

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>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAN (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

SKETCH PLAT REVIEW & COMMENT. THIS SUBDIVISION HAD AN APPROVED PRELIMINARY PLAT WHICH EXPIRED IN MARCH 2020

**APPLICATION INFORMATION**

Applicant: Vuelo, Inc.	Phone: 505-265-2000
Address: 12231 Academy NE, # 301-243	Email: growe@rowelawfirm.com
City: Albuquerque	State: NM
City: Albuquerque	Zip: 87111
Professional (Agent) (if any): BOKAY CONSTRUCTION INC.	Phone: 505-440-2080
Address: 5100 SAN FRANCISCO	Email: RICK@BOKAYCONST.COM
City: ALBUQUERQUE	State: NM
City: ALBUQUERQUE	Zip: 87109
Proprietary Interest in Site: AGENT FOR OWNER	List all owners: GORDON & JANIE ROWE

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: 1011-PI THRU 20-PI & TRACT A	Block:	Unit:
Subdivision/Addition: SAGE RANCH	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): M-9	Existing Zoning: R-T	Proposed Zoning: R-T
# of Existing Lots: 26	# of Proposed Lots: 32	Total Area of Site (Acres): 3.77

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: SNOW VISTA SW Between: SAGE ROAD S.W. and: 86<sup>th</sup> ST. SW

**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PROJECT 1003991 ; 18 DRB 70034

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>[Signature]</i>	Date: 2/11/2021
Printed Name: RICHARD J. SQUIRES	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:	Fee Total:				
Staff Signature:	Date:	Project #			



## UPC NUMBERS

100905515835920826

100905516335920827

100905516736020828

100905517136020829

100905517536020830

100905517936120831

100905518336120832

100905518836120833

100905519436220834

100905519836220835

100905520336320836

100905520836320837

100905521436320838

100905521736020839

100905521735720840

100905521535320841

100905520735320842

100905520235320843

100905519735320844

100905519335320845

100905518835220846

100905518335220847

100905517935220848

100905517435220849

100905517135120850

100905516735120851

100905516335120852



**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? No 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 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
- 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**

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

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

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 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
- \_\_\_ 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)
- \_\_\_ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- \_\_\_ 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)
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ 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
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

*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**

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 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
- \_\_\_ 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 (7 copies, folded)
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ 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.*

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.	
Signature:	Date: <u>2/11/2021</u>
Printed Name: <u>RICHARD SQUIRES</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
-	-
-	-
-	-
Staff Signature:	
Date:	

Land is vacant







# BOKAY CONSTRUCTION, INC.

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5160 San Francisco Dr. NE  
Albuquerque, New Mexico 87109

Telephone (505) 899-9656  
Fax (505) 875-1723

2-11-2021

DRB Chairman  
Albuquerque, NM 87120

RE: Sage Ranch subdivision—DRB Sketch Plat Review  
Project 1003991

Dear Board Chair—

This letter is written in regards to the accompanying documents associated with the proposed Sage Ranch subdivision in SW Albuquerque. We are requesting a DRB review of this for sketch plat comments. This is a subdivision that had a previously approved Preliminary Plat which expired in March of 2020. We would like the Board to review this subdivision as we would like to re-submit for Preliminary Plat approval.

We are not proposing any changes from the previously approved Preliminary Plat. The complete subdivision infrastructure plans have been reviewed and approved by the DRC in 2020. We understand that these plans would need to be re-submitted to the DRC with any required changes in order to bring them up to date.

Respectfully submitted,



Bo K. Johnson, PE  
President  
Bokay Construction Inc.  
5160 San Francisco NE  
Albuquerque, NM 87109  
Cell #: 505-450-4616  
[bo@bokayconst.com](mailto:bo@bokayconst.com)



ORIGINAL

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	PAVING Res Pvrnt	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		4'	C&G Sidewalk (North Side) (1)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		4'	Sidewalk (South Side) (1)	Sage Ranch Court SW	Snow Vista Blvd SW	End of Hammerhead	/	/	/
		25' FF	Res Pvrnt C&G	Hammerhead	Tract A	Lot 18-P1	/	/	/
			ADA Ramps	Snow Vista Blvd SW ROW	Snow Vista Blvd SW	Snow Vista Blvd SW	/	/	/
		4'	Sidewalk (East Side) (1)	Hammerhead	Tract A	Lot 18-P1	/	/	/
		6"	WATER Waterline	Sage Ranch Court SW	Sage Ranch Court SW	End of Hammerhead	/	/	/
		8"	SANITARY SEWER SAS	Sage Ranch Court SW	Sage Ranch Court SW	End of Hammerhead	/	/	/
		8"	<del>SAS</del> <b>STORM DRAIN</b>	<i>Sage Ranch Ct</i>	<i>20' EASTMENT</i>	<i>NORTH ROW</i>	/	/	/
		18"	Type Double "Y" Inlet	Snow Vista Blvd	Snow Vista Blvd SW	Snow Vista Blvd SW	/	/	/
			Storm Drain	Snow Vista Blvd	Snow Vista Blvd SW	Snow Vista Blvd SW	/	/	/
			8' Concrete Rundown	Sage Ranch Court SW	Sage Ranch Court SW	Pond	/	/	/
			2.4" PVC PIPES	Pond	Tract A	East Property Line	/	/	/
			First Flush Detention Pond	Pond	Tract A	Tract A	/	/	/

The items listed below are on the CIP 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 Inspector P.E.	City Cnst Engineer	
							/	/	
							/	/	
							/	/	
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature							Date	City User Dept. Signature	

- 1 Sidewalks to be deferred
- 2 Water infrastructure to include valves, fittings, service connections, fire hydrants and connection to existing 8" waterline in Snow Vista
- 3 SAS infrastructure to include manholes and service connections
- 4 Storm Drain infrastructure includes manholes, inlets, channels, bends, and sidewalk culverts.
- 5 Grading and Drainage Certification and perimeter wall construction required prior to release of SIA and Financial Guaranty. (Financial Guaranty not required for Grading and Drainage Plan)
- 6 Agreement and Covenant for maintenance of the First Flush Detention Pond in Tract A

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Hiram L. Crook

NAME (print)

DRB CHAIR - date

3.21.18

PARKS & GENERAL SERVICES - date

3/21/18

MARK GOODWIN & ASSOCIATES

FIRM

SIGNATURE - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

CODE ENFORCEMENT - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 21, 2018

### **Project# 1003991**

**18DRB-70030** VACATION OF PUBLIC EASEMENT

**18DRB-70032** VACATION OF PUBLIC RIGHT-OF-WAY

**18DRB-70033** MINOR - TEMPORARY DEFERRAL of SIDEWALK CONST.

**18DRB-70034** MAJOR - PRELIMINARY PLAT APPROVAL

**18DRB-70101** SIDEWALK WAIVER

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for BOKAY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Lot(s) 1-P1-B3-P1, Tract(s) A, **SAGE RANCH**, zoned R-T, located on SNOWVISTA BLVD SW between SAGE RD SW and BENAVIDES RD SW containing approximately 3.7742 acre(s). (M-9) [Deferred from 2/21/18, 3/7/18]

At the March 21, 2018 Development Review Board meeting, the vacations were approved as shown on exhibit 'B' in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit in the planning file. The sidewalk waiver was approved. With the signing of the infrastructure list dated 3/21/18 and with an approved grading and drainage plan engineer stamp dated 3/16/18, the preliminary plat was approved with the following conditions for final plat approval: 1) a public drainage easement is required on the portion of tract a that is used for drainage, not including the portion of tract a that is used for an ABCWUA easement. 2) an agreement and covenant for the private maintenance of the pond on tract 'A' must be recorded.

#### Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

#### **The public welfare is in no way served by retaining the way or easement;**

The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

#### **There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.**

Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

#### CONDITIONS:



1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by April 5, 2018 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

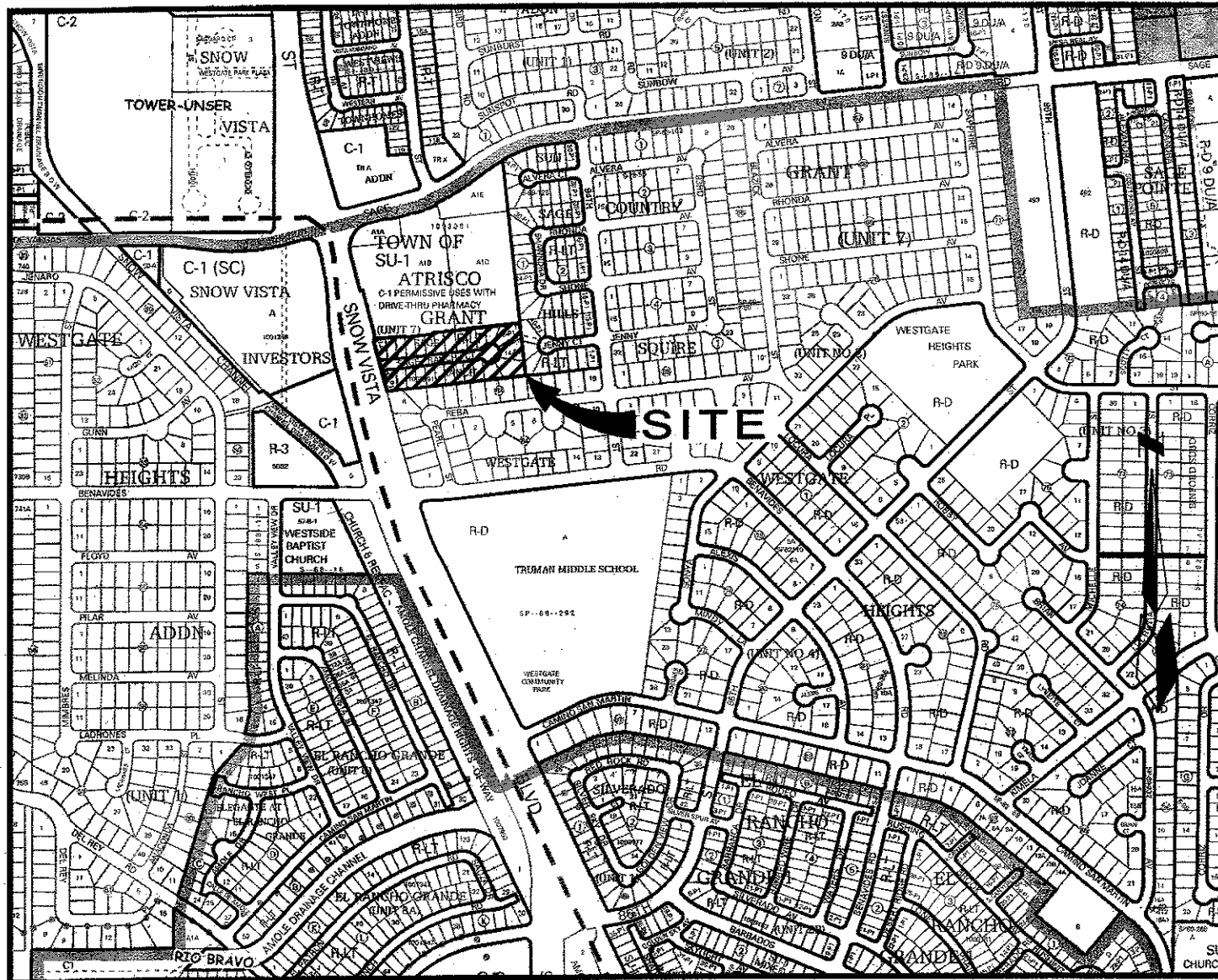
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Kym Dicome, DRB Chair





LOCATION MAP SCALE: NTS M-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE ..... 3.7442 AC  
 ZONE ATLAS NO. .... M-9-Z  
 NO. OF EXISTING TRACTS/LOTS ..... 1 TRACT/26 LOTS  
 NO. OF TRACTS/LOTS CREATED ..... 1 TRACT/32 LOTS  
 DATE OF SURVEY ..... OCTOBER, 2017  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.13 MILES  
 AREA OF PUBLIC RIGHT-OF-WAY DEDICATED ..... 0.7154 AC

**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 AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER'S ACKNOWLEDGMENT:**

OWNER: Vuelo, LLC  
*Mrs. Janie Rowe* *12/21/17*  
 Mrs. Janie Rowe, Manager DATE

STATE OF Arizona  
 COUNTY OF Maricopa  
 ON THIS 25<sup>th</sup> DAY OF Dec, 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

*Rachelle Bales* *9/27/2020*  
 NOTARY PUBLIC, MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 32 RESIDENTIAL LOTS/1 TRACT AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

**NOTES**

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:  
 PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)  
 PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)  
 PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)  
 PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7" (10-24-05, 2005C-352)  
 PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)  
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 "PLS # 7719"
7. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲
8. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2017

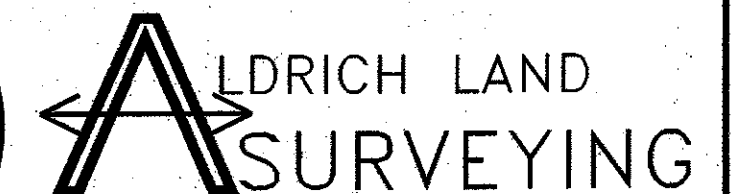
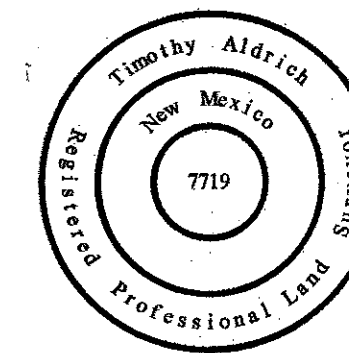
PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 PLAT APPROVAL \_\_\_\_\_  
 UTILITY APPROVALS: \_\_\_\_\_

PUBLIC SERVICE COMPANY OF NEW MEXICO	Date
NEW MEXICO GAS COMPANY	Date
QWEST CORPORATION D/B/A CENTURYLINK QC	Date
COMCAST D/B/A XFINITY	Date
CITY APPROVALS: <i>Soren M. Risenhoover P.S.</i> <i>1/10/18</i>	Date
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	Date
DRB CHAIRPERSON, 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* *01/00/18*  
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



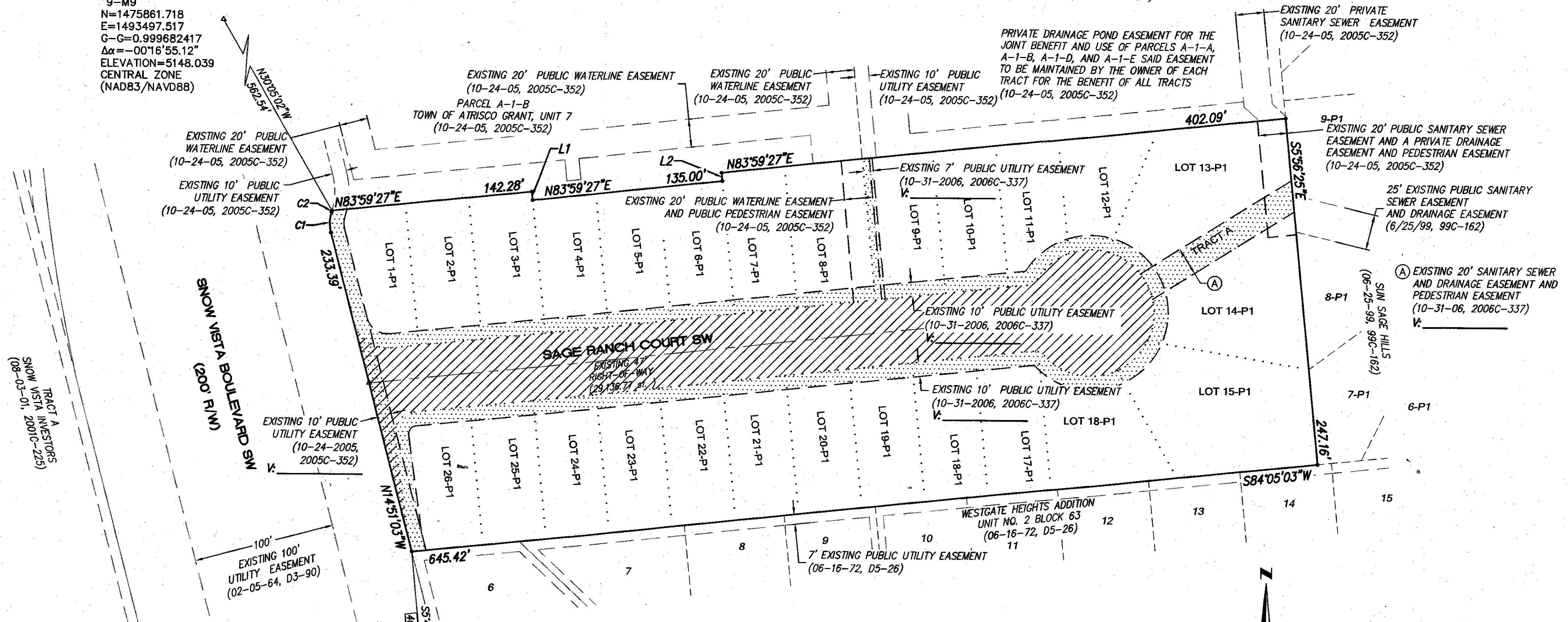
P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



PRELIMINARY PLAT FOR  
**SAGE RANCH SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2017

PARCEL A-1-D  
 TOWN OF ATRISCO GRANT, UNIT  
 7 (10-24-05, 2005C-352)

ACS MONUMENT  
 AND BENCHMARK  
 "9-M9"  
 N=1475861.718  
 E=1493497.517  
 G-C=0.999682417  
 Δα=-00°16'55.12"  
 ELEVATION=5148.039  
 CENTRAL ZONE  
 (NAD83/NAVD88)



Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Parcel Line Table

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

ACS MONUMENT  
 AND BENCHMARK  
 "11-M9"  
 N=1474735.261  
 E=1493878.618  
 G-C=0.999682709  
 Δα=-00°16'52.37"  
 ELEVATION=5139.276  
 CENTRAL ZONE  
 (NAD83/NAVD88)

**LEGEND**

- LIMITS OF EXISTING EASEMENT VACATED BY THIS PLAT.
- PROPERTY LINE ELIMINATED BY THIS PLAT.
- LIMITS OF EXISTING RIGHT-OF-WAY VACATED BY THIS PLAT.

*Timothy Aldrich*  
 01/17/18

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



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

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

West for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

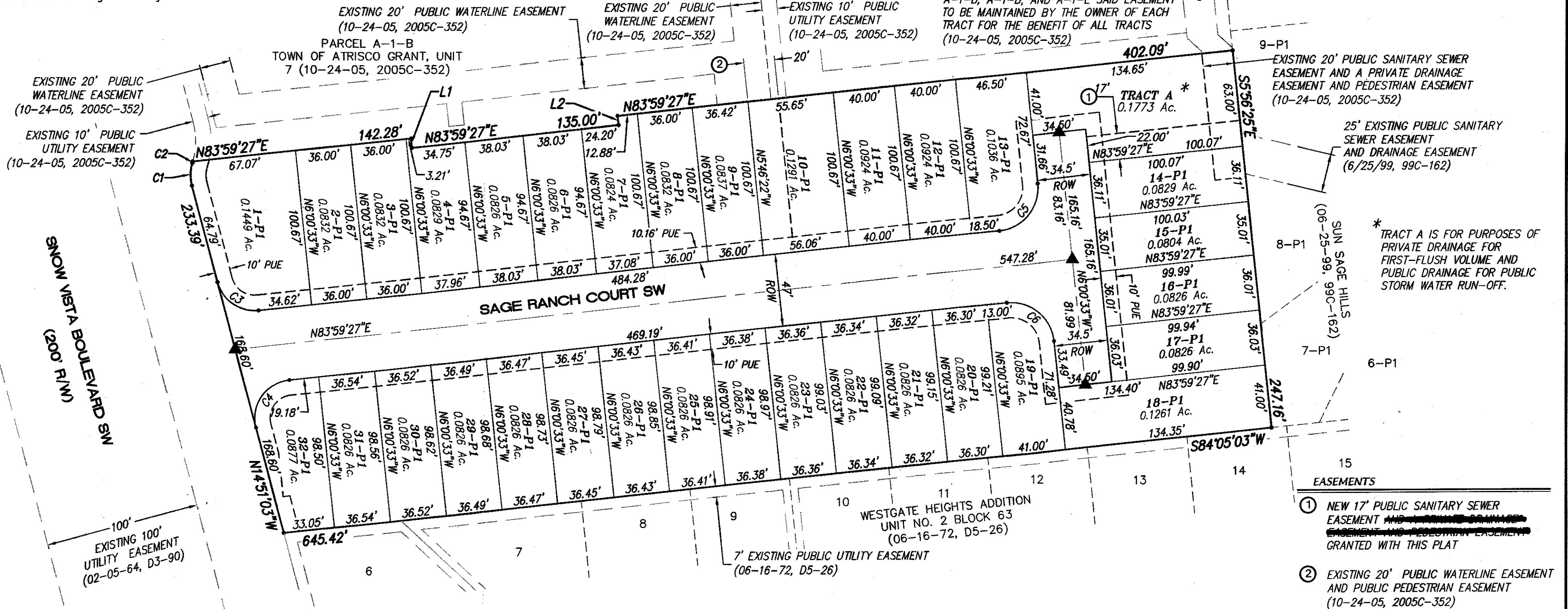
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PRELIMINARY PLAT FOR  
SAGE RANCH SUBDIVISION  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2017**

PARCEL A-1-D  
TOWN OF ATRISCO GRANT, UNIT 7  
(10-24-05, 2005C-352)

PRIVATE DRAINAGE POND EASEMENT FOR THE JOINT BENEFIT AND USE OF PARCELS A-1-A, A-1-B, A-1-D, AND A-1-E SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS (10-24-05, 2005C-352)

EXISTING 20' PRIVATE SANITARY SEWER EASEMENT (10-24-05, 2005C-352)



ALL STREETS AND ROADS SHOWN  
HEREON ARE HEREBY DEDICATED IN  
FEE SIMPLE WITH WARRANTY  
COVENANTS AS PUBLIC RIGHT-OF-WAY

**LEGEND**

- 21-P1 LOT NUMBER
- LOT 10 EXISTING LOT NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

**ABBREVIATIONS**

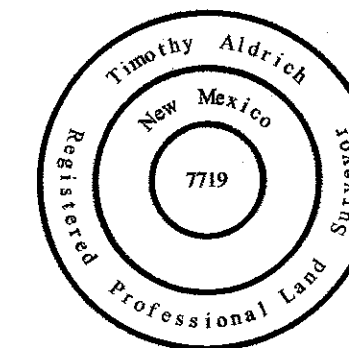
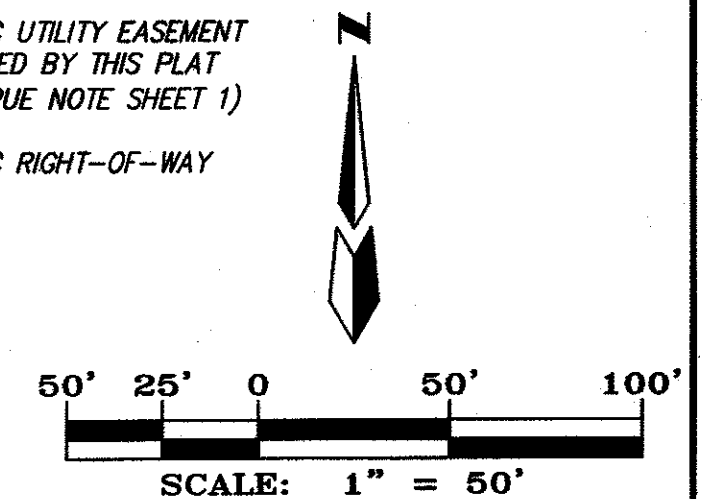
- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
- ROW = PUBLIC RIGHT-OF-WAY

**Curve Table**

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'21"	S55°25'52"E	32.52'
C4	25.00'	42.81'	98°06'43"	S34°56'05"W	37.77'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

**Parcel Line Table**

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



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