



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**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
- 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 2<sup>nd</sup> 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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365  
 ADDRESS: P.O. BOX 25911 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net  
 APPLICANT: JIMMIE & DEBORAH McDONALD PHONE: \_\_\_\_\_  
 ADDRESS: 506 REGINA RD NW FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNERS List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIDEWALK WAIVER  
CREATE 2 LOTS FROM 1 EXISTING LOT

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. TRACT 133-A1-A1 -A2 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: R-1 Proposed zoning: N/A MRGCD Map No 39  
 Zone Atlas page(s): J-11 UPC Code: 1-011-058-459-141-410-04

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1011149 17DRB-70202 17DRB-70160

**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): 1.0±

LOCATION OF PROPERTY BY STREETS: On or Near: VALLE DEL SOL RD  
 Between: REGINA CIR NW and ARENAL CANAL

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 8.2.17

SIGNATURE Derrick Archuleta DATE 12.5.17

(Print Name) DERRICK ARCHULETA Applicant:  Agent:

**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.**
- \_\_\_ 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**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

**BULK LAND VARIANCE (DRB04)**

**(PUBLIC HEARING CASE)**

**24 copies**

- Application for Minor Plat on FORM S-3, including those submittal requirements.
- Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**SIDEWALK VARIANCE (DRB20)**

**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance or waiver
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the variance
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

**EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the deferral or extension
- List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**VACATION OF PRIVATE EASEMENT (DRB26)**

**VACATION OF RECORDED PLAT (DRB29)**

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- Letter of authorization from the grantors and the beneficiaries (private easement only)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

**PLAT  
OF  
LOTS 1-2  
LANDS OF McDONALD  
WITHIN SECTION 14 T10N, R2E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2017**

PROJECT NUMBER	DATE
CITY APPROVALS	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABQWVA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK Q.C.	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:  
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY THEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEYING AND MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISIONS AND PLATS AND THE CITY OF ALBUQUERQUE SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND SURVEYS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, N.M.P.S. 21082  
06-01-2017 DATE



**CONSTRUCTION SURVEY TECHNOLOGIES, INC.**  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193, 505-977-2921  
OFFICE: 1606 CENTRAL AVENUE, SUITE 101, ALBUQUERQUE, NM 87106  
MAILSURVEY@GMAIL.COM

**LEGAL DESCRIPTION:**  
A CERTAIN TRACT OF LAND WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ATRISCO GRANT AND WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BEING AND COMPRISING TRACT 133A-1A-1-A2 ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY, MAP NO. 39, BOUNDING ON THE NORTH BY VALLE DEL SOL SUBDIVISION, EAST BY THE WESTERLY LINE OF ARENAL MAIN CANAL, SOUTH BY REGINA SUBDIVISION, WEST BY LAND OF ELFEGO PINO AND A 50 FOOT ROAD EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE IDENTICAL SOUTHEAST CORNER OF LOT 11, VALLE DEL SOL SUBDIVISION AS THE SAME IS SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON MAY 5TH, 1947, AND RUNNING THENCE ALONG SAID SOUTHERLY LINE OF SAID VALLEY DEL SOL SUBDIVISION N37°43'56"W, A DISTANCE OF 73.54 FEET TO THE NORTHWEST CORNER; THENCE, S51°16'28"W, A DISTANCE OF 310.69 FEET TO THE SOUTHWEST CORNER; THENCE, S37°42'37"E, A DISTANCE OF 207.21 FEET TO THE SOUTHEAST CORNER, A POINT ON THE WESTERLY LINE OF THE M.R.G.C.D. ARENAL MAIN CANAL; THENCE, FOLLOWING SAID LINE, N28°09'31"E, A DISTANCE OF 340.42 FEET TO THE NORTHEAST CORNER BEING THE POINT OF BEGINNING CONTAINING 1.0014 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANFORMER AND OTHER EQUIPMENT NECESSARY TO PROVIDE ELECTRICAL SERVICES. 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. QWEST CORPORATION D.B.A. CENTURY LINK Q.C. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. COMCAST CORPORATION D.B.A. CENTURY LINK Q.C. 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 REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF CONDUCTION, OVER AND UNDER, THROUGH, UNDER, ACROSS, ALONG, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL, TELEPHONE, TELEVISION, CABLE, AND OTHER FACILITIES AND UTILITIES. CUSTOMERS OF "GRANTEE" INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL, TELEPHONE, TELEVISION, CABLE, AND OTHER FACILITIES AND UTILITIES. OWNERS OF SAID EASEMENTS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF TOWNS, BOARD OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

**DISCLAIMER:**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WARRANT THE ACCURACY OF THE PROPERTY LINES SHOWN HEREON, CONSISTENCY OF PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST TO NOT VIOLATE OR ENCROACH ON ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**FREE EASEMENT:**  
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT AND IN ACCORDANCE WITH THE TERMS OF THIS PLAT AND THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCELS(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT SAID OWNER(S) DO HEREBY REPRESENT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER \_\_\_\_\_

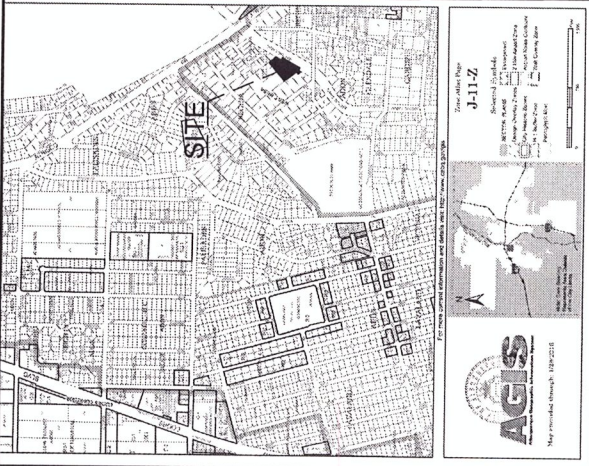
ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOTS AND GRANT ANY EASEMENTS AS SHOWN HEREON.

**SUBDIVISION DATA:**  
CITY OF ALBUQUERQUE CASE NO. DRB-  
ZONE ATLAS INDEX NO. J-11  
DATE OF SURVEY JANUARY 2017  
TOTAL NO. OF TRACTS EXISTING 1  
TOTAL NO. OF LOTS CREATED 2  
GROSS SUBDIVISION ACREAGE 1.0014 ACRES  
CURRENT ZONING R-1

- NOTES:**
1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
  2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
  3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED
- DOCUMENTS USED:**
1. LAND DIVISIONS ELFEGO PINO (FEBRUARY 12, 1969) (OBTAINED FROM M.R.G.C.D.)
  2. M.R.G.C.D. MAP NO. 89 (ARENAL CANAL A-63)
  3. PLAT OF REGINA ADDITION (JANUARY 6, 1947)
  4. PLAT OF LANDS OF THOMAS J. SPILLER JR. (AUGUST 10, 1967)
  5. WARRANTY DEED, THOMAS J. SPILLER JR. & HARRIET G. SPILLER TO CIPRIANO AND JESSIE MONTOYA (OCTOBER 19, 1970)
  6. BOUNDARY SURVEY PLAT COMPRISING TRACT 133A-1A-1-A2 M.R.G.C.D. MAP NO. 39 (JANUARY 2016) LENORE ARMJO PS15511
- THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UNIFORM PROPERTY CODE # \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_

PLAT  
OF  
**LOTS 1-2**  
LANDS OF McDONALD  
WITHIN SECTION 14 T10N, R2E, N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2017

**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR
- PK NAIL WITH SHINER "21082"

**EASEMENT NOTE A:**

PUBLIC UTILITY EASEMENT, PRIVATE WATER, PRIVATE SANITARY SEWER, EMERGENCY TURNAROUND AND ACCESS EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 1 & 2, LANDS OF McDONALD (GRANTED BY THIS PLAT)

**AGS CONTROL STATION 20-J11 NOTE:**

N: 1491770.982  
E: 1508437.513  
NEW MEXICO STATE PLANE CENTRAL ZONE NAD83  
G-C = 0.999600825  
DELTA-ALPHA = -00°15'27.22"

**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

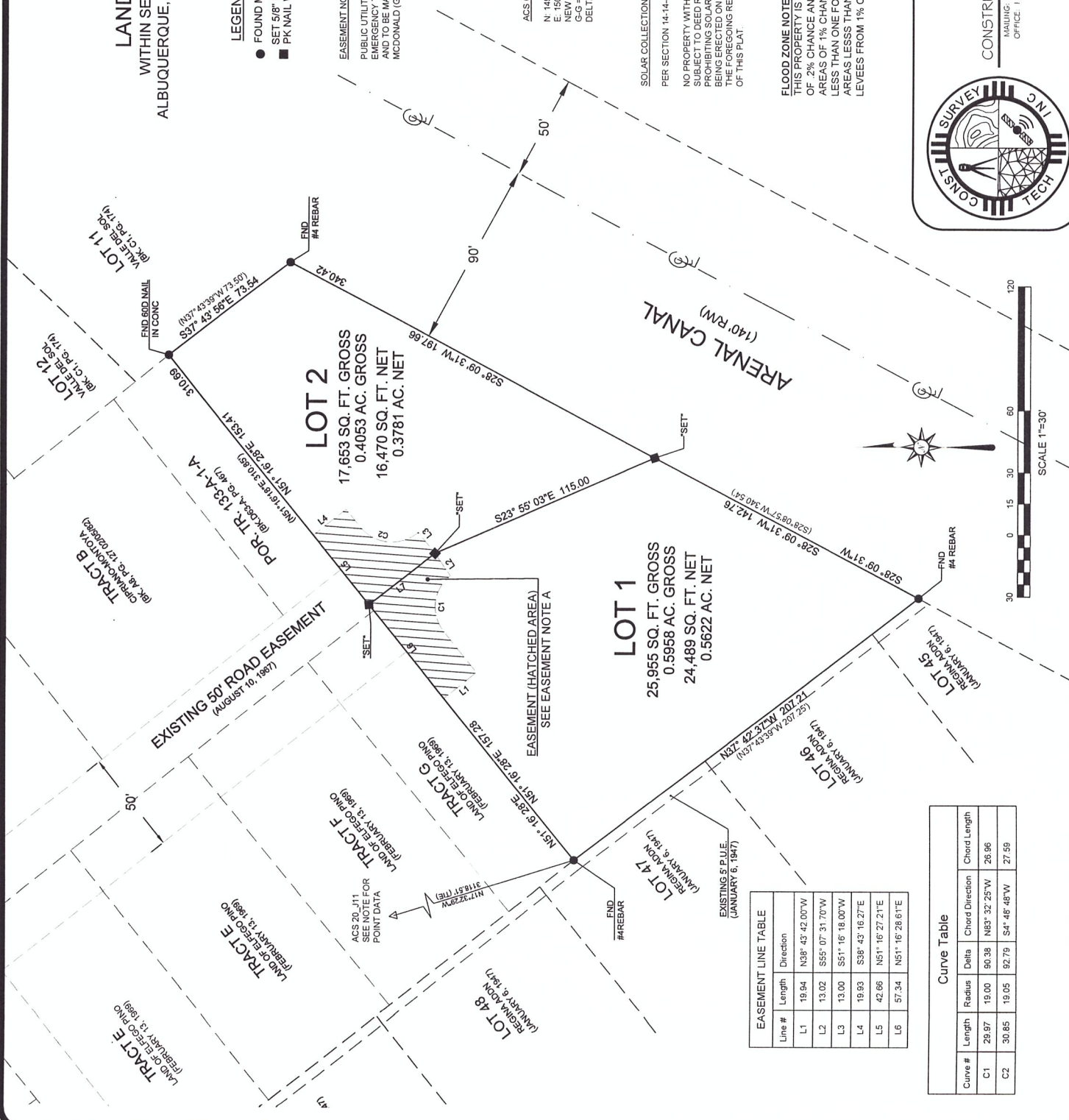
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT UNLESS SUCH REQUIREMENT SHALL BE A CONDITION TO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

**FLOOD ZONE NOTE:**

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (SHADED) AREAS OF 2% CHANCE ANNUAL FLOOD; AREAS OF 1% CHANCE ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE ANNUAL FLOOD.



**CONSTRUCTION SURVEY TECHNOLOGIES, INC.**  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 871 93 505-917-4921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 871 06  
HNSURV.TECH@GMAIL.COM



**EASEMENT LINE TABLE**

Line #	Length	Direction
L1	19.94	N38° 43' 42.00"W
L2	13.02	S55° 07' 31.70"W
L3	13.00	S51° 16' 18.00"W
L4	19.93	S38° 43' 16.27"E
L5	42.66	N51° 16' 27.21"E
L6	57.34	N51° 16' 28.61"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.97	19.00	90.38	N83° 32' 25"W	26.96
C2	30.85	19.05	92.79	S4° 48' 48"W	27.59

**ARCH+PLAN  
LAND USE CONSULTANTS  
ALBUQUERQUE NM**

December 4, 2017

Kym Dicome, Acting Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: PLACEMENT ON AGENDA (PROJECT #1011149/ 17DRB-70160 & 17DRB-70202)  
LOTS 1 and 2, LANDS OF McDONALD**

Ms. Dicome and members of the Board:

I would like to request Preliminary/Final Plat review for a minor subdivision and a sidewalk waiver for the above mentioned property to be placed on the December 13, 2017 agenda.

The property owner would like to create two (2) lots from existing Tract 133-A-1-A-1-A-2, MRGCD Map 39. Proposed Tract 1 to be 0.562± acres and Tract 2 at 0.378± acres. The parcel is currently vacant. The existing zone is R-1.

At the meeting of August 2, 2017, the DRB indefinitely deferred the project in what was determined to be the need for recorded documentation to support access for Valle del Sol Road to the subject property. Transportation also requested a sidewalk waiver.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

December 4, 2017

Racquel Michel, Transportation Development  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: SIDEWALK WAIVER (PROJECT #1011149/ 17DRB-70202)**  
**LOTS 1 and 2, LANDS OF McDONALD**

Ms. Michel:

I would like to request a sidewalk waiver for the above mentioned property.

The property owner would like to create two (2) lots from existing Tract 133-A-1-A-1-A-2, MRGCD Map 39. Proposed Tract 1 to be 0.562± acres and Tract 2 at 0.378± acres. The parcel is currently vacant. The existing zone is R-1.

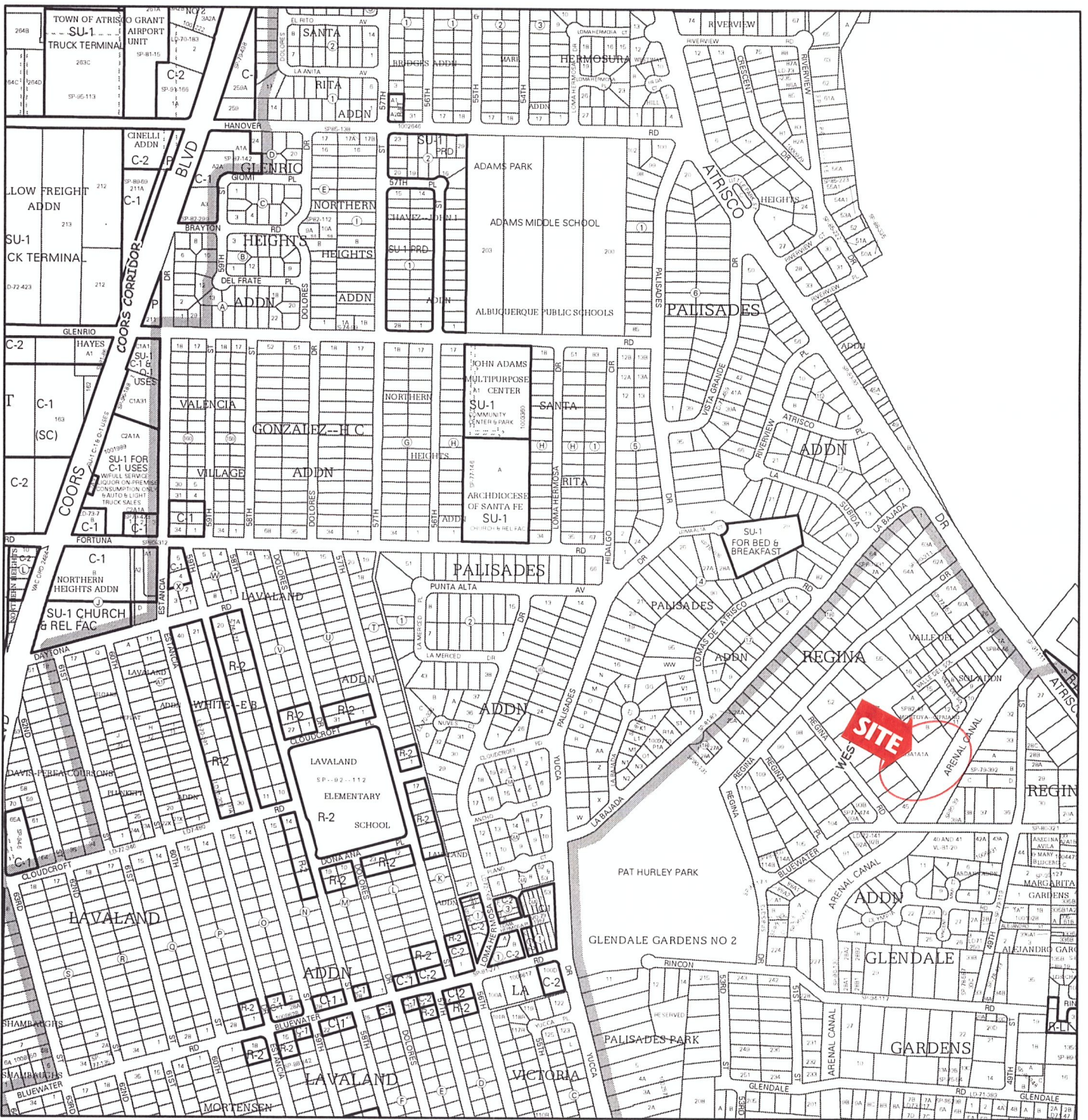
The property is a remnant of an old MRGCD tract and sidewalks do not exist on surrounding properties. Sidewalks do not exist on those properties just south of the intersection of Valle del Sol Road and Valle del Sol Place approximately 100 feet away from the subject site. Sidewalk construction would create a sidewalk without connection to the greater system over 100 feet away. This particular property lies at the end of this portion of Valle del Sol Road and adjacent to the north of the Arenal Canal and is currently vacant.

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

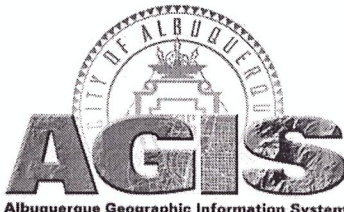
Sincerely,



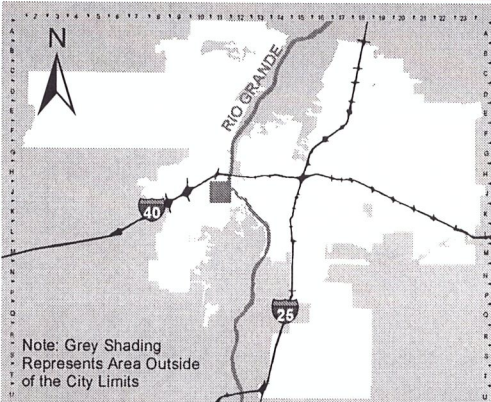
Derrick Archuleta, MCRP  
Principal



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









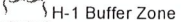
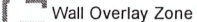
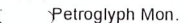
Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-11-Z**

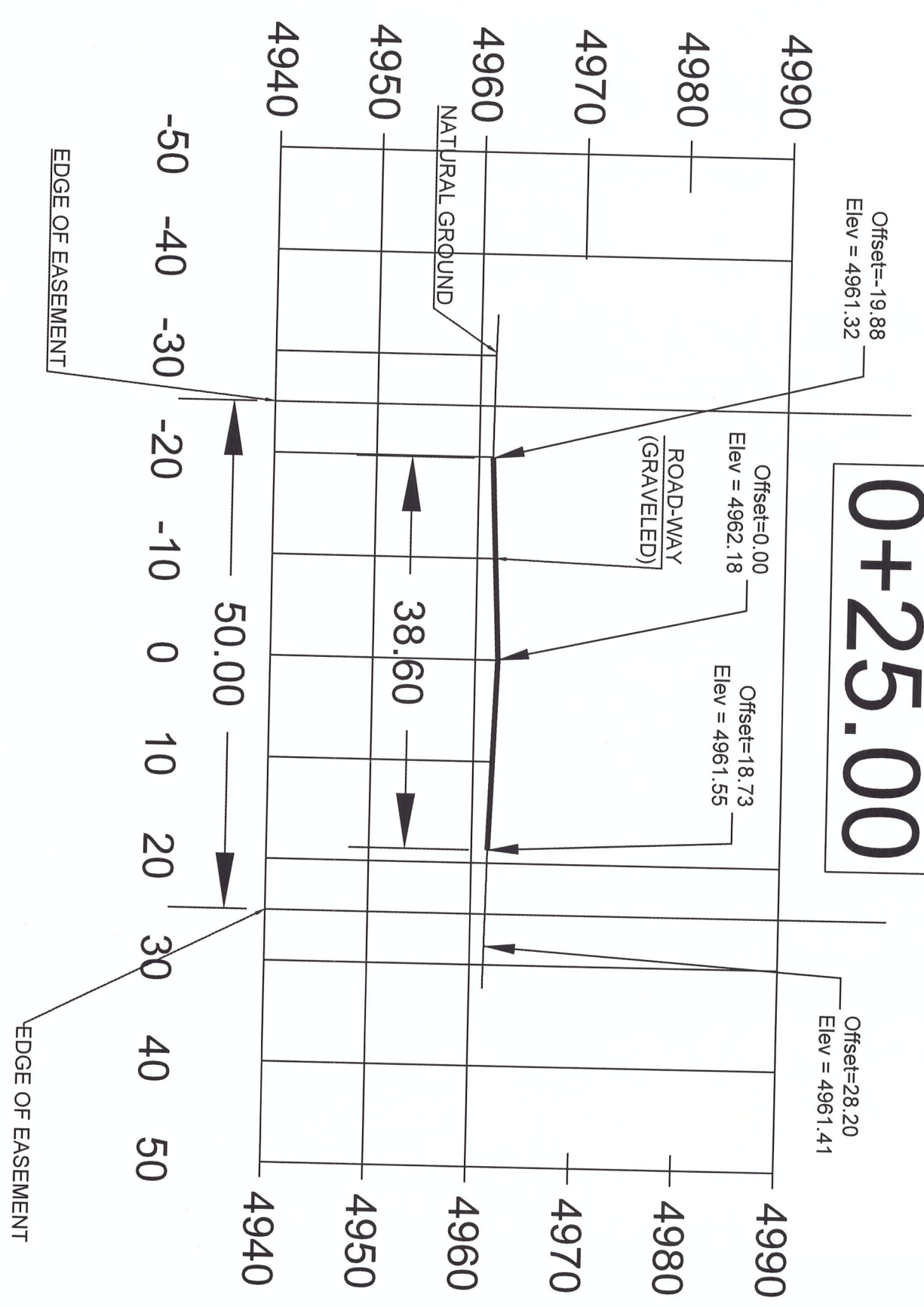
Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0                      750                      1,500 Feet



**0+25.00**



# VALLE DEL SOL ROAD

(EXISTING SECTION)