



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 S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Minor 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)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
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		
INTERIOR LOT LINE ADJUSTMENT		

APPLICATION INFORMATION		
Applicant: BRUCE CHARLES & GOTTSCHALK LVT		Phone:
Address: P.O. BOX 6037 / 3036 PALO ALTO DR NE		Email:
City: BOZEMAN / ALBUQUERQUE	State: MT/NM	Zip: 59715 / 87111
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LOTS 22 & 23	Block: 2	Unit: 1.023.060.074.098.303.23
Subdivision/Addition: CASA GRANDE ESTATES	MRGCD Map No.:	UPC Code: 1.023.060.066.086.303.24
Zone Atlas Page(s): G. 23	Existing Zoning: R-1C	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.5561 ±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3036.3100 PALO ALTO DR	Between: CASA BONITA DR.	and: CANDELARIA RD
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR 2021- 004452		

Signature:	Date: 5.11.2021				
Printed Name: DERRICK PACHULETA	<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

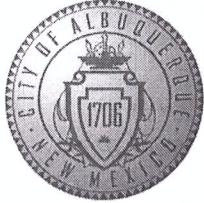
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

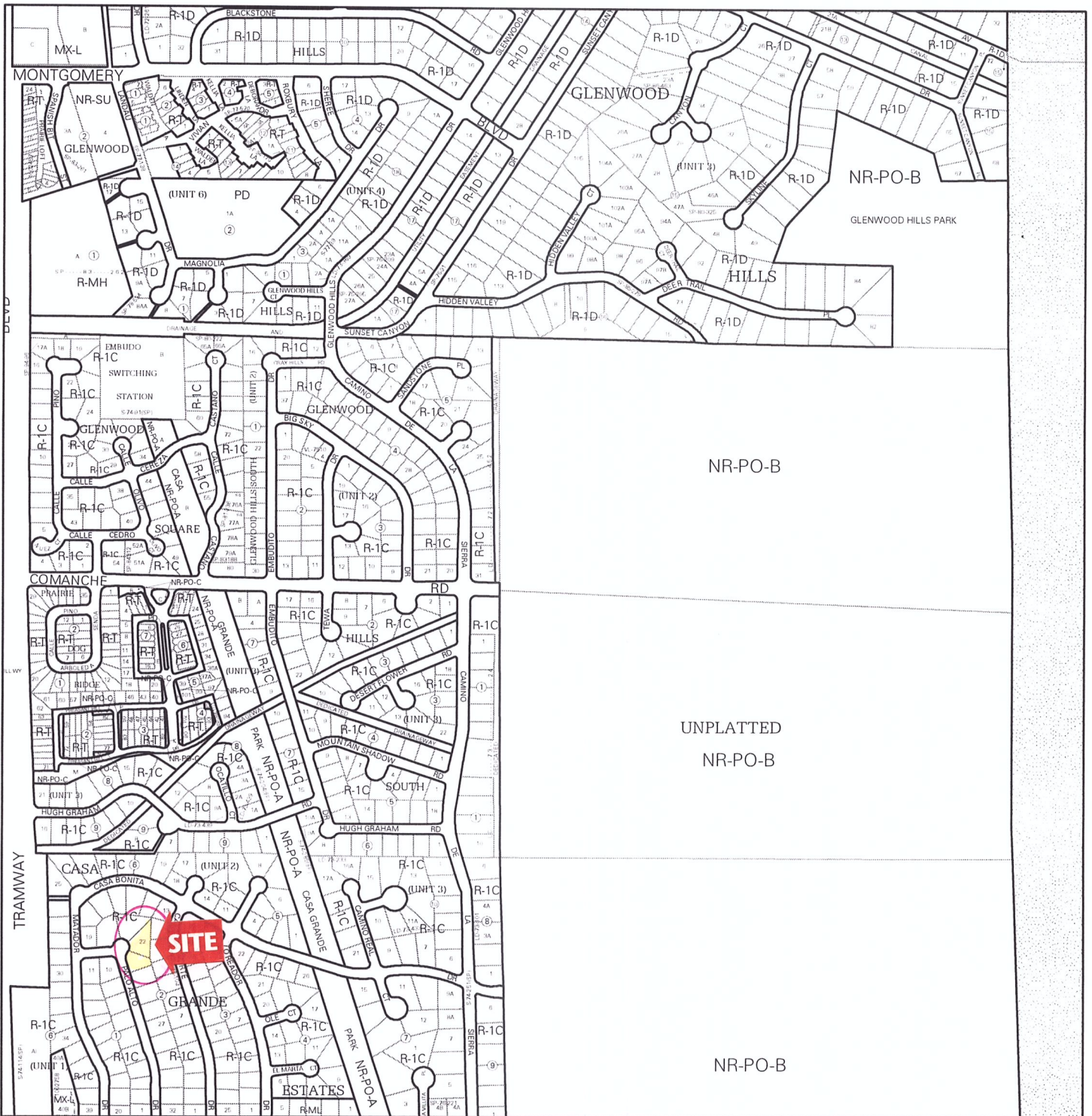
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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)

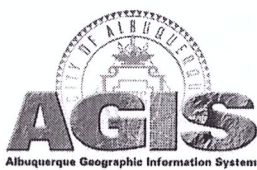
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: <u>Derrick Archuleta</u></p>	<p>Date: <u>5.11.2021</u></p>
<p>Printed Name: <u>DERRICK ARCHULETA</u></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>	

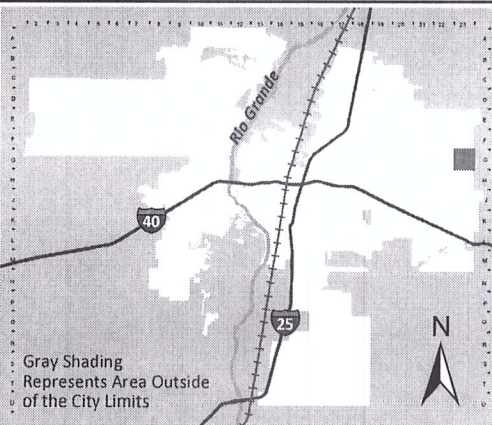


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
G-23-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

0 250 500 1,000
Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

May 11, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS 22-A & 23-A, BLOCK 2, CASA GRANDE ESTATES
PR 2021-004452 / PS 2021-00034

Ms. Wolfley and members of the Board:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned properties. Sketch Plat was presented to the DRB on March 3, 2021.

The property owner would relocate an interior lot line between existing Lots 22 and 23, Block 2, Casa Grande Estates resulting in the same number of two (2) lots. Proposed Lot 22-A is to be 0.3271± net acres and Lot 23-A at 0.2290± net acres on property zoned R-1C (Single Family – Large Lot) on a total of 0.5561± acres.

The request also requires a sidewalk waiver along Palo Alto Drive and lot size deviation for proposed Lot 22-A.

Each proposed lot is currently developed with a single family residence. The proposed interior lot will follow an existing wall separating the subject properties.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Foothills Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: CASA GRANDE ESTATES

AGIS MAP # G-23

LEGAL DESCRIPTIONS: LOTS 22-A - 23-A

BLOCK 2

CASA GRANDE ESTATES

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Diana Archuleta
Applicant/Agent

4.26.2021
Date

Ernest Armijo
Hydrology Division Representative

4/26/2021
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PR 2021 - 004452

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: CASA GRANDE ESTATES

AGIS MAP # G-23

LEGAL DESCRIPTIONS: LOTS 22-A - 23-A

BLOCK 2

CASA GRANDE ESTATES

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Derrick Archulet
Applicant/Agent

4.26.2021
Date

Chris Gustafson
ABCWUA Representative

04/26/2021
Date

PROJECT # PR 2021-004452

3036 & 3100 PALO ALTO DR NE Public Notice Inquiry

To arch.plan@comcast.net <arch.plan@comcast.net>

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Comanche Foothills NA	Ed	Browitt	mcaganr@juno.com	3109 Camino De La Sierra NE	Albuquerque	NM	87111		
Comanche Foothills NA	Paul	Beck	beck3008@comcast.net	3008 Camino De La Sierra NE	Albuquerque	NM	87111		5052001985
District 8 Coalition of Neighborhood Associations	Mary Ann	Dix	dix.mary.ann@gmail.com	11312 Malguena Lane NE	Albuquerque	NM	87111	5057159197	5052710548
District 8 Coalition of Neighborhood Associations	Donald	Couchman	dhc@zianet.com	6441 Concordia Road NE	Albuquerque	NM	87111	5052698335	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlicarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Sunday, April 25, 2021 9:32 PM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN LAND USE CONSULTANTS

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

LOTS 22 & 23

BLOCK 2

CASA GRANDE ESTATES

Physical address of subject site:

3036 & 3100 PALO ALTO DR NE

Subject site cross streets:

BETWEEN CASA BONITA DR & CANDELARIA RD

Other subject site identifiers:

This site is located on the following zone atlas page:

G-23

-
- G-23 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image006.png (2 KB)

Fwd: RE: CASA GRANDE ESTATES - PRELIMINARY FINAL PLAT

To arch.plan@comcast.net <arch.plan@comcast.net>

----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: meaganr@juno.com, beck3008@comcast.net, dix.mary.ann@gmail.com, dhc@zianet.com

Cc: arch.plan@comcast.net

Date: 05/11/2021 11:03 AM

Subject: RE: CASA GRANDE ESTATES - PRELIMINARY FINAL PLAT

Good morning representatives of the District 8 Coalition of Neighborhood Associations and Comanche Foothills Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of an interior lot line adjustment.

The property owner is proposing an interior lot line adjustment to reflect an existing wall between the two subject properties for existing Lots 22 & 23, Block 2, Casa Grande Estates.

Both properties are currently developed each with a single family residence.

The properties are located at 3036 and 3100 Palo Alto Drive NE between Casa Bonita Drive and Candelaria Road.

The site is located within the Foothills Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

The Preliminary/Final Subdivision will go before the DRB on the Wednesday, May 19, 2021 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DRB agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2021-004452/PS 2021-00034.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page) and the proposed interior lot line adjustment which also illustrates the wall and existing single family residences on each lot.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- LOTS 22 & 23 BLOCK 2 CASA GRANDE ESTATES.PDF (4 MB)

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <u>INTERIOR LOT LINE ADJUSTMENT</u>	
Decision-making Body: <u>DRB</u>	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: <u>3036 ? 3100 PAUL ALTO DR NE</u>	
Name of property owner: <u>GOTTSCHALK LVT - BRUCE CHARLES</u>	
Name of applicant: <u>ARCH + PLAN LAND USE CONSULTANTS (DERRICK ARCHULETA)</u>	
Date, time, and place of public meeting or hearing, if applicable: <u>MAY 19, 2021 9AM VIA ZOOM</u>	
Address, phone number, or website for additional information: <u>P.O. BOX 25911 ABO NM 87125 505.980.8365</u>	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

Derrick Archuleta (Applicant signature) 5.11.2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



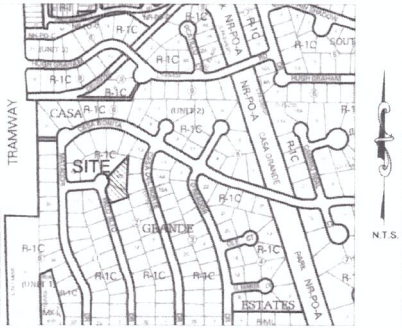
OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.



LOCATION MAP
ZONE ATLAS MAP NO. G-23-Z

SUBDIVISION DATA

1. PROJECT DRB PR-2020-004452
2. ZONE ATLAS INDEX NO.: G-23
3. GROSS SUBDIVISION ACREAGE: 0.5661 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF PROPOSED LOTS: 2
6. DATE OF SURVEY: FEBRUARY 2021

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, and QWEST 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.

FREE CONSENT

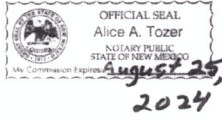
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

FOR GOTTSCHALK LVT:

Sue Gottschalk 4-9-21
SUE GOTTSCHALK, TRUSTEE DATE

ACKNOWLEDGEMENT

COUNTY OF Bernalillo
STATE OF New Mexico
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/09/2021
BY Alice A. Tozer



LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-TWO (22) AND TWENTY-THREE (23), BLOCK 2, OF THE REDIVISION OF LOTS 22 AND 23, BLOCK 2 OF THE CORRECTED PLAT OF UNIT ONE, CASA GRANDE ESTATES, A SUBDIVISION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REDIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 21, 1970 IN VOLUME A3, FOLIO 10.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST LOCATION OF COMMON PROPERTY LINE BETWEEN LOTS 22 & 23 TO FOLLOW LOCATION OF EXISTING WALL SEPARATING THE SUBJECT PROPERTIES.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464" OR "MAG" NAIL & ID DISK MARKED "NMPS 10464", UNLESS SHOWN OTHERWISE. FRONT CORNERS NOT SET DUE TO NO ACCESS WILL BE MARKED ON PAL EXTENSION ON TOP OF CURB.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. EASEMENTS SHOWN ARE AS LISTED IN THE TITLE COMMITMENT NO. 2100222 DATED 1/8/2021 (LOT 22) BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0376G DATED 9/26/2008.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

Bruce Paul Charles
BRUCE PAUL CHARLES

ACKNOWLEDGEMENT

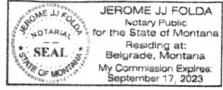
COUNTY OF Galatin
STATE OF Montana
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/5/2021

BY *Merrily Charles Rocco*
MERRILY CHARLES ROCCO DATE 3/31/21

ACKNOWLEDGEMENT

COUNTY OF Placer
STATE OF California
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/31/21

BY *J. J. Foulds*



**PLAT OF LOTS 22-A & 23-A, BLOCK 2
CASA GRANDE ESTATES
(REPLAT OF LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES)
SECTION 2, T10N, R4E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2021**

APPROVED AND ACCEPTED BY:

DRB PR-2020-004452
CASE NO. PS 2021-00034

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION <i>Dias/Griedt</i> A.M.A.F.C.A.	DATE <u>4/19/2021</u>
CODE ENFORCEMENT <i>Loren N. Risenhoover P.S.</i>	DATE <u>3/23/2021</u>

UTILITY APPROVALS:

<i>[Signature]</i> DATE <u>4/16/2021</u>
<i>[Signature]</i> DATE <u>3/29/2021</u>
<i>[Signature]</i> DATE <u>4/17/21</u>
<i>[Signature]</i> DATE <u>4/6/2021</u>

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT 22, BLOCK 2: 102306007409630323
PROPERTY OWNER OF RECORD: CHARLES BRUCE PAUL & ROCCO MERRILY CHARLES
LOT 23, BLOCK 2: 10230600609630324
PROPERTY OWNER OF RECORD: GOTTSCHALK SUE TRUSTEE GOTTSCHALK LVT
BERNALILLO COUNTY TREASURER'S OFFICE:

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

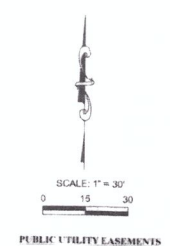
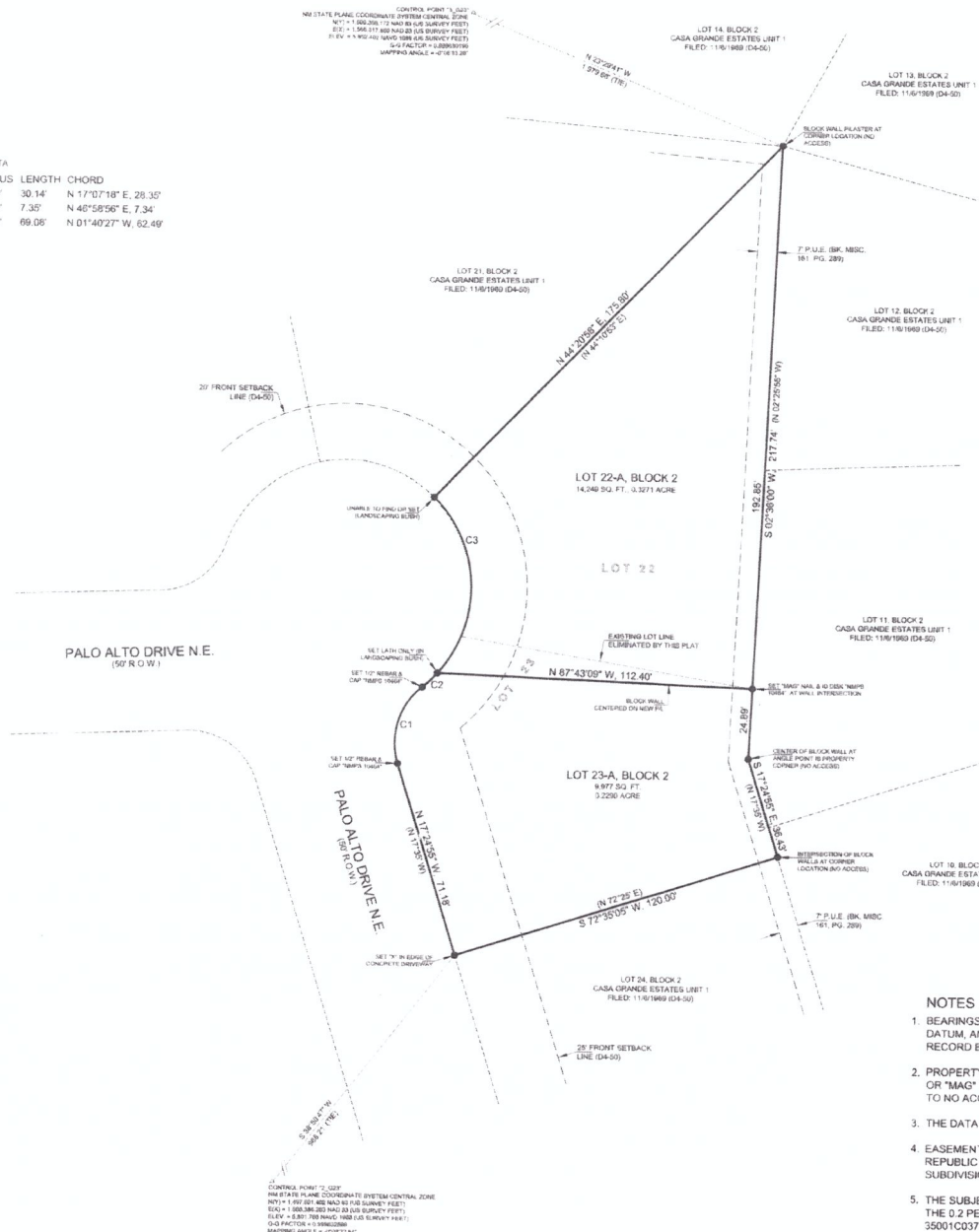
Vladimir Jirik 3/23/2021
VLADIMIR JIRIK/NMPS NO. 10464 DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94555, ALBUQUERQUE, NM 87199
OFFICE: 505.892.4597, CELL: 505.620.4228
professional.surveying@comcast.net



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CASA GRANDE ESTATES**
(REPLAT OF LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES)
SECTION 2, T10N, R4E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2021

CURVE DATA

NO	RADIUS	LENGTH	CHORD
C1	25.00'	30.14'	N 17°07'18" E, 28.35'
C2	45.00'	7.35'	N 46°58'56" E, 7.34'
C3	45.00'	69.08'	N 01°40'27" W, 62.49'



- PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of
- A 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
 - B 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
 - C Qwest Corporation d/b/a CenturyLink ("QWEST") for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
 - D 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 over, 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 in-surface), hot tub, concrete or wood pool deck, 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/switchgear, as installed shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

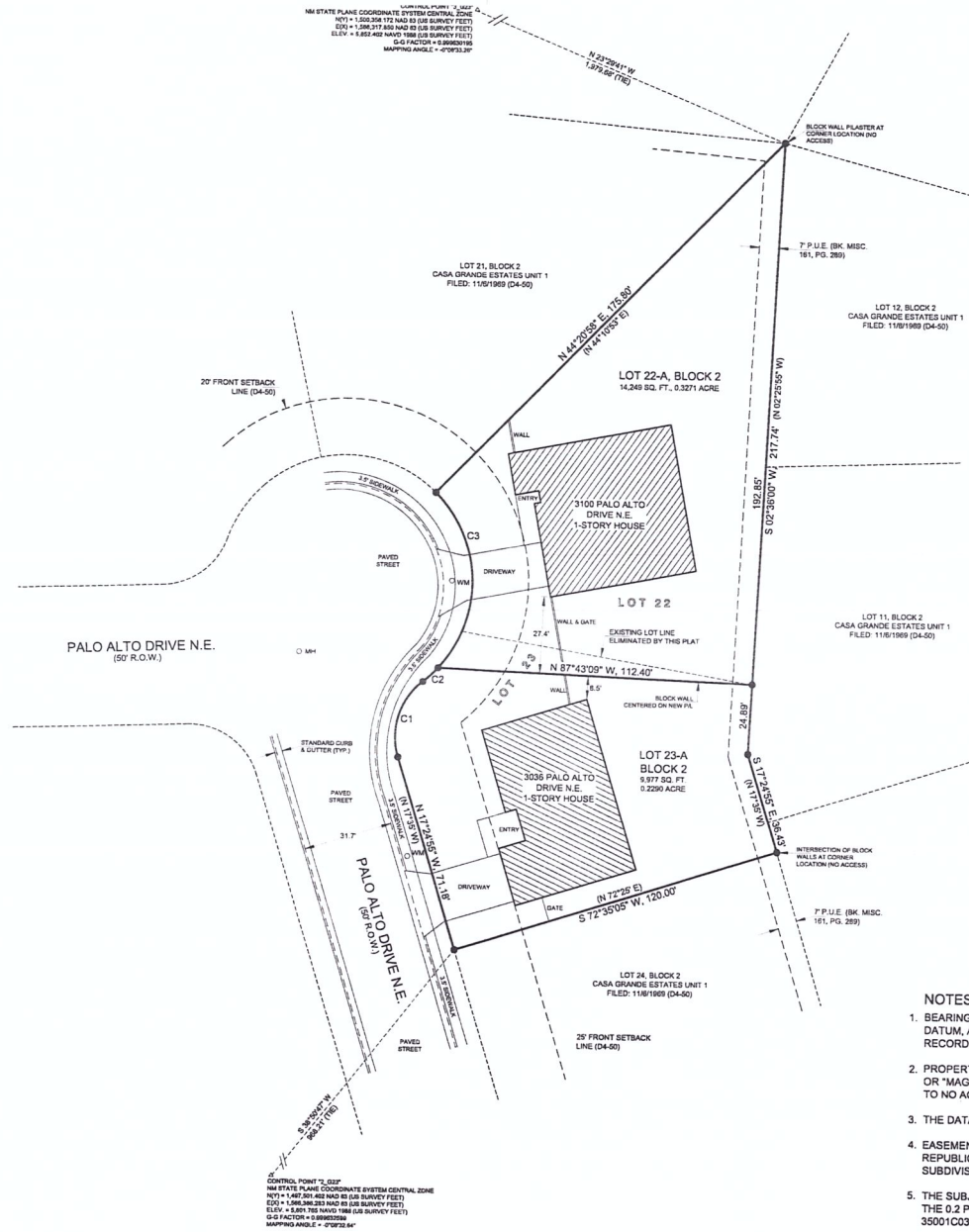
Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, and QWEST do not waive or release any easement or easement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

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. RECORD BEARINGS ARE SHOWN IN PARENTHESES.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464" OR "MAG" NAIL & ID DISK MARKED "NMP5 10464", UNLESS SHOWN OTHERWISE. FRONT CORNERS NOT SET DUE TO NO ACCESS WILL BE MARKED ON P/L EXTENSION ON TOP OF CURB.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS LISTED IN THE TITLE COMMITMENT NO. 2100222 DATED 1/8/2021 (LOT 22) BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0376G DATED 9/26/2008.

SIDEWALK EXHIBIT & SITE SKETCH

SKETCH PLAT OF LOTS 22-A & 23-A, BLOCK 2 CASA GRANDE ESTATES (REPLAT OF LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES) SECTION 2, T10N, R4E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2021



LEGEND OF SYMBOLS
 ○ WM WATER METER
 ○ MH SANITARY SEWER MANHOLE

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