



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

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

**BRIEF DESCRIPTION OF REQUEST**

Vacate 7,847.8637 square feet of Right-of-way along the east side of buildings

**APPLICATION INFORMATION**

Applicant: Victor Wuamett Herren - Ophir LLC	Phone: 505-301-7542
Address: 5325 Canada Vista Pl N.W. AB	Email: fullserviceRealty.comcast.net
City: Albuquerque, State: NM	Zip: 87120
Professional/Agent (if any): JAG Planning & Zoning Juanita Garcia	Phone: 505-362-8903
Address: P.O. Box 7857	Email: jagejagpandz.com
City: Albuquerque, State: NM	Zip: 87194
Proprietary Interest in Site: property owner	List all owners:

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: Lot B-1, Lot A-1 and Lot 11	Block: 9	Unit:
Subdivision/Addition: Ridge Park Addition	MRGCD Map No.:	UPC Code: see Attached
Zone Atlas Page(s): J-17	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: 2109-2121 San Mateo 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.)**

BA-62 / BA-994 / V-81-5

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: Juanita Garcia	Date: 9/3/2021
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

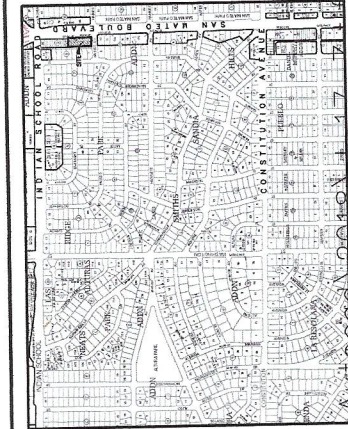
Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Ridge Park Addition UPCs**

101705851649012803

101705851648512823

101705851647812802



VICINITY MAP No. J-17-Z

**LEGAL DESCRIPTION**

LOT LETTERED "B-1" OF THE PLAT OF LOTS "B-1", "C-1", "D-1", "E-1", "F-1", "G-1", "H-1", "I-1", "J-1", "K-1", "L-1", "M-1", "N-1", "O-1", "P-1", "Q-1", "R-1", "S-1", "T-1", "U-1", "V-1", "W-1", "X-1", "Y-1", "Z-1" OF RIDGE PARK ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE RESUBDIVISION MAP 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", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" OF RIDGE PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE RESUBDIVISION MAP OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 14, 1979, 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 RESUBDIVISION MAP 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 OTHERWISE, THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 2: TOTAL AREA OF PROPERTY: 0.5819 ACRES.
- 3: BASE OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 1983.
- 4: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 5: BEARINGS AND DISTANCES SHOWN IN PARENTESIS ARE RECORD.
- 6: DATE OF FIELD WORK: AUGUST 2021
- 7: ANY 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 ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 8: PLATS USED TO ESTABLISH BOUNDARY:
- 9: A: PLAT OF LOTS "B-1" & "C-1" IN BLOCK 9 RIDGE PARK ADDITION
- B: FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
- C: SUMMARY PLAT SHOWING LOTS "A", "B" & "C" IN BLOCK 9 RIDGE PARK ADDITION
- D: FILED: MARCH 3, 1989 IN VOLUME C38, FOLIO 143
- E: RIDGE PARK ADDITION
- F: FILED: NOVEMBER 20, 1950 IN VOLUME C1, FOLIO 109
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE \_\_\_\_\_, WHICH IS CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. \_\_\_\_\_ DATED \_\_\_\_\_

**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: _____	DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
QUEST CORPORATION D/B/A CENTURYLINK QC	DATE _____
COMCAST	DATE _____
CITY APPROVALS: _____	DATE _____
CITY SURVEYOR	DATE _____
REAL PROPERTY DIVISION (CONDITIONAL)	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
ABOVIA	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 AND BERNALILLO ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

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

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



**HARRIS SURVEYING, INC.**  
1000 CHASE WALK, SUITE 200, NW  
CORRALVELOS, NEW MEXICO 87004  
PHONE: (505) 260-2273  
F-MILIZ: harrissurveying@gmail.com

DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

BY: \_\_\_\_\_ OWNERS NAME

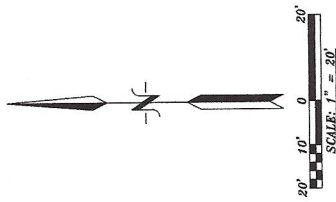
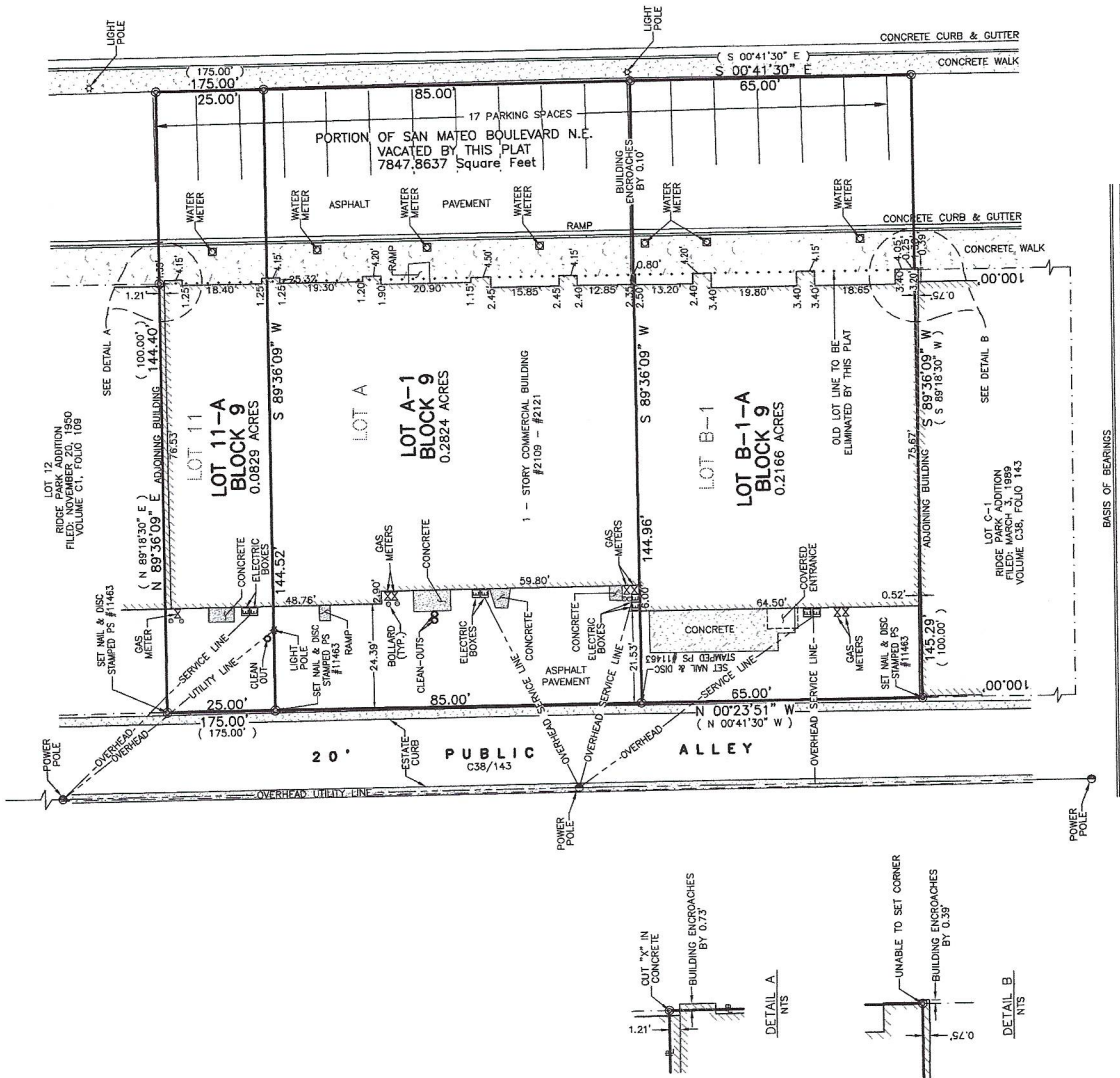
MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ NOTARY PUBLIC

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  
SEPTEMBER 2021

**SAN MATEO BOULEVARD N.E.**  
R/W VARIES



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

**HEBBS**  
HARRIS SURVEYING, INC. NW  
CORRALAZAR, NEW MEXICO 87104  
PHONE: (505) 266-2273  
A-MAIL: harrissurveying@egmnet.com  
SHEET 2 OF 2



September 3, 2021

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> 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 of a sketch plat.

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.**

The property is zoned MX-L, Mixed Residential Light, which does not contain a minimum or a maximum lot size requirement.

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". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Juanita Garcia  
Principal  
JAG Planning and Zoning, LLC



## 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.

V. Ja Wunutt, For Herren-Ophir LLC

6-10-21

Herren-Ophir LLC

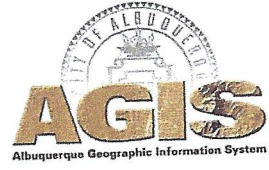
Date



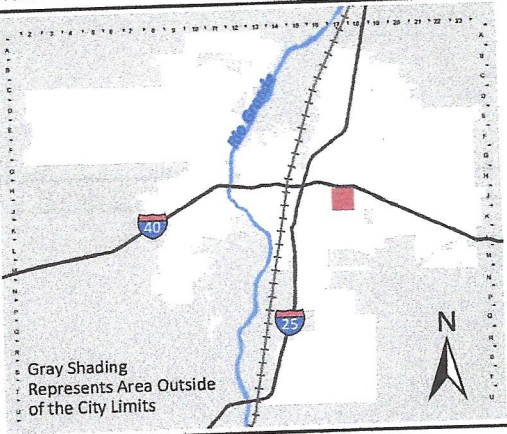
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Zone Atlas Page:  
**J-17-Z**

# 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).



- 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

title  
 jes  
 Calculator  
 Full View

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 :

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PARID: 101705851649012803  
 HERRIN-OPHIR LLC,

2121 SAN MATEO BLVD

44 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

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: 2121 SAN MATEO BLVD NE  
 City: ALBUQUERQUE  
 State: NM  
 Zip Code: 87110  
 Property Description: \* 011 009 RIDGE 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 :

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 Calculator

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

Go

Ownership for Tax Year Selected

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

Description

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

Public Improvement District  
 Tax Increment Development Districts

Document #

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

Real Property Attributes

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

Manufactured Home Attributes

Make :  
 License :  
 VIN :  
 Year :  
 Size :

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