



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. 10 11149  
Application No. 17DRB-70160

TO:

- ☒ Jack Cloud, DRB Chairman, Planning Department  
☐ Abiel Carrillo, P.E., Hydrology  
☒ Racquel Michel, P.E., Transportation Development  
☐ Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA  
☐ Carol Dumont, Parks/Municipal Development

NOTE: PDF Required

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

NEXT HEARING DATE: JULY 19, 2017

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: \_\_\_\_\_

• EXHIBIT : RECORDED DOCUMENTS REFLECTING ACCESS

• SIDEWALK EXHIBIT

CONTACT NAME: DERRICK ARCHULETA

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

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

July 11, 2017

Jack Cloud, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

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

Mr. Cloud and members of the Board:

I would like to request Preliminary/Final Plat review for a minor subdivision for the above mentioned property to be placed on the July 19, 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 June 21, 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 review and clearance from the Fire Department in addition to sidewalk exhibit.

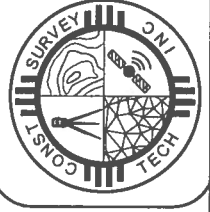
Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP  
Principal

LANDS OF McDONALD  
WITHIN SECTION 14 T10N, R2E, N P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2017



CONSTRUCTION SURVEY TECHNOLOGIES, INC.  
 TIAUING PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921  
 OFFICE 1606 CENTRAL AVE SE SUITE 101 ALBUQUERQUE NM 87106  
 INFO@CSTO.COM

78 40138

WARRANTY DEED (Joint Tenants)

Elfego Pino and Victoriana Pino, his wife

467

to Cipriano P. Montoya

, for consideration paid, grant

and Jessie P. Montoya, his wife

as joint tenants the following described real estate in

Bernalillo

County, New Mexico:

A certain tract of land situate within the exterior boundaries of the Town of Atrisco Grant and within the City Limits, City of Albuquerque, Bernalillo County, New Mexico, within Section 24, Township 10 North, Range 2 East, N.M.P.M., being a portion of tract 133a-1a, on the Middle Rio Grande Conservancy District Property Map No. 39, bounded on the North by the Southerly line of the Valle del Sol subdivision, East by land of Tom J. Spillar Jr.; South by the Center Line of a 50 foot road easement; West by land of Cipriano P. Montoya and being more particularly described by survey made by New Mexico Surveying Company as follows:

BEGINNING at the Northeast corner of the tract herein described, whence the Southeast corner of the Valle del Sol Subdivision, as the same is shown on the plat of said subdivision filed in office of the County Clerk, Bernalillo County, New Mexico, on the 5th day of May 1947, bears South 37 deg. 43 min. East, 73.50 feet distant, thence running North 37 deg. 43 min. West, 34.00 feet to the Northwest corner of the tract herein described; thence South 52 deg. 17 min. West, 157.00 feet to a point on the Centerline of a 50 foot road easement; thence following said easement South 37 deg. 43 min. East, 34.00 feet to the Southeast corner; thence North 52 deg. 17 min. East, 157.00 feet to the Northeast corner, being the point of beginning and containing 0.126 Acres.

Subject to the Middle Rio Grande Conservancy District Lien.

*34 feet bought from Elfego & Victoriana Pino  
by Cipriano & Jessie Montoya*

LAND DIVISION NO. 90-213

APPROVED 4-29-70

CITY OF ALBUQUERQUE

FOR: COUNTY CITY

*John J. Roach*

with warranty covenants.

WITNESS our hand and seal this 21<sup>st</sup> day of August, 1967.

(Seal) *Elfego Pino* (Seal)

(Seal) *Victoriana Pino* (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 1967, by Elfego Pino and Victoriana Pino, his wife

My commission expires: (Seal)

9/30/1967

*Paul H. Roach*  
Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

JUN 5 12 02 PM 1978

EMMA C. LONZALES  
CLERK & RECORDER

DEPUTY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: Notary Public



98390 ✓

## WARRANTY DEED

(JOINT TENANTS)

308

THIS INDENTURE, Made this 19th day of October, 19 70 betweenTHOMAS J. SPILLER, JR. and HARRIET G. SPILLER, his wife  
parties of the first part, and CIPRIANO AND JESSIE MONTOYA, his wife

and the survivor of them, parties of the second part;

WITNESSETH: That the parties of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof is hereby acknowledged, and other good and valuable considerations, do es hereby bargain, grant, sell and convey unto the said parties of the second part, not in tenancy in common, but in joint tenancy, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever, all the following described real estate situate in the County of Bernalillo

State of New Mexico, to-wit: 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 24, Township 10 North; Range 2 East, N. M. P. M., being the Easterly portion of Tract 133a-1-a on the Middle Rio Grande Conservancy District Property Map No. 39. bounded on the North by Valle del Sol Subdivision; East by the Westerly line of the Arenal Main Canal; South by land now or formerly of Damacio C. Herrera; 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 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 Valle del Sol Subdivision North 37 deg. 43 min. West, 73.50 feet to the Northwest corner; thence South 52 deg. 17 min. West, 310.30 feet to the Southwest corner; thence South 37 deg. 43 min. East, 207.25 feet to the Southeast corner; a point on the Westerly line of the Arenal Canal; thence following said line, North 28 deg. 58 min. East, 337.91 feet to the Northeast corner being the point of beginning and containing 1.000 Acres.

Subject to restrictions and reservations of record.

1011-058-459141-41004 S-1  
6-15-05

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all of the right, title, and interest of the said parties of the first part in and to said premises either in law or in equity.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever;

And the said parties of the first part, for their and heirs and assigns, covenant s and agree s to and with the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, that at the time of enrolling and delivery of these presents, that well seized of the above-conveyed premises, of a good, sure, perfect, absolute and indefeasible estate in fee simple, and they have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same is free and clear from all former and other grants, bargains, sales, taxes, assessments, and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof

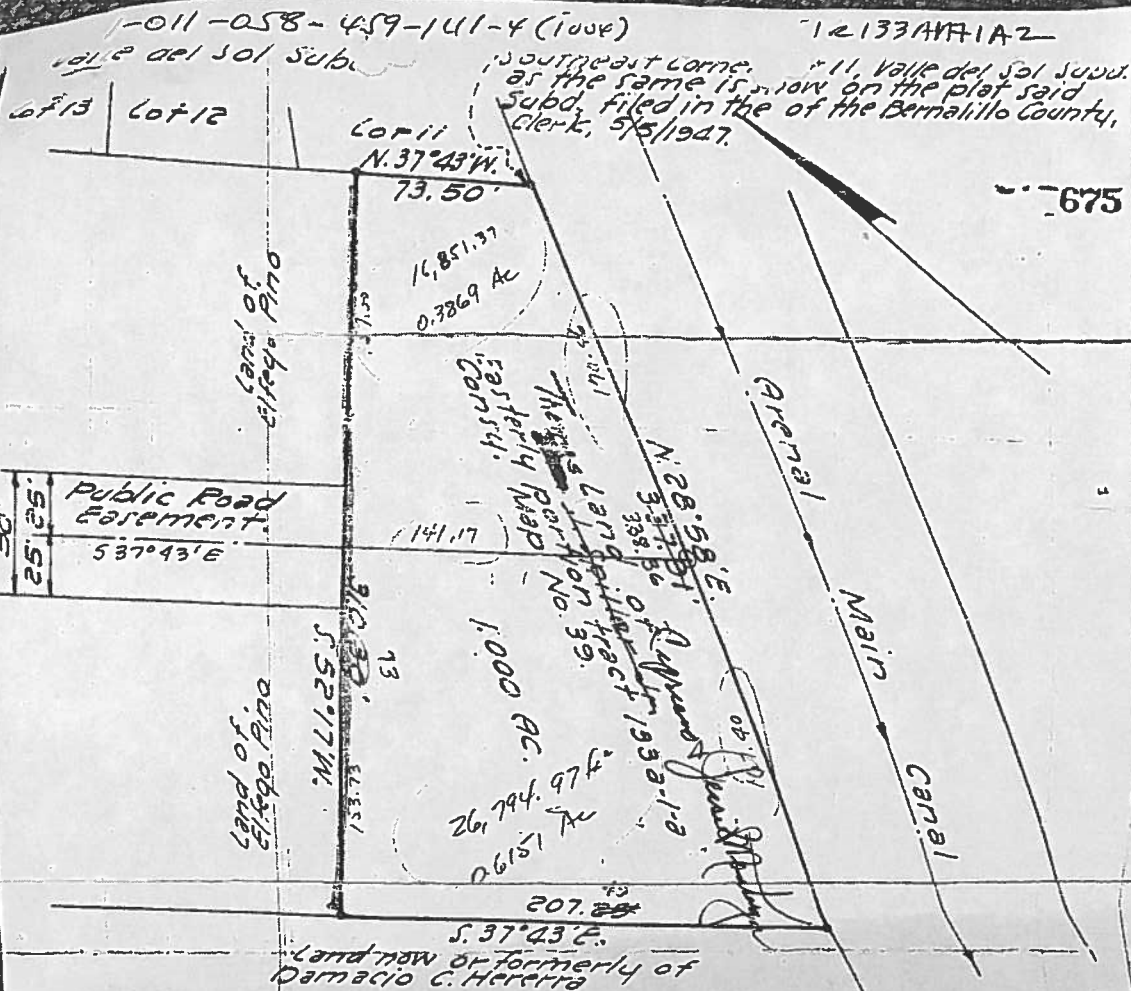
the said parties of the first part shall and will warrant and forever defend.

IN WITNESS whereof, the said parties of the first part have hereunto set their hand s and seal s the day and year first above written.

Thomas J. Spiller, Jr. (Seal)  
Harriet G. Spiller (Seal)  
Harriet G. Spiller

L  
C  
CO  
SA

TAX



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 24, Township 10 North, Range 2 East, N.M.P.M., being the Easterly portion of tract 133a-1-a on the Middle Rio Grande Conservancy District Property Map No. 39, bounded on the North by Valle del Sol Subdivision; East by the Westerly line of the Arenal Main Canal; South by land now or formerly of Damacio C. Herrera; West by land of Elfecho Pino and a 50 feet road easement and being more particularly described as follows:

BEGINNING at the Northeast corner of the tract herein described, said point being the 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 Valle del Sol Subdivision North 37 deg. 43 min. West, 73.50 feet to the Northwest corner; thence South 52 deg. 17 min. West, 310.30 feet to the Southwest corner; thence South 37 deg. 43 min. East, 207.28 feet to the Southeast corner; a point on the Westerly line of the Arenal Canal; thence following said line, North 28 deg. 58 min. East, 337.91 feet to the Northeast corner, being the point of beginning and containing 1.000 Acres.

This is to certify that I am a registered, Licensed Land Surveyor, No. 448, within the laws of the State of New Mexico and that the above map was made from field notes of actual survey made under my direction and supervision and that the same is true and correct to the best of my knowledge and belief.

THOMAS J. SPILLER JR.  
CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO

Paul Sanchez, L. S. No. 448

Scale 1" = 60'

August 10, 1967

New Mexico Surveying Company  
308 Central S. E.  
Albuquerque, New Mexico

TAX # 85-096426 -

Nov.

1st

3



SF - 2 SHORT FORM WARRANTY DEED (Joint Tenants) - Rev. 11-93 - New Mexico Statutory Form

SF 2 - SHORT FORM WARRANTY DEED (JOINT TENANTS) (NMSF-1813) (REV 9/93) - NEW MEXICO STATUTORY FORM

## WARRANTY DEED (Joint Tenant)

Elfero Pino &amp; Victoriana C Pino

to Jessie Pino Montoya a/k/a Jessie Montoya, for consideration paid, grant

whose address is

and

whose address is

as joint tenants the following described real estate in Bernalillo County, New Mexico:

A certain tract of land in Albuquerque, New Mexico, Bernalillo County, being a portion of Tract 133-a-1-a as such tract is shown on Map 39 of Section 14, Township 10 North, Range 2 East of the New Mexico Principal Meridian and being more particularly described as follows: BEGINNING at the most northerly point of the tract, said point being at the center line of the West end of Valle del Sol Road N.W., whence the most westerly point of Valle del Sol, a subdivision, bears N 37 degrees 43' W a distance of 150.00 ft and running from said beginning point as follows: Thence S 52 degrees 17' W a distance of 157.00 feet; thence S 37 degrees 43' E a distance of 238.77 feet to the most southerly point of the tract; Thence N 52 degrees 17' E 157.00 feet to the most easterly point of the tract; Thence N 37 degrees 43' W 238.77 feet to the most northerly point of the tract and the point of beginning, containing an area of 0.86 acre. It is understood that there is reserved 25 feet to the North and 15 feet to the South of the North line of this tract and 25 feet to the East and 25 feet to the West of the West line for a total of 50 feet for a road easement, said road to be used by the owners of the tract to the North and to the West of the tract and by owners of the tract herein described. The East 5.0 feet of the tract are reserved for public utility easement.

1.011.058.450169.41051

1.011.058.459159.41052

SM  
6.20.06

with warranty covenants.

Witness hand and seal this May day of 9th, 2006  
Jessie Pino Montoya (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO )

COUNTY OF Bernalillo ) ss.This instrument was acknowledged before me on May 9, 2006.by Jessie P MontoyaMy commission expires August 29, 2006(Seal) Jodie E. Martinez

NOTARY PUBLIC STATE OF NEW MEXICO

My commission number 02244

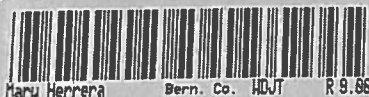
FOR RECORDER'S USE ONLY

## ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO )

COUNTY OF \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.



Mary Herrera

Bern. Co. HDT

R 9.60

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8458886

Page: 1 of 1

65/16/2006 02:45P

Bk-R117 Pg-1083

(NAME OF OFFICER)

of

(TITLE OF OFFICER)

(CORPORATION ACKNOWLEDGEMENT)

a \_\_\_\_\_ corporation, on behalf of said corporation.

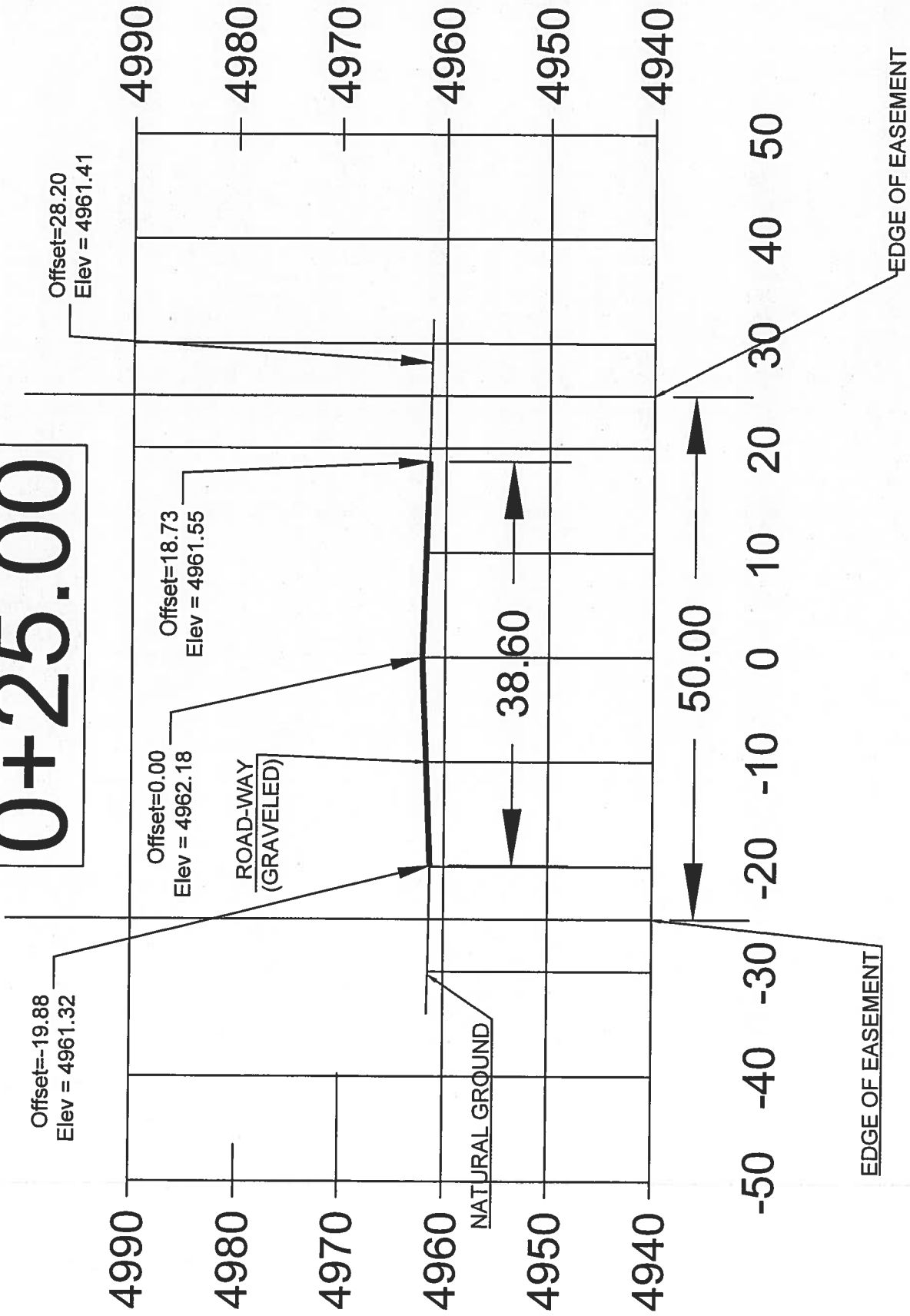
(STATE OF INCORPORATION)

My commission expires:

(Seal)

NOTARY PUBLIC

0+25.00



# VALLE DEL SOL ROAD

(EXISTING SECTION)