

City of Santa Fe, New Mexico

Attachment D
Change of Ownership Materials



PROJECT INFORMATION

Project Name: 315 Sena Street		
Address: 315 Sena Street, Santa Fe, NM		Parcel Size: .092; 4,006.235 sq. ft.
Zoning: R-21	Current Land Use: residential	Future Land Use: residential
Pre-application Conference Date:		

SUBMITAL CHECKLIST

Submittal requirements may vary based on the individual application and method of compliance. The City reserves the right to request additional information during the review process. Documents considered in the certificate of compliance process must meet legal lot of record requirements. City of Santa Fe Staff can plot warranty deed legal descriptions for an additional fee.

Please submit items as separate PDF files saved with unique and descriptive file names:

- ✗ Letter of Intent
- ✗ North, West, South and East Adjoiner Plats or Deeds
- Lot shown on the 1957 Scanlon Map
- ✗ Additional Plat(s) as needed to convey LLOR status
- ✗ Warranty Deed(s)
- King's Map
- ✗ Pre-Code Deed(s)
- Site Plan with vicinity map and plotted adjoiners

PROPERTY OWNER INFORMATION

Name (First, Last): 315 Sena Street, LLC		
Address: 315 Sena Street		Suite/Unit #
Street Address		
Santa Fe	NM	87501
City	State	ZIP Code
Phone: (516) 519-6918	E-mail Address: 56johnk56@gmail.com	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Name (First, Last): Charles Henry of Friedman, Walcott, Henry & Winston, LLC		
Address: 150 Washington Ave., Suite 207		Suite/Unit #
Street Address		
Santa Fe	NM	87501
City	State	ZIP Code
Phone: 505-902-9559 ext 2	E-mail Address: charlie@walcottlaw.com	

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
 315 Sena Street Santa Fe, NM 87501

I/we authorize Charles Henry of F, W, H & W to act as my/our agent to execute this application.

Signed: <small>DocuSigned by:</small> John Kozuch	Date: 3/5/2026
Signed: <small>18DD288E01B4482...</small>	Date:

Amended Property Owner Information
Certificate of Compliance, PLUD

Case No. 2026-11784

NEW PROPERTY OWNER INFORMATION:

Name: 315 Sena Street, LLC, a New Mexico Limited Liability Company, holding Business ID 8060684; John Kozuch, member.

Address: 315 Sena Street, Santa Fe, New Mexico 87501

Phone Number: (516) 519-6918

Email: 56johnk56@gmail.com

APPLIANT/AGENT INFORMATION

CHARLES HENRY OF FRIEDMAN, WALCOTT, HENRY & WINSTON, LLC

ADDRESS: 150 WASHINGTON AVE., SUITE 207, SANTA FE, NM 87501

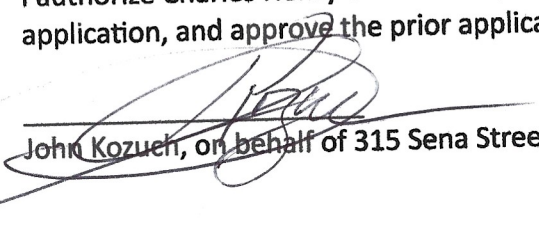
Phone Number: (505) 982-9559 ext. 2

Email: charlie@walcottlaw.com

AGENT AUTHORIZATION:

I am/we are the owners and record title holders of the property located at 315 Sena Street, Santa Fe, New Mexico 87501 as of January 26, 2026. A copy of the Warranty Deed conveying the property is attached.

I authorize Charles Henry of Friedman, Walcott, Henry & Winston, LLC to act as our agent on the application, and approve the prior application made:


John Kozuch, on behalf of 315 Sena Street, LLC


Date:

March 05, 2026

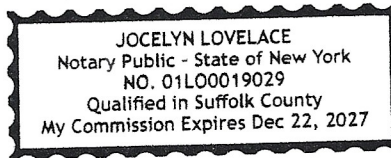
ACKNOWLEDGMENT
315 Sena Street, LLC

STATE OF New York)
) ss.
COUNTY OF Suffolk)

The foregoing instrument was acknowledged before me this 5th day of March 2026 by John Kozuch, as the authorized member of 315 Sena Street, LLC.



NOTARY PUBLIC



My Commission Expires:

ST&E File: SF25-5727

WARRANTY DEED

CHRISTOPHER ALDEN OLSON, TRUSTEE OF THE CHRISTOPHER ALDEN OLSON REVOCABLE TRUST DATED JUNE 5, 2018, for consideration paid, grants to 315 SENA STREET LLC, a New Mexico limited liability company, the address for which is 23 Camel Hollow Road, Lloyd Harbor, NY 11743, the following described real estate in Santa Fe County, New Mexico:

Lot 5 of the Frank Andrews Subdivision as shown and delineated on plat of survey entitled "Boundary Survey for Wendy Kapp, #315 Sena St, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, pages 41-42 as Document No. 1143007.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

Dated: January 26, 2026



CHRISTOPHER ALDEN OLSON REVOCABLE TRUST
DATED JUNE 5, 2018

By: *Ch. Olson*
Christopher Alden Olson, Trustee

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 1
I Hereby Certify That This Instrument Was e-Recorded for Record On The 26TH Day Of January, A.D., 2026 at 02:17:20 PM And Was Duly Recorded as Instrument # 2075686 Of The Records Of Santa Fe County	
Deputy - RMAESTAS	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 26 day of January 2026 by Christopher Alden Olson, Trustee of the Christopher Alden Olson Revocable Trust dated June 5, 2018, on behalf of said trust.

Amanda Marie Adelo

Signature of notarial officer
Title or Rank

My commission expires: 4-26-27



State of New Mexico - Notary Public
Amanda Marie Adelo
Commission Number 1080483
My Commission Expires April 26, 2027



Michael J. Garcia, Mayor

CERTIFICATE OF COMPLIANCE AS LEGAL LOT OF RECORD

RE: Legal Lot of Record status for a parcel identified as 315 Sena St, on a recorded Warranty Deed entitled “Christopher Alden Olson, Trustee of the Christopher Alden Olson Revocable Trust dated June 5, 2018, for consideration paid, grants to 315 Sena Street LLC, New Mexico Limited Liability Company,” recorded by the Office of the Santa Fe County Clerk on January 26, 2026, as Instrument Number 2075686. (hereinafter, the “Property”).

In compliance with Santa Fe City Code (SFCC) 1987 Section §14-2.1.E.XI.b, this Certificate of Compliance documents status as a legal lot of record for the property referenced above.

This determination is based on review of the following documents:

1. Amended Plat Geo. M. Neel of “Map Showing Subdivision of Land Belonging to Frank Andrews” recorded by the Office of the Santa Fe County Clerk on March 10, 1930, in Book 2 Page 205.
2. Warranty Deed from “C. O. Faulk and Irene Faulk, his wife, for consideration paid, grant to Earl Beard and Lutie Ray Beard, as joint tenants with right to survivorship,” recorded by the Office of the Santa Fe County Clerk on October 3, 1957, in Book 224 Page 846.
3. Warranty Deed from “Earl Beard and Lutie Ray Beard, husband and wife, for consideration paid, grant to, Dorothy B. Davis, a single woman and Alexander D. Dority and Wendy O. Dority, husband and wife as joint tenants, all as tenants-in-common,” recorded by the Office of the Santa Fe County Clerk on October 21, 1983 in Book 473, Page 702.
4. Warranty Deed from “John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights to survivorship for consideration paid, grant to Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson husband and wife, all as joint tenants with rights to survivorship,” recorded in the Office of the Santa Fe County Clerk on February 7, 2014 as Instrument No. 1729537.
5. Warranty Deed from “H. A. D’Spain, ET UX to Earl Beard, ET UX” recorded in the Office of the Santa Fe County Clerk on April 22, 1942, in Book 22 Page 317 as Instrument No. 68617.
6. Warranty Deed from “Earl Beard and Lutie Ray Beard, husband and wife as joint tenants to Gerald M. Wise and Rebecca R. Phillips, both single persons as joint tenants,” recorded in the Office of the Santa Fe County Clerk on August 22, 1983, in Book 464 pages 161-162 as Instrument No. 523010.
7. “Plat Showing Survey of Property for Earl Beard and Lutie Ray Beard located within the Lots 4, 5, 10, Frank Andrews Subdivision,” recorded in the Office of the Santa Fe County Clerk on February 5, 1981 in Book 97 Page 13 as Instrument No. 473104.

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1

Elizabeth “Liz” Barrett, District 2
Paul C. Bustamante, District 2

Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4
Amanda Chavez, District 4

Case #2025-11784 Certificate of Compliance
315 Sena St.