

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1010407 - 15DRB-70146 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PROJECT NAME: CASAS ESCONDIOAS

AGENT: CHRISTOPHER J. DEHLER

****Your request was approved on 4-5-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:****

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

address comments

PLATS:

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). **RECORDED DATE:**

-Tax printout from the County Assessor.

-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required.

Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 15, 2015
DRB Comments**

ITEM # 9

PROJECT # 1010407





APPLICATION # 15-70146

RE: Lot 2, Casas Escondidas

Please provide a reference on the plat to the 1952 Deed that documents the creation of "Portions of" Lot 2 prior to the 1973 Subdivision Ordinance; please delete reference to 2011 Quit Claim Deed.

There appears to be a shed located on the proposed lot line – please verify location consistent with the Zoning Code.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

7. **Project# 1010404**
15DRB-70141 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- CARTESIAN SURVEYS INC agent(s) for COMMERCIAL SELF STORAGE, LLC request(s) the above action(s) for all or a portion of Lot(s) A AND B-1, **CAMPBELL'S ADDITION** zoned M-1, located on MESCALERO BETWEEN HEADINGLY AND SAN LORENZO containing approximately 2.0315 acre(s). (G-15) **DEFERRED TO 4/22/15.**
8. **Project# 1010440**
15DRB-70153 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- CARTESIAN SURVEYS INC agent(s) for MICHAEL H AND PAULINE M PLATT request(s) the above action(s) for all or a portion of Lot(s) 22, 23, AND 24, Block(s) 3, **EMIL MANN ADDITION** zoned R-T, located on ZUNI RD SE BETWEEN MESILLA ST SE AND CHAMA ST SE containing approximately .5411 acre(s). (L-19) **INDEFINITELY DEFERRED.**
9. **Project# 1010407**
15DRB-70146 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- CHRISTOPHER J. DEHLER agent(s) for PAUL P. SJODAL request(s) the above action(s) for all or a portion of Lot(s) 2, **CASAS ESCONDIOAS** zoned R-T, located on HEADINGLY BETWEEN 12TH AND 11TH ST NW containing approximately .2154 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS.**
10. **Project# 1002202**
15DRB-70120 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HUITT-ZOLLARS, INC. agents for WINROCK PARTNERS LLC requests the referenced/ above action for a portion of Parcel A-1-A-1-A and B, **WINROCK CENTER ADDITION** zoned SU-3, located on the east side of LOUISIANA BLVD NE between I-40 and INDIAN SCHOOL RD NE. (J-19) *[Deferred from 2/25/15, 3/11/15, 3/25/15, 4/8/15]* **DEFERRED TO 4/22/15.**
11. **Project# 1010060**
15DRB-70091 MINOR - FINAL PLAT
APPROVAL 
- THE SKARSGUARD FIRM PC agent(s) for RED SHAMROCK 10 LLC request(s) the above action(s) for all or a portion of Tract(s) A, **AIRPORT CENTER** zoned C-3, located on GIBSON BLVD BETWEEN UNIVERSITY BLVD AND MILES RD containing approximately 1.9 acre(s). (M-15) *[deferred from 3/11/15, 3/18/15]* **DEFERRED TO 4/22/15.**



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): CHRISTOPHER J. DEHLER PHONE: 505.414.8223
 ADDRESS: 3827 PALACIO DEL RIO GRANDE NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: dehlersurveying@z.com

APPLICANT: PAUL D. SJODAL PHONE: 505.831.5445
 ADDRESS: 1745 CLIFFSIDE DRIVE NW. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: PAUL D. SJODAL

DESCRIPTION OF REQUEST: DIVIDE ONE (1) LOT INTO TWO (2) LOTS

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. EAST 1/2 LOT 2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: CASAS ESCONDIDAS (A1-G1)
 Existing Zoning: R-T Proposed zoning: NO CHANGE MRGCD Map No 33
 Zone Atlas page(s): G-14-2 UPC Code: 101406010531520703

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
SKETCH PLAT PROJ. #1010407 DEB 70118

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.2154 acre

LOCATION OF PROPERTY BY STREETS: On or Near: HEADINGLY NW
 Between: 12TH ST NW and 11TH ST. N.W.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3/25/2015

SIGNATURE _____ DATE 4/6/2015

(Print Name) CHRISTOPHER J. DEHLER Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15 DRB - 70146</u>	<u>PAF</u>	_____	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 305.00</u>

Hearing date April 15, 2015

[Signature]
 Staff signature & Date 4-6-15

Project # 1010407

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.

required.

 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Paul P. Stodal
 Applicant name (print)
Paul P. Stodal 4-6-15
 Applicant signature / date

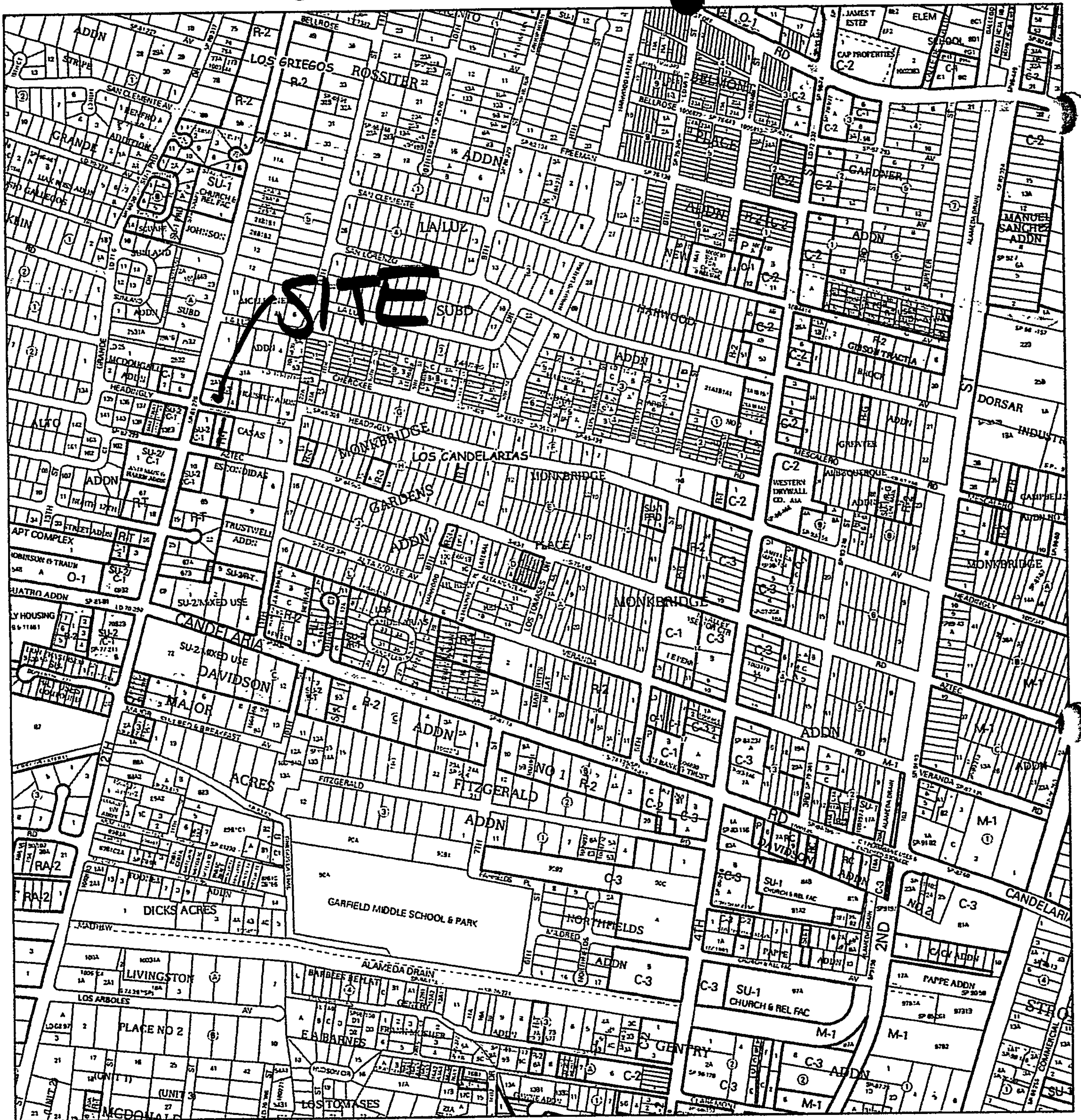


Form revised October 2007

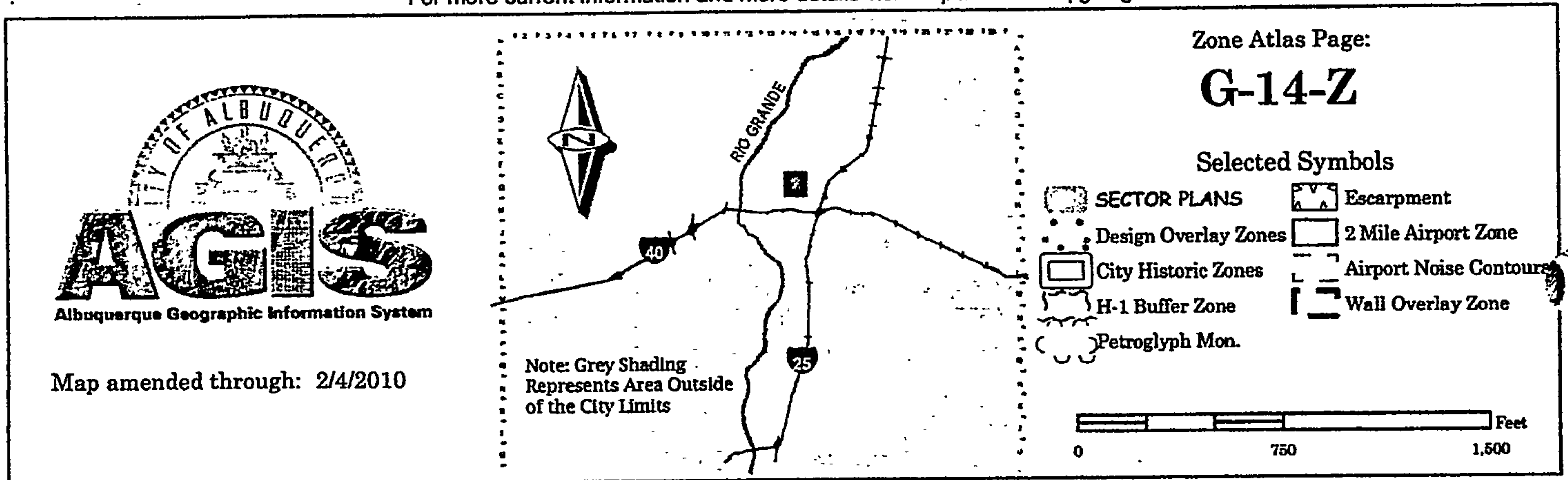
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 10146

[Signature] 4-6-15
 Planner signature / date
 Project # 1010407



For more current information and more details visit: <http://www.cabq.gov/gis>





CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande N.W. Albuquerque, New Mexico 87107
Ph: 414-8223 E-mail: dehlersurveying@q.com

LETTER OF REQUEST

Proj. #1010407

April 6, 2015

The land in this case has been in the Sjodal family for over a half century. The current owner, Paul D. Sjodal, getting on in years, has been trying to sell his property for some time now. At the advice of his realtor, Paul has agreed that the property would be more marketable if it was divided into two (2) lots. There have been two (2) residences (1121 Aztec Rd NW & 1124 Headingly Ave NW) on this property since about 1960. Each residence currently has its own individual water and sewer account with the City. It is the request of the owner of this land, Paul D. Sjodal, that the City of Albuquerque grant the request to subdivide this lot into two (2) legal lots. No adverse comments were received at Sketch Plat hearing.

Respectfully,

Christopher J. Dehler, agent / surveyor



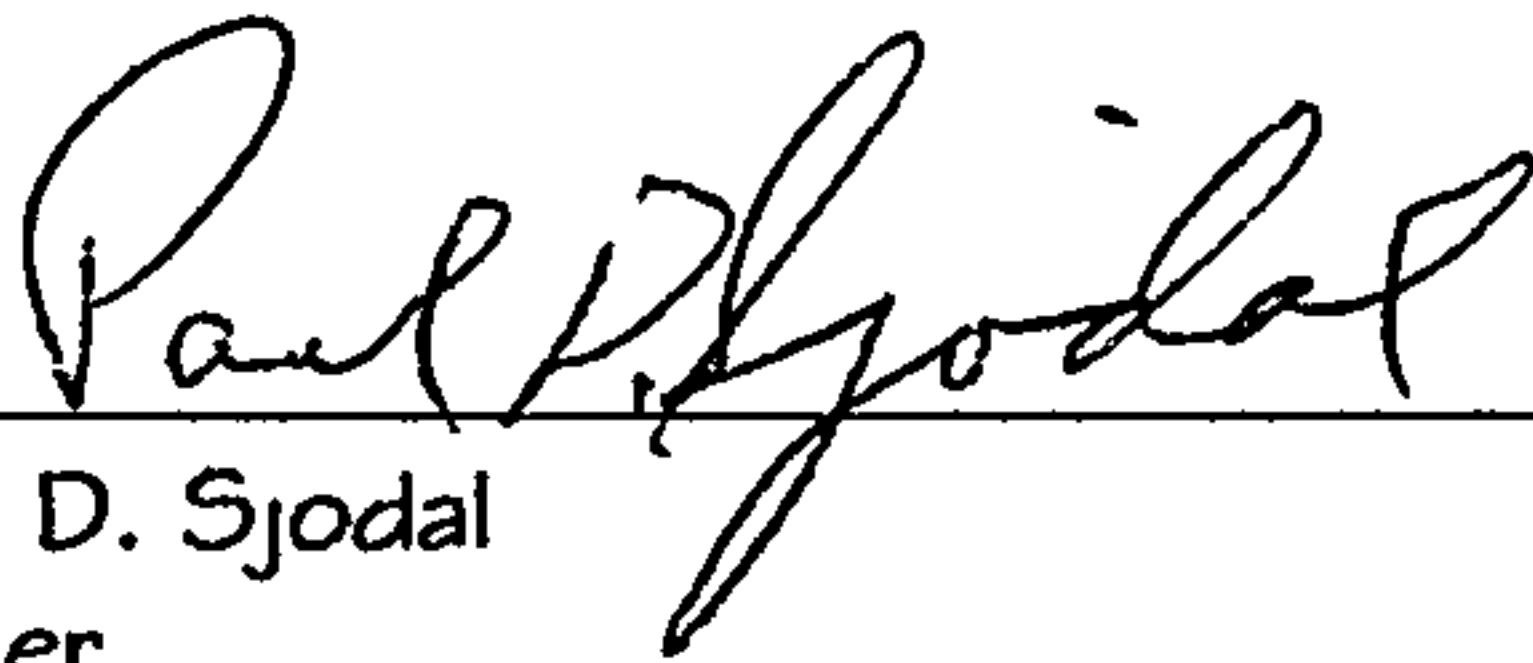
CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande N.W. Albuquerque, New Mexico 87107
Ph: 414-8223 E-mail: dehlersurveying@q.com

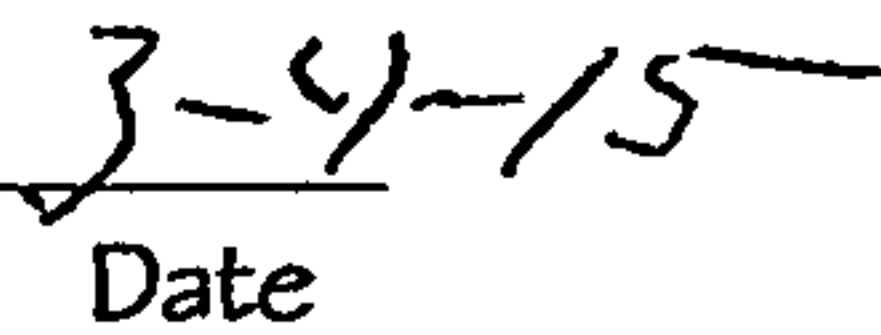
February 23, 2015

AGENT AUTHORIZATION

This is to authorize Christopher J. Dehler to act as Agent in representing the undersigned property owner at City of Albuquerque Development Review Board hearings.



Paul D. Sjodal
owner


Date

East 1/2 Tract 2
CASAS ESCONDIDAS
1121 Aztec Road NW
Albuquerque, NM 87107

THIS INDENTURE made and entered into this 21st day of January, 1952, by and between the State Tax Commission of New Mexico, party of the first part, and Axel E. Sjodal and June G. Sjodal, his wife (Joint Tenants), of Albuquerque, New Mexico, party of the second part, WITNESSETH, THAT:

WHEREAS, the hereinafter described real estate was heretofore sold to the State of New Mexico for delinquent taxes as evidenced by Tax Sale Certificate No. 1246-1247, executed by the Treasurer of Bernalillo County, New Mexico, on the 21st day of January, 1949, pursuant to the provisions of Chapter 27 of the Special Session Laws of 1934, and more than two years having elapsed since the date of issuance and sale of said certificate; and

WHEREAS the County Treasurer of said County on the 23rd day of January, 1951, pursuant to the provisions of Chapter 27 of the Special Laws of 1934, as amended, did execute and deliver to the State of New Mexico, Tax Deed No. 1348-47 covering said property; said deed being recorded in Book No. Tax-5, at page 428 of the Deed Records in the office of the County Clerk of said county; and

WHEREAS, by virtue of the Laws of the State of New Mexico, said party of the first part is authorized to sell and convey such real estate, in consideration of the payment of

----- Eleven ----- and 06/100 ----- Dollars, (\$ 11.06 -----), Payment of said sum having been made to the State Tax Commission, receipt of which is hereby acknowledged.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the party of the first part, for and in consideration of the premises aforesaid, by virtue of the authority in said party vested, does hereby grant, bargain, sell and convey unto Axel E. Sjodal & June G. Sjodal, his wife, Joint Tenants their heirs, successors, executors, administrators and assigns, the following described real estate, situate in the County of Bernalillo, State of New Mexico, to-wit:

Casas Escondidas E 2 of 2

(Payment Covered by House Check No. 24394)
To Have and To Hold, all and singular, the said premises, together with all the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, executors, administrators and assigns, in fee simple.

IN WITNESS WHEREOF, said party of the first part has executed this indenture according to law this the day and year first above written.

STATE TAX COMMISSION OF NEW MEXICO

By F. W. Moxley
Chief Tax Commissioner

Attest: Harold R. Bara
Assistant Secretary

47164

Deed

STATE TAX COMMISSION OF
NEW MEXICO

TO

SA de la...

State of New Mexico,
County of *San...*

I hereby certify that this instrument is filed
for record on the _____ day of _____

at *10:30* o'clock *P.*M. and duly recorded
this *7th* day of *January*

A. D. 19*57*, in Book *145*, page *55*

of Records of said county.

[Signature]
County Clerk

By _____ Deputy

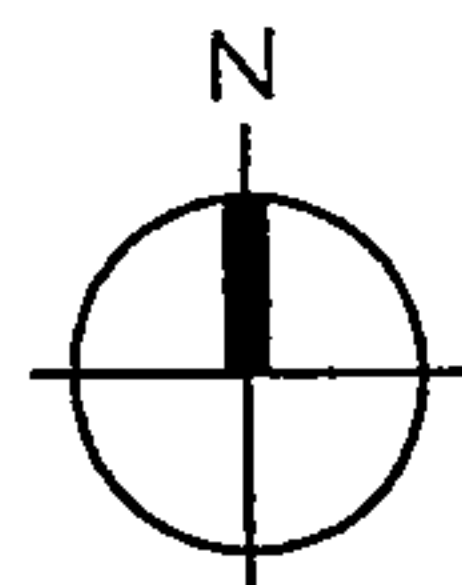
PLAT OF SURVEY

HEADINGLY AVENUE N.W.
formerly Grande Road

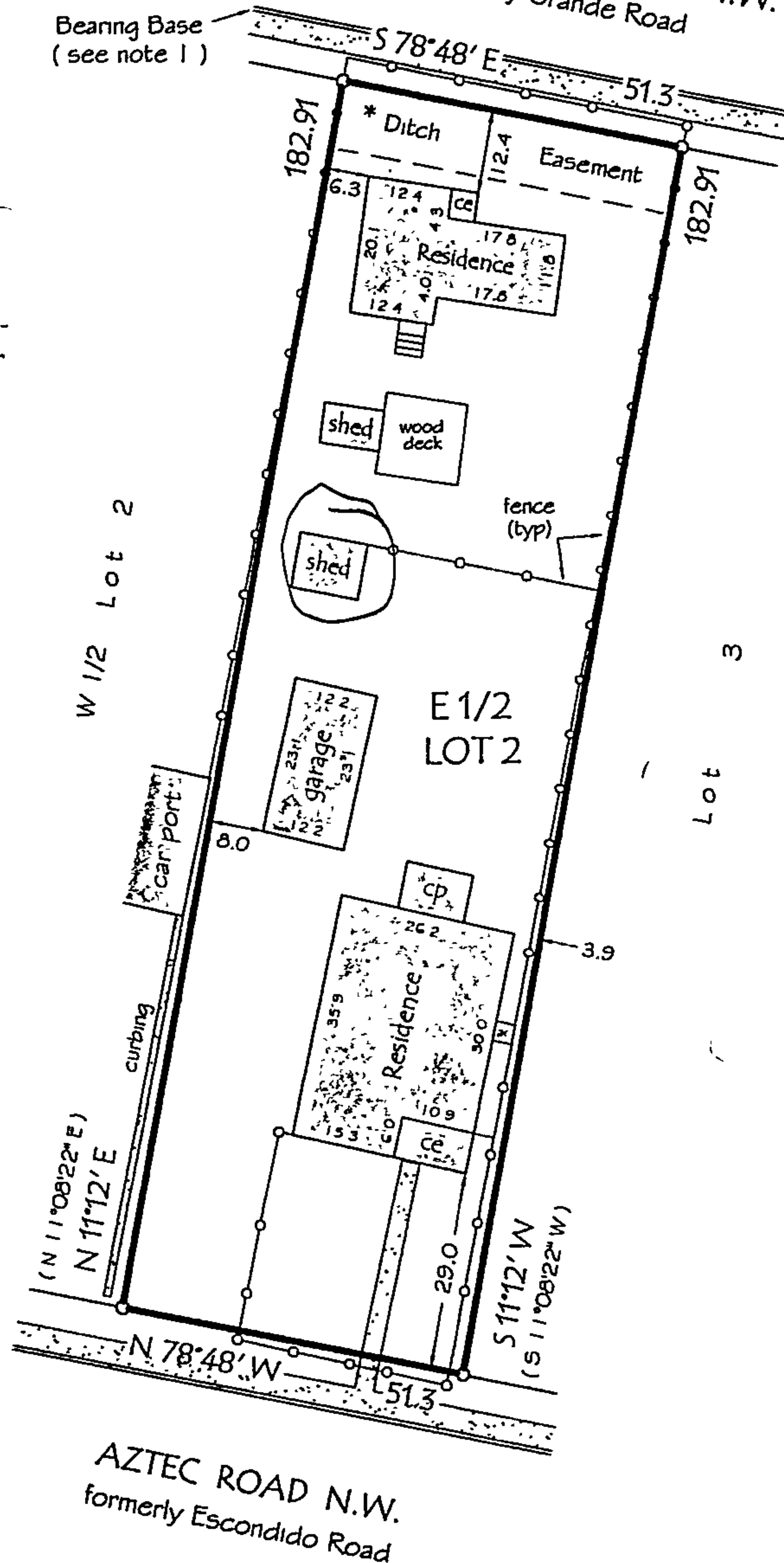
LEGAL DESCRIPTION

The East one-half (E 1/2) of Tract numbered Two (2) of CASAS ESCONDIDAS, a subdivision of a tract of land in School District No. 22, Bernalillo County, New Mexico, as the same is shown and designated on the map of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 29, 1936.

* Undimensioned Ditch Easement per plat of CASAS ESCONDIDAS (10-29-36). Not open or in use.



1"=30'



NOTES

- 1) Bearing Base for this survey is the southerly line of Headingly Ave. NW recorded as S 78°48' E by plat of CASAS ESCONDIDAS filed 10/29/1936 and as monumented by existing curb lines. All distances shown are ground and measured values that vary from record are shown in parenthesis.
- 2) All property corners are monumented by a No. 5 rebar with cap stamped NMRLS 7923.
- 3) Any underground structure not shown is not a part of this survey.
- 4) This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements apparent on the ground and those disclosed in the Title Binder prepared for this property by Fidelity Title (FT# 000171634-NM2G) No title search was performed by the surveyor.
- 6) This property is not located within a Special Flood Hazard Area per FEMA FIRM No. 35001C0119G dated 9/26/08. This property lies in a Zone X.

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat of Survey was prepared by me from notes of an actual field survey; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and that the same is true and correct to the best of my knowledge and belief.

dated: December 26, 2014

New Mexico Registered Land Surveyor No. 7923

Job No. 159114



CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW
Albuquerque, NM 87107

Ph: 414-8223
dehlersurveying@q.com

PROJECT #
1010407

APRIL

Fit