

DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2020 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR 2021-004452

Application No. SD 2021-00095

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: MAY 5, 2021 HEARING DATE OF DEFERRAL: _____

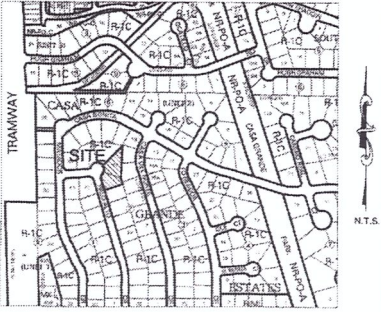
SUBMITTAL

DESCRIPTION: _____

PLANNING – UPDATED APPLICATION NUMBER ON PDF & AGIS APPROVAL EMAIL

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net



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: 0.5561 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 ERRECTED 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 "NMFS 10464" OR "MAG" NAIL & ID DISK MARKED "NMFS 10464". UNLESS SHOWN OTHERWISE, FRONT CORNERS NOT SET DUE TO NO ACCESS WILL BE MARKED ON P/L 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 1/9/2021 (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. 35051C0376G 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 Calatrin
STATE OF Montana
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/5/2021

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

ACKNOWLEDGEMENT

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

BY *J. Friedman*
J. FRIEDMAN
Notary Public - California
Pleasant County
Commission Expires
My Comm. Expires Feb 28, 2027

**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. 20201.00095

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

PARKS AND RECREATION DEPARTMENT DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

M. A. F. G. A. 4/19/2021
M.A.F.G.A. DATE

CODE ENFORCEMENT DATE

Loran N. Risenhoover P.S. 3/23/2021
LORAN N. RISENHOOVER P.S. DATE

UTILITY APPROVALS:

RJA 4/16/2021
PRELIM DATE
QJ/KH 3/29/2021
UTILS COMPANY DATE
NA 4/12/21
CENTURYLINK DATE
J 3/16/21
COMCAST DATE

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT 22, BLOCK 2: 102306007409830323
PROPERTY OWNER OF RECORD: CHARLES BRUCE PAUL & ROCCO MERRILY CHARLES
LOT 23, BLOCK 2: 102306006606630324
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.

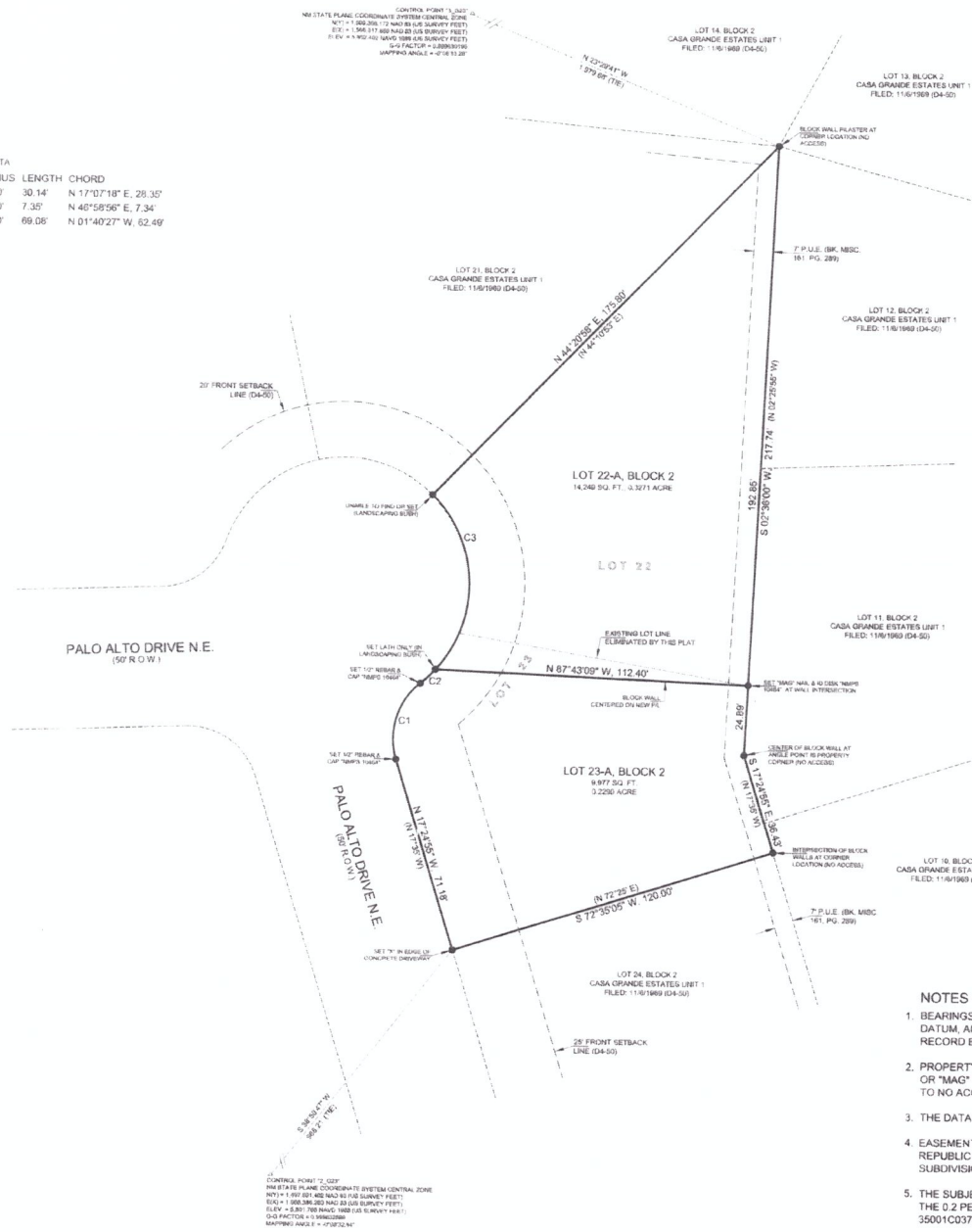
Vladimir Jirik 3/23/2021
VLADIMIR JIRIK, NMPS NO. 10464 DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94590, ALBUQUERQUE, NM 87199
OFFICE 505.892.4397, CELL 505.820.4225
professional.surveying@comcast.net



**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

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 ("PSNM") 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 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 Grantor, 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 subterranean), 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 transformers/switchears as installed shall extend ten (10) feet in front of transformer/switchears doors and five (5) feet on each side.

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NOTES

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Palo Alto project PR-2021-004452

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

Derrick,
See below message with approved DXF file for Palo Alto Project.
Thanks.
Vlad

Vladimir Jirik, PS
Professional Surveying LLC
PO Box 94595, Albuquerque, NM 87199
505.620.4228
professional.surveying@comcast.net

From: Muzzey, Devin P. <dmuzzey@cabq.gov>
Sent: Wednesday, May 12, 2021 2:21 PM
To: Vladimir Jirik <professional.surveying@comcast.net>; Planning Plat Approval <platgisreview@cabq.gov>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Gould, Maggie S. <MGould@cabq.gov>
Subject: DXF

Good Afternoon Vladimir,

The DXF for PR-2021-004452, Lots 22-A and 23-A, Block 2 of Casa Grande Estates has been approved. This email will notify the DRB Office.

Thank you!



Devin Muzzey
gis specialist
e dmuzzey@cabq.gov
cabq.gov/planning