


CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

May 25, 2022

TO: Isaac Benton President, City Council

FROM: Tim Keller, Mayor 

Subject: 2109 – 2111 San Mateo Blvd NE Right of Way Vacation

Project# PR-2021-005984, SD-2022-00014, VACATION OF PUBLIC RIGHT-OF-WAY

VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned actions for all or a portion of Lot B-1, Lot A-1 & Lot 11 Block 9, Ridge Park Addition zoned MX-L, located at 2109-2111 San Mateo Blvd NE between Indian School NE and Haines NE containing approximately 0.4017 acre(s). (J-17)

Request: This is a request for vacation of 7,848 square feet of San Mateo Boulevard NE, located south of Indian School Road NE and north of Haines Avenue NE.

Per Section 14-16-6-6(M)(3) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. This vacation is the entire width of the alley; therefore, it is a DRB recommending body to City Council.

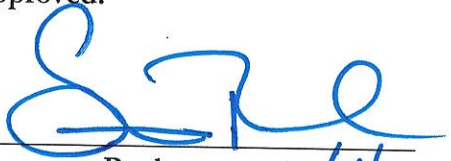
At the MAY 11th, 2022 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "PLAT OF LOT "A-1", B-1-A" AND 11-A, BLOCK 9 RIDGE PARK ADDITION" (attached) in the Planning file under Project# PR- 2021-005984, based on the recommended Findings per Section 14-16-6-6(M) of the IDO.

Title/ Subject of Legislation: 2109 – 2111 San Mateo Blvd NE

Vacation: Project# 2021-005984

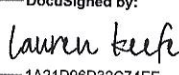
SD-2022-00014, VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION FOR APPROVAL.

Approved:



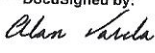
Lawrence Rael **Date** *6/14/22*
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:


Esteban Aguilar, Jr. **Date** *6/3/2022 | 12:56 PM MDT*
City Attorney

Recommended:

DocuSigned by:


Alan Varela **Date** *6/3/2022 | 12:40 PM MDT*
Planning Director

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Victor Wuamett/Herren-Ophir
1720 Louisiana Blvd. NE, Suite 100
Albuquerque, NM 87110

Project# PR-2021-005984
Application#
SD-2022-00014 VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of: **LOT B-1, LOT A-1 &
LOT 11 BLOCK 9, RIDGE PARK ADDITION**
zoned **MX-L**, located at **2109-2111 SAN
MATEO BLVD NE between INDIAN SCHOOL
NE and HAINES NE** containing approximately
0.4017 acre(s). **(J-17)**

On May 11, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced application and recommended approval of the request based on the following Findings:

1. This is a request to vacate a 7,848 square foot portion of San Mateo Boulevard NE as depicted on the right-of-way exhibit on file (the requested vacated right-of-way is used as a parking lot).
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The applicant justified the vacation request for the right-of-way pursuant to 14-16-6-6-(M)(3) of the IDO. The subject property proposed for vacation has historically been used as a parking lot for the businesses located immediately west of the right-of-way and does not contribute to the arterial classification for San Mateo Boulevard.
4. Pursuant to section 14-16-6-6(M)(1)(b), the DRB will be the recommending body to the City Council on the request because the vacation is more than 5,000 square feet or the entire width of a street.
5. The vacation must be must be platted within one year of final City Council approval or it will be void (see Table 6-4-3 of the IDO).

Official Notice of Decision

Project # PR-2021-005984 Application# SD-2022-00014

Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley", with a stylized, cursive script.

Jolene Wolfley
DRB Chair

JW/jr

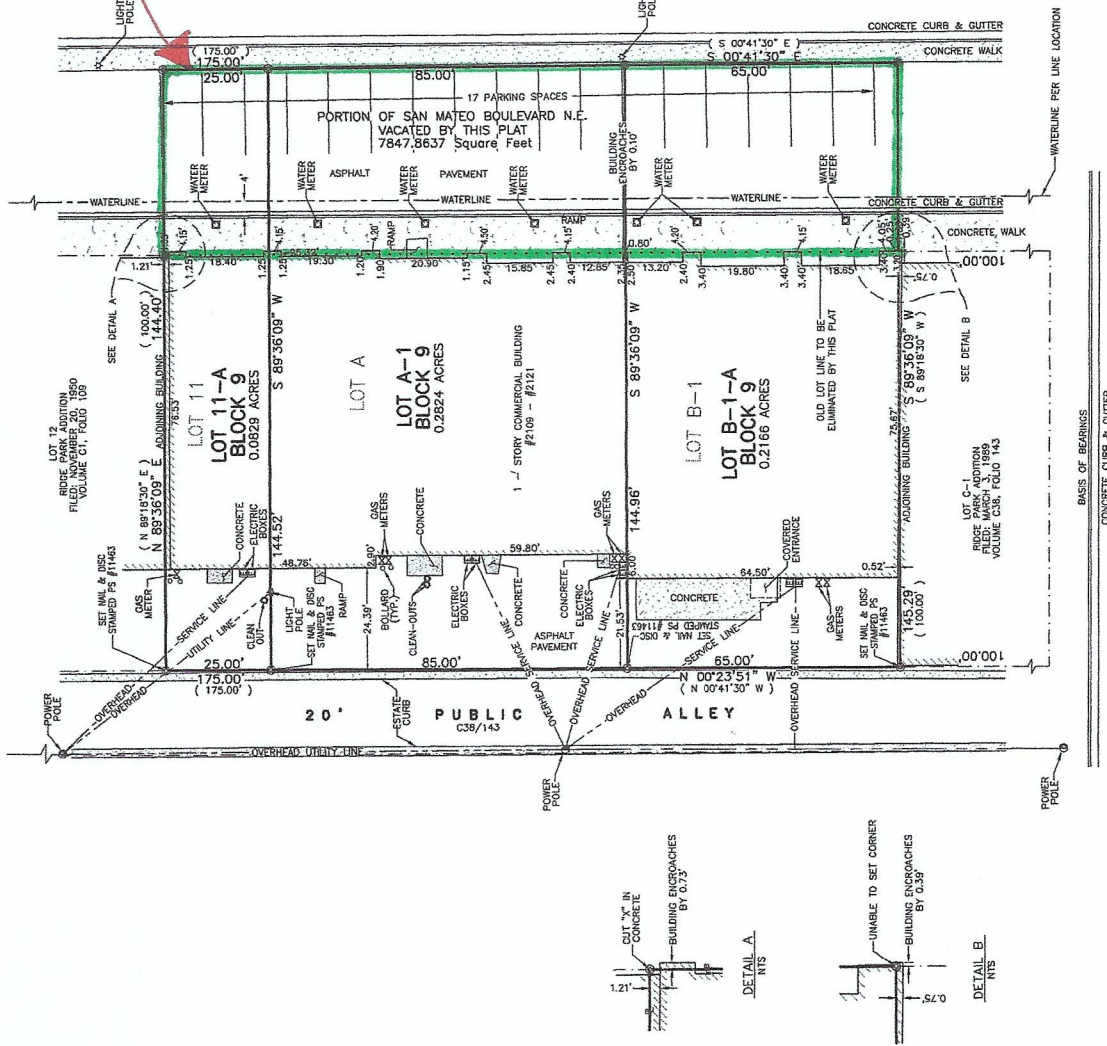
Juanita & Andrew Garcia – JAG Planning & Zoning, LLC, P.O. Box 7857, Albuquerque, NM 87194

PLAT OF
LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
RIDGE PARK ADDITION

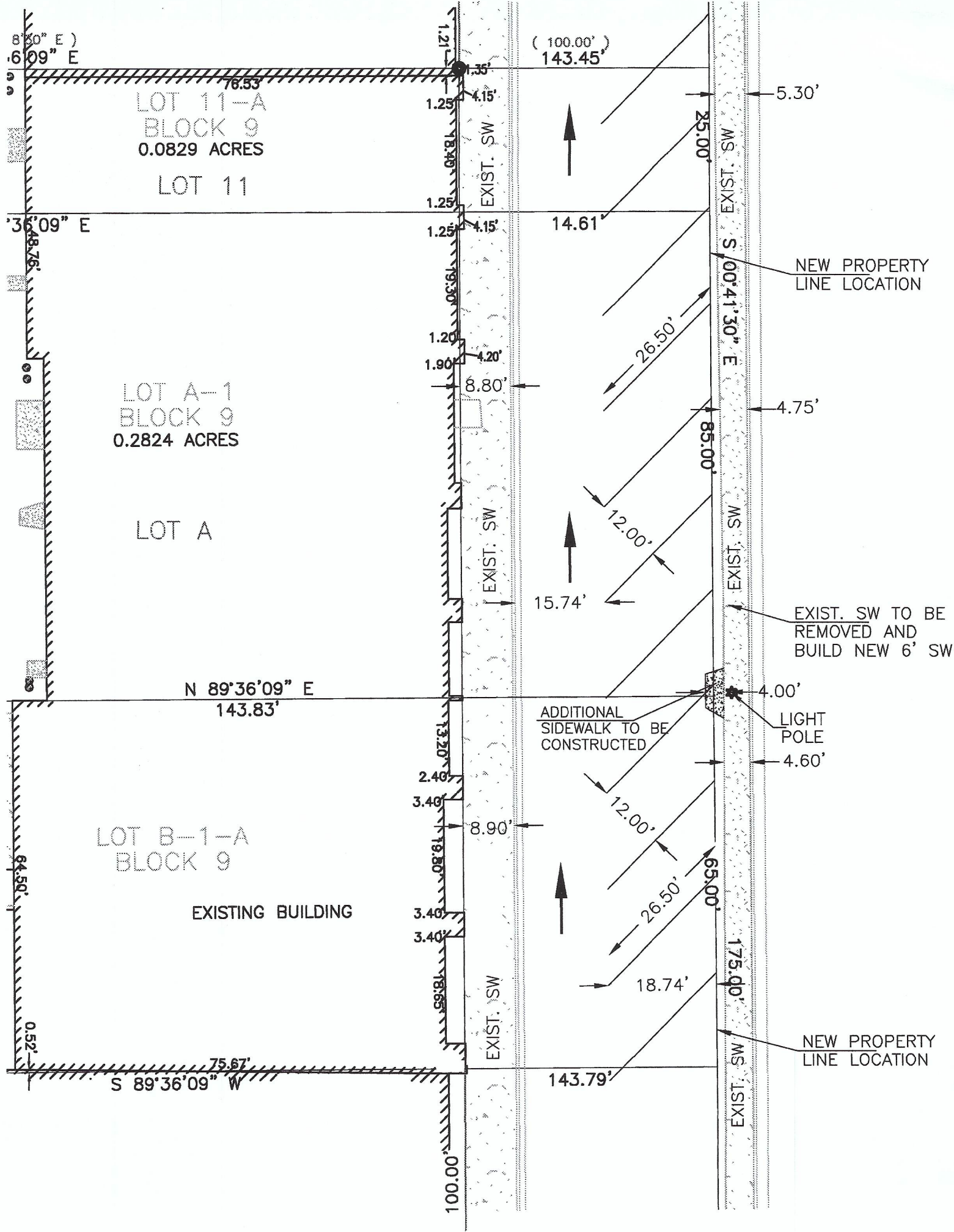
WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

Area to be
vacated

SAN MATEO BOULEVARD N.E.
R/W VARIES



HAINES AVENUE N.E.
60' R/W
C38/143



Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2021-005984	Date: 05/11/22	Item No: #4
Zone Atlas Page: J-17	Legal Description: Lot(s) B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION Location: 2109–2111 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE	
Request For: SI-2022-00269 – PRELIMINARY/FINAL PLAT SD-2022-00014 – VACATION OF RIGHT OF WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

SD-2022-00014 – VACATION OF RIGHTS OF WAY

1. No objection to the vacation. Public waterline easement will be required with the plat.

SI-2022-00269 – PRELIMINARY/FINAL PLAT

1. It appears like the entire vacated area will need to be public waterline easement. You will need to locate the public water line servicing the lots (6-inch), the public water meters, and the abandoned 6-inch main . All of these features need to be under a public waterline easement of 10 feet each side of the mains and 5'x5' on the meters.
2. PREVIOUS COMMENT: Sufficient easements shall be granted for the existing 6-inch water distribution main and 6-inch abandoned public water main. See easement requirements below.

3. PREVIOUS COMMENT Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- d. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov

DATE: 5/11/2022

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

PROJECT NAME:

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for **VICTOR WUAMETT/HERREN-OPHIR** requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately 0.4017 acre(s). (J-17)[Deferred from 3/9/22, 3/30/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

COMMENTS:

1. All prior comments have been noted and/or addressed. No further comments and no objections.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005984
San Mateo and Haines

AGENDA ITEM NO: 4

SUBJECT: Vacation of Right-of-way, Plat

ENGINEERING COMMENTS:

1. The Transportation Department has no objection to the vacation action based on the information presented along with possible parking lot layout adjustment. Based on the square footage of area shown, it appears to meet the threshold to require COA Council approval for vacation. An appraisal shall be required from the applicant to coordinate with the Real Property Division.
2. For future platting action, see comments below:
 - a. Shared access needs to be established for the re-platted lots.
 - b. Prior to future platting action for existing building conditions, provide sufficient parking layout with all dimensioning shown. Also Provide ADA parking and access to the building. One-way signage and directional arrows shall be established. A Traffic Circulation Layout Plan shall be required for full review to make sure basic requirements are met for the angled parking, ADA regulations, and required signage.
 - c. Sidewalk width adjustment is needed. Place requirements onto an infrastructure list.
3. For future development, a Traffic Circulation Layout (TCL) is required, and current parking requirements shall be met. Meet DPM requirements for access requirements off of streets based upon roadway classification and required distance from accessways to the intersection.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: May 11, 2022

ACTION:

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005984 Hearing Date: 5-11-2022
Project: 2109-2121 San Mateo Blvd Agenda Item No: 4

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please continue to work with Real Property to purchase the ROW.
- At plating please provide a cross lot drainage easement naming beneficiaries and maintenance responsibilities.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 4

Project Number: PR-2021-005984

Application Number: SD-2022-00014

Project Name:

Request: Vacation of Public Right of way -Council

COMMENTS:

- This Vacation request will require City Council approval. The DRB will be a recommending body only.
- Vacation must be re-platted within one year of the final approval.

Letters not needed

- ~~Adjacent property must agree to the vacation, please provide confirmation of this in the form of letters from those property owners.~~
- Consult with Real Property regarding the purchase of the ROW.
- There is a platting application currently active for this subject property in association with this ROW Vacation application. That platting application cannot be approved by the DRB until and unless the City Council approves the ROW Vacation.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 5/10/22



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005984

PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR LLC requests the aforementioned action(s) for all or a portion of: LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION zoned MX-L, located at 2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC

REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

09-15-2021

San Mateo Blvd is a classification requiring street trees if new development is applicable per IDO Section 5-6(B).

02-16-2022, 03-09-2022

No additional comments.

Notes: Revocable permit for use of city ROW; Vacation – City approval needed; 6-6M1c – notification

04-13-2022

No new submittal.

04-27-2022

New submittal shows existing condition. As stated in the first comments, street trees should be installed if new development applicable per IDO Section 5-6(B) – please review.

05-11-2022

No comments.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov*

DATE: 4/27/2022

AGENDA ITEM NO: 8 & 9

DRB PROJECT NUMBER:

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

SI-2022-00269 – PRELIMINARY/FINAL PLAT

PROJECT NAME:

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for **VICTOR WUAMETT/HERREN-OPHIR** requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE** between **INDIAN SCHOOL NE** and **HAINES NE** containing approximately 0.4017 acre(s). (J-17)[Deferred from 2/16/22, 4/20/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUESTS: #8 - VACATE A PORTION OF SAN MATEO BOULEVARD; #9 - MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

COMMENTS:

1. Please clarify if business parking will be designated or if there are shared parking/access agreements.
2. Original submittals show 17 parking spaces total in area currently in use. New submittal for Vacation with angled parking only shows 13 spaces. Need to provide calculations to confirm parking provided by change will meet requirement of businesses affected.
3. Replat cannot increase an existing non-conformity or create a new nonconformity to IDO.
4. No further comments at this time.



Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2021-005984	Date: 04/27/22	Item No: #8 & 9
Zone Atlas Page: J-17	Legal Description: Lot(s) B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION Location: 2109–2111 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE	
Request For: SI-2022-00269 – PRELIMINARY/FINAL PLAT SD-2022-00014 – VACATION OF RIGHTS OF WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

SD-2022-00014 – VACATION OF RIGHTS OF WAY

1. No objection to the vacation. Pubic waterline easement will be required with the plat.

SI-2022-00269 – PRELIMINARY/FINAL PLAT

1. It appears like the entire vacated area will need to be public waterline easement. You will need to locate the public water line servicing the lots (6-inch), the public water meters, and the abandoned 6-inch main . All of these features need to be under a public waterline easement of 10 feet each side of the mains and 5’x5’ on the meters.
2. PREVIOUS COMMENT: Sufficient easements shall be granted for the existing 6-inch water distribution main and 6-inch abandoned public water main. See easement requirements below.

3. PREVIOUS COMMENT Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- d. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005984 Hearing Date: 4-27-2022
Project: 2109-2121 San Mateo Blvd Agenda Item No: 8 & 9

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please continue to work with Real Property to purchase the ROW.
- Please provide a cross lot drainage easement naming beneficiaries and maintenance responsibilities.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005984
San Mateo and Haines

AGENDA ITEM NO: 8,9

SUBJECT: Vacation of Right-of-way, Plat

ENGINEERING COMMENTS:

1. Label existing sidewalk width to ensure that it meets the minimum 6-foot width. Provide a roadway cross-section for San Mateo Boulevard to show lane widths; a 4-foot wide ADA pathway is required around existing light poles. (It appears that additional right-of-way is needed to accommodate both the sidewalk width requirement and the 4-foot ADA pathway around obstructions.)
2. Adjust the parking spaces to more closely follow the DPM requirements for dimensioning according to proposed angle for parking; also list proposed angle. (Section 7-4 (K) (6) of the DPM.
3. Based on the square footage of area shown, it appears to meet the threshold to require COA Council approval for vacation.
4. An appraisal shall be required from the applicant to coordinate with the Real Property Division.
5. For future platting purposes, shared access needs to be established for the re-platted lots.
6. Prior to future platting action for existing building conditions, provide sufficient parking layout with all dimensioning shown. Also Provide ADA parking and access to the building. One-way signage and directional arrows shall be established. A Traffic Circulation Layout Plan shall be required for full review to make sure basic requirements are met for the angled parking, ADA regulations, and required signage.
7. Also, prior to platting action, sidewalk width adjustment is needed. Place requirements onto an infrastructure list.
8. For future development, a Traffic Circulation Layout (TCL) is required, and current parking requirements shall be met. Meet DPM requirements for access requirements off of streets based upon roadway classification and required distance from accessways to the intersection.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: April 27, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 8 & 9

Project Number: PR-2021-005984

Application Number: SD-2022-00014

Project Name:

Request: Vacation of Public Right of way -Council

COMMENTS:

- This Vacation request will require City Council approval. The DRB will be a recommending body only.
- Vacation must be re-platted within one year of the final approval.
- Adjacent property must agree to the vacation, please provide confirmation of this in the form of letters from those property owners.
- Consult with Real Property regarding the purchase of the ROW.
- There is a platting application currently active for this subject property in association with this ROW Vacation application. That platting application cannot be approved by the DRB until and unless the City Council approves the ROW Vacation.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 4/26/22



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005984

PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR LLC requests the aforementioned action(s) for all or a portion of: LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION zoned MX-L, located at 2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC

REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

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PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

09-15-2021

San Mateo Blvd is a classification requiring street trees if new development is applicable per IDO Section 5-6(B).

02-16-2022, 03-09-2022

No additional comments.

Notes: Revocable permit for use of city ROW; Vacation – City approval needed; 6-6M1c – notification

04-13-2022

No new submittal.

04-27-2022

New submittal shows existing condition. As stated in the first comments, street trees should be installed if new development applicable per IDO Section 5-6(B) – please review.



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

DRB Project No: PR-2021-005984	Date: 04/13/22	Item No: #4
Zone Atlas Page: J-17	Legal Description: Lot(s) B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION Location: 2109–2111 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE	
Request For: SD-2022-00014 – VACATION OF RIGHTS OF WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No new files received.
2. No objection to the vacation. Pubic waterline easement will be required with the plat.
3. It appears like the entire vacated area will need to be public waterline easement. You will need to locate the public water line servicing the lots (6-inch), the public water meters, and the abandoned 6-inch main . All of these features need to be under a public waterline easement of 10 feet each side of the mains and 5'x5' on the meters.
4. PREVIOUS COMMENT: Sufficient easements shall be granted for the existing 6-inch water distribution main and 6-inch abandoned public water main. See easement requirements below.
5. PREVOIUS COMMENT Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- d. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov

DATE: 4/13/2022

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2021-005984

SD-2022-00014 – VACATION OF
RIGHT OF WAY

PROJECT NAME:

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)[Deferred from 3/9/22,3/30/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

COMMENTS:

1. No comments at this time.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005984
San Mateo and Haines

AGENDA ITEM NO: 4

SUBJECT: Vacation of Right-of-way

ENGINEERING COMMENTS:

1. Label existing sidewalk width to ensure that it meets the minimum 6-foot width. Provide a roadway cross-section for San Mateo Boulevard to show lane widths; a 4-foot wide ADA pathway is required around existing light poles.
2. Based on the square footage of area shown, it appears to meet the threshold to require COA Council approval for vacation.
3. For future platting purposes, shared access needs to be established for the re-platted lots.
4. For future development, a Traffic Circulation Layout (TCL) is required, and current parking requirements shall be met. Meet DPM requirements for access requirements off of streets based upon roadway classification and required distance from accessways to the intersection.
5. *Provide a parking lot layout that will function more effectively for the subject parcels. (It was suggested to provide angled parking that will allow for better driving aisle space.)*
6. *Applicant shall provide an appraisal for the vacated action.*

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: April 13, 2022

ACTION:

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005984 Hearing Date: 4-13-2022
Project: 2109-2121 San Mateo Blvd Agenda Item No: 4

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please continue to work with Real Property to purchase the ROW.
- Please provide a cross lot drainage easement naming beneficiaries and maintenance responsibilities.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005984

PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR LLC requests the aforementioned action(s) for all or a portion of: LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION zoned MX-L, located at 2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC

REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

09-15-2021

San Mateo Blvd is a classification requiring street trees if new development is applicable per IDO Section 5-6(B).

02-16-2022, 03-09-2022

No additional comments.

Notes: Revocable permit for use of city ROW; Vacation – City approval needed; 6-6M1c – notification

04-13-2022

No new submittal.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov

DATE: 3/30/2022

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:

PR-2021-005984

SD-2022-00014 – VACATION OF
RIGHT OF WAY

PROJECT NAME:

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)[Deferred from 3/9/22]

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

COMMENTS:

1. No comments or objections.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005984
San Mateo and Haines

AGENDA ITEM NO: 11

SUBJECT: Vacation of Right-of-way

ENGINEERING COMMENTS:

1. Label existing sidewalk width to ensure that it meets the minimum 6-foot width. Provide a roadway cross-section for San Mateo Boulevard to show lane widths; a 4-foot wide ADA pathway is required around existing light poles.
2. Based on the square footage of area shown, it appears to meet the threshold to require COA Council approval for vacation.
3. For future platting purposes, shared access needs to be established for the re-platted lots.
4. For future development, a Traffic Circulation Layout (TCL) is required, and current parking requirements shall be met. Meet DPM requirements for access requirements off of streets based upon roadway classification and required distance from accessways to the intersection.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: March 9, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov

DATE: 3/9/2022

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:

PR-2021-005984

SD-2022-00014 – VACATION OF
RIGHT OF WAY

PROJECT NAME:

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION zoned MX-L, located at 2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

COMMENTS:

1. No comments or objections.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005984
San Mateo and Haines

AGENDA ITEM NO: 8

SUBJECT: Vacation of Right-of-way

ENGINEERING COMMENTS:

1. Label existing sidewalk width to ensure that it meets the minimum 6-foot width. Provide a roadway cross-section for San Mateo Boulevard to show lane widths; a 4-foot wide ADA pathway is required around existing light poles.
2. Based on the square footage of area shown, it appears to meet the threshold to require COA Council approval for vacation.
3. For future platting purposes, shared access needs to be established for the re-platted lots.
4. For future development, a Traffic Circulation Layout (TCL) is required, and current parking requirements shall be met. Meet DPM requirements for access requirements off of streets based upon roadway classification and required distance from accessways to the intersection.

*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: March 9, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005984 Hearing Date: 3-9-2022
Project: 2109-2121 San Mateo Blvd Agenda Item No: 8

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please continue to work with Real Property to purchase the ROW.
- Please provide a cross lot drainage easement naming beneficiaries and maintenance responsibilities.
- Note: An approved Grading and Drainage plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed building, or 10,000 sf of proposed paving

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

Emailed February 25, 2022
DRB Comments for Meeting on 3/9/2022

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Jared Romero, Development Review Engineer
AMAFCA

RE: DRB COMMENTS for PR-2021-005984

LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION:		ZAP: J-17
SD-2022-00014	Vacation of Right- of-Way	<ul style="list-style-type: none">• No adverse comments



Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No: PR-2021-005984	Date: 03/09/22	Item No: #8
Zone Atlas Page: J-17	Legal Description: Lot(s) B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION Location: 2109–2111 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE	
Request For: SD-2022-00014 – VACATION OF RIGHTS OF WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. No objection to the vacation. Pubic waterline easement will be required with the plat.
2. It appears like the entire vacated area will need to be public waterline easement. You will need to locate the public water line servicing the lots (6-inch), the public water meters, and the abandoned 6-inch main . All of these features need to be under a public waterline easement of 10 feet each side of the mains and 5'x5' on the meters.
3. PREVIOUS COMMENT: Sufficient easements shall be granted for the existing 6-inch water distribution main and 6-inch abandoned public water main. See easement requirements below.
4. PREVOIUS COMMENT Easements:
 - a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing

public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- d. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.



Kizito Wijenje
EXECUTIVE DIRECTOR

February 24, 2022

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on March 9, 2022, Case 4 of 4, PR #2021-005984

4. Project #2021-005984

- a. DRB Description: SD-2022-00014—Vacation of Right of Way
- b. Site Information: Ridge Park Addition, Lot B-1, Lot A-1, and Lot 11-A, Block 9
- c. Site Location: 2109 – 2111 San Mateo Blvd. NE.
- d. Request Description: Vacate a portion of San Mateo Boulevard.
- e. **No Comment.**

**City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 3/9/2022**

PR-2021-005984

SD-2022-00014 – Vacation of Right of Way

Transportation and Drainage Section

The Engineering Division is not opposed to the vacation of right of way provided the sidewalk remains located in the right of way.



**PNM Comments
Development Review Board
Public Meeting: 09 March 2022**

PR-2021-005984 / SD-2022-00014 Vacation of Right-of-Way (2109-2111 San Mateo Blvd NE)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan and any associated Plat.
3. PNM has existing facilities and/or easements around or within the area proposed to be vacated.
4. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.
5. The PNM facilities that are located in this Public Right-of-Way will require easements that reflect their location(s) and status.



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 8

Project Number: PR-2021-005984

Application Number: SD-2022-00014

Project Name:

Request: Vacation of Public Right of way -Council

COMMENTS:

- This Vacation request will require City Council approval. The DRB will be a recommending body only.
- Vacation must be re-platted within one year of the final approval.
- Adjacent property must agree to the vacation, please provide confirmation of this in the form of letters from those property owners.
- Consult with Real Property regarding the purchase of the ROW.
- There is a platting application currently active for this subject property in association with this ROW Vacation application. That platting application cannot be approved by the DRB until and unless the City Council approves the ROW Vacation.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck
Planning Department

DATE: 3/8/22



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005984

PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR LLC requests the aforementioned action(s) for all or a portion of: LOTS B-1, LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION zoned MX-L, located at 2109 – 2121 SAN MATEO NE between INDIAN SCHOOL NE and HAINES NE containing approximately 0.4017 acre(s). (J-17)

PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC

REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST SIDE OF BUILDINGS

PR-2021-005984

SD-2022-00014 – VACATION OF RIGHT OF WAY

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PROPERTY OWNERS: HERRIN-OPHIR LLC

REQUEST: VACATE A PORTION OF SAN MATEO BOULEVARD

09-15-2021

San Mateo Blvd is a classification requiring street trees if new development is applicable per IDO Section 5-6(B).

02-16-2022, 03-09-2022

No additional comments.



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for Development Review Board Applications Scheduled for March 9, 2022.

February 28, 2022

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan* (MTP) and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

Project # PR-2021-005984

MRMPO has no adverse comments.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-005984
Application No. 8D-2022-00014

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

*(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: 5/11/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: See Attached Letter

CONTACT NAME: Tuanita Garcia

TELEPHONE: 5053628903 EMAIL: jag@jagpandz.com



May 6, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Re: PR-2021-005984 (SD-2022-00014 Vacation of Right-of-Way)

Ms. Wolfley and members of the Development Review Board:

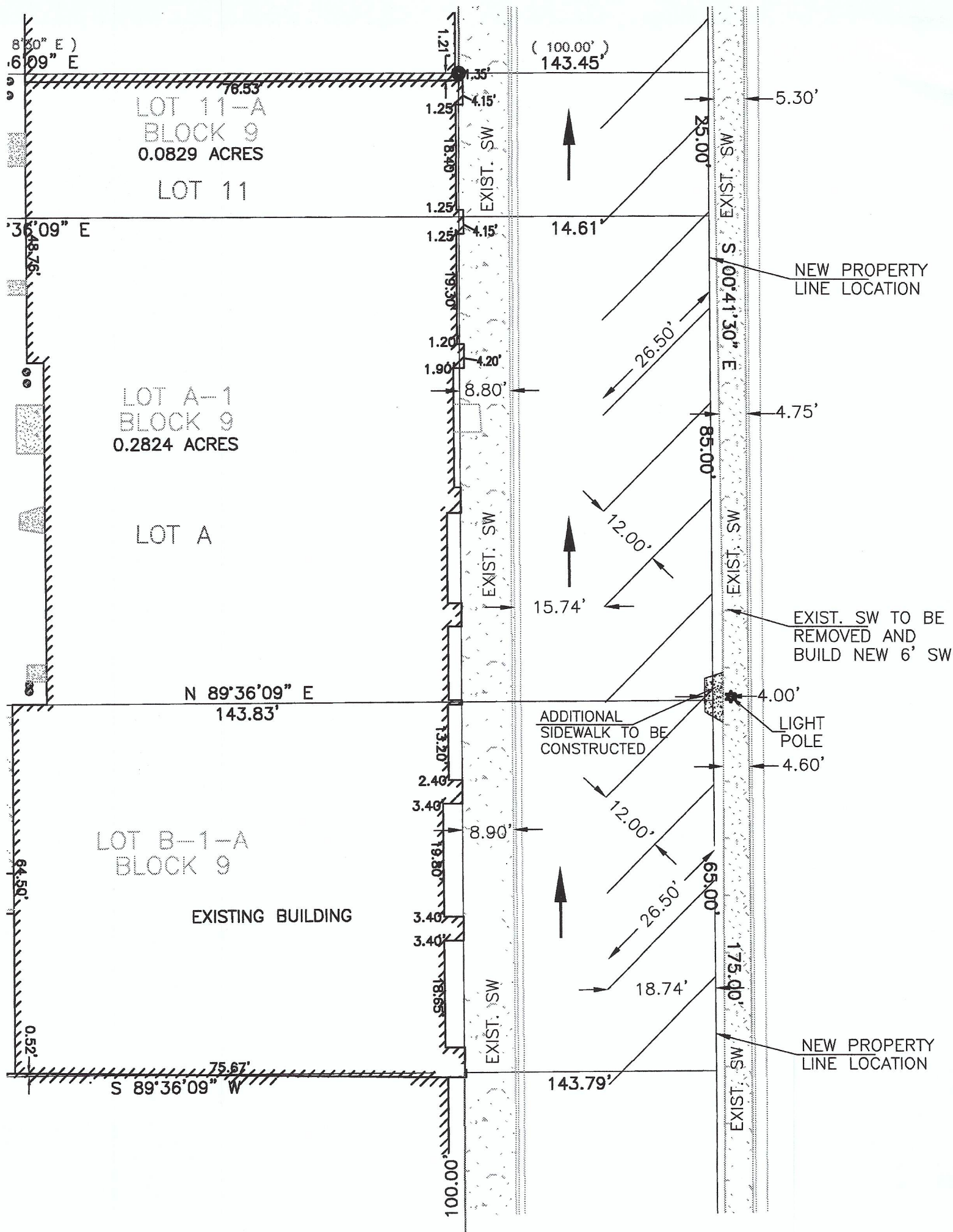
JAG Planning & Zoning, agent for Victor Wuamett/Herren-Ophir, LLC, is providing the following information as a Supplemental Submittal:

1. Right-of-way exhibit showing proposed parking layout, dimensions between parking and existing sidewalk and dimension of existing public sidewalk.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,


Juanita Garcia
Principal
JAG Planning & Zoning, LLC





DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-005984
Application No. SD-2022-00014

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

*(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: 4/27/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: See Attached Letter

CONTACT NAME: Juanita Garcia

TELEPHONE: 5053628903 EMAIL: jag@jagpandz.com



April 21, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Re: PR-2021-005984 (SD-2022-00014 Vacation of Right-of-Way)

Ms. Wolfley and members of the Development Review Board:

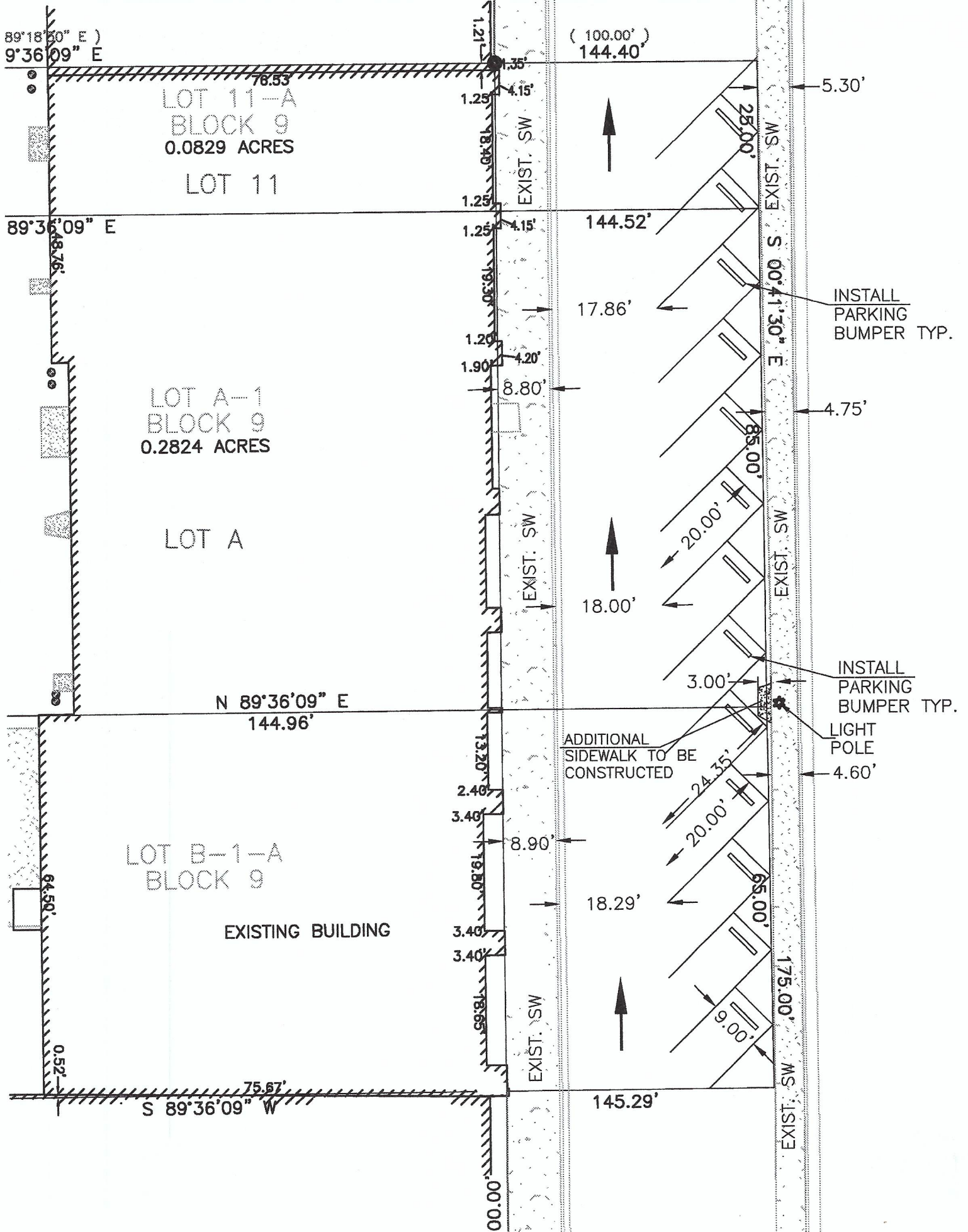
JAG Planning & Zoning, agent for Victor Wuamett/Herren-Ophir, LLC, is providing the following information as a Supplemental Submittal:

1. Right-of-way exhibit showing proposed parking layout, dimensions between parking and existing sidewalk and dimension of existing public sidewalk.

No changes have been made the proposed subdivision plat. Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning & Zoning, LLC





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 P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input checked="" type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<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 - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (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		
Major Preliminary and Final Plat and Vacate a portion of San Mateo Blvd and grant any easements as shown		

APPLICATION INFORMATION		
Applicant: Victor Wuamett / Herren-Ophir		Phone: (505) 362-8903
Address: 1720 Louisiana Blvd NE Suite 100		Email:
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Juanita & Andrew Garcia – JAG Planning & Zoning, LLC		Phone: (505) 362-8903/ 363-5613
Address: P.O. Box 7857		Email: jag@jagpandz.com
City: Albuquerque	State: NM	Zip: 87194
Proprietary Interest in Site: Owner		List all owners: Herren-Ophir
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract Lot B-1, Lot A-1 & Lot 11	Block: 9	Unit:
Subdivision/Addition: Ridge Park Addition	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): J-17-Z	Existing Zoning: MX-L	Proposed Zoning No Change
# of Existing Lots: 3	# of Proposed Lots: No Change	Total Area of Site (Acres): .4017
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2109-2111 San Mateo Blvd NE	Between: Indian School NE	and: Haines NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2021-005984/ PS-2021-000110		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 02/04/2022				
Printed Name: Juanita Garcia	<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 S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

☐ MAJOR AMENDMENT TO PRELIMINARY PLAT

☐ BULK LAND SUBDIVISION

☐ Interpreter Needed for Meeting? No 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 S1 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

☒ Letter of authorization from the property owner if application is submitted by an agent

☒ Sign Posting Agreement

☒ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

☒ TIS Traffic Impact Study Form

☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

☒ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

☒ Required notices with content per IDO Section 14-16-6-4(K)(1)

☒ Office of Neighborhood Coordination notice inquiry response

☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

☒ Proof of emailed notice to affected Neighborhood Association representatives

☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

☒ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat

☒ Sidewalk Exhibit and/or cross sections of proposed streets

☒ 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

☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

☒ Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2)(d.) if site is within a designated landfill buffer zone

☒ Proposed Infrastructure List

☐ EXTENSION OF PRELIMINARY PLAT

☐ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

For temporary sidewalk deferral extension, use Form V.

— 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 S1 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

— Letter of authorization from the property owner if application is submitted by an agent

— Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

— Preliminary Plat or site plan

— Copy of DRB approved infrastructure list

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, if required, or otherwise processed until it is complete.

Signature: Juanita Garcia

Date: 2/04/2022

Printed Name: Juanita Garcia

☐ Applicant or ☒ Agent

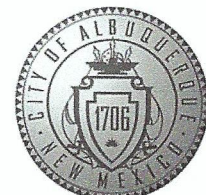
FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.


☐ **VACATION OF RIGHT-OF-WAY - DRB**☒ **VACATION OF RIGHT-OF-WAY - COUNCIL**

- Interpreter Needed for Meeting? No 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 V 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
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☒ Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated
- ☒ If easements, list number to be vacated _____
- ☒ Square footage to be vacated (see IDO Section 14-16-6-6(M)) ~ 7,848 SQ FT
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ Completed neighborhood meeting request form(s)
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- ☒ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☒ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

☐ **VACATION OF PRIVATE EASEMENT**☐ **VACATION OF PUBLIC EASEMENT**

- Interpreter Needed for Meeting? _____ 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 V 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
- _____ Letter of authorization from the property owner if application is submitted by an agent
- _____ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- _____ Copy of the complete document which created the easement(s)
- _____ Drawing showing the easement to be vacated
- _____ List number to be vacated _____
- _____ Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

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, if required, or otherwise processed until it is complete.	
Signature: <u>Tuanita Garcia</u>	Date: <u>2/04/2022</u>
Printed Name: <u>Tuanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

Ridge Park Addition UPCs

101705851649012803

101705851648512823

101705851647812802



LETTER OF AUTHORIZATION

Subject Property: LOT B1 PLAT OF LTS B1 & C1 BLK 9 RIDGE PARK ADDN CONT 6,499SQ FT M/L, located at 2109-2121 San Mateo Blvd, Containing Approximately .1492 Acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Subdivision matters associated with this property.

Victa Wunutt, for Herren-Ophir LLC

6-10-21

Herren-Ophir LLC

Date

File JES 3 ellite View Calculator	<p>PARID: 101705851648512823 HERRIN-OPHIR LLC,</p> <p>2115 SAN MATEO</p> <p>Class</p> <hr/> <p>Class Non Residential Tax District A1A</p> <hr/> <p>Current Owner</p> <hr/> <p>Tax Year 2021 Owner HERRIN-OPHIR LLC Owner Mailing Address 1720 LOUISIANA BLVD NE Unit SUITE 100 City ALBUQUERQUE State NM Zip Code 87110 7022 Foreign Mailing Address</p> <hr/> <p>Ownership for Tax Year Selected</p> <hr/> <p>Tax Year 2021 Owner Name HERRIN-OPHIR LLC Owner Mailing Address 1720 LOUISIANA BLVD NE Unit SUITE 100 City ALBUQUERQUE State NM Zip Code 87110 7022 Foreign Mailing Address</p> <hr/> <p>Description</p> <hr/> <p>Location Address 2115 SAN MATEO NW City ALBUQUERQUE State NM Zip Code 87110 Property Description * A 9 RIDGE PARK ADDN CONT 0.195 ACRES</p> <hr/> <p>Public Improvement District Tax Increment Development Districts</p> <hr/> <p>Document #</p> <hr/> <p>Document #: 2018098369 110918 WD-ENTRY BY SC 062819 CODED BY SC 062819</p> <hr/> <p>Real Property Attributes</p> <hr/> <p>Primary Building SQ FT 5998 Year Built 1952 Lot Size (Acres) .1951 Land Use Code RETAIL MULTI-OCCUPANCY Style</p> <hr/> <p>Manufactured Home Attributes</p> <hr/> <p>Make : License : VIN : Year : Size :</p> <hr/> <p>DISCLAIMER</p> <hr/> <p>Click here to view the Disclaimer</p>	<p>3 of 33</p> <p>Return to Search Results Tax Year 2021 ▼</p> <hr/> <p>Actions</p> <p>Printable Summary Printable Version</p> <hr/> <p>Reports</p> <p>Property Attributes</p> <div style="border: 1px solid black; padding: 2px; text-align: center;">Go</div>
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Calculator
elite View

PARID: 101705851649012803
HERRIN-OPHIR LLC,

2121 SAN MATEO BLVD 4 of 33

Return to Search Results
Tax Year 2021

Class

Class Non Residential
Tax District A1A

Actions

Printable Summary
Printable Version

Current Owner

Tax Year 2021
Owner HERRIN-OPHIR LLC
Owner Mailing Address 1720 LOUISIANA BLVD NE
Unit SUITE 100
City ALBUQUERQUE
State NM
Zip Code 87110 7022
Foreign Mailling Address

Reports

Property Attributes

Ownership for Tax Year Selected

Tax Year 2021
Owner Name HERRIN-OPHIR LLC
Owner Mailing Address 1720 LOUISIANA BLVD NE
Unit SUITE 100
City ALBUQUERQUE
State NM
Zip Code 87110 7022
Foreign Mailling Address

Description

Location Address 2121 SAN MATEO BLVD NE
City ALBUQUERQUE
State NM
Zip Code 87110
Property Description * 011 009RIDGE PARK

Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2019098369 110918 WD-ENTRY BY SC 062819 CODED BY SC 062819

Real Property Attributes

Primary Building SQ FT 1875
Year Built 1950
Lot Size (Acres) .0574
Land Use Code RETAIL SINGLE OCCUPANCY
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

DISCLAIMER

Click here to view the Disclaimer

PARID: 101705851647812802
HERRIN-OPHIR LLC, 2111 SAN MATEO BLVD 144 2 of 33
Return to Search Results
Tax Year 2021 ▼

Class
Class Non Residential
Tax District A1A
Current Owner
Actions
Printable Summary
Printable Version

Tax Year 2021
Owner HERRIN-OPHIR LLC
Owner Mailing Address 1720 LOUISIANA BLVD NE
Unit SUITE 100
City ALBUQUERQUE
State NM
Zip Code 87110 7022
Foreign Mailing Address

Reports
Property Attributes
Go

Ownership for Tax Year Selected

Tax Year 2021
Owner Name HERRIN-OPHIR LLC
Owner Mailing Address 1720 LOUISIANA BLVD NE
Unit SUITE 100
City ALBUQUERQUE
State NM
Zip Code 87110 7022
Foreign Mailing Address

Description

Location Address 2111 SAN MATEO BLVD NE
City ALBUQUERQUE
State NM
Zip Code 87110
Property Description LOT B1 PLAT OF LTS B1 & C1 BLK 9 RIDGE PARK ADDN
CONT 6,499
SQ FT M/L

Public Improvement District
Tax Increment Development Districts

Document #

Document #: 2018098369 110918 WD - ENTRY BY LR 112918 CODED
BY LV 111318

Real Property Attributes

Primary Building SQ FT 4940
Year Built 1952
Lot Size (Acres) .1492
Land Use Code RETAIL MULTI-OCCUPANCY
Style

Manufactured Home Attributes

Make :
License :
VIN :
Year :
Size :

DISCLAIMER

[Click here to view the Disclaimer](#)

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

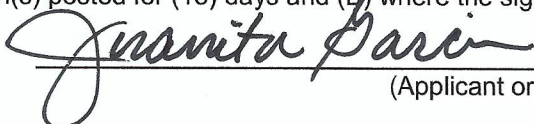
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

2/4/2022
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Ridge Park Addn Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: J-17 DRB#: PR-2021-005984 EPC#: _____ Work Order#: _____
Legal Description: LOT B-1, LOT A + LOT 11, Block 9 Park Ridge Addn
City Address: 2109-2121 San Mateo NE
Applicant: Juanita Garcia JAG Planning + Zoning ^{Agent} Contact: Juanita Garcia
Address: P.O. Box 7857
Phone#: (505) 362-8903 Fax#: _____ E-mail: jag@jagpandz.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: J-17
Project Type: New: () Change of Use: (N) Same Use/Unchanged: (X) Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residential: () Office: () Retail: (X) Mixed-Use: ()
Describe development and Uses: San Mateo Mall - Strip mall along San Mateo with
existing retail and service shops
Days and Hours of Operation (if known): Unknown weekday, weeknights + weekends

Facility

Building Size (sq. ft.): Approximately 15,125 sq
Number of Residential Units: 0
Number of Commercial Units: Seven suites

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* Unknown
Expected Number of Employees (if known):* Unknown
Expected Number of Delivery Trucks/Buses per Day (if known):* Unknown
Trip Generations during PM/AM Peak Hour (if known):* Unknown
Driveway(s) Located on: Street Name San Mateo Blvd NE and Haines Ave NE
Adjacent Roadway(s) Posted Speed: Street Name San Mateo Blvd NE Posted Speed 40
Street Name Haines Ave NE Posted Speed 25

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification Community Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Route 140 Nearest Transit Stop(s): San Mateo / Lomas
Route 141 8884 miles

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Existing Bike lane along Constellation NE
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalk

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M. P. E.

2/1/2022

TRAFFIC ENGINEER

DATE

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Ridge Park Addition - LOT A-1 + B-1-A + 11-A

AGIS MAP # J.17

LEGAL DESCRIPTIONS: LOT B-1, LOT A + LOT 11
Block 9
Ridge Park Addn

___ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Juanita Garcia
Applicant/Agent

2/1/2022
Date

Ernest Armijo
Hydrology Division Representative

2/1/2022
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

___ WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PR-2021-005984

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Ridge Park Addition - LOT A-1 + B-1-A + 11-A

AGIS MAP # J.17

LEGAL DESCRIPTIONS: LOT B-1, LOT A + LOT 11
Block 9
Ridge Park Addn

___ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

___ WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on _____ (date).

Juanita Garcia
Applicant/Agent

2/01/2022
Date

ABCWUA Representative

Date

PROJECT # PR-2021-005984



February 4, 2022

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Herrin-Ophir, LLC, respectfully requests your review and approval of a preliminary and final plat and a recommendation of approval of a vacation of right-of-way to City Council in accordance with 14-16-6-6(M) of the Integrated Development Ordinance (IDO). The current legal descriptions for the property are **LOT B1, LOT 11, and LOT A, RIDGE PARK ADDITION** and the new legal description will be **Lot A-1, B-1-A and 11-A, Block 9 Ridge Park Addition**, located at 2109-2121 San Mateo Blvd NE and containing .4017 acres.

Request

The applicant is requesting approval of a preliminary and final plat and a vacation of right-of-way. The applicant is also requesting a recommendation of approval of a vacation of right-of-way for an approximate area of 7,848 square feet of San Mateo Blvd NE. The right-of-way is used as a parking lot along the west side of San Mateo Blvd NE, located south of Indian School NE and Haines Ave NE. If granted approval, the applicant intends on maintaining the area as a parking lot with cross access easements.

Justification

Justification for the Vacation of Right-of way is required in accordance with section 14-16-6-6(M)(3) – Decision Criteria for Vacation of Right-of-Way.

14-16-6-6(M)(3)(a) - The public welfare does not require that the public right-of-way or easement be retained.

San Mateo Blvd is classified as a Community Principal Arterial, as identified in the Long-Range Roadway System Map published by the Mid Region Council of Governments (MRCOG) and contains the amount of right-of-way that is necessary to maintain the number of lanes that are

required to adequately maintain traffic counts. The subject area proposed for vacation has historically been used as a parking lot for the businesses located immediately west of the right-of-way and does not contribute to the arterial classification. The public welfare does not require the public right-of-way that is proposed to be vacated.

14-16-6-6(M)(3)(b) - There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

The subject public right-of-way is developed with asphalt and striping for parking spaces. The parking spaces are being used by the public when visiting a business located immediately west of the area. This parking area (public right-of-way) is not being maintained by the City of Albuquerque allowing the area to be riddled with potholes and cracks potentially causing damage to vehicles or individuals when walking from the parking spaces.

If granted approval, the owner will be required to maintaining the parking lot in a manner that will meet the requirements of the IDO and the Development Process Manual (DPM). Maintenance of the area by the property owner will result in a net benefit to the public welfare than the minor detriment resulting from the vacation request. The area proposed to be vacated is encumbered by utility easements and the owner intends on maintaining the parking spaces area and cross access easements to adjacent property owners since no development can occur in this area.

Maintaining this area as a parking lot and cross access easements is convincing evidence that any substantial property right is not being abridged against the will of the owner of the right. If granted approval, the applicant intends to purchase the vacated street and have the vacated area incorporated into the adjacent lot to the west, currently owned by the applicant. The applicant has a pending preliminary and final plat application (PR-2021-005984) that will incorporate the proposed vacated right-of-way, if granted approval.

Zone Designation for Vacated Right-of-way

The property adjacent to the proposed vacated right-of-way is zoned MX-L. The applicant is aware that if this vacation is approved, the vacated right-of-way will also be zoned MX-L. The MX-L zone allows the type of business that is being conducted by the applicant.

Neighborhood and Adjacent Property Owner Notification

The vacation of right-of-way request will meet the applicable standards of the IDO, DPM and other City requirements. Notification requirements for this request, as specified in Table 6-1-1 of the IDO have also been met. Letters were sent to the District 7 Coalition of Neighborhood Associations and the Alvarado Park Neighborhood Association as listed by the Office of Neighborhood Coordination as being the affected neighborhood associations. A virtual meeting was set for November 18, 2021 at 6:30 PM but no one from the notified neighborhood associations attended the meeting.

In addition, property owners within 100 feet of this request have also been notified of this request. Information from the City of Albuquerque Planning Department includes a list of property owners within 100 feet of the subject site and a boundary map of the property owners.

Thank you for your consideration on this matter. I can be reached at (505) 362-8903, (505) 363-5613 or at jag@jagpandz.com.

Sincerely,

A handwritten signature in cursive script that reads "Juanita Garcia". The signature is written in dark ink and is positioned above the printed name and title.

Juanita Garcia

Principal

JAG Planning & Zoning, LLC



DEVELOPMENT REVIEW BOARD

Agenda ONLINE ZOOM MEETING

September 15, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information: (Place mouse over hyperlink, right-click, choose "open hyperlink")

<https://cabq.zoom.us/j/85279194692> Meeting ID: 852 7919 4692

By Phone +1 346 248 7799 or Find your local number: <https://cabq.zoom.us/j/85279194692>

MAJOR CASES

- Project # PR-2019-002571** IDO 2019
SD-2020-00097 – VACATION OF PUBLIC
EASEMENT
SD-2020-00098 – VACATION OF PUBLIC
EASEMENT
(Sketch Plat 7/10/19)

DENNIS LORENZ agent(s) for PHILLIP PICKARD – DCLP TRUST request(s) the aforementioned action(s) for all or a portion of: NORTHWEST CORNER, NEW MEXICO STATE HIGHWAY DEPARTMENT, TRACT A UNIT A, NORTH ALBUQUERQUE ACRES, zoned NR-LM, located at 7550 PAN AMERICAN between SAN FRANCISCO NE and DEL REY AVE NE, containing approximately 0.14 acre(s). (D-18)[Deferred from 6/10/20, 6/24/20, 7/22/20, 9/23/20, 1/6/21, 4/7/21, 6/9/21]

PROPERTY OWNERS: PHILLIP PICKARD

REQUEST: VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENTS

****AGENT REQUEST DEFERRAL TO DECEMBER 15TH, 2021.**

-
13. **PR-2020-004748** IDO 2019
**SD-2021-00152 – PRELIMINARY/FINAL
PLAT**
Sketch plat 12-2-2020

TIM SOLINSKI agent for **AUI INC.** requests the
aforementioned action(s) for all or a portion of: *62 4 ARMIJO
BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5
ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND
RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ
THERE , PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND
RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS
ARMIO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2,
zoned MX-FB-UD, located at **ONE CIVIC PLAZA & 400
MARQUETTE between MARQUETTE and TIJERAS**
containing approximately 2.2273 acre(s). (J-14) *Deferred from
7/28/21, 8/4/2, 8/11/21, 8/25/21]*

PROPERTY OWNERS: BERNALILLO COUNTY, CITY OF ALBUQUERQUE
REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS,
DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT
EASEMENTS

SKETCH PLAT

-
14. **PR-2021-005984** IDO 2020
PS-2021-00110 – SKETCH PLAT

JAG PLANNING & ZONING – JUANITA GARCIA agent for
VICTOR WUAMETT/HERREN-OPHIR LLC requests the
aforementioned action(s) for all or a portion of: **LOTS B-1,
LOT A-1 AND 11, BLOCK 9, PARK RIDGE ADDITION** zoned
MX-L, located at **2109 – 2121 SAN MATEO NE between
INDIAN SCHOOL NE and HAINES NE** containing
approximately 0.4017 acre(s). (J-17)

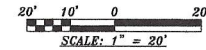
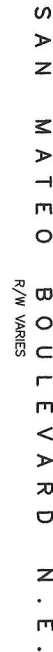
PROPERTY OWNERS: VICTOR WUAMETT/HERREN-OPHIR LLC
REQUEST: VACATE 7,847.8637 OF RIGHT-OF-WAY ALONG THE EAST
SIDE OF BUILDINGS

-
15. **PR-2021-005980** IDO 2020
PS-2021-00109 – SKETCH PLAT

ANTONIO A. RIVERA requests the aforementioned action(s)
for all or a portion of: **LOTS 13 THRU 16 BLOCK 8, JOHN
BARON BURG PARK** zoned R1-A, located on **22ND ST NW
between ASPEN and I-40** containing approximately 0.3214
acre(s). (H-13)

PROPERTY OWNERS: SCOTT SHAROT & DALE HARRIS
REQUEST: REPLAT EXISTING 4 LOTS INTO 2 LOTS, PROPOSED REPLAT
WILL ELIMINATE CURRENT ENCROACHMENT OF EXISTING HOUSE ON
ONE OF THE LOTS AND WILL CREATE A SINGLE LOT FOR THE HOUSE,
WITH COMPLIANT SETBACK CONDITIONS

SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

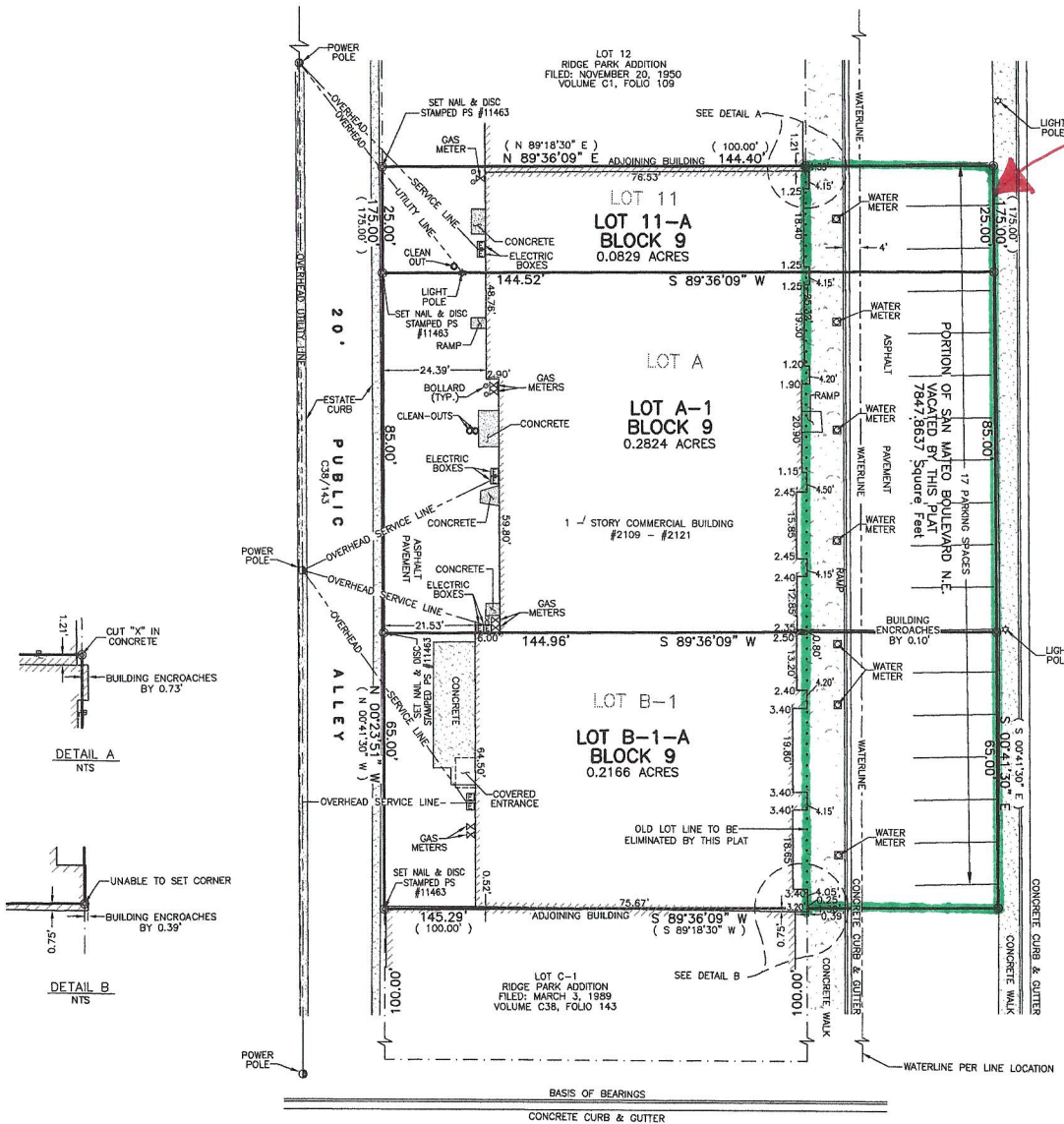
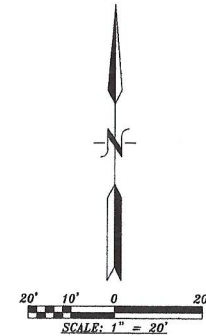


PLAT OF
LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
RIDGE PARK ADDITION

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

Area to be
vacated

SAN MATEO BOULEVARD N.E.
R/W VARIES



HAINES AVENUE N.E.

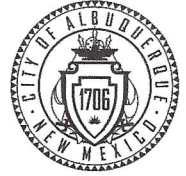
60' R/W
C38/143

HARRIS SURVEYING, INC.
1308 CILLO VISTA DEL SUR, NW
CORRALIS, N.M. 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SHEET 2 OF 2

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Major Preliminary + Final Plat / Vacation of R.O.W

Decision-making Body: DRB

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 2109 - 2121 San Mateo Blvd NE

Name of property owner: Victor Waamett / Berren - Ophir

Name of applicant: Juanita Garcia / JAG Planning + Zoning

Date, time, and place of public meeting or hearing, if applicable:

November 18, 2021 6:30 pm

Address, phone number, or website for additional information: jag@jagpandz.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

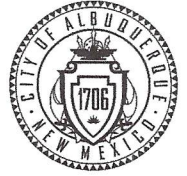
**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
[SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Juanita Garcia (Applicant signature) 2/04/2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

2109 - 2121 San Mateo Blvd NE Neighborhood Meeting Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Wed, Feb 2, 2022 at 4:26 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	##	5E+09
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	##	5E+09
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	##	5E+09
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE	Albuquerque	NM	##	5E+09

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1-%20Procedures%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, February 2, 2022 3:57 PM

To: Office of Neighborhood Coordination <jag@jagpandz.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Juanita Garcia

Telephone Number

15053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

LOT B1, LOT 11, and LOT A, RIDGE PARK ADDITION

Physical address of subject site:

[2109 - 2121 San Mateo Blvd NE](#)

Subject site cross streets:

Indian School NE

Other subject site identifiers:

Haines NE

This site is located on the following zone atlas page:

J-17



JAG JAG <jag@jagpandz.com>

Public Hearing Notice

1 message

JAG JAG <jag@jagpandz.com>

Fri, Feb 4, 2022 at 12:21 AM

To: D Bushnell <dmc793@gmail.com>, Tyler Richter <tyler.richter@gmail.com>, apna87110@gmail.com

Cc: JAG JAG <jag@jagpandz.com>

February 4, 2022

Dear Neighborhood Association Representative,

Darcy Bushnell – District 7 Coalition of Neighborhood Associations

Tyler Richter – District 7 Coalition of Neighborhood Associations

Robert Habiger – Alvarado Park Neighborhood Association

Darcy Bushnell – Alvarado Park Neighborhood Association

JAG Planning & Zoning, LLC will be representing Victor Wuamett, Herren-Ophir, LLC regarding a vacation of right-of-way and a Preliminary and Final Plat application that will be submitted to the Development by **February 4, 2022** and is expected to be heard on **March 2, 2022**.

Your Neighborhood Association was initially notified on November 3, 2021, regarding this application to determine if a meeting would be beneficial to your association. A meeting was scheduled for November 18, 2021 at 6:30 PM, but no one from your neighborhood associations attended the meeting. We are attaching a full-size copy of the zone atlas map and the latest subdivision plat and a right-of-way exhibit for your reference.

Request

Vacation of Right-of-Way and Preliminary and Final Plat Application: The property owner intends to vacate a portion of San Mateo Blvd NE (~7,848 Square Feet) and grant any easements as shown. The current legal descriptions for the property are **LOT B1, LOT 11, and LOT A, RIDGE PARK ADDITION** and the new legal description will be **Lot A-1, B-1-A and 11-A, Block 9 Ridge Park Addition, containing .4017 acres.**

Topic: DRB Meeting, March 2, 2022

Time: 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/87666214301>

Dial by your location: +1 346 248 7799

Meeting ID: 876 6621 4301

Find your local number: <https://cabq.zoom.us/u/kdVHtylv5w>

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links: We have attached useful links for you to use for further information regarding the proposed subdivision application and the DRB subdivision process and pertinent regulations. We have also attached a full-size Zone Atlas page and a copy of the subdivision plat for your reference.

Integrated Development Ordinance (IDO)

[IDO - 2020 Annual Update \(cabq.gov\)](#)

Development Process Manual (DPM)

[DPM-2020-06-02_signed.pdf \(cabq.gov\)](#)

IDO Interactive Map

[IDO Interactive Map \(arcgis.com\)](http://arcgis.com)

City of Albuquerque Planning Department

[Planning — City of Albuquerque \(cabq.gov\)](http://cabq.gov)

Agenda/Meeting Materials

[Development Review Board Agendas & Archives — City of Albuquerque \(cabq.gov\)](#)

To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department at (505) 924-3860. Also, please don't hesitate to contact me at (505) 362-8903 or at jag@jagpandz.com if you have questions regarding this application.

Kind Regards,

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



3 attachments



ZMA J-17.pdf
1790K



Lot A-1 B-1-A and 11-A Block 9 Ridge Park Addition (2 Signed).pdf
364K



Vacation of ROW Exhibit.pdf
599K

**2109-2121 San Mateo Blvd NE Neighborhood Meeting Inquiry**

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "jag@jagpandz.com" <jag@jagpandz.com>

Mon, Oct 18, 2021 at 2:20 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	5052392903
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE	Albuquerque	NM	87110	5055547965
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Friday, October 15, 2021 4:38 PM

To: Office of Neighborhood Coordination <jag@jagpandz.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Juanita Garcia

Telephone Number

5053628903

Email Address

jag@jagpandz.com

Company Name

JAG Planning & Zoning, LLC

Company Address

P.O. Box 7857

City

Albuquerque

State

NM

ZIP

87194

Legal description of the subject site for this project:

LOT B1 PLAT OF LTS B1 & C1 BLK 9 RIDGE PARK ADDN CONT 6,499SQ FT M/L, LOT 11, BLOCK 9, RIDGE PARK ADDITION and LOT A 9, BLOCK 9, RIDGE PARK ADDITION, Containing Approximately .4016 Acres.

Physical address of subject site:

[2109-2121 San Mateo Blvd NE](#)

Subject site cross streets:

San Mateo Blvd NE and Haines Ave NE

Other subject site identifiers:

West of San Mateo and South of Indian School

This site is located on the following zone atlas page:

J-17

 **ZMA J-17.pdf**
1790K



JAG JAG <jag@jagpandz.com>

Neighborhood Meeting Request for a Proposed Project

14 messages

JAG JAG <jag@jagpandz.com>

Wed, Nov 3, 2021 at 4:51 PM

To: dmc793@gmail.com, tyler.richter@gmail.com, apna87110@gmail.com

Cc: JAG JAG <jag@jagpandz.com>, STEPHANIE worthington <fullservicerealty@comcast.net>

November 3, 2021

Darcy Bushnell – District 7 Coalition of Neighborhood Associations

Tyler Richter – District 7 Coalition of Neighborhood Associations

Robert Habiger – Alvarado Park Neighborhood Association

Darcy Bushnell – Alvarado Park Neighborhood Association

Re: Neighborhood Meeting about Future Development Application

Dear Neighborhood Association Representative,

JAG Planning & Zoning, LLC will be representing Victor Wuamett, Herren-Ophir, LLC for a vacation of right-of-way and a Preliminary and Final Plat to the Development Review Board (DRB). In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(C) Neighborhood Meeting, we are providing you an opportunity to discuss the following application we will be making for a project proposed in or near your neighborhood:

Vacation of approximately 7,847 Square feet of San Mateo Blvd NE as shown in green on the attached exhibit.

Application(s) per Table 6-1-1 in the IDO – Vacation of Right-of-Way. This would be an informal meeting where JAG Planning & Zoning, Agent for Victor Wuamett, Herren-Ophir would present the proposal and proposed application.

The intent of this request is to vacate a portion of San Mateo Blvd NE that is currently used as a parking lot immediately east of the building with the intent of incorporating the approved vacated right-of-way into the preliminary and final plat. Enclosed for your information is a copy of Zone Atlas page J-17-Z identifying the proposed location of vacation of right-of-way and the location of the preliminary and final plat.






Per the IDO, you have **15 days** from the date of this letter to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **November 19, 2021, and the DRB hearing date will be on December 15, 2021.**

We appreciate the opportunity to introduce this request to you and the association. If you or anyone has any questions or clarifications regarding this application, feel free to contact either Juanita Garcia at (505) 362-8903 or Andrew Garcia at (505) 363-5613 or at jag@jagpandz.com.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



5 attachments

-  **Neighborhood Meeting Request - Herren-Ophir.pdf**
1740K
-  **Vacation of ROW Exhibit.pdf**
599K
-  **ZMA J-17.pdf**
1790K
-  **21-0568 TITLE.pdf**
319K
-  **21-0568 PLAT.pdf**
147K

Tyler Richter <tyler.richter@gmail.com>

Thu, Nov 4, 2021 at 9:10 AM

To: JAG JAG <jag@jagpandz.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

What is the intended purpose of the Vacation of the ROW?

--

Tyler Richter

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Thu, Nov 4, 2021 at 12:29 PM

To: Tyler Richter <tyler.richter@gmail.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Hello Tyler,

The area that is proposed to be vacated is currently used as a parking lot and the property owner intends to continue with that current use. The owner will need to have cross access easements placed on the

vacated right-of-way to allow access to and through the property. The owner currently maintains the parking area and is very interested in ensuring there is parking on the private property and not within the right-of-way.

We can meet to discuss further either at the site or on zoom if your schedule permits.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Tyler Richter <tyler.richter@gmail.com> Thu, Nov 11, 2021 at 9:54 AM
To: JAG JAG <jag@jagpandz.com>
Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

I don't find this explanation to be adequate. I would like to schedule a meeting or phone call.

--
Tyler Richter
[Quoted text hidden]

JAG JAG <jag@jagpandz.com> Thu, Nov 11, 2021 at 11:01 AM
To: Tyler Richter <tyler.richter@gmail.com>
Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Hello Tyler,

Sorry for any confusion. To clarify for others, the area is being used as a parking lot and the owner intends on keeping it as a parking lot. Please let us know when would be a good time to call you.

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Tyler Richter <tyler.richter@gmail.com> Thu, Nov 11, 2021 at 1:21 PM

To: JAG JAG <jag@jagpandz.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

This does not make sense if it is a parking lot and it will continue to be a parking lot why does it need to be vacated.

--

Tyler Richter

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Thu, Nov 11, 2021 at 4:32 PM

To: Tyler Richter <tyler.richter@gmail.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Hello Tyler,

The site does not contain off-street parking and the owner would like to have off-street parking on their own property since it is used for commercial purposes. In addition, the property owner has had to maintain the area since the City has not performed any improvements or basic maintenance to the area for many years.

Please let us know when would be a good time to schedule a meeting or to contact you by phone.

Thank you.

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Tue, Nov 16, 2021 at 3:37 PM

To: Tyler Richter <tyler.richter@gmail.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Hello Tyler and all,

We are following up on our request for a meeting that we have scheduled for this Thursday. Can you please confirm if one is still required? We would be happy to send you a Zoom link if you would like to meet.

Regards,

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

Tyler Richter <tyler.richter@gmail.com>

Wed, Nov 17, 2021 at 7:58 AM

To: JAG JAG <jag@jagpandz.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

I have seen no meeting requests?

--

Tyler

[Quoted text hidden]

JAG JAG <jag@jagpandz.com>

Wed, Nov 17, 2021 at 8:50 AM

To: Tyler Richter <tyler.richter@gmail.com>

Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Hello Tyler,

The Neighborhood Meeting Request document that we sent you with the original email states that a meeting has been scheduled for you all on the 18th of November at 6:30 PM, or a different time and date that is convenient for you. A second copy has been attached to this email for your convenience. We plan on submitting our application on Friday and we need to let the City know if any of the Neighborhood Representatives wanted to meet.

All,

Can you please let us know if you would like to meet before we submit our application? We can still meet after we submit the application at a time that is convenient for you, but will need to know if you would like to meet before Friday.

Thank you.

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613



[Quoted text hidden]



Neighborhood Meeting Request - Herren-Ophir.pdf

1740K

Tyler Richter <tyler.richter@gmail.com>

Wed, Nov 17, 2021 at 3:41 PM

To: JAG JAG <jag@jagpandz.com>

I have already requested to meet. Not sure how that was not clear. A neighborhood meeting has been requested.

Tyler Richter
[Quoted text hidden]

JAG JAG <jag@jagpandz.com>
To: Tyler Richter <tyler.richter@gmail.com>

Wed, Nov 17, 2021 at 5:00 PM

Hello Tyler,

We understand that you have asked to meet and we have asked you on two separate occasions on November 11th on when would be a good time to meet with you. Again, can you please let us know when would be a good time to meet?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

JAG JAG <jag@jagpandz.com>
To: Tyler Richter <tyler.richter@gmail.com>

Thu, Nov 18, 2021 at 10:19 AM

Hello Tyler,

Just following up on setting up a meeting. Can you please let us know when and what time would be good for you?

Thank you.

Juanita and Andrew Garcia
Principals
JAG Planning & Zoning, LLC
P.O. Box 7857, Albuquerque, NM 87194
(505) 362-8903 and (505) 363-5613



[Quoted text hidden]

JAG JAG <jag@jagpandz.com>
To: Tyler Richter <tyler.richter@gmail.com>
Cc: D Bushnell <dmc793@gmail.com>, apna87110@gmail.com, STEPHANIE worthington <fullservicerealty@comcast.net>

Thu, Nov 18, 2021 at 3:03 PM

Hello all,

Since we have not heard back from you in regards to a time and date to meet, we are sending you this Zoom invitation for tonight's meeting. We will be available to answer any questions in regards to our request at tonight's meeting.

Thank you.

Juanita Garcia is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88052433085?pwd=L3JBeVRxQ0plUEtnUVY5V2ZCVVIwUT09>

Meeting ID: 880 5243 3085

Passcode: 150624

One tap mobile

+16699006833,,88052433085#,,,,*150624# US (San Jose)

+12532158782,,88052433085#,,,,*150624# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 880 5243 3085

Passcode: 150624

Find your local number: <https://us06web.zoom.us/j/kue1rPBwi>

Juanita and Andrew Garcia

Principals

JAG Planning & Zoning, LLC

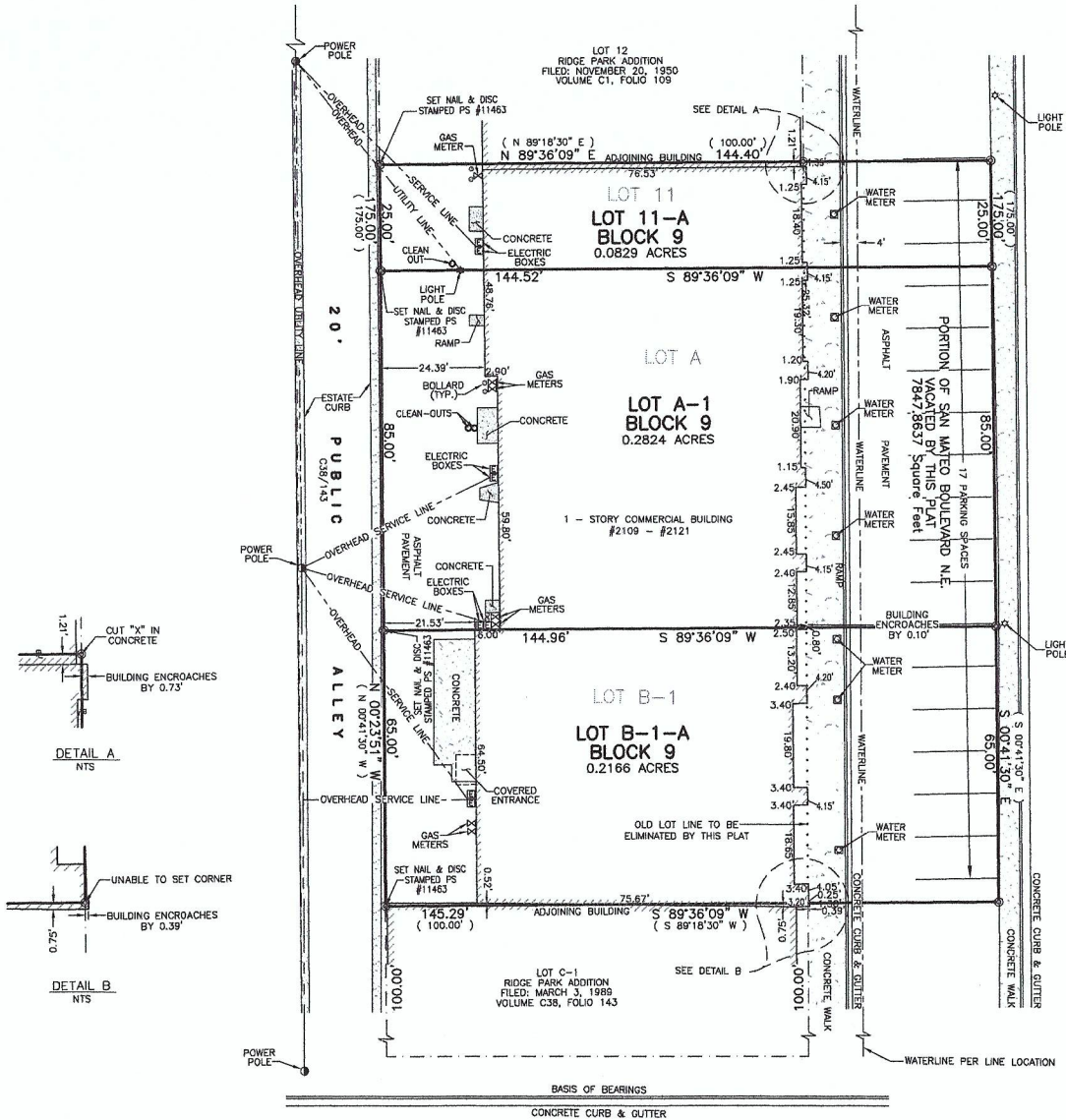
P.O. Box 7857, Albuquerque, NM 87194

(505) 362-8903 and (505) 363-5613

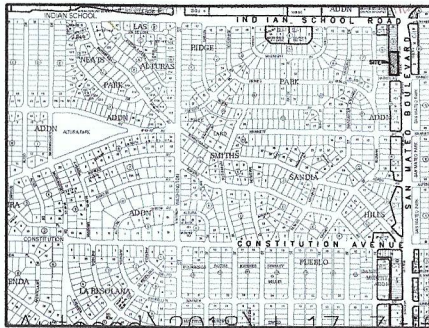


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SAN MATEO BOULEVARD N.E.
R/W VARIES



60' R/W
C38/143



VICINITY MAP No. J-17-Z



LEGAL DESCRIPTION

LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1" AND "C-1", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 1989, IN MAP BOOK C-38, PAGE 143.

AND

LOT LETTERED "A" OF THE SUMMARY PLAT OF LOTS "A", "B" AND "C", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1978, IN MAP BOOK C-13, PAGE 27.

AND

LOT NUMBERED ELEVEN (11), BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1950.

TOGETHER WITH THAT PORTION OF SAN MATEO BOULEVARD BEING VACATED BY THIS PLAT.

PLAT OF LOT "A-1", "B-1-A" AND 11-A, BLOCK 9 RIDGE PARK ADDITION

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE THE RIGHT-OF-WAY OF SAN MATEO BOULEVARD THAT IS BEING USED AS COMMERCIAL PARKING AREA AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2021
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF LOTS "B-1" & "C-1" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
 - B: SUMMARY PLAT SHOWING LOTS "A", "B" & "C" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
 - C: RIDGE PARK ADDITION
FILED: NOVEMBER 20, 1950 IN VOLUME C1, FOLIO 109
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE _____, WHICH _____ CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. _____ DATED _____

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), 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 D/B/A CENTURYLINK 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 upon, 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 Grantee, 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 subsurface), hot tub, concrete or wood pool decking, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMG) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMG 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 HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 2nd DAY OF SEPTEMBER, 2021

Anthony L. Harris
ANTHONY L. HARRIS, P.E. # 11463



HARRIS SURVEYING, INC.
1308 CILLO VISTA DEL SUR, NW
CORRALLES, NEW MEXICO 87048

PHONE: (505) 250-2279
E-MAIL: harrissurveying51@gmail.com

SHEET 1 OF 2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 11/03/2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: District 7 Coalition of Neighborhood Associations
Name of NA Representative*: Tyler Richter - tyler.richter@gmail.com
Darcy Bushnell - dmc793@gmail.com
Email Address* or Mailing Address* of NA Representative¹: See Above

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: jag@jagpandz.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Via Zoom - November 18, 2021 at 6:30 pm

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2109-2121 San Mateo Blvd NE
Location Description Between Indian School and Haines
2. Property Owner* Herren-Ophir, LLC
3. Agent/Applicant* [if applicable] JAG Planning + Zoning - Juanita Garcia
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence - Major)
 - ☐ Site Plan
 - ☒ Subdivision Major (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☒ Vacation Public Right of Way (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request^{3*}:

Vacate approximately 7,848 square feet of
San Mateo Frontage Road along east side of Buildings

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council

6. Where more information about the project can be found^{4*}:

devhelp@cabq.gov ; Planning - City of ABQ (cabq.gov)

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ J-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- n/a
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 4017 Acres
- b. IDO Zone District MX-L
- c. Overlay Zone(s) [if applicable] None
- d. Center or Corridor Area [if applicable] Major Transit

2. Current Land Use(s) [vacant, if none] Commercial use

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

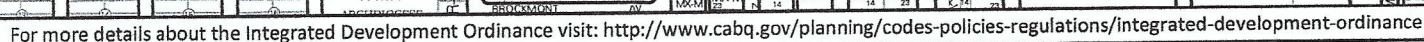
Cc: Robert Habiger - apna87110@gmail.com [Other Neighborhood Associations, if any]

Alvarado Park NA

Darcy Bushnell - dmc793@gmail.com

Alvarado Park NA

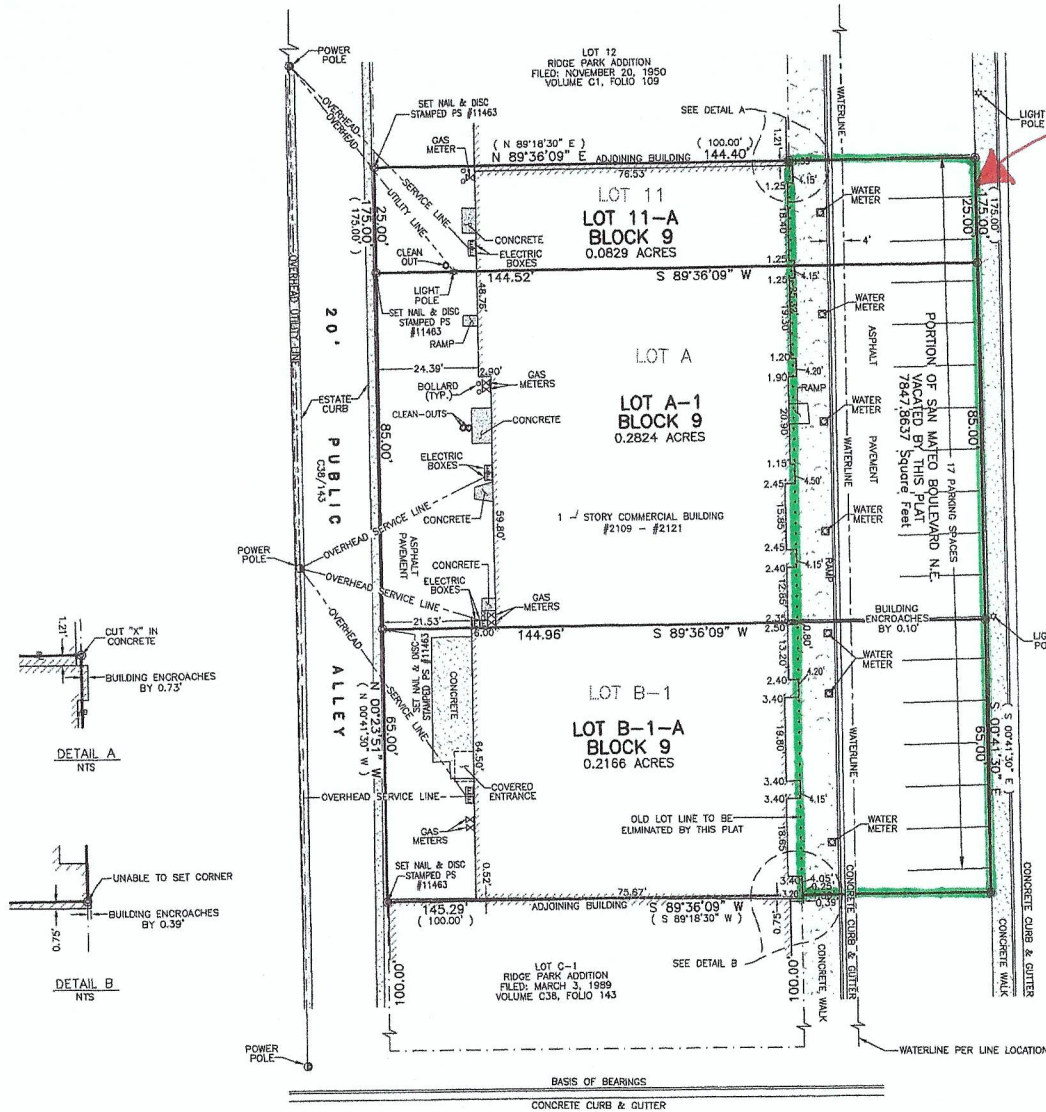
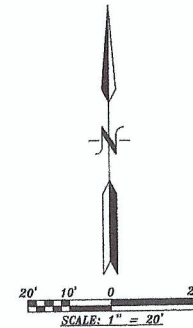
⁶ Available here: <https://tinyurl.com/idozoningmap>



PLAT OF
 LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
 RIDGE PARK ADDITION
 WITHIN
 SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021

Area to be
 vacated

SAN MATEO BOULEVARD N.E.
 R/W VARIES



HAINES AVENUE N.E.
 60' R/W
 C38/143



San Mateo and Indian School



Legend

- ☐ Bernalillo County Parcels
- ☐ Municipal Limits
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED

Notes

Buffer: 259ft.
ROW: San Mateo 159ft.

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
2/1/2022 © City of Albuquerque

1: 3,606

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SPRINGER KYRA K
1933 TRUMAN ST NE
ALBUQUERQUE NM 87110-5030

SAN MATEO INDIAN SCHOOL INC ATTN:
DOUGLAS H PETERSON
2325 SAN PEDRO DR NE SUITE 2-A
ALBUQUERQUE NM 87110

TRUST JOHNNY A
1910 TRUMAN ST NE
ALBUQUERQUE NM 87110-5031

BOSSERT PAUL D
1832 TRUMAN ST NE
ALBUQUERQUE NM 87110

GHK HOLDINGS LLC
3225 ORTIZ DR NE
ALBUQUERQUE NM 87110-1967

SHUSTER WILLIAM D & SAMANI SARA A
1905 TRUMAN ST NE
ALBUQUERQUE NM 87110-5030

ABEYTA LYNETTE R
2113 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

MILLER LESLIE CLAUDINE
1934 TRUMAN ST NE
ALBUQUERQUE NM 87110

MANZANO MOUNTAIN PROPERTIES LLC
C/O STEIDER&ASSOC
3240 JUAN TABO BLVD NE BLDG B
ALBUQUERQUE NM 87111-5156

HARGIS DARRIN
2109 MADEIRA DR NE
ALBUQUERQUE NM 87110

PETROGLYPH PROPERTIES LLC
8421 AZTEC RD NE
ALBUQUERQUE NM 87111-4501

CARRARA PIER L G
2121 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

SPILCA NICOLAE & MARIANA
612 SEAN CT
BELEN NM 87002

JIANG YANJUAN & SONG JUNTAN
5500 CONSTITUTION AVE NE
ALBUQUERQUE NM 87110-5110

OROSCO BRIAN
1938 TRUMAN ST NE
ALBUQUERQUE NM 87110-5031

SAN MATEO/INDIAN SCHOOL LLC ATTN:
DOUGLAS H PETERSON
2325 SAN PEDRO DR NE SUITE #2A
ALBUQUERQUE NM 87110-4121

MALLUF ISSA Y & ANGIER JODDI L
1922 TRUMAN ST NE
ALBUQUERQUE NM 87110-5031

BURTON MATTIE L OR BURTON JERRY L
OR BURTON LAURA L
4501 LA BARRANCA AVE NE
ALBUQUERQUE NM 87111

MANZANO MOUNTAIN PROPERTIES LLC
C/O STEIDER&ASSOC
3240 JUAN TABO BLVD NE BLDG B
ALBUQUERQUE NM 87111-5156

ENGELBRECHT JOHN & SUSAN
2117 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

C & J HOLDINGS
12800 COMANCHE RD NE UNIT 19
ALBUQUERQUE NM 87111-4387

GARCIA NARCISO JR & KATHERINE
6 LOS PINOS ALTOS
CEDAR CREST NM 87008-9408

PEDERSON JULIE M
1828 TRUMAN ST NE
ALBUQUERQUE NM 87110

POHL RICAHRD
1914 TRUMAN ST NE
ALBUQUERQUE NM 87110

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BLESSUM MARK D & CYNTHIA R
1918 TRUMAN ST NE
ALBUQUERQUE NM 87110

UBER NORMA J
1930 TRUMAN NE
ALBUQUERQUE NM 87110

HERRIN-OPHIR LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7022

D & M COMMUNUCATIONS INC
2432 JEFFERSON ST NE
ALBUQUERQUE NM 87110-3902

GOKALDAS NIMISHA R
6714 N KNOWLES AVE UNIT A
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BANUELOS ERIKA & SOTO JESUS
905 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

DODSON S JANE
1915 TRUMAN NE
ALBUQUERQUE NM 87110

JU PO-YUN
PO BOX 30862
ALBUQUERQUE NM 87190

MONDRAGON RAY
4612 HAINES AVE NE
ALBUQUERQUE NM 87110-5005

HERRIN-OPHIR LLC
1720 LOUISIANA BLVD NE SUITE 100
ALBUQUERQUE NM 87110-7022

MOSES FREDERIC B & CHRISTY
1917 TRUMAN ST NE
ALBUQUERQUE NM 87110



February 4, 2022

PUBLIC NOTICE OF HEARING

Dear Property Owner:

JAG Planning & Zoning, will be representing Herrin-Ophir, LLC, regarding a Vacation of Right-of-way and a preliminary and final subdivision plat application that will be submitted to the Development Review Board (DRB) on **February 4, 2022** and is expected to be heard at the DRB hearing on **March 2, 2022**.

Request

Project PR-2021-005984 – vacation of Right-of-way application: The property owner is requesting approval of a vacation of right-of-way that will need a recommendation of approval from the DRB to City Council in accordance with 14-16-6-6(M) of the Integrated Development Ordinance (IDO). The proposed vacation of right-of-way is an approximate area of 7,848 square feet of San Mateo Blvd NE. This right-of-way is currently being used as a parking lot along the west side of San Mateo Blvd NE, located south of Indian School NE and Haines Ave NE. If granted approval, the applicant intends on maintaining the area as a parking lot.

In addition, the applicant is request approval of a **minor preliminary and final plat** to incorporate the vacated area with the existing lots owned by the applicant. The current legal descriptions for the property are LOT B1, LOT 11, and LOT A, RIDGE PARK ADDITION and the new legal description will be Lot A-1, B-1-A and 11-A, Block 9 Ridge Park Addition, containing .4017 acres.

We have attached a copy of the Public Notice form, provided by the City of Albuquerque, that provides more information regarding the application, hearing access and contact information. To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department at (505) 924-3860. Also, please don't hesitate to contact me at (505) 362-8903 or (505) 363-5613 or at jag@jagpandz.com if you have questions regarding this application.

Sincerely,


Juanita or Andrew Garcia
Principal

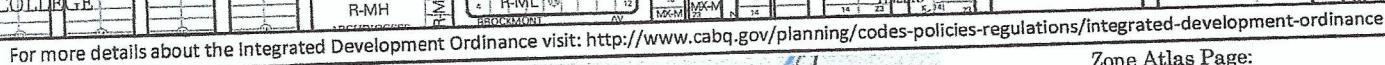
Attachments:

Zone Atlas Map J-17









Proposed Plat

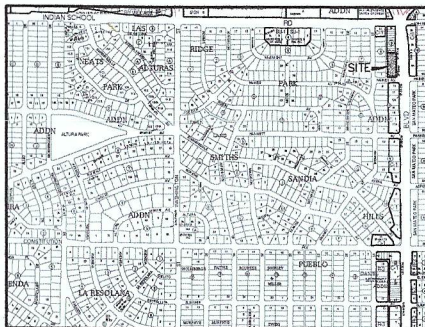
Vacation of Right-of-way Exhibit

Public Notice to Adjacent Property Owner Form



J-17-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



VICINITY MAP No. J-17-Z



LEGAL DESCRIPTION

LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1" AND "C-1", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 1989, IN MAP BOOK C-38, PAGE 143.

AND

LOT LETTERED "A" OF THE SUMMARY PLAT OF LOTS "A", "B" AND "C", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1978, IN MAP BOOK C-13, PAGE 27.

AND

LOT NUMBERED ELEVEN (11), BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1950.

TOGETHER WITH THAT PORTION OF SAN MATEO BOULEVARD BEING VACATED BY THIS PLAT.

PLAT OF LOT "A-1", "B-1-A" AND 11-A, BLOCK 9 RIDGE PARK ADDITION WITHIN SECTION 14, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

Loren N. Rosenkoover P.S. _____ 1/19/2022
CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE THE RIGHT-OF-WAY OF SAN MATEO BOULEVARD THAT IS BEING USED AS COMMERCIAL PARKING AREA AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: AUGUST 2021
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF LOTS "B-1" & "C-1" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
B: SUMMARY PLAT SHOWING LOTS "A", "B" & "C" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
C: RIDGE PARK ADDITION
FILED: NOVEMBER 20, 1950 IN VOLUME C1, FOLIO 109
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0352H DATED 8-16-2012

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico ("PNM"), 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 D/B/A CENTURYLINK 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, 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 upon, 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 Grantee, 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 subsurface), hot tub, concrete or wood pool decking, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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 HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20____

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

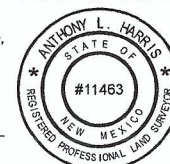
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 19th DAY OF JANUARY, 2022

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



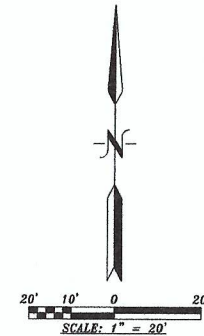
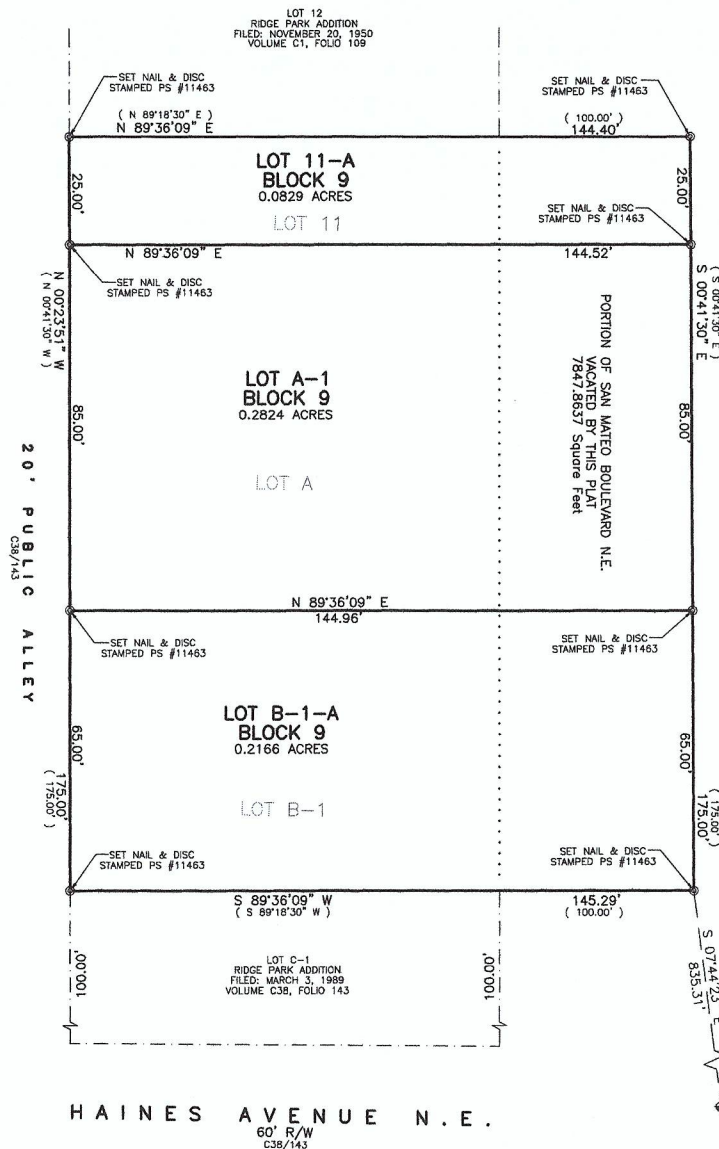
HARRIS SURVEYING, INC.
1908 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SHEET 1 OF 2

PLAT OF
LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
RIDGE PARK ADDITION

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



ACS STATION "19-J18"
N=1,491,183.352 US SURVEY FEET
E=1,539,872.655 US SURVEY FEET
GROUND TO GRID=0.999865287
ΔC = -00° 11' 35.79"
CENTRAL ZONE, NAD 1983
ELEVATION=5230.633 US SURVEY FEET
NAVD 1988

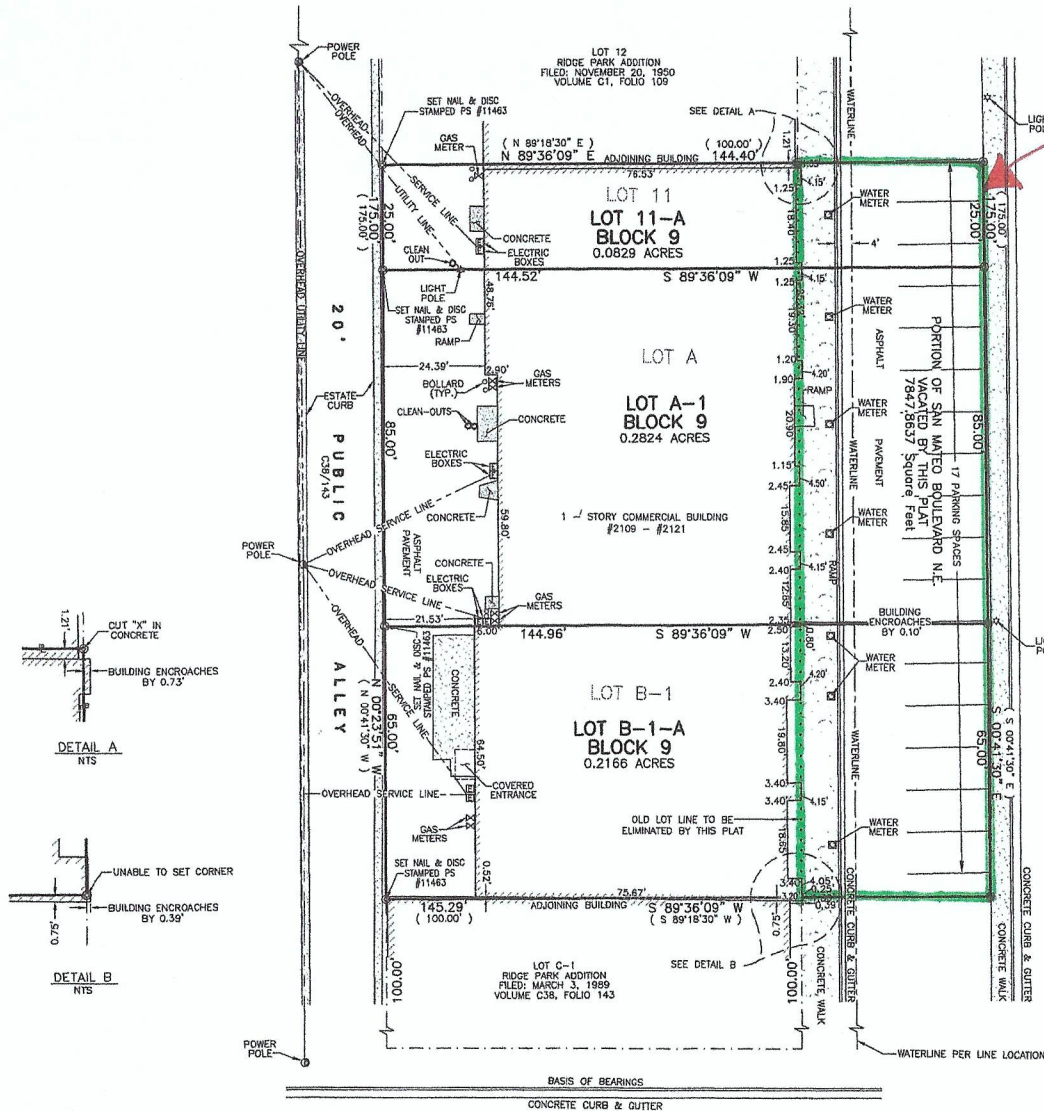
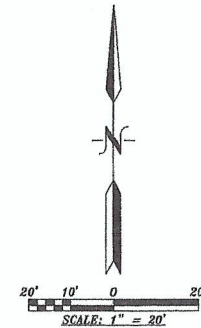
HARRIS SURVEYING, INC.
1908 CIELO PISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

PLAT OF
 LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
 RIDGE PARK ADDITION
 WITHIN
 SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021

Area to be
 vacated

SAN MATEO BOULEVARD N.E.
 R/W VARIES



HAINES AVENUE N.E.

60' R/W
 C38/143

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: February 4, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 2109 – 2121 San Mateo Blvd NE
Location Description Between Indian School & Haines Ave NE
2. Property Owner* Victor Wuamett/ Herren-Ophir
3. Agent/Applicant* [if applicable] Juanita Garcia & Andrew Garcia – JAG Planning & Zoning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☒ Conditional Use Approval
 - ☒ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☒ Vacation Public Right-of-way (Easement/Private Way or Public Right-of-way)
 - ☒ Variance
 - ☒ Waiver
 - ☒ Other: _____

Summary of project/request¹*:

The applicant is requesting approval to vacate a portion of San Mateo Blvd that is currently being used as a parking lot. Owner intends to continue to use the area as a parking lot.

5. This application will be decided at a public meeting or hearing by*:

☒ Zoning Hearing Examiner (ZHE)

☒ **Development Review Board (DRB)**

☒ Landmarks Commission (LC)

☒ Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: **Wednesday, March 2, 2022**

Location*: Via Zoom: <https://cabq.zoom.us/j/87666214301>

Dial by your location: +1 346 248 7799 Meeting ID: 876 6621 4301

Find your local number: <https://cabq.zoom.us/j/87666214301>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:

JAG@JAGPANDZ.COM OR (505) 362-8903 or (505) 363-5613

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ **J-17-Z**
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: **N/A**
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

No variances, deviations, waivers or exceptions are being requested.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting was offered to representatives of the District 7 Coalition of Neighborhood Associations and the Alvarado Park Neighborhood Association, as required by ordinance, but no one showed up the meeting.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

☐ a. Location of proposed buildings and landscape areas.*

☐ b. Access and circulation for vehicles and pedestrians.*

⁵ Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (*) are required.]

Y c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

Y d. **For residential development***: Maximum number of proposed dwelling units.

Y e. **For non-residential development***:

Y Total gross floor area of proposed project.

Y Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] .4017 Acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] None
 4. Center or Corridor Area [if applicable] None
- Current Land Use(s) [vacant, if none] Existing Retail and Service Shops

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



SPRINGER KYRA K
1933 TRUMAN ST NE
ALBUQUERQUE NM 87110-5030

SHUSTER WILLIAM D & SAMANI SARA A
1905 TRUMAN ST NE
ALBUQUERQUE NM 87110-5030

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



SAN MATEO INDIAN SCHOOL INC
ATTN: DOUGLAS H PETERSON
2325 SAN PEDRO DR NE SUITE 2-A
ALBUQUERQUE NM 87110

ABEYTA LYNETTE R
2113 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



TRUST JOHNNY A
1910 TRUMAN ST NE
ALBUQUERQUE NM 87110-5031

MILLER LESLIE CLAUDINE
1934 TRUMAN ST NE
ALBUQUERQUE NM 87110

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



BOSSERT PAUL D
1832 TRUMAN ST NE
ALBUQUERQUE NM 87110

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C/O STEIDER & ASSOC
3240 JUAN TABO BLVD NE BLDG B
ALBUQUERQUE NM 87111-5156

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& ZONING

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Albuquerque, NM 87194



GHK HOLDINGS LLC
3225 ORTIZ DR NE
ALBUQUERQUE NM 87110-1967

HARGIS DARRIN
2109 MADEIRA DR NE
ALBUQUERQUE NM 87110



JAG PLANNING
& ZONING
P.O. Box 7857
Albuquerque, NM 87194

PETROGLYPH PROPERTIES LLC
8421 AZTEC RD NE
ALBUQUERQUE NM 87111-4501

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OR BURTON LAURA L
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905 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



FOREVER / USA

DODSON S JANE
1915 TRUMAN NE
ALBUQUERQUE NM 87110

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



FOREVER / USA

JU PO-YUN
PO BOX 30862
ALBUQUERQUE NM 87190

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



FOREVER / USA

MONDRAGON RAY
4612 HAINES AVE NE
ALBUQUERQUE NM 87110-5005

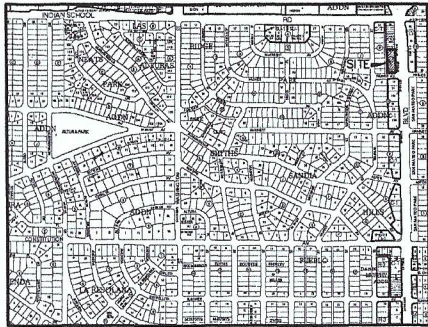
JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



FOREVER / USA

MOSES FREDERIC B & CHRISTY
1917 TRUMAN ST NE
ALBUQUERQUE NM 87110



VICINITY MAP No. J-17-Z



LEGAL DESCRIPTION

LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1" AND "C-1", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 1989, IN MAP BOOK C-38, PAGE 143.

AND

LOT LETTERED "A" OF THE SUMMARY PLAT OF LOTS "A", "B" AND "C", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1978, IN MAP BOOK C-13, PAGE 27.

AND

LOT NUMBERED ELEVEN (11), BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1950.

TOGETHER WITH THAT PORTION OF SAN MATEO BOULEVARD BEING VACATED BY THIS PLAT.

PLAT OF LOT "A-1", "B-1-A" AND 11-A, BLOCK 9 RIDGE PARK ADDITION WITHIN SECTION 14, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
Jeff Estvanko	Digitally signed by Jeff Estvanko Date: 2022.01.27 07:40:14 -07'00'
NEW MEXICO GAS COMPANY	DATE
Natalia Antonia	1/21/22
QUEST CORPORATION D/B/A CENTURYLINK UC	DATE
COMCAST	DATE

CITY APPROVALS:

Loren N. Risenhoover P.S.	1/19/2022
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 19th DAY OF JANUARY, 2022

Anthony L. Harris
ANTHONY L. HARRIS, REG. # 11463



HARRIS SURVEYING, INC.
1308 CIERO VISTA DEL SUR, NW
CORRALITOS, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SHEET 1 OF 2

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE THE RIGHT-OF-WAY OF SAN MATEO BOULEVARD THAT IS BEING USED AS COMMERCIAL PARKING AREA AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: AUGUST 2021
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF LOTS "B-1" & "C-1" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
B: SUMMARY PLAT SHOWING LOTS "A", "B" & "C" IN BLOCK 9 RIDGE PARK ADDITION
FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
C: RIDGE PARK ADDITION
FILED: NOVEMBER 20, 1950 IN VOLUME C1, FOLIO 109
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0352H DATED 8-16-2012

PUBLIC UTILITY EASEMENTS

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 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.
- 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.
- QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 upon, 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 Grantee, 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 subsurface), hot tub, concrete or wood pool decking, 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 transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PNM), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QUEST D/B/A CENTURYLINK and NMGCO 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 HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Victor William Wuamett
1-78-22
DATE

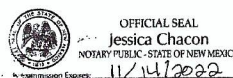
ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 28 DAY OF January 2022

BY: Victor William Wuamett
OWNERS NAME

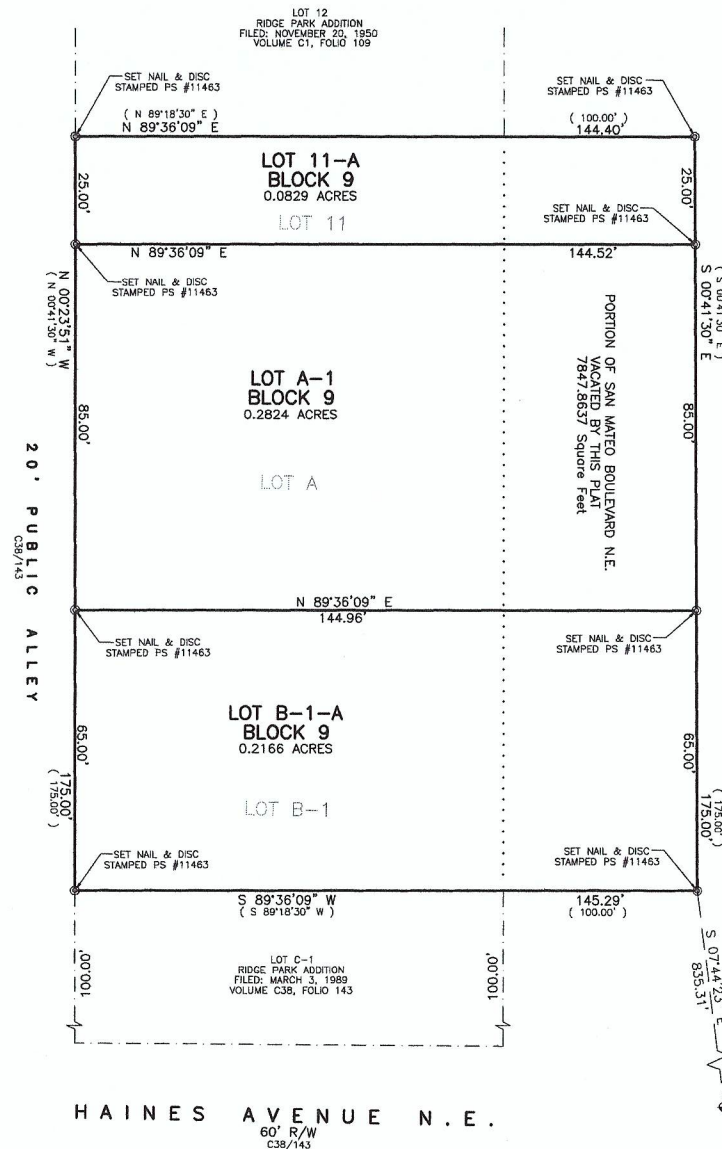
MY COMMISSION EXPIRES: 11/14/2022 BY Jessica Chacon
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
RIDGE PARK ADDITION

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



SAN MATEO BOULEVARD N.E.
R/W VARIES

