



**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>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

The purpose of the plat is to reconfigure 2 lots by a lot line adjustment between lots 5 & 6 of Unser and McMahon Center.

**APPLICATION INFORMATION**

Applicant/Owner: Holly Partners, LLC		Phone:
Address: 904 Copperhead Ct. NE		Email:
City: Albuquerque,	State: NM	Zip: 87113
Professional/Agent (if any): Fierro & Company		Phone: (505)352-8930
Address: 3201 4th St. NW		Email:
City: Albuquerque,	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Lots 5 & 6	Block:	Unit:
Subdivision/Addition: Unser and McMahon Center	MRGCD Map No.:	UPC Code: 101106629230410206 101106629931810205
Zone Atlas Page(s): A11	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots:	# of Proposed Lots: 2	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Unser Blvd.	Between: McMahon Blvd	and: Bandelier Dr. NW
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

PR-2020-003443

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: <i>Robert Fierro</i>	Date: 12-28-2023
Printed Name: Robert Fierro	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022** **AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

 **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- NA 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



December 11, 2023

Holly Partners, LLC  
904 Copperhead Ct. NE  
Albuquerque, NM 87113

City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

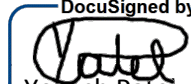
**RE:** Agent Authorization, Replat of lots 5 & 6 Plat of Unser and McMahon Center

To whom it may concern,

The purpose of this letter is to authorize Fierro & Company to act as our agent for the duration of the application and approval process in connection with the replat of lots 5 & 6 Plat of Unser and McMahon Center located on Unser Boulevard just east of McMahon Boulevard.

Thank you,

DocuSigned by:



Yogesh Patel  
83845702F1864E9...

Managing Member  
Holly Partners, LLC



Fierro & Company

3201 4<sup>TH</sup> Street NW, Suite C  
Albuquerque, NM 87107  
(505) 352-8930 | [www.fierrocompany.com](http://www.fierrocompany.com)

12/28/23

City of Albuquerque  
Development Facilitation Team

RE: Proposed Lots 5A & 6A, Unser and McMahon Center

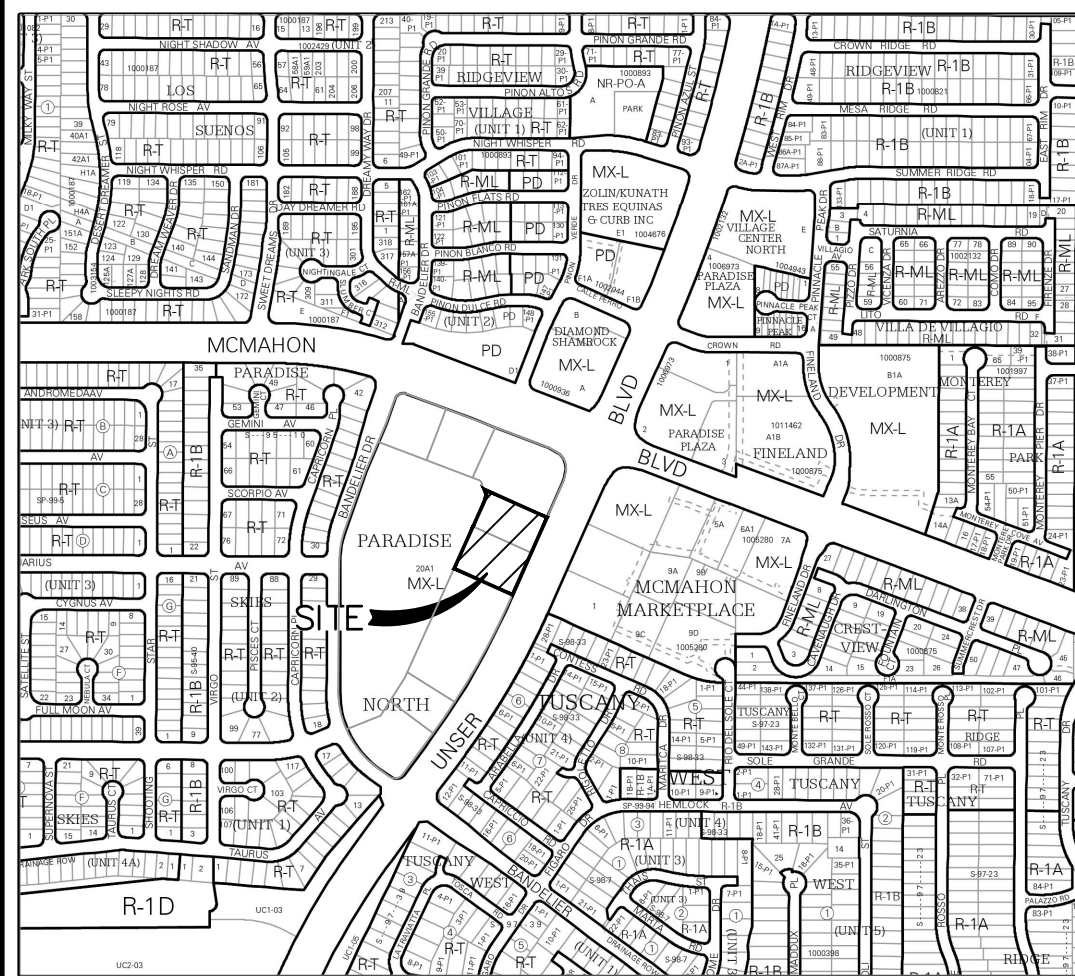
On behalf of Holly Partners, LLC, Fierro & Company, their agent is requesting a sketch plat review of proposed Lots 5A & 6A, Unser and McMahon Center, being a replat of lots 5 & 6 Unser McMahon Center located on Unser Boulevard between McMahon Boulevard and Bandelier Drive NW and zoned Mixed Use, Medium Intensity (MX-M). The proposed replat will further facilitate development in accordance with the existing zoning.

Thank you for your review and consideration.

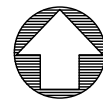
FIERRO & COMPANY

Robert Fierro, P.E., P.S.  
President

**LOT LINE ADJUSTMENT PLAT OF  
LOTS 5-A AND 6-A  
UNSER AND MCMAHON CENTER  
WITHIN THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2024**



**VICINITY MAP  
FROM ZONE ATLAS PAGE A-11-Z**



NTS

**SUBDIVISION DATA**

1. ZONE ATLAS MAP NO. A-11-Z; ZONING: MX-M.
2. GROSS SUBDIVISION ACREAGE: 1.903 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: TWO (2) LOTS.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: TWO (2) LOTS.
5. DATE OF SURVEY: DECEMBER, 2023.
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN LOTS FIVE (5) AND SIX (6) AS SHOWN ON THE PLAT OF UNSER AND MCMAHON CENTER.

**SURVEY NOTES:**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99962175..
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

**LEGEND**

- FOUND MONUMENT AS NOTED
- △ FOUND ACS MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED LOT LINE
- ▨ VACATED EASEMENT

**UTILITY NOTES:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

**PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM),** A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

**NEW MEXICO GAS COMPANY,** FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

**QWEST CORPORATION D/B/A/ CENTURY LINK QC,** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

**COMCAST,** 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 WITHIN THE EASEMENT, 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 ERRECTED 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 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) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

**FLOOD ZONE(S):**

THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONE AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP 35001C0104H, EFFECTIVE ON 8/16/2012.

ZONE X AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

**DESCRIPTION**

LOTS NUMBERED FIVE (5) AND SIX (6), OF UNSER AND MCMAHON CENTER, WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 21, 2021 IN PLAT BOOK 2021C, PAGE 117 AS DOCUMENT NO. 2021125120.

**FREE CONSENT AND DEDICATION**

SURVEYED ADJUSTED AND NOW COMPRISING, "PLAT LOTS FIVE (5-A) AND SIX (6-A), UNSER AND MCMAHON CENTER", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: HOLLY PARTNERS, LLC.

BY: YOGESH PATEL

TITLE: MANAGING MEMBER

YOGESH PATEL

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
 )SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_  
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION

EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PROJECT NO. : \_\_\_\_\_

APPLICATION NO. : \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

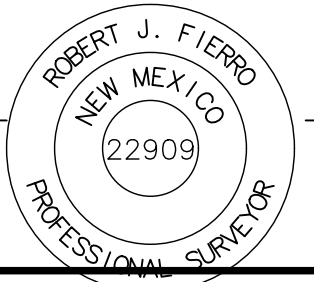
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909

Date



PROJECT NO. 23073



**Fierro & Company**

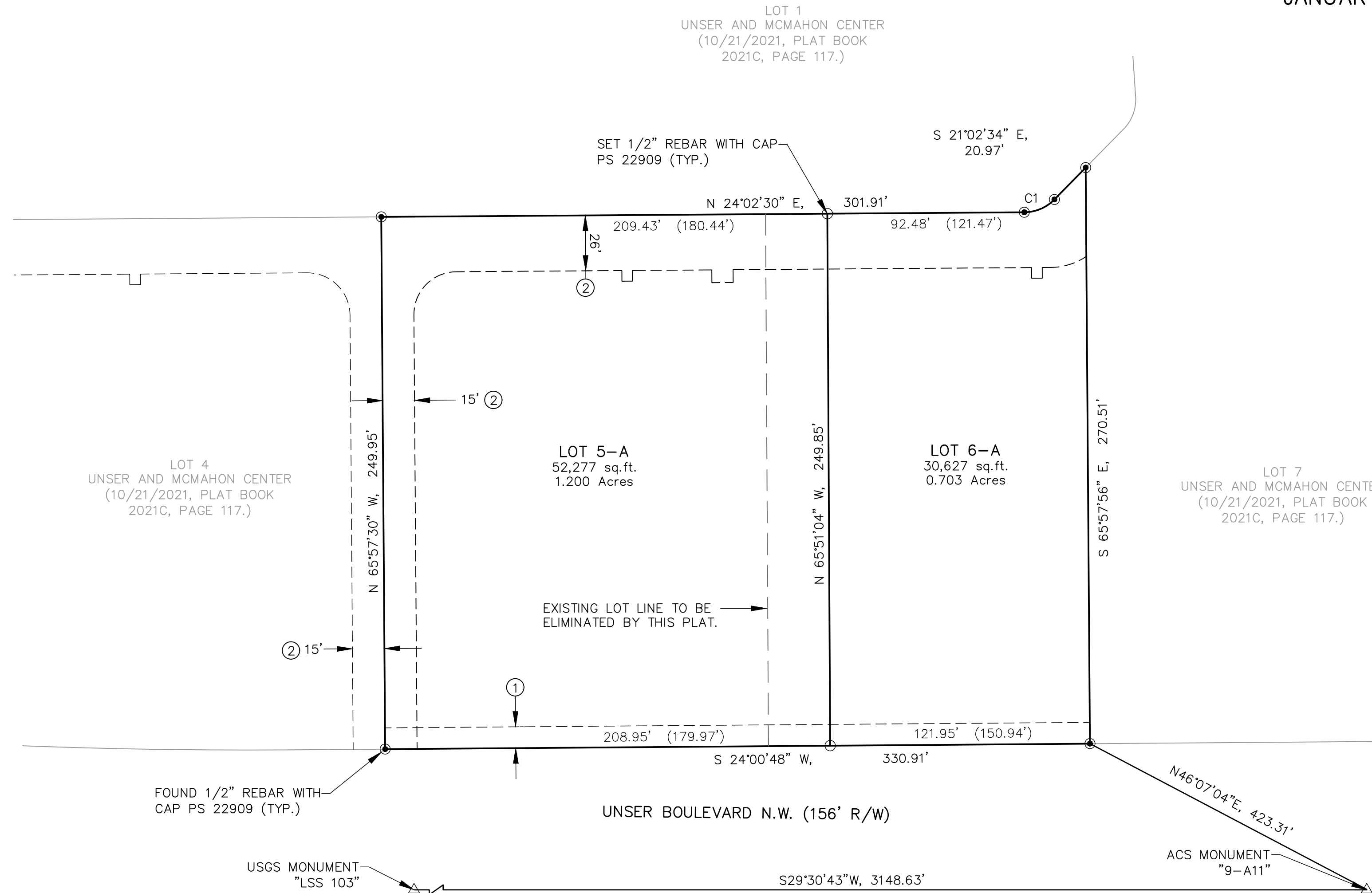
ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107  
PH 505.352.8930 ww.fierrocompany.com

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LOT LINE ADJUSTMENT PLAT OF  
 LOTS 5-A AND 6-A  
 UNSER AND MCMAHON CENTER  
 WITHIN THE TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2024

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.74	20.00	45°05'03"	S01°29'58"W	15.33

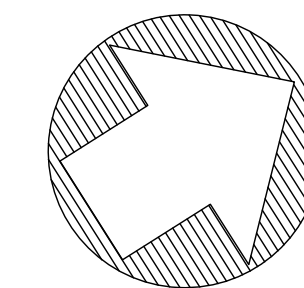


USGS MONUMENT "LSS 103"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1530466.034 U.S. SURVEY FEET  
 X=1505019.995 U.S. SURVEY FEET  
 DELTA ALPHA= -0°15'40.72"  
 GROUND TO GRID FACTOR= 0.999671640  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5295.137 U.S. SURVEY FEET

ACS MONUMENT "9-A11"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1533206.142 U.S. SURVEY FEET  
 X=1506571.019 U.S. SURVEY FEET  
 DELTA ALPHA= -0°15'30.20"  
 GROUND TO GRID FACTOR= 0.999670857  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5301.647 U.S. SURVEY FEET

EXISTING EASEMENTS:

- ① 10-FOOT PUBLIC UTILITY EASEMENT  
 FILED: AUGUST 08, 1990, IN BOOK 90C, PAGE 182.
- ② EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER,  
 PUBLIC SEWER AND PUBLIC DRAINAGE  
 FILED: OCTOBER 21, 2021 IN PLAT BOOK 2021C, PAGE 117.



SCALE: 1" = 40'

SHEET 2 OF 2

PROJECT NO. 23073



**Fierro & Company**

ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107  
 PH 505.352.8930 ww.fierrocompany.com