



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-005984  
Application No. SI-2022-00269

TO:

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

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

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 11/16/2022 HEARING DATE OF DEFERRAL: \_\_\_\_\_

SUBMITTAL DESCRIPTION: See Attached Letter

CONTACT NAME: Juanita Garcia

TELEPHONE: (505) 362-8903 EMAIL: jag@jagpandz.com



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November 11, 2022

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

Re: PR-2021-005984 (SI-2022-00269 Preliminary and Final Plat)

Ms. Wolfley and members of the Development Review Board:

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

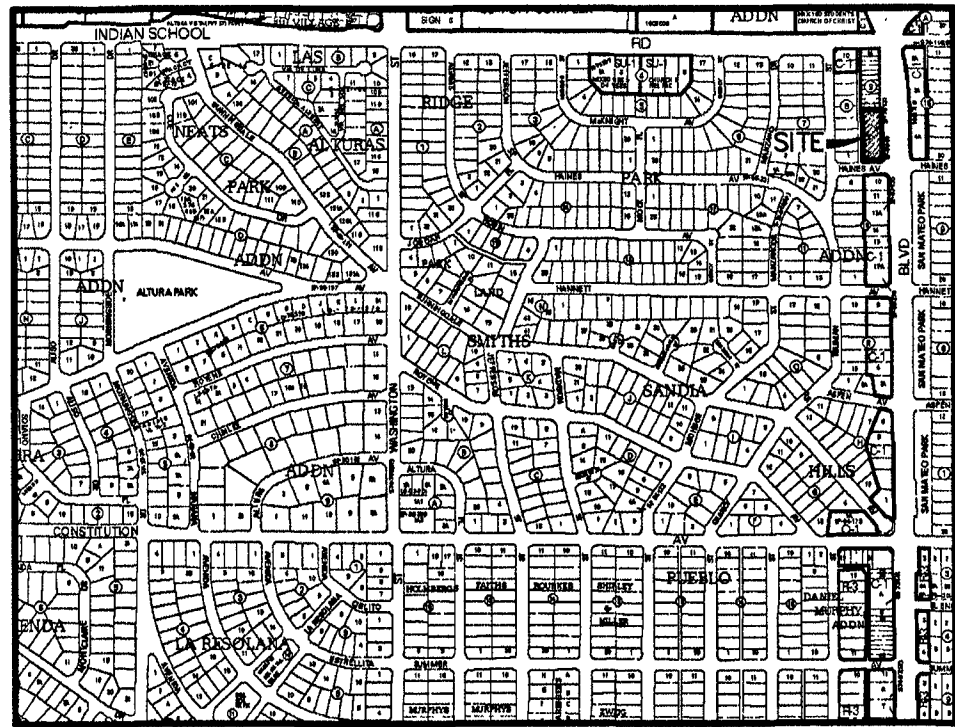
1. Revised Plat to reflect new adjusted sidewalk and to address comments provided by ABCWUA.

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

Sincerely,

A handwritten signature in black ink that reads "Juanita Garcia".

Juanita Garcia  
Principal  
JAG Planning & Zoning, LLC



VICINITY MAP No. J-17-Z



**LEGAL DESCRIPTION**




LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1" AND "C-1", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 1989, IN MAP BOOK C-38, PAGE 143.  
AND  
LOT LETTERED "A" OF THE SUMMARY PLAT OF LOTS "A", "B" AND "C", BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1978, IN MAP BOOK C-13, PAGE 27.  
AND  
LOT NUMBERED ELEVEN (11), BLOCK 9 OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 20, 1950.  
TOGETHER WITH THAT PORTION OF SAN MATEO BOULEVARD BEING VACATED BY THIS PLAT.

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



PROJECT NUMBER: PR-2021-005984

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

	09/19/2022
PUBLIC SERVICE COMPANY OF NEW MEXICO Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2022.01.27 07:40:14 -07'00'	DATE
NEW MEXICO GAS COMPANY	DATE
	1/21/22
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
	09/16/2022
COMCAST	DATE

**CITY APPROVALS:**

	1/19/2022
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
	9/26/2022
AMATVA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

**PURPOSE OF PLAT:**

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

**GENERAL NOTES:**

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

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

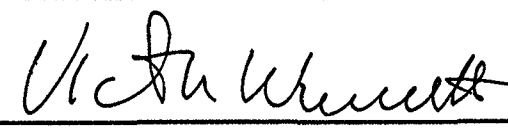
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT**

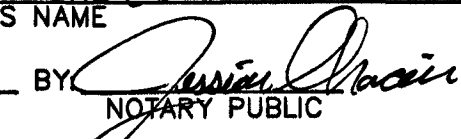
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 1-28-22  
DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

OFFICIAL SEAL  
Jessica Chacon  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 11/14/2022

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 28 DAY OF January, 2022  
BY: Victor William Wuamett  
OWNERS NAME


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

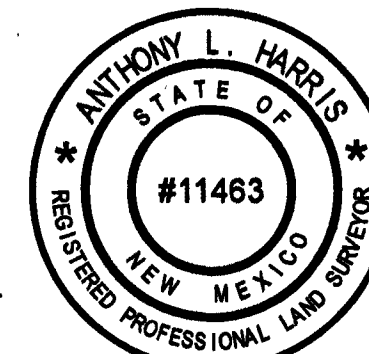
**SURVEYORS CERTIFICATE:**

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

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

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

  
ANTHONY L. HARRIS, P.S. # 11463



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

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

