



Agenda Item Number: 4-18-13.7

**SANDOVAL COUNTY  
BOARD OF COUNTY COMMISSIONERS**

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**Date of Commission Meeting:**

April 18, 2013

**Division / Elected Office:**

Planning & Zoning Division

**Staff Contact:**

Michael Springfield, Director  
Brad Stebleton, Senior Planner

**Title of Item:**

Request for Approval of Revised Phasing Plan for Petroglyph Trails Subdivision (**SUB-07-002**)

**Action Requested:**

Discussion and Motion to Approve the revised Phasing Plan for the Petroglyph Trails Subdivision (**SUB-07-002**). Thomas J. Ashe, Agent for Trails Investors LLC, Requests Approval of the Revised Phasing Plan for the Petroglyph Trails Subdivision, Located within Projected Sections 28 & 33, Township 13 North, Range 4 East NMPM, Placitas, Sandoval County, New Mexico

**Summary:**

The Petroglyph Trails Subdivision, containing 134 lots, received Preliminary Plat approval from the Board of County Commissioners in 2007. The final plat for the first phase of Petroglyph Trails created the lot that was sold to Sandoval County for the new Placitas Fire Station. That plat was recorded on February 10, 2009, thereby extending the expiration date of the Preliminary Plat to February 10, 2012.

The current Phasing Plan for Petroglyph Trails was approved by the Board of County Commissioners on March 17, 2011.

On December 16, 2011 the Final Plat for Phases 3 and 5 recorded following its approval by the Board of County Commissioners. This extended the expiration date of the Preliminary Plat to December 16, 2014.

The developers now wish to change the boundaries between Phases 12 and 13 of the project as shown. The number, size, and configuration of the lots will remain the same. The



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developers are making this change to accommodate infrastructure planning for the overall project.

The staff does not have any concerns with this proposed revision, since the original approval conditions for the subdivision remain in full force and effect for each phase. The Final Plat for each phase must be submitted to the Board of County Commissioners for approval.

Approval of the revised Phasing Plan as submitted is recommended.

**Attachments:**

- Copy of Proposed Revised Phasing Plan
- Letter Requesting Approval of Revised Phasing Plan

**FISCAL IMPACT**

None

**STAFF ANALYSIS SUMMARY**

**County Manager:**

Staff has done a review of this request and recommend Board of County Commission approval. PPR 04/11/20

**Initiating Elected Official /  
Division Director:**

Approved Michael Springfield 4-5-13

**Legal:**

Approved as to form. PFT 4-8-13

**Finance:**

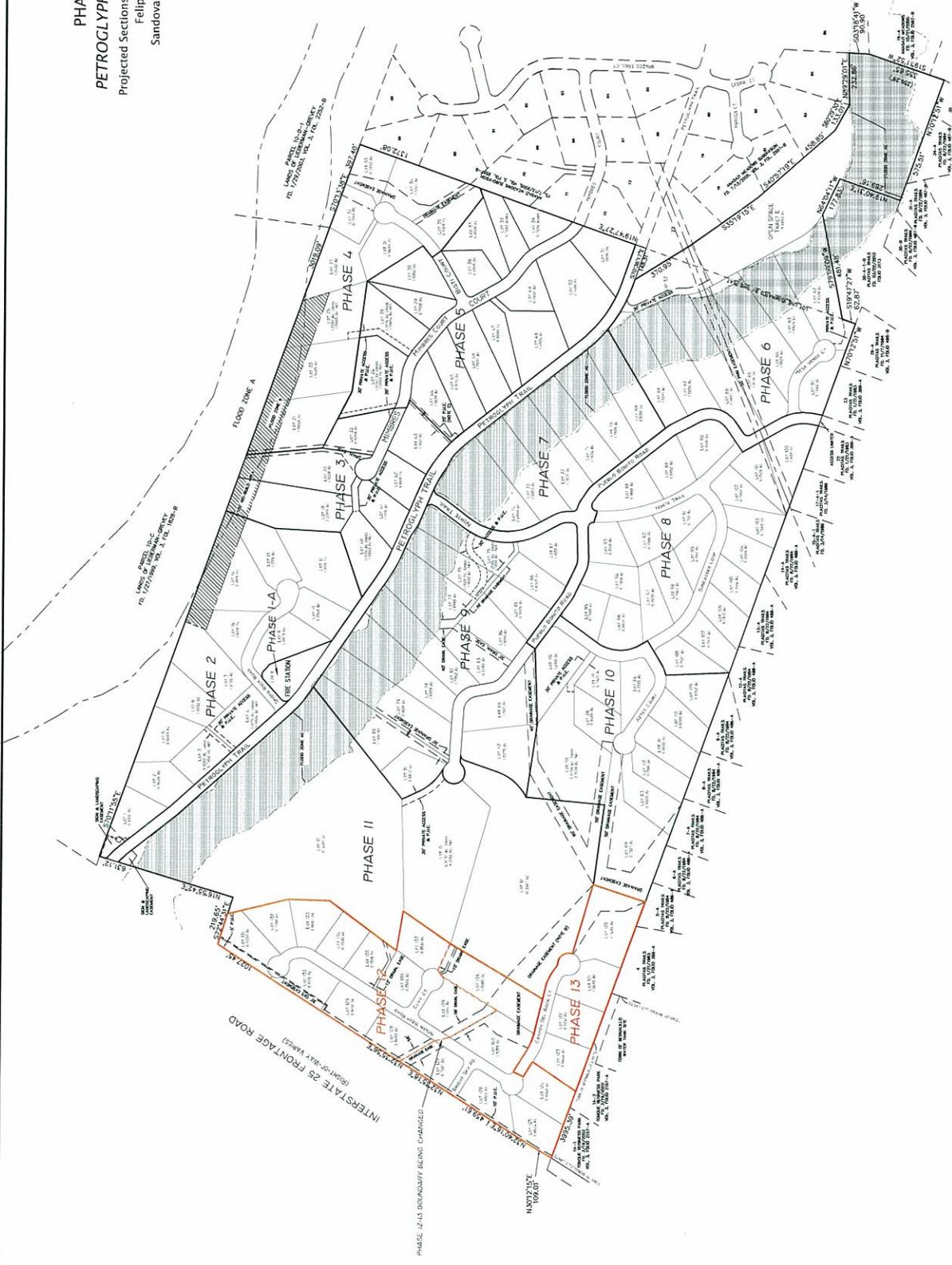
(Not sent for review – no fiscal impact)

**PHASING PLAN**  
**PETROGLYPH TRAILS SUBDIVISION**  
 Projected Sections 28 & 33, T13N, R4E, N.M.P.M.  
 Felipe Gutierrez Grant  
 Sandoval County, New Mexico

- PHASE 14 = 1107-0.888 AC.
- PHASE 15 = 1107-1.020 AC.
- PHASE 16 = 1107-1.020 AC.
- PHASE 17 = 1107-1.020 AC.
- PHASE 18 = 1107-1.020 AC.
- PHASE 19 = 1107-1.020 AC.
- PHASE 20 = 1107-1.020 AC.
- PHASE 21 = 1107-1.020 AC.
- PHASE 22 = 1107-1.020 AC.
- PHASE 23 = 1107-1.020 AC.
- PHASE 24 = 1107-1.020 AC.
- PHASE 25 = 1107-1.020 AC.
- PHASE 26 = 1107-1.020 AC.
- PHASE 27 = 1107-1.020 AC.
- PHASE 28 = 1107-1.020 AC.
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- PHASE 32 = 1107-1.020 AC.
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- PHASE 37 = 1107-1.020 AC.
- PHASE 38 = 1107-1.020 AC.
- PHASE 39 = 1107-1.020 AC.
- PHASE 40 = 1107-1.020 AC.
- PHASE 41 = 1107-1.020 AC.
- PHASE 42 = 1107-1.020 AC.
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- PHASE 96 = 1107-1.020 AC.
- PHASE 97 = 1107-1.020 AC.
- PHASE 98 = 1107-1.020 AC.
- PHASE 99 = 1107-1.020 AC.
- PHASE 100 = 1107-1.020 AC.

TOTAL NUMBER OF LOTS = 131  
 TOTAL NUMBER OF PHASES = 100

**AUTOMATIC NOTE:**  
 PHASES 12 AND 13 have been changed to include PT Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



REVISION DATE: 3/25/2013  
**Alpha Pro Surveying LLC**  
 1436 3rd Circle SE, Rio Rancho, New Mexico 87124  
 Phone: 505-892-1076  
 alpha@alphapro.com  
 Drawn by: GEC

SIGN & LANDSCAPING EASEMENT (SEE NOTE A)

ETROGLYPH TRAIL

LOT 8 PH 1-A

LOT 10 9.7861 AC

FLOOD ZONE AC

1/2 MOUNTAIN ROAD (RIGHT-OF-WAY VARIES)

30' GAS EASEMENT (SEE NOTE D)

PHASE 13

PHASE II

LOT 50 1785 AC

LOT 79 2.874 AC

LOT 78 1.9978 AC

LOT 8 1.176 AC

PHASE 9

LOT 15 1.624 AC

LOT 116 1.077 AC

LOT 117 1.5275 AC

PHASE 12

LOT 130 2.7549 AC

LOT 137 0.3551 AC

LOT 128 0.5241 AC

LOT 129 1.594 AC

LOT 138 2.765 AC

LOT 12 1.2817 AC

LOT 118 3.0756 AC

LOT 119 7.3511 AC

BRIGHT SKY RD.

PHASE 12

CANYON DEL AGUA CT.

DRAINAGE EASEMENT

DRAINAGE EASEMENT

DRAINAGE EASEMENT

DRAINAGE EASEMENT

DRAINAGE EASEMENT

HOVEN WEEP ROAD

LOT 126 0.8322 AC

LOT 125 0.2897 AC

LOT 124 2.3460 AC

LOT 123 0.514 AC

LOT 122 0.927 AC

LOT 121 1.0472 AC

LOT 120 2.709 AC

LOT 115 0.5922 AC

PHASE 13

BERNALILLO LIMITS 1A-1 TONQUE BUSINESS PARK FD. 3/19/2002 VOL. 3, FOLIO 2157-A

1A-2 TONQUE BUSINESS PARK FD. 3/19/2002 VOL. 3, FOLIO 2157-A

TOWN OF BERNALILLO WATER TANK SITE

TOWN OF BERNALILLO LIMITS

4 PLACITAS TRAILS FD. 1/21/1983 VOL. 3, FOLIO 359-A

5-A PLACITAS TRAILS FD. 8/22/1984 VOL. 3, FOLIO 486-A

6-A PLACITAS TRAILS FD. 8/22/1984 VOL. 3, FOLIO 486-A

7-A PLACITAS TRAILS FD. 8/22/1984 VOL. 3, FOLIO 486-A

**Alpha Pro Surveying LLC**  
**1436 32<sup>ND</sup> Circle SE**  
**Rio Rancho, New Mexico 87124**  
**Office (505) 892-1076**  
**e-mail: gary@alphaprosurveying.com**

Brad Stebleton  
Planning and Zoning Administrator  
Sandoval County, New Mexico  
P.O. Box 40  
Bernalillo, New Mexico 87004

March 18, 2013

RE: Phasing Plan for Petroglyph Trails Subdivision

Enclosed are 2 copies full size and 10 reduced copies of the proposed Phasing Plan. The applicants, Trails Investors LLC, hereby request County approval to amend the approved Phasing Plan for Petroglyph Trails Subdivision. The amendment consists of removing lots from Phase 13 and adding those lots to Phase 12. Phase 12 will now consist of 17 lots and Phase 13 will consist of 4 lots. The applicant plans to submit a final plat of the Phase 12 lots upon approval of this amended Phasing Plan. Phase 13 lots and Canon del Agua Court will not be developed at this time.

Please let me know if you have any questions. Please place this item on your next available meeting of the Commission.

Sincerely,



Gary E. Gritsko  
NMPS No. 8686