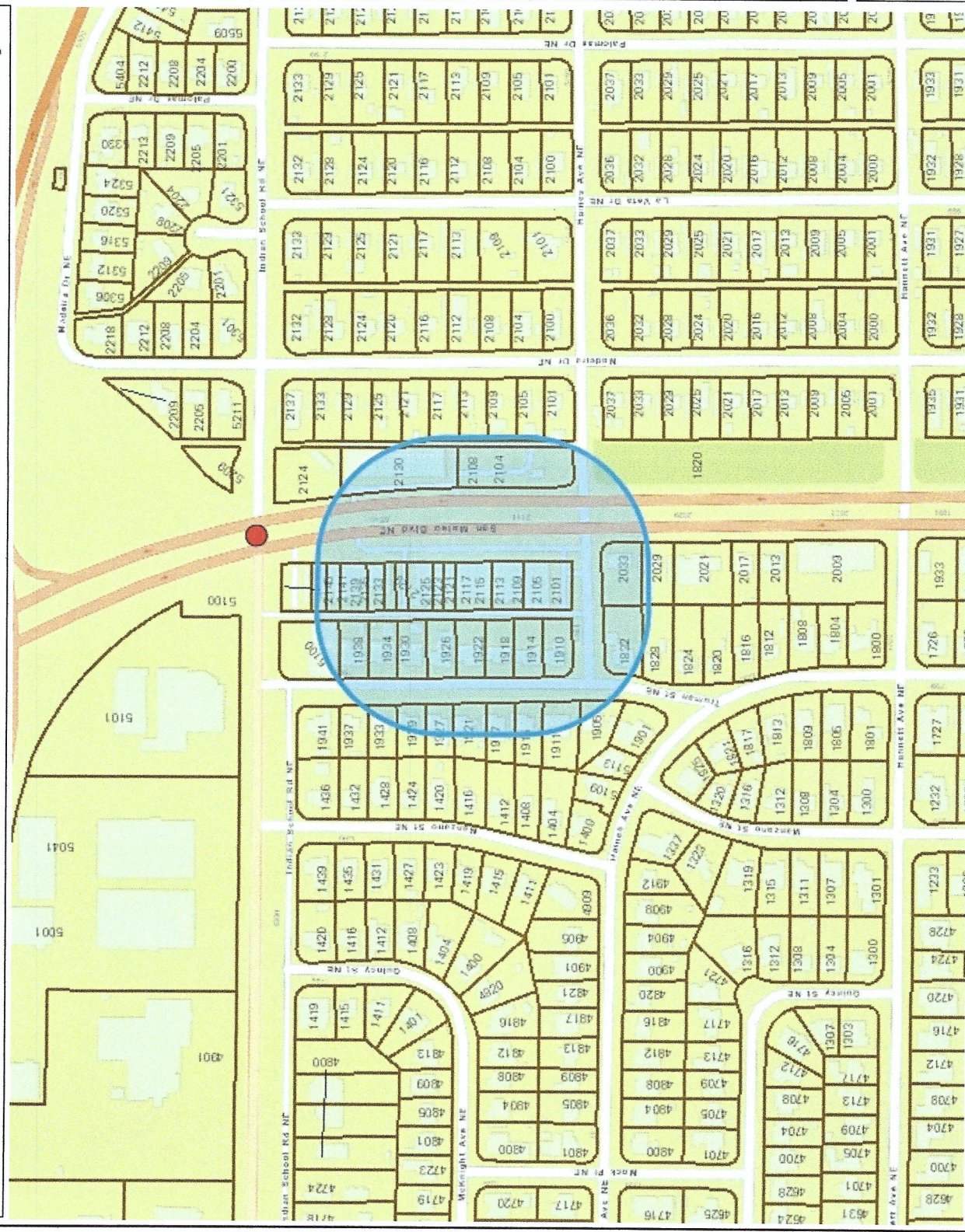




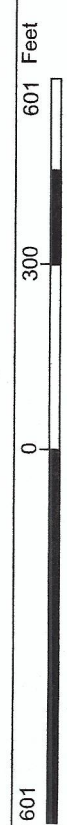
San Mateo and Indian School



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



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



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
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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

SPIECA 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

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

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
PORTLAND OR 97217-5168

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

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

ROBERTOS LE SALON INC
2029 SAN MATEO BLVD NE
ALBUQUERQUE NM 87110

SUCRE SARAH H
2805 PALOMAS DR NE
ALBUQUERQUE NM 87110-3121

GAFFNEY EDWARD & SUSAN
2105 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

WILLIAMS RICHARD
2101 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

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

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.

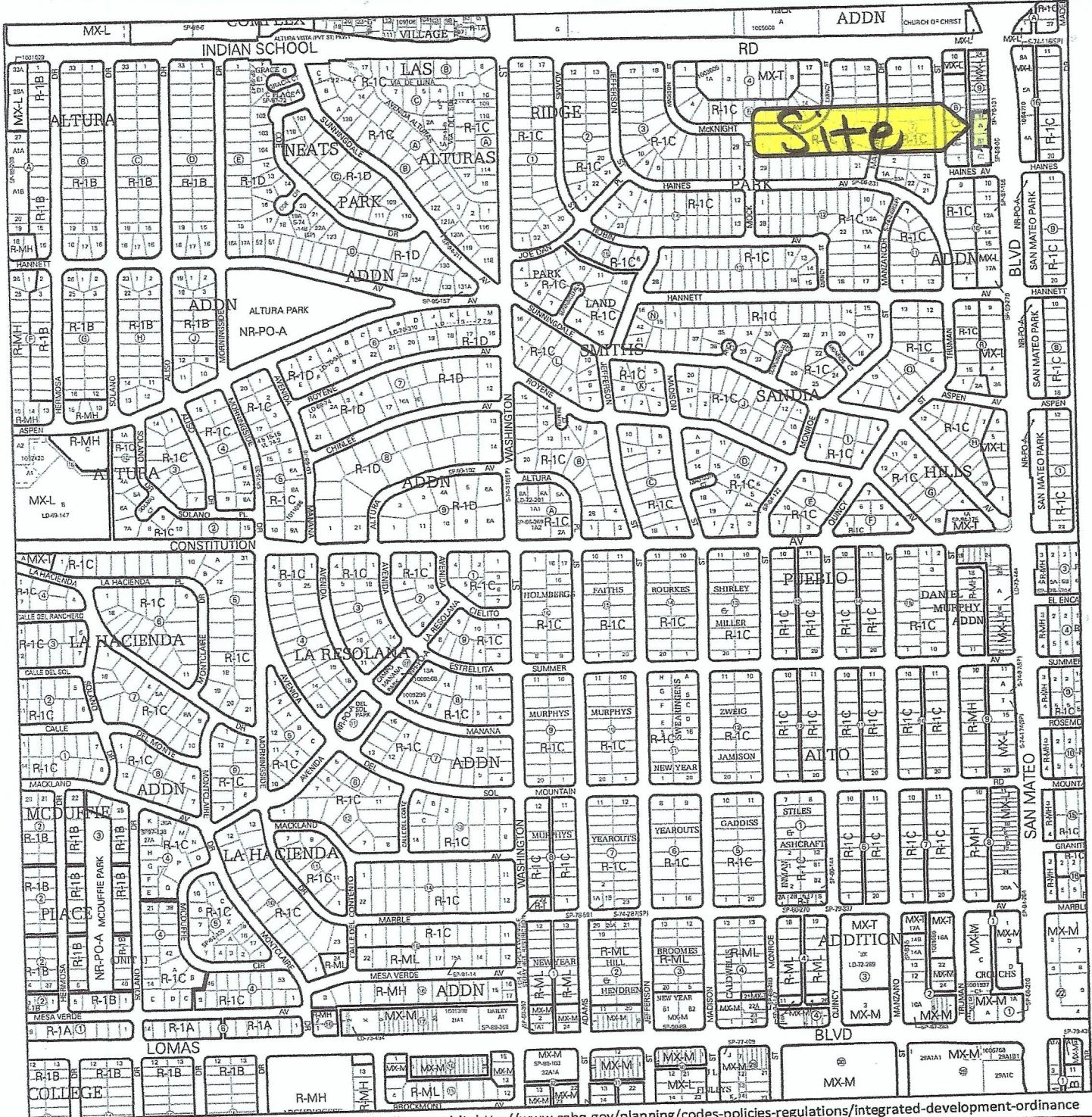
We have attached a copy of the Public Notice form, provided by the City of Albuquerque, that provides more information regarding the application, hearing access and contact information. To find out more about the application, please contact City Staff at devhelp@cabq.gov or call the Planning Department 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:

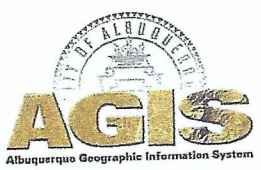
Zone Atlas Map J-17
Proposed Plat
Vacation of Right-of-way Exhibit
Public Notice to Adjacent Property Owner Form



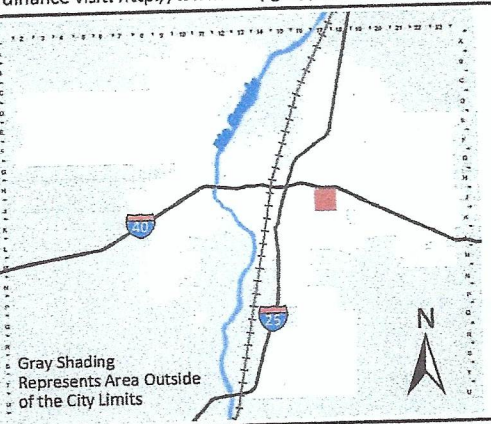
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



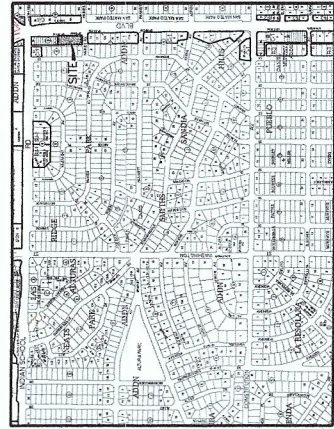
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



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
- 0 250 500 1,000 Feet



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 IN MAP BOOK C-38, PAGE 143, 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 ARE SHOWN IN MAP BOOK C-13, PAGE 27, BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1976, 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 SUMMARY PLAT OF LOTS "A", "B", AND "C" BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN IN MAP BOOK C-38, PAGE 143, BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1990.

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:

- UNLESS NOTED OTHERWISE, THE PROPERTIES SHOWN ARE NOT TO BE REBUILT, RECONSTRUCTED, RELOCATED, REMOVED, REPLACED, MODIFIED, RENEWED OR MAINTAINED.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- ZONE: NAD 1983.
- DISTANCES AND BEARINGS SHOWN IN PARENTHESES ARE RECORD.
- DATE OF FIELD WORK: AUGUST 2021.
- DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- PLATS USED TO ESTABLISH BOUNDARY.
- FILED: MARCH 3, 1989 IN VOLUME C-38, FOLIO 143.
- FILED: MARCH 3, 1989 IN VOLUME C-38, FOLIO 143.
- 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 FROM PANEL No. 35001030502H 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 ("PSC"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas 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. AT&T Intellectual Property for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable service.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable service.

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, easement area, together with the right to install, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of bantec, including sufficient working area space for electric transformers, with the right and authority to install, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain buildings, 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 shall be used for the purpose of providing utility services, and no other structures shall be constructed thereon. Construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Code by Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

Disclaimer:
 In approving this plat, Public Service Company of New Mexico (PSC), ONEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGAS), hereby acknowledge that PSC, ONEST D/B/A CENTURYLINK and NMGAS do not value or release any easement or assessment rights which may have been granted by prior plat, register 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.

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH
 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

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- UTILITY APPROVALS:
- PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
- NEW MEXICO GAS COMPANY _____ DATE _____
- QUEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
- CONCAST _____ DATE _____
- CITY APPROVALS:
- _____ 1/19/2022
 _____ DATE _____
- REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- ARCHIVA _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
- CODE ENFORCEMENT _____ DATE _____

SURVEYOR'S 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 SUPERVISION, AND AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR DOCUMENTATION, ACCURACY, CALIBRATION OF INSTRUMENTS, PERFORMANCE 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

_____ # 11463
 ANTHONY L. HARRIS, P.S.

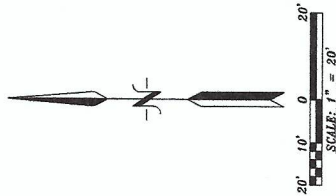
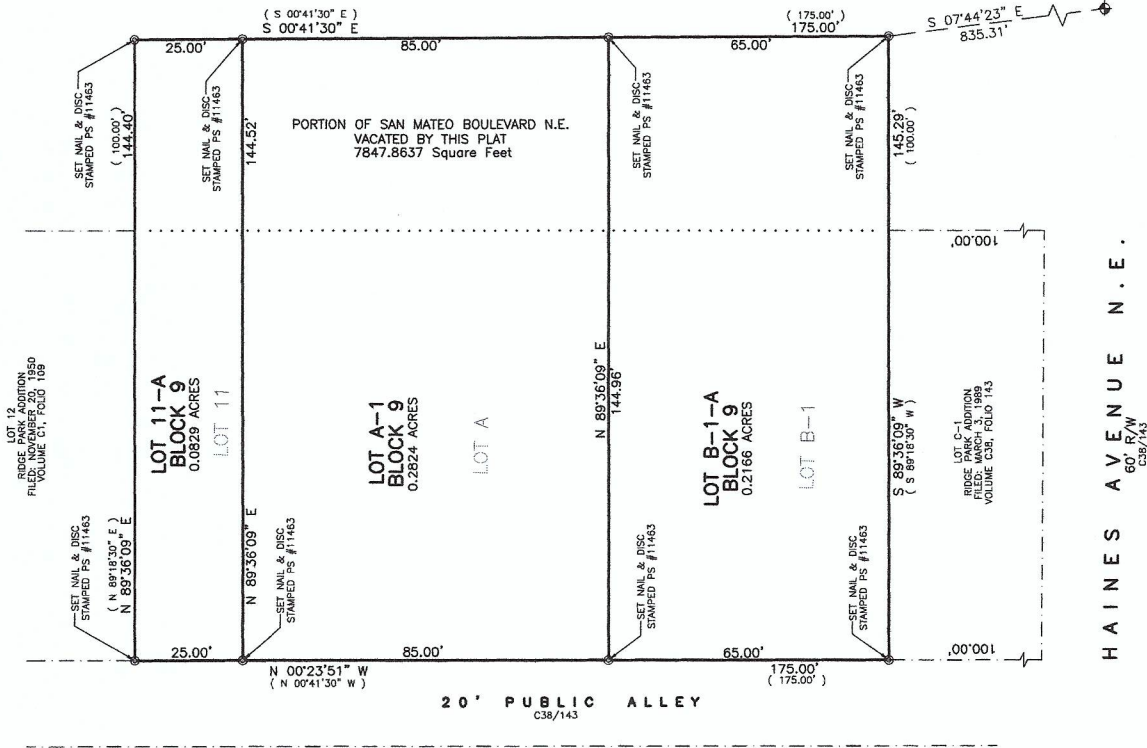


W.F.E.E. HARRIS SURVEYING, INC. P.O. BOX 177
 CORRALITOS, NEW MEXICO 87104
 PHONE: (505) 250-2279
 E-MAIL: harrissurveying@yahoo.com

**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
JANUARY 2022

SAN MATEO BOULEVARD N.E.
R/W VARIES



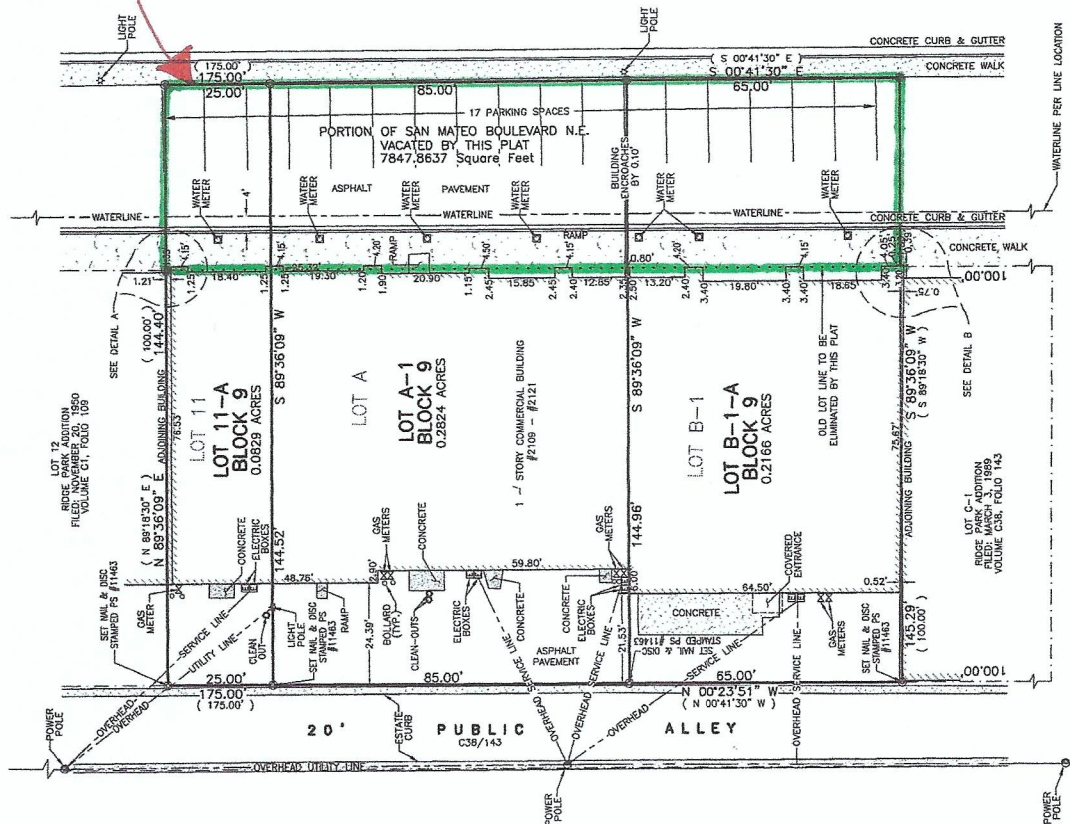
ACS STATION 18-APR
 E=1,539,872.653 US SURVEY FEET
 GROUND TO GRID = 0.999665287
 CENTRAL ZONE, NAD 1983
 ELEVATION=5230.633 US SURVEY FEET
 1/1/00 1988

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

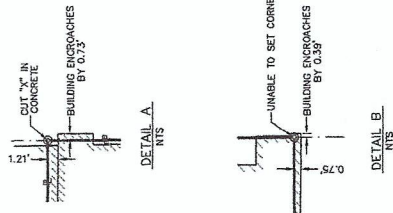
WITHIN
 SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021

*Area to be
 vacated*

SAN MATEO BOULEVARD N.E.
 R/W VARIES



HAINES AVENUE N.E.
 60' R/W
 C39/143



[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/request^{1*}:

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*²: 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/kdVHtylv5w>

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*:

Y Deviation(s)	Y Variance(s)	Y 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

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& ZONING

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1910 TRUMAN ST NE
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HARGIS DARRIN
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IAC PLANNING

JAG PLANNING & ZONING
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Albuquerque, NM 87194



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612 SEAN CT
BELEN NM 87002

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ALBUQUERQUE NM 87110-5141

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ALBUQUERQUE NM 87110-5110

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

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



OROSCO BRIAN
1938 TRUMAN ST NE
ALBUQUERQUE NM 87110-5031

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

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



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

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



PEDERSON JULIE M
1828 TRUMAN ST NE
ALBUQUERQUE NM 87110

GOKALDAS NIMISHA R
6714 N KNOWLES AVE UNIT A
PORTLAND OR 97217-5168

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



POHL RICAHRD
1914 TRUMAN ST NE
ALBUQUERQUE NM 87110

ROBERTOS LE SALON INC
2029 SAN MATEO BLVD NE
ALBUQUERQUE NM 87110

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



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

SUCRE SARAH H
2805 PALOMAS DR NE
ALBUQUERQUE NM 87110-3121

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



UBER NORMA J
1930 TRUMAN NE
ALBUQUERQUE NM 87110

GAFFNEY EDWARD & SUSAN
2105 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



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

WILLIAMS RICHARD
2101 MADEIRA DR NE
ALBUQUERQUE NM 87110-5141

JAG PLANNING & ZONING

P.O. Box 7857
Albuquerque, NM 87194



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

BANUELOS ERIKA & SOTO JESUS
905 MOLTEN PL NW
ALBUQUERQUE NM 87120-1741

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



DODSON S JANE
1915 TRUMAN NE
ALBUQUERQUE NM 87110

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



JU PO-YUN
PO BOX 30862
ALBUQUERQUE NM 87190

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



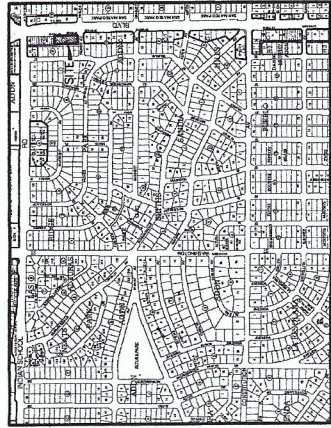
MONDRAGON RAY
4612 HAINES AVE NE
ALBUQUERQUE NM 87110-5005

JAG PLANNING
& ZONING

P.O. Box 7857
Albuquerque, NM 87194



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



VICINITY MAP No. 3-17-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 REPEAT 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-1" OF THE SUMMARY PLAT OF LOTS "A-1", "B-1" AND "C-1" BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE REPEAT 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 REPEAT THEREOF, 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 WITHIN RIDGE PARK ADDITION

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

PROJECT NUMBER: _____ DATE _____
 APPLICATION NUMBER: _____ DATE _____
 UTILITY APPROVALS: _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO
 Jeff Estvanko Digitally signed by Jeff Estvanko
 Date: 2022.01.27 09:46:14 -07'00'

NEW MEXICO GAS COMPANY
 Natalia Antonia
 QUEST CORPORATION D/B/A CENTURYLINK QC 1/21/22

COMCAST _____ DATE _____

CITY APPROVALS:
 Loren N. Risenbauer, P.S.
 CITY SURVEYOR 1/19/2022

REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ARCWUA _____ 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 ALL 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 18th DAY OF JANUARY, 2022

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



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 ("P.S.C."), a New Mexico corporation, (P.M. Electric) for installation, maintenance, repair, and removal of overhead power 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 related equipment and facilities reasonably necessary to provide gas service.
 C. 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.
 D. COMCAST for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

includes, in the right to build, install, construct, reconstruct, relocate, remove, replace, repair, and maintain, 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 easement with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected, installed, or maintained on the property which would constitute a violation of the National Electrical Safety Code by construction of poles, decking, or any structure adjacent to or near easement shown on this plat. Easements for power lines, gas lines, cable, and other utility lines shall extend ten (10) feet in front of transformer/pole/separator doors and five (5) feet on each side.

Disclaimer: During this plat, Public Service Company of New Mexico (P.S.C.), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown herein. Consequently, P.S.C., 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, 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 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.

Victoria Whitt 1-28-22
 OFFICIAL SEAL
 JESSICA CHACON
 NOTARY PUBLIC, STATE OF NEW MEXICO
 My Commission Expires: 11/11/2022

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: Victoria Whitt OWNERS NAME
 MY COMMISSION EXPIRES: 11/11/2022 BY: Jessica Chacon NOTARY PUBLIC

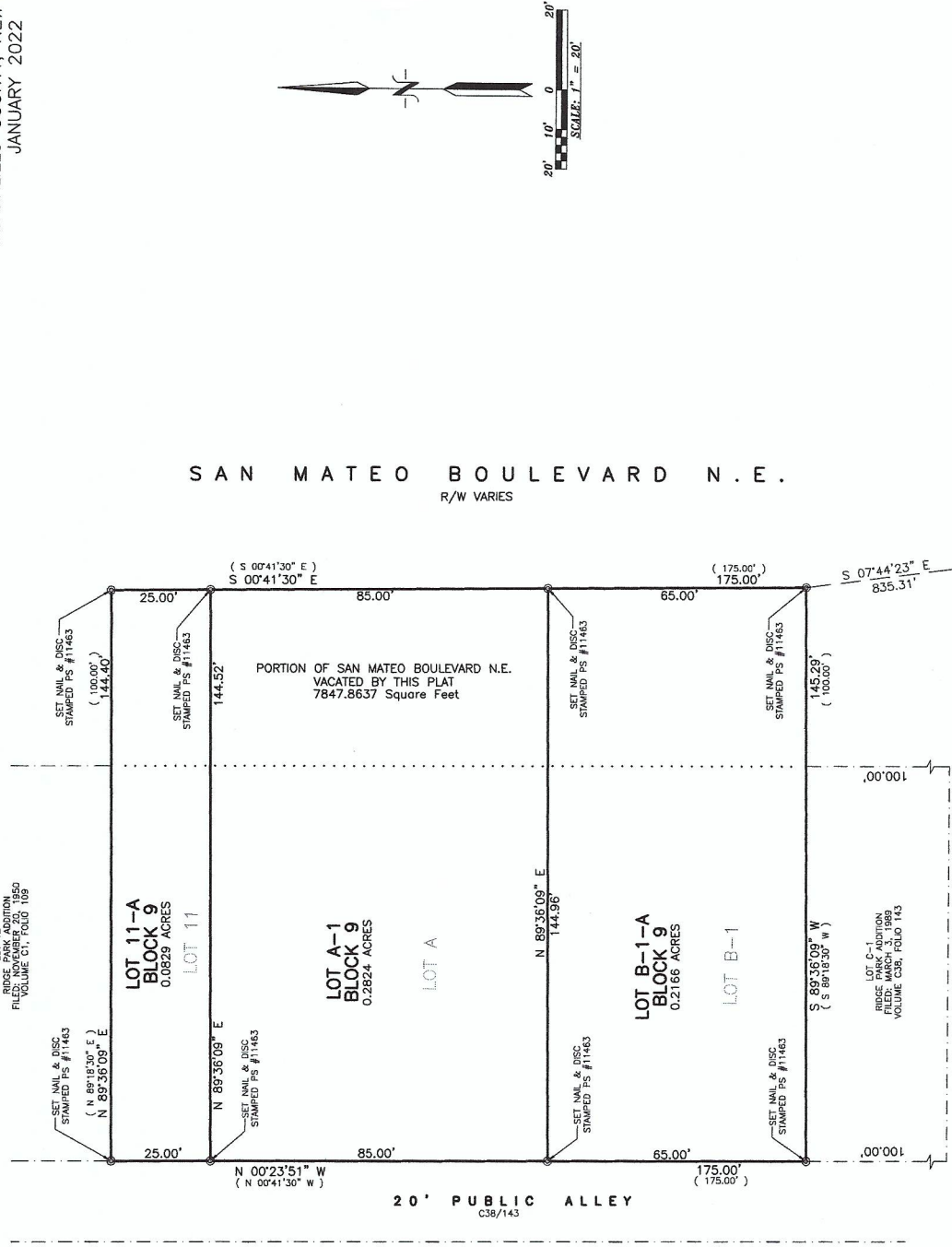
PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO VACATE THE RIGHT-OF-WAY OF SAN MATEO BOULEVARD THAT IS BEING USED AS COMMERCIAL PARKING AREA AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - TOTAL PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.5819 ACRES.
 - BASES OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE RECORD.
 - 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. 450010032H DATED 8-16-2012

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



BASE STATION "19-118"
N=1491.183,352 US SURVEY FEET
E=1528.972,655 US SURVEY FEET
ELEVATION=5280.00 US SURVEY FEET
AX=0.00, AY=0.00, AZ=0.00
CENTRAL ZONE, NAD 1983
NAVD 1988

HAINES AVENUE N.E.
60' R/W
C39/143