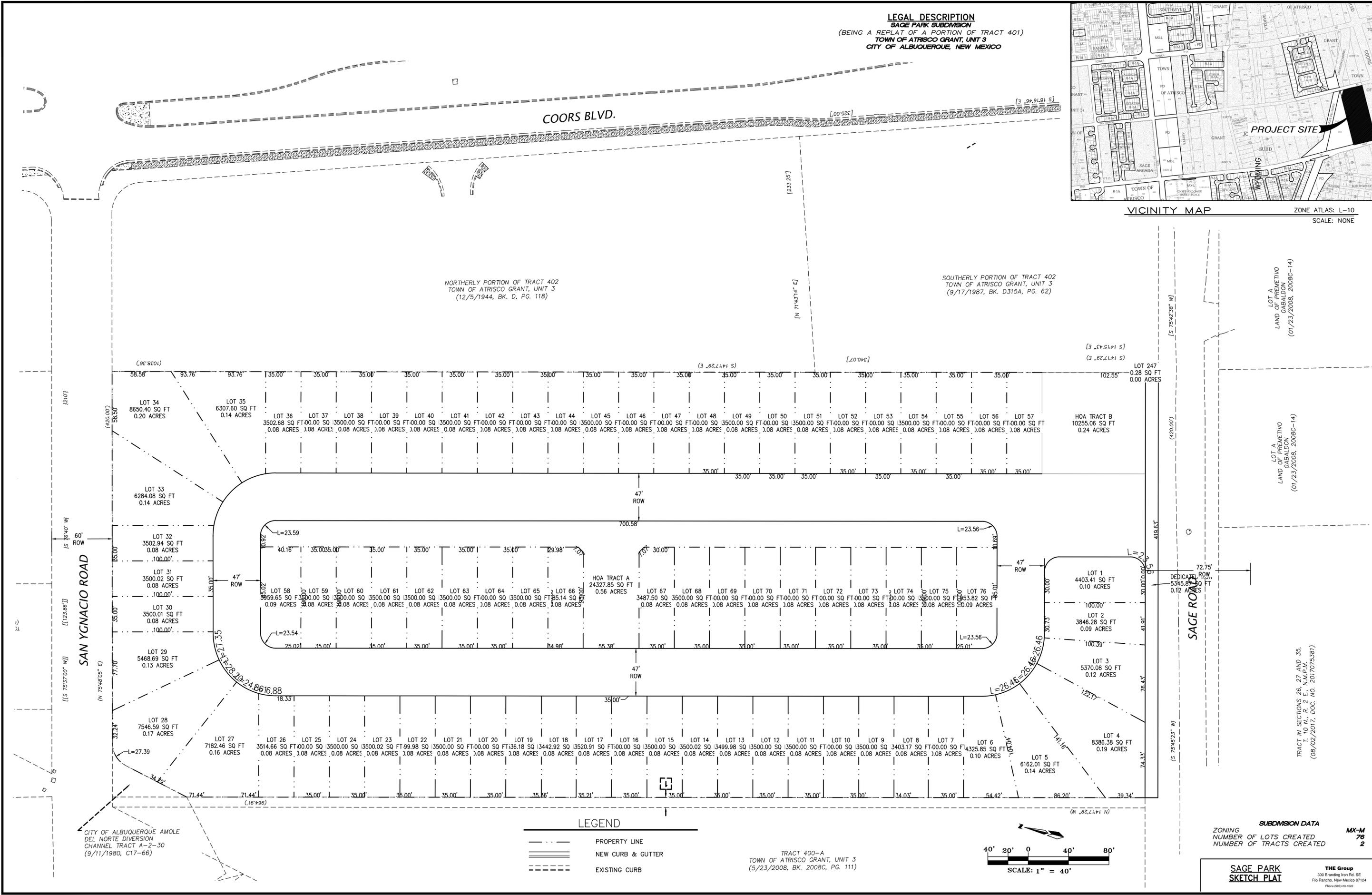
Office: 505-410-1622

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**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 PREMATIVO  
 GABALDON  
 (01/23/2008, 2008C-14)

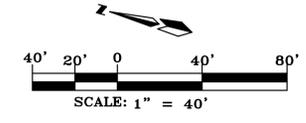
LOT A  
 LAND OF PREMATIVO  
 GABALDON  
 (01/23/2008, 2008C-14)

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: 76  
 NUMBER OF TRACTS CREATED: 2

**SAGE PARK  
 SKETCH PLAT**

**THE Group**  
 300 Branding Iron Rd. SE  
 Rio Rancho, New Mexico 87124  
 Phone: 505.415.1602

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