



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"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
SITE PLANS		APPEAL	
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
Signature: <u>Juanita Garcia</u>	Date: <u>2/04/2022</u>
Printed Name: <u>Juanita Garcia</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<p>FOR OFFICIAL USE ONLY</p>	
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.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
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.

Vista Wunutt, for Herren-Ophir LLC 6-10-21

Herren-Ophir LLC

Date

File
 Print
 Full Screen
 Home
 Help
 Allite View
 Calculator

PARID: 101705851648512823
 HERRIN-OPHIR LLC,

2115 SAN MATEO 3 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 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 2115 SAN MATEO NW
 City ALBUQUERQUE
 State NM
 Zip Code 87110
 Property Description * A 9 RIDGE PARK ADDN CONT 0.195 ACRES

Public Improvement District
 Tax Increment Development Districts

Document #

Document #: 2018098369 110918 WD-ENTRY BY SC 062819 CODED BY SC 062819

Real Property Attributes

Primary Building SQ FT 5998
 Year Built 1952
 Lot Size (Acres) .1951
 Land Use Code RETAIL MULTI-OCCUPANCY
 Style

Manufactured Home Attributes

Make :
 License :
 VIN :
 Year :
 Size :

DISCLAIMER

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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 Mailing 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 Mailing 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 2 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 Mailing 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 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.

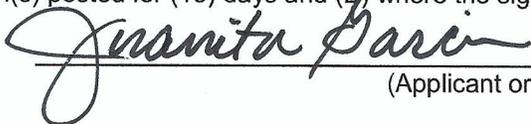
4. TIME

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 Pages: J-17 DRB#: PR-2021-0059 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 TAG 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): ABQ, Route 140, Route 141 Nearest Transit Stop(s): San Mateo / Lomas 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. ... 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).

<u>Juanita Garcia</u>	<u>2/01/2022</u>
Applicant/Agent	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.

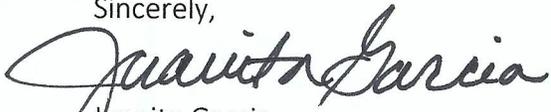
Neighborhood and Adjacent Property Owner Notification

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,



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

- 1. 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 ARMIJO 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)

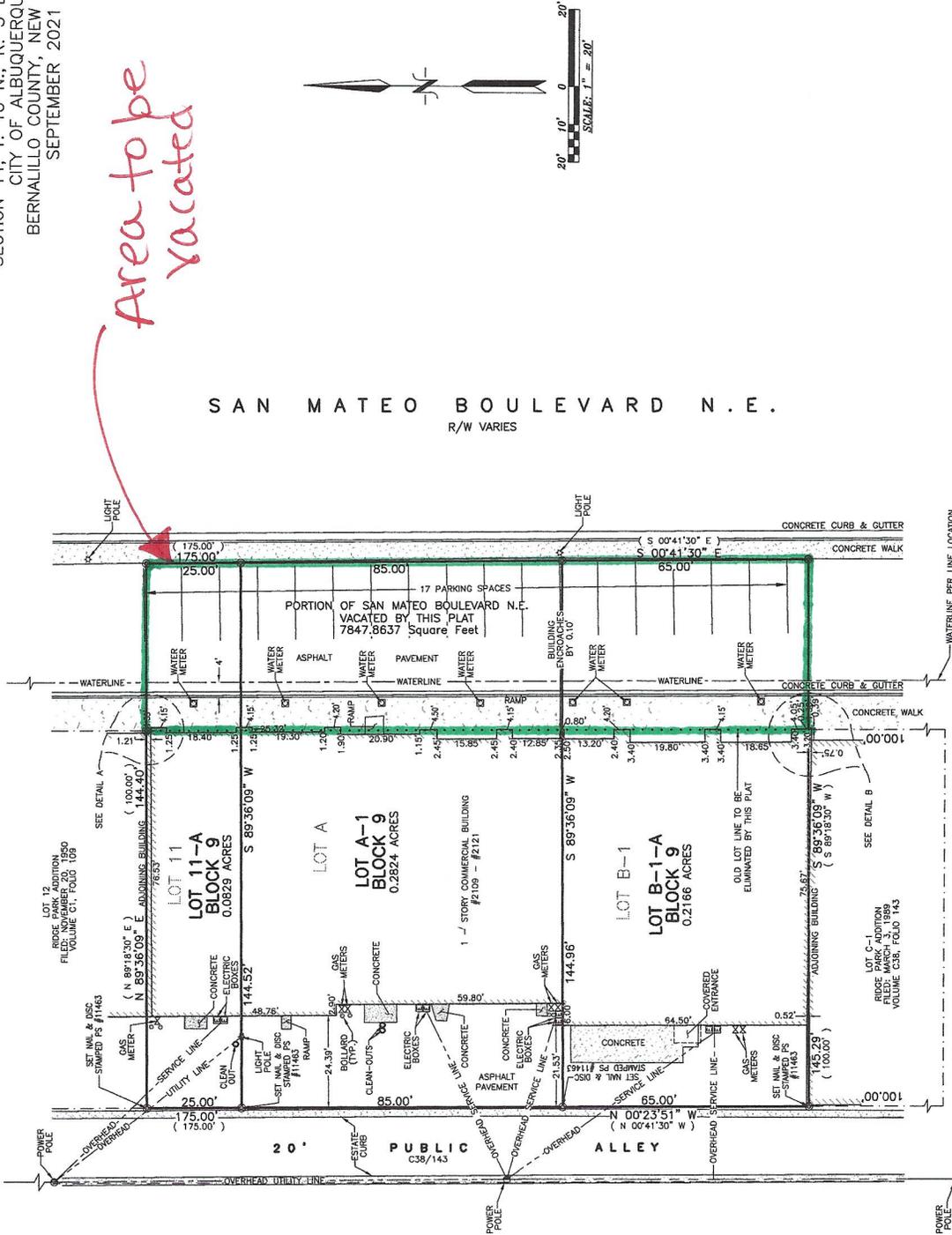
PROPERTY OWNERS: SCOTT SHAROT & DALE HARRIS
REQUEST: REPLAT EXISTING 4 LOTS INTO 2 LOTS, PROPOSED REPLAT WILL ELIMINATE CURRENT ENCROACHMENT OF EXISTING HOUSE ON ONE OF THE LOTS AND WILL CREATE A SINGLE LOT FOR THE HOUSE, WITH COMPLIANT SETBACK CONDITIONS

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

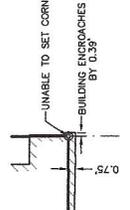
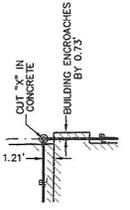
Area to be vacated

SAN MATEO BOULEVARD N.E.
 R/W VARIES



BASIS OF BEARINGS
 CONCRETE CURB & GUTTER

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



**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: <u>Major Preliminary + Final Plat / Vacation of R.O.W</u>	
Decision-making Body: <u>DRB</u>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: <u>2109 -2121 San Mateo Blvd NE</u>	
Name of property owner: <u>Victor Waamett / Berren - Ophir</u>	
Name of applicant: <u>Juanita Garcia / JAG Planning + Zoning</u>	
Date, time, and place of public meeting or hearing, if applicable: <u>November 18, 2021 6:30 pm</u>	
Address, phone number, or website for additional information: <u>jag@jagpandz.com</u>	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> 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.

N/A

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 \(arcgis.com\)](#)

City of Albuquerque Planning Department

[Planning — City of Albuquerque \(cabq.gov\)](#)

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] **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
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(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
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(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

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[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

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[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/u/kue1rPBwi>

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]



VICINITY MAP No. J-17-2

LEGAL DESCRIPTION

LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "B-8", "B-9", "B-10", "B-11", "B-12", "B-13", "B-14", "B-15", "B-16", "B-17", "B-18", "B-19", "B-20", "B-21", "B-22", "B-23", "B-24", "B-25", "B-26", "B-27", "B-28", "B-29", "B-30", "B-31", "B-32", "B-33", "B-34", "B-35", "B-36", "B-37", "B-38", "B-39", "B-40", "B-41", "B-42", "B-43", "B-44", "B-45", "B-46", "B-47", "B-48", "B-49", "B-50", "B-51", "B-52", "B-53", "B-54", "B-55", "B-56", "B-57", "B-58", "B-59", "B-60", "B-61", "B-62", "B-63", "B-64", "B-65", "B-66", "B-67", "B-68", "B-69", "B-70", "B-71", "B-72", "B-73", "B-74", "B-75", "B-76", "B-77", "B-78", "B-79", "B-80", "B-81", "B-82", "B-83", "B-84", "B-85", "B-86", "B-87", "B-88", "B-89", "B-90", "B-91", "B-92", "B-93", "B-94", "B-95", "B-96", "B-97", "B-98", "B-99", "B-100", "B-101", "B-102", "B-103", "B-104", "B-105", "B-106", "B-107", "B-108", "B-109", "B-110", "B-111", "B-112", "B-113", "B-114", "B-115", "B-116", "B-117", "B-118", 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"B-896", "B-897", "B-898", "B-899", "B-900", "B-901", "B-902", "B-903", "B-904", "B-905", "B-906", "B-907", "B-908", "B-909", "B-910", "B-911", "B-912", "B-913", "B-914", "B-915", "B-916", "B-917", "B-918", "B-919", "B-920", "B-921", "B-922", "B-923", "B-924", "B-925", "B-926", "B-927", "B-928", "B-929", "B-930", "B-931", "B-932", "B-933", "B-934", "B-935", "B-936", "B-937", "B-938", "B-939", "B-940", "B-941", "B-942", "B-943", "B-944", "B-945", "B-946", "B-947", "B-948", "B-949", "B-950", "B-951", "B-952", "B-953", "B-954", "B-955", "B-956", "B-957", "B-958", "B-959", "B-960", "B-961", "B-962", "B-963", "B-964", "B-965", "B-966", "B-967", "B-968", "B-969", "B-970", "B-971", "B-972", "B-973", "B-974", "B-975", "B-976", "B-977", "B-978", "B-979", "B-980", "B-981", "B-982", "B-983", "B-984", "B-985", "B-986", "B-987", "B-988", "B-989", "B-990", "B-991", "B-992", "B-993", "B-994", "B-995", "B-996", "B-997", "B-998", "B-999", "B-1000".

LOT NUMBERED ELEVEN (11), BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP 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.

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 PLAT CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- 4: BASE OF EASEMENTS 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 OR EASEMENT OF RECORD OR BEING INSTALLED 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 OF RIDGE PARK ADDITION
 - B: SUMMARY PLAT SHOWING LOTS "A", "B" & "C" IN BLOCK 9 OF RIDGE PARK ADDITION
 - C: RIDGE PARK ADDITION
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE _____ WHICH IS CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FROM PANEL No. _____ DATED _____

PUBLIC UTILITY EASEMENTS

Consent is given on this plat for the common and joint use of Public Service Company of New Mexico (PSCNM) (PSCNM) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities necessary to provide electrical services. PSCNM shall have the right to install, maintain, and service of such lines, cables, and other equipment and facilities reasonably necessary to provide natural gas services. PSCNM shall have the right to install, maintain, and service of such lines, cables, and other equipment and facilities reasonably necessary to provide cable services. PSCNM shall have the right to install, maintain, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over the property shown hereon, and with the right to utilize the right of way and easement to extend service to customers of PSCNM, including sufficient working area space for electric transformers, with the right and authority to install, maintain, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over the property shown hereon. PSCNM shall be entitled to construct on said easements, nor shall any well be drilled or operated thereon. Property shall be used for the purposes of the easements herein, and no other use shall be permitted. PSCNM shall have the right to install, maintain, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over the property shown hereon. PSCNM shall be entitled to construct on said easements, nor shall any well be drilled or operated thereon. Property shall be used for the purposes of the easements herein, and no other use shall be permitted. PSCNM shall have the right to install, maintain, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over the property shown hereon. PSCNM shall be entitled to construct on said easements, nor shall any well be drilled or operated thereon. Property shall be used for the purposes of the easements herein, and no other use shall be permitted.

In approving this plat, Public Service Company of New Mexico (PSCNM), GUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGAS) do not warrant or contract a Title Search of the properties shown hereon. Consequently, PSCNM, GUEST D/B/A CENTURYLINK, and NMGAS do not warrant or contract a Title Search of the properties which may have been granted by prior plat, report 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 OWNERS AND PROPRIETOR DOES HEREBY WARRANT AND GUARANTEE THAT THE SAME HAS BEEN CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

**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: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS:	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
GUEST 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 _____
ABCWA	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 REQUIREMENTS AS SET FORTH IN 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 20th DAY OF SEPTEMBER, 2021

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



HARRIS SURVEYING, INC.
1508 CIELO VIEW DR. SW., NW
CORRALITOS, NEW MEXICO 87006
PHONE: (505) 250-2229
E-MAIL: harrissurveying1@gmail.com

[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@cabaq.gov ; Planning - City of ABQ (cabaq.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.cabaq.gov/business/zoneatlas/>

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

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

- W/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] 5017 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>

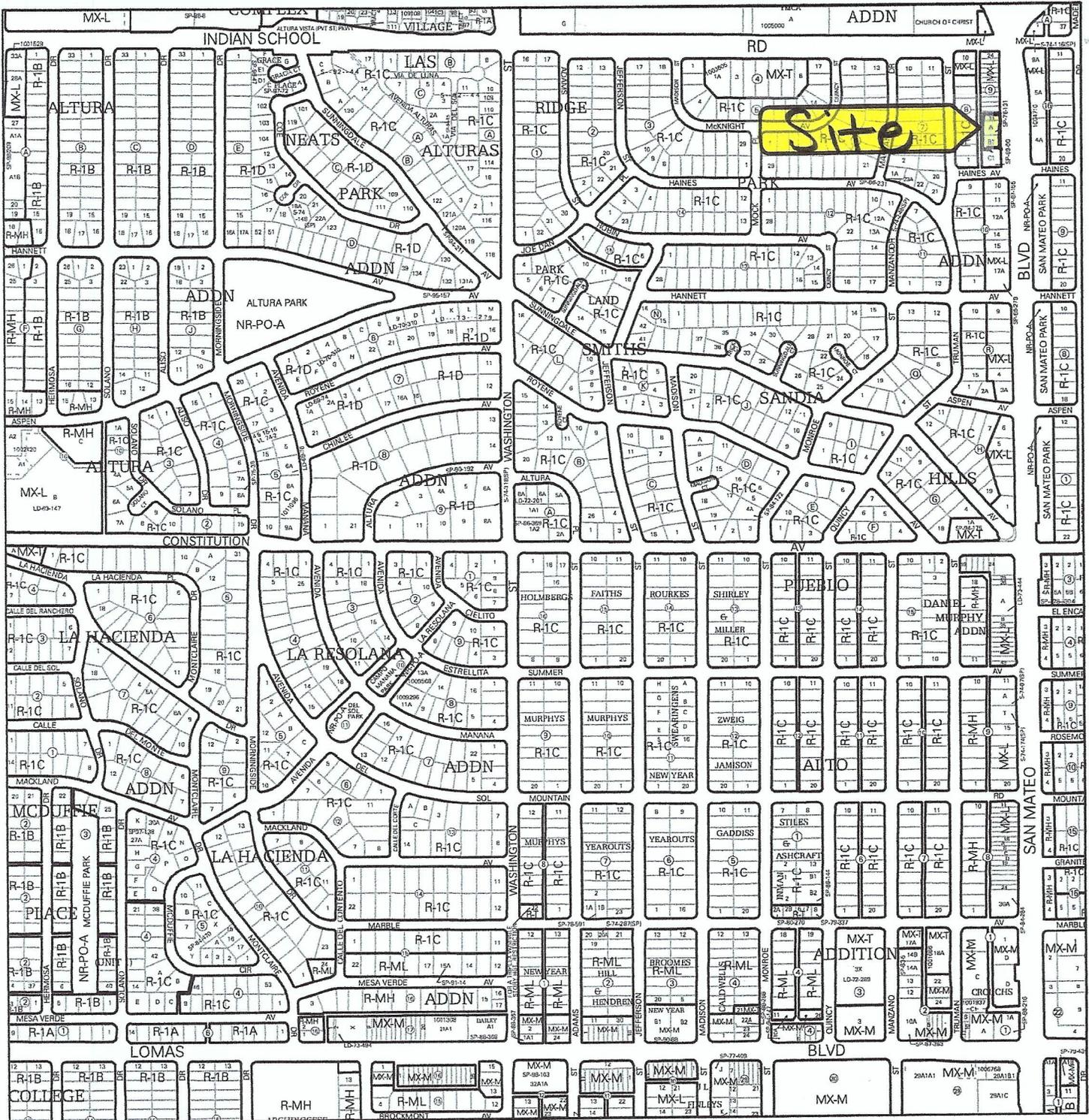
Cc: Robert Habiger - apna87110@gmail.com [Other Neighborhood Associations, if any]

Alvarado Park NA

Darcy Bushnell - dmc.793@gmail.com

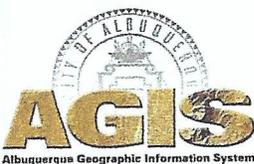
Alvarado Park NA

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

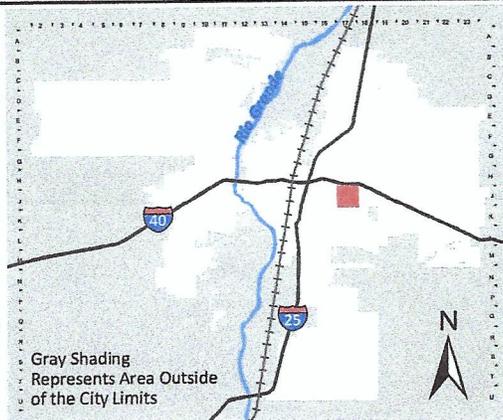


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page: 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

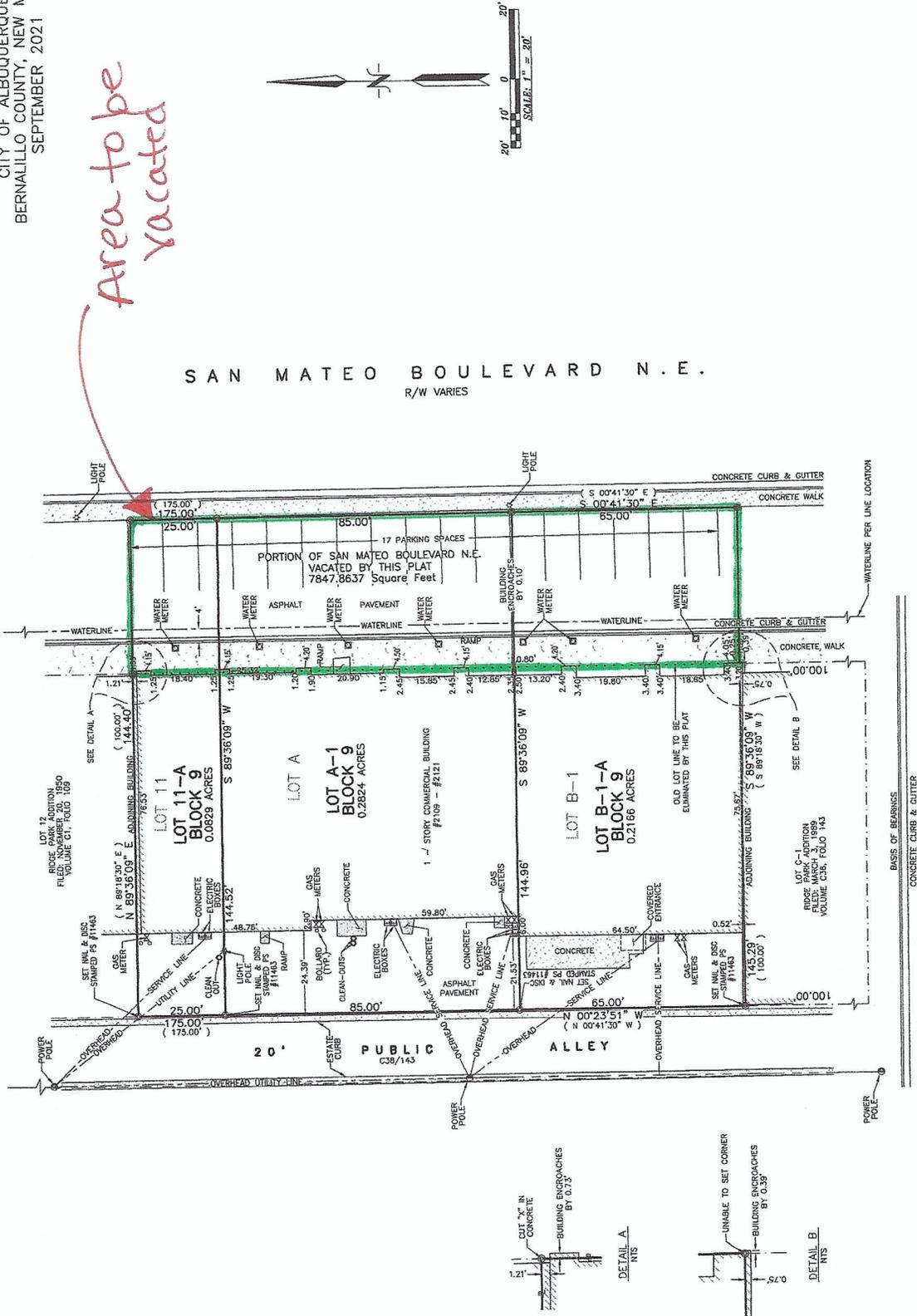


PLAT OF
LOT "A-1", "B-1-A" AND 11-A, BLOCK 9
RIDGE PARK ADDITION

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

PHONE: (505) 250-2273
 E-MAIL: harrissurveying@ymail.com
HARRIS SURVEYING, INC.
 1008 CANO PISA DR. SW, NW
 CORRAL, NEW MEXICO 87048