



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"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major 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)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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			
INTERIOR LOT LINE ADJUSTMENT			

APPLICATION INFORMATION			
Applicant: BRUCE CHARLES / GOTTSCHALK RVT		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: 3100-3036 PALO ALTO NE		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.)			
NONE			

Signature:	Date: 2.23.2021
Printed Name: DERRICK ARCHULETA	<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

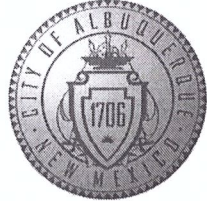
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

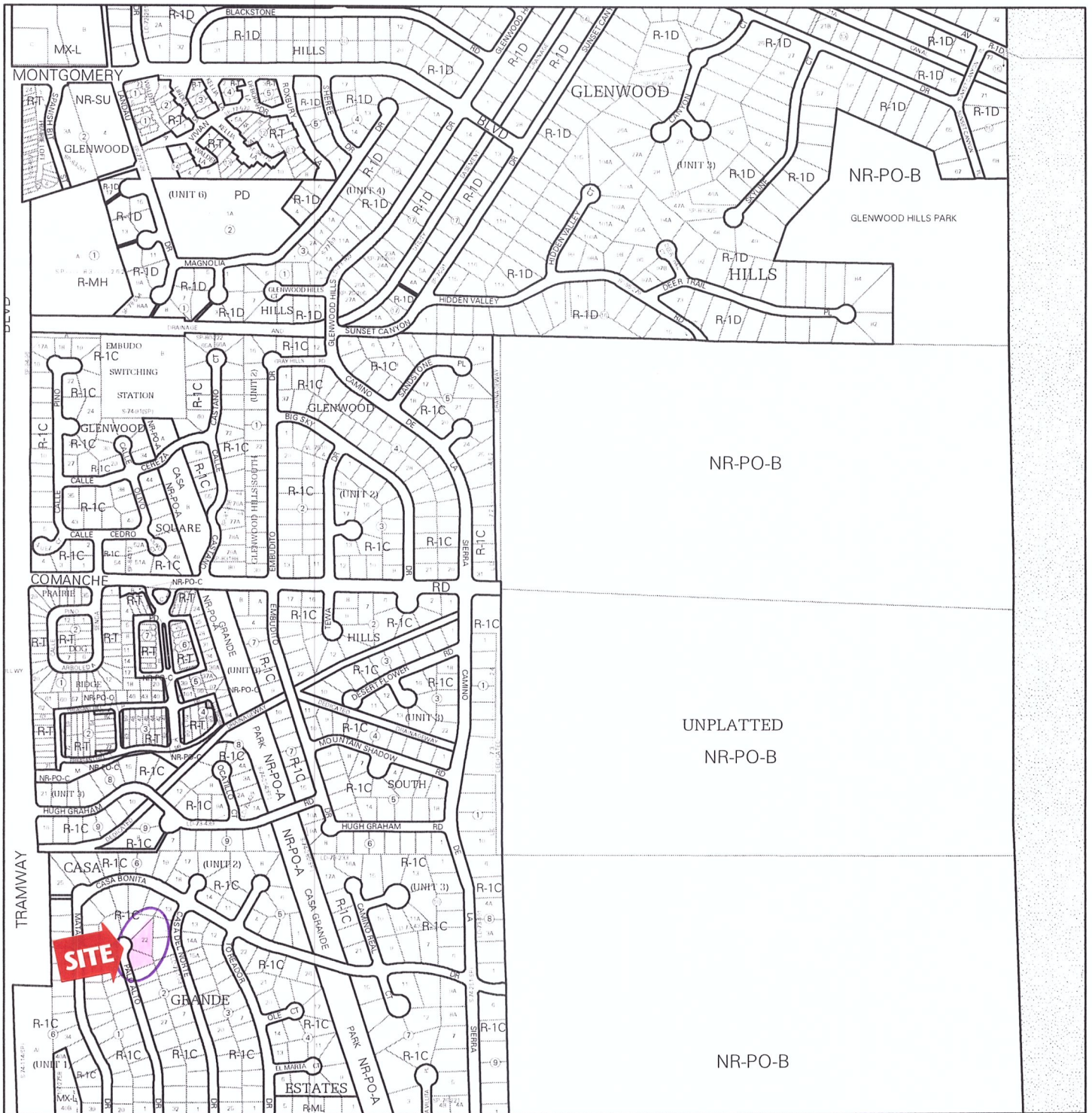
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement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

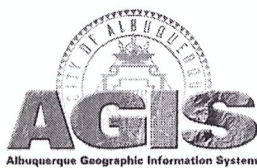
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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>		
Signature: <u><i>Derpick Archuleta</i></u>	Date: <u>2.23.2021</u>	
Printed Name: <u>DERPICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number	
Staff Signature:		
Date:		

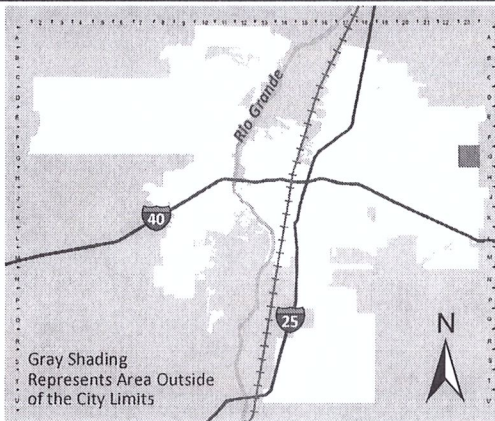


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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**

February 22, 2021

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

RE: LOTS 22 & 23, BLOCK 2, CASA GRANDE ESTATES

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

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.

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

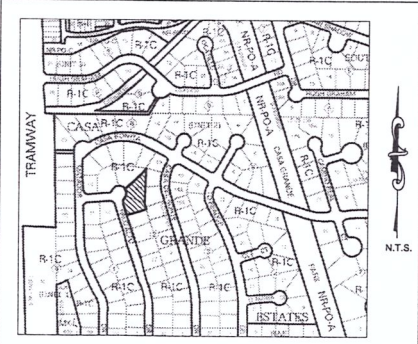
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Foothills Planning Area.

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

Sincerely,


Derrick Archuleta, MCRP
Principal

**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



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

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.

APPROVED AND ACCEPTED BY:

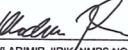
DRB NO. 2021- CASE NO. _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
CITY ENGINEER _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY _____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CODE ENFORCEMENT _____	DATE _____
CITY SURVEYOR _____	DATE _____

UTILITY APPROVALS:

PNM _____	DATE _____
NM GAS COMPANY _____	DATE _____
CENTURYLINK _____	DATE _____
COMCAST _____	DATE _____

TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT 22, BLOCK 2: 10230607409830323
PROPERTY OWNER OF RECORD: CHARLES BRUCE PAUL & ROCCO MERRILY CHARLES
LOT 23, BLOCK 2: 10230600608630324
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.


 2/9/2021
 VLADIMIR JIRIK, N.M.P.S. NO. 10464 DATE _____
 PROFESSIONAL SURVEYING LLC
 P.O. BOX 94595, ALBUQUERQUE, NM 87199
 office 505.892.4587, cell 505.620.4228
 professional.surveying@comcast.net



SUBDIVISION DATA

- PROJECT #2021-
- ZONE ATLAS INDEX NO.: G-23
- GROSS SUBDIVISION ACREAGE: 0.5561 ACRE
- TOTAL NUMBER OF EXISTING LOTS: 2
- TOTAL NUMBER OF PROPOSED LOTS: 2
- 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.

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 "NMPS 10464" OR "MAG" NAIL & 1D DISK MARKED "NMPS 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 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.

FOR GOTTSCHALK LVT:

SUE GOTTSCHALK, TRUSTEE DATE _____

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

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

ACKNOWLEDGEMENT

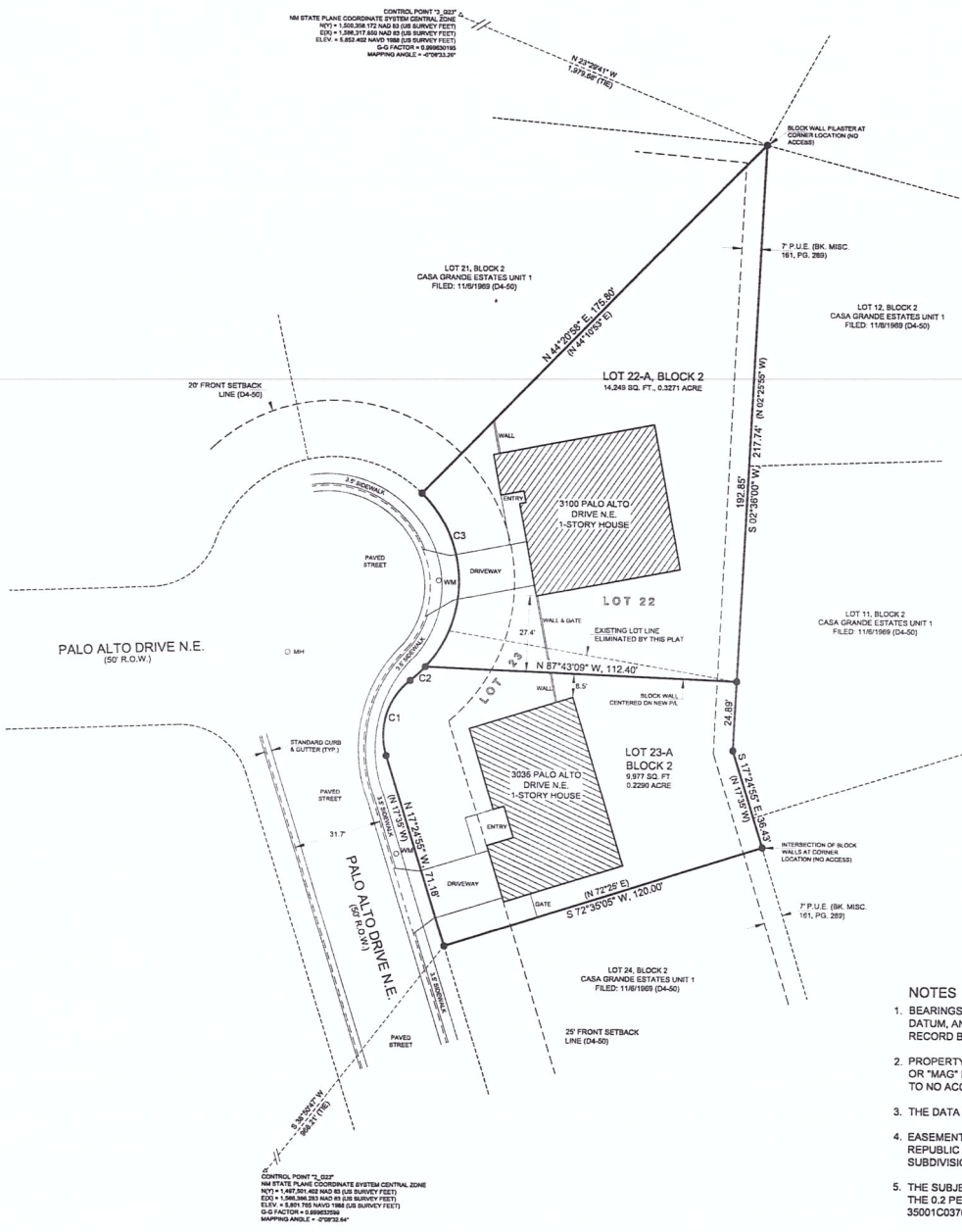
COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

MERRILY CHARLES ROCCO DATE _____

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

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
 ○ MH WATER METER
 ○ MH SANITARY SEWER MANHOLE

CURVE DATA

NO.	RADIUS	LENGTH	CHORD
C1	25.00'	30.14'	N 17° 07' 18\"
C2	45.00'	7.35'	N 48° 58' 56\"
C3	45.00'	69.08'	N 01° 40' 27\"

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\"
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.
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