



PLAN SNAPSHOT REPORT PA-2025-00379 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** Sketch Plat (PR-2025-020147) **App Date:** 11/19/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 05/18/2026
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**
Description: Request for lot consolidation of the westerly 25' of Lots 1 through 13 & Lots 18 through 36, Block 44 Valley View Addition.

Parcel: 101705731123943209 Main	Address: 4501 Central Ave Ne Albuquerque, NM 87108 4501 Central Ave Ne Albuquerque, NM 87108 4501 Central Ave Ne Main Albuquerque, NM 87108	Zone:
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Surveyor Robert Fierro 3201 4th Street NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930 Mobile: (505) 503-9546	Applicant Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930	Agent Veronica Herrera 3201 4th St. NW Suite C Suite C Albuquerque, NM 87107 Business: (505) 352-8930
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Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots	32
Number of Proposed Lots	1	Total Area of Site in Acres	1.673	Site Address/Street	4501 Central Ave. NE
Site Location Located Between Streets	On Central between Adams and Jefferson	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	31874	Lot and/or Tract Number	22, 24, 17, 4, 34, 3, 18, 10, 20, 26, B, 9, 21, 8, 27, 7, 35, 12, 36, 6, 5, 11, 13, 25, 33, 31, 2, 32, 23, 29, 28, 1, 19, 30
Block Number	44	Subdivision Name and/or Unit Number	VALLEY VIEW ADDN	Legal Description	THE WEST 25 FEET OF LOTS 1 THRU 13 & ALL OF LOTS 18 THRU 36 BLOCK 44 VALLEY VIEW ADDITION CONT 1.6139 AC
Existing Zone District	MX-M	Zone Atlas Page(s)	K-17	Acreage	1.6139
Calculated Acreage	1.71449	Council District	6	Community Planning Area(s)	Near Heights
Character Protection Overlay	Nob Hill/Highland – CPO-8 Nob Hill/Highland – CPO-8 / Building Height Sub-area 3, Nob Hill/Highland – CPO-8 / Façade Design Sub-area	Development Area(s)	Change	Current Land Use(s)	04 Commercial Services, 15 Vacant, 17 Community, 05 Office
IDO Use Development Standards Name	Nob Hill/Highland Small Area, Nob Hill/Highland – CPO-8, Nob Hill/Highland – CPO-8, Central Avenue	IDO Use Development Standards Subsection	Primary Building Stepback (5-11), Signs (Design and Construction) (5-12), Off-premises Signs (Prohibitions) (5-12), On-premises Signs (Neon Signs along Central		Avenue) (5-12)

PLAN SNAPSHOT REPORT (PA-2025-00379)

Metropolitan Redevelopment Area(s)	Central/Highland/Upper Nob Hill	Corridor Type	Main Street (MS) Area, Major Transit (MT) Area, Premium Transit (PT) Area	IDO Administration & Enforcement Name	Nob Hill/Highland Small Area, Central Avenue
IDO Administration & Enforcement Subsection	Demolition Outside of an HPO (6-6), Demolition Outside of an HPO (Neon Signs along Central Avenue) (6-6)	Pre-IDO Zoning District	SU-1, CCR-3, CCR-3	Pre-IDO Zoning Description	MIXED USE, ,
Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X	Total Number of Dwelling Units	96
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Veronica_Herrera_11/19/2025.jpg	11/19/2025 11:05	Herrera, Veronica		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed	Renee Zamora	11/19/2025 15:36

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00061089	Sketch Plat/Plan Fee	\$50.00	\$50.00
	Technology Fee	\$3.50	\$3.50
Total for Invoice INV-00061089		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	12/10/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/19/2025 15:36	
Associate Project Number v.1	Generic Action		11/19/2025 15:36
DFT Meeting v.1	Hold Meeting	11/19/2025 16:06	11/19/2025 16:06
Screen for Completeness v.1	Generic Action		11/19/2025 15:36
Verify Payment v.1	Generic Action		11/19/2025 16:07
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



Fierro & Company

3201 4TH Street NW, Suite C

Albuquerque, NM 87107

(505) 352-8930

November 19, 2025

City of Albuquerque

Development Review Services - Development Facilitation Team (DFT)

RE: Sketch Plat

Lot Consolidation – Lots 18-36 and the W'LY 25' of lots 1-13, Block 44, Valley View Addn.

On behalf of 4501 Central LLC, Fierro & Company is requesting a sketch plat review of the proposed lot consolidation of Lots 18-36 and the W'LY 25' of Lots 1-13, Block 44, Valley View Addition. The proposed consolidation will help facilitate the construction of a 96-unit multifamily development consistent with the current MX-M zoning.

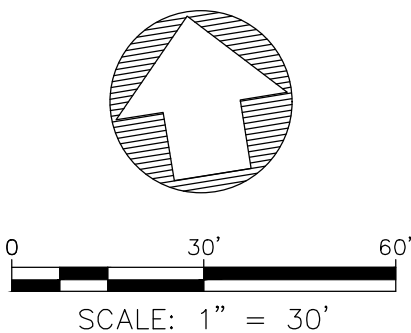
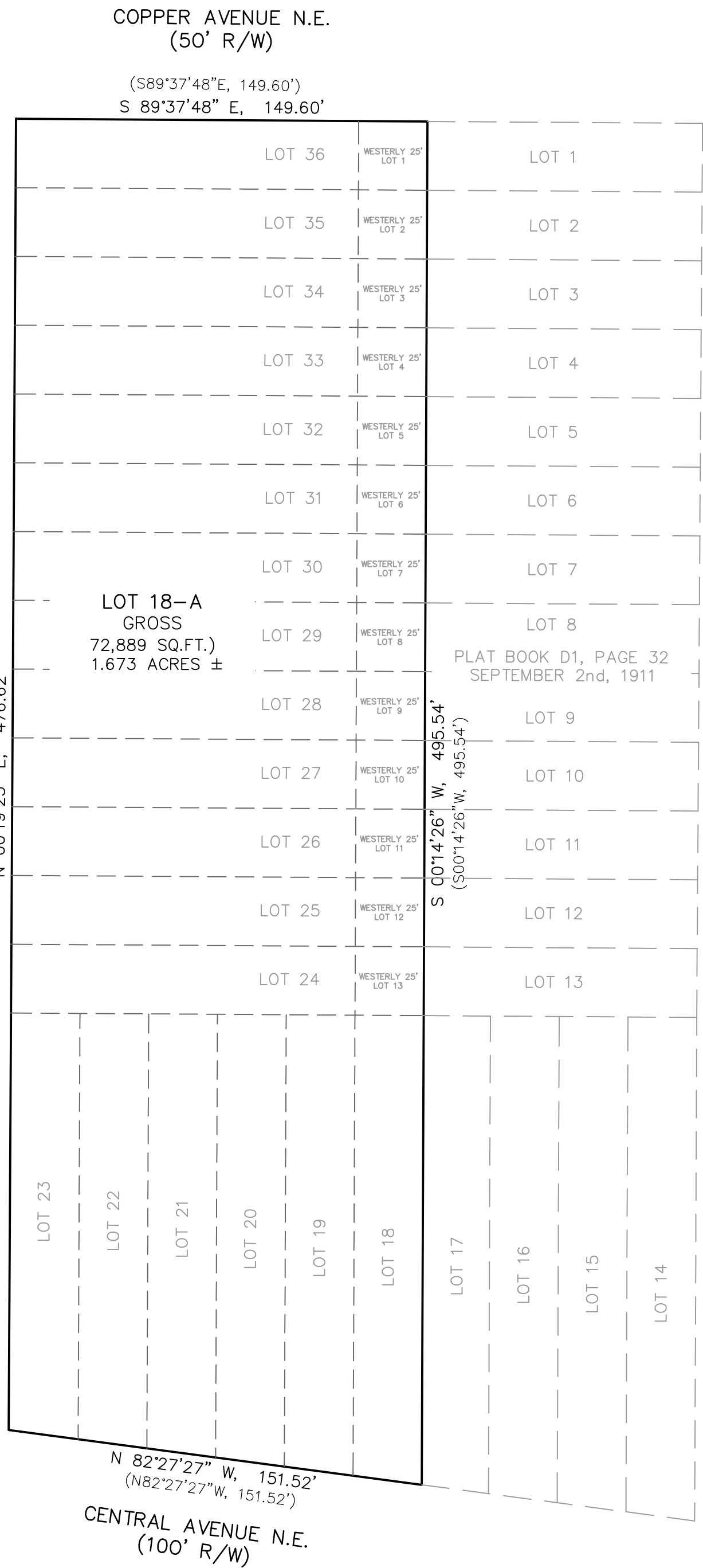
Thank you,

Veronica Herrera

Fierro & Company




P:_PROJECTS\2025\25072\CADD\SHEETS\PLATS\25072-PLAT.dwg 11/6/2025 10:40:52 AM



PLAT OF
LOT 18-A
VALLEY VIEW ADDITION
BEING A REPLAT OF THE WEST 25 FEET OF LOTS 1 THRU 13 AND
ALL OF LOTS 18 THRU 36, BLOCK 44, VALLEY VIEW ADDITION,
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025

LEGEND	
●	FOUND 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
---	ELIMINATED LOT LINE

SHEET 2 OF 2

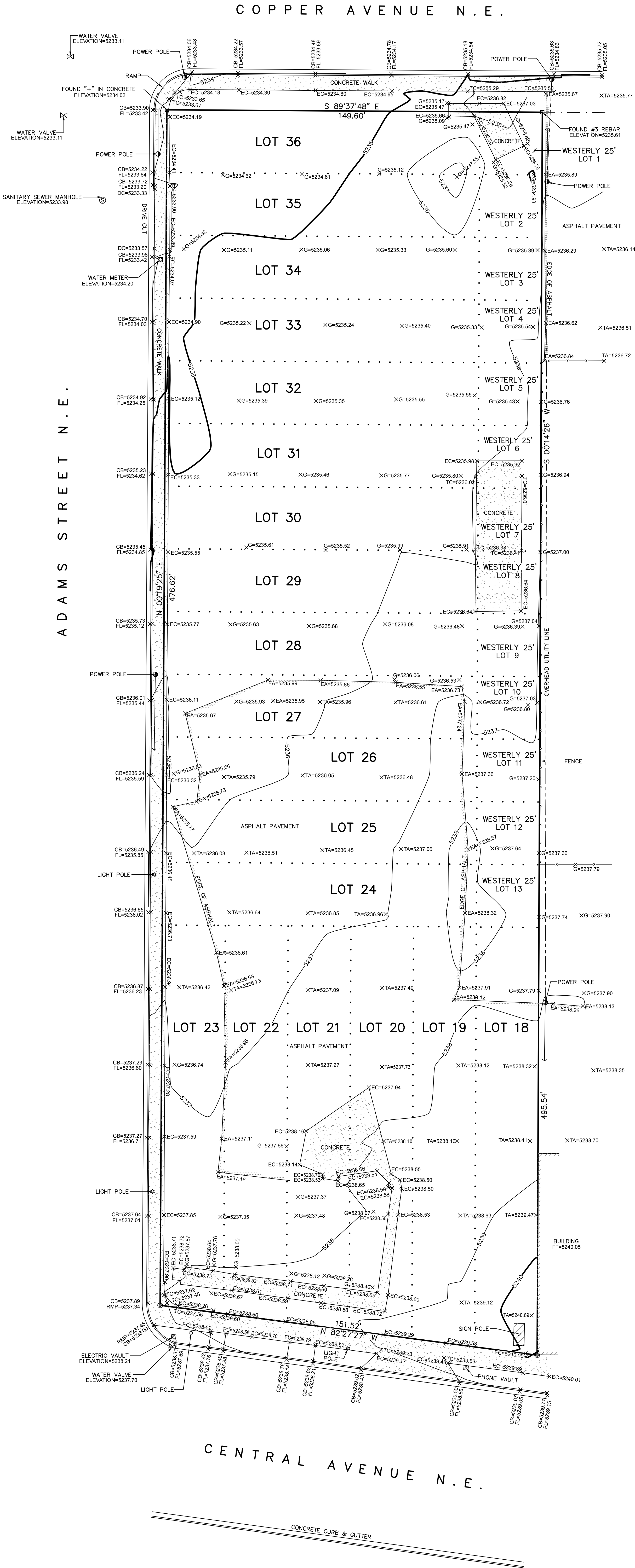
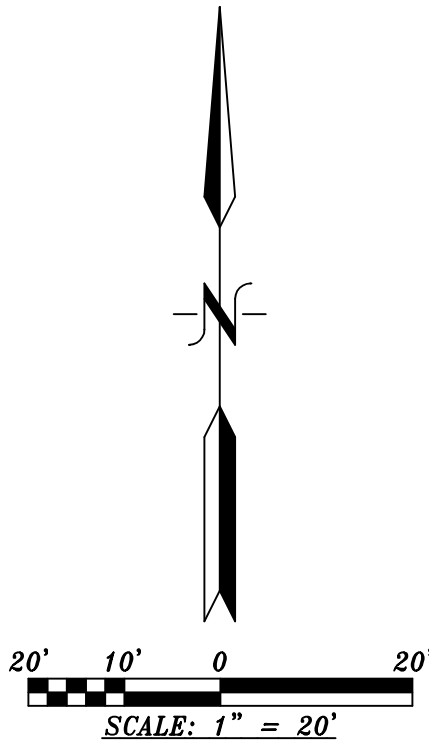


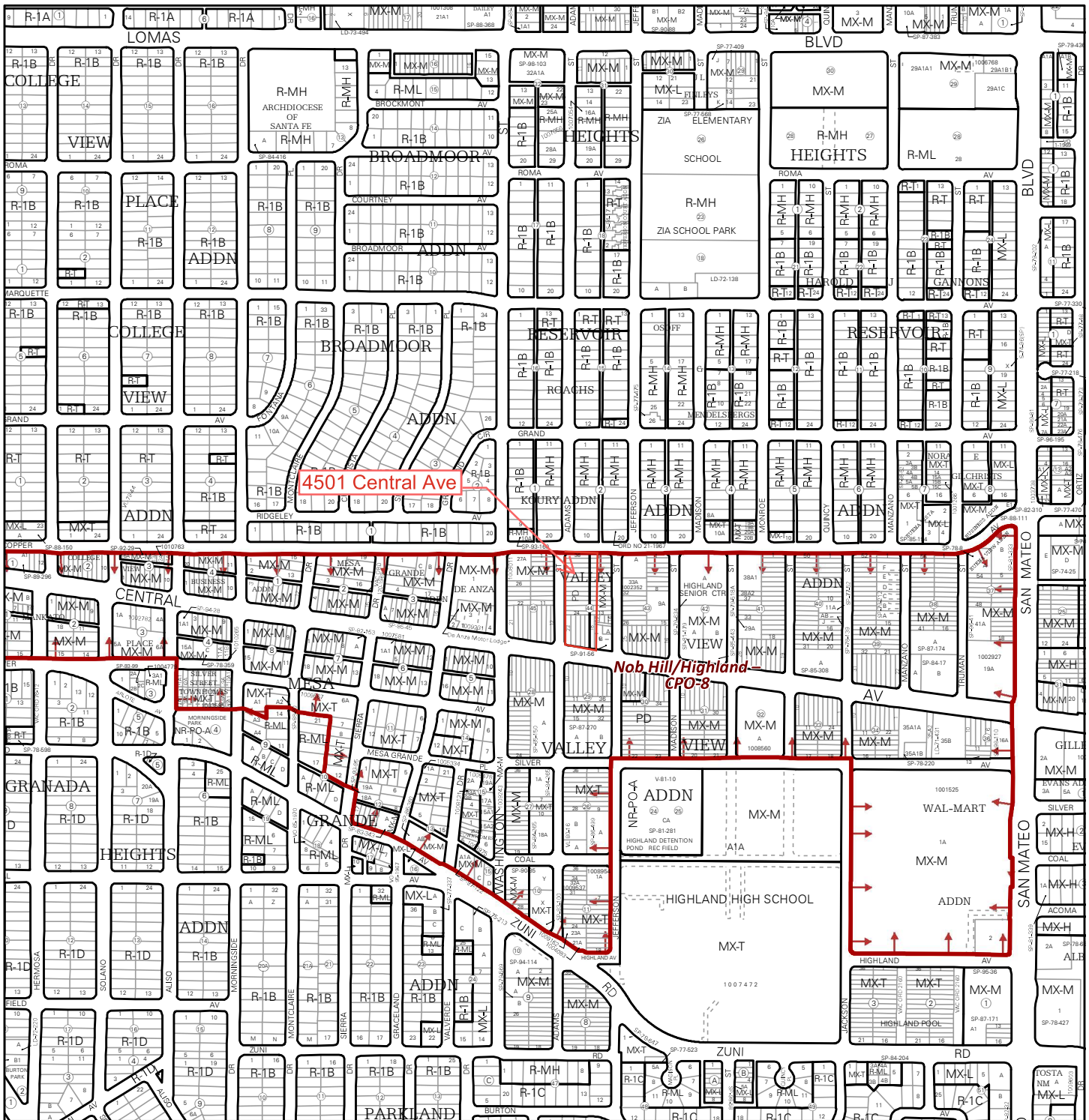
Fierro & Company
ENGINEERING | SURVEYING
3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107
PH 505.352.8930 ww.fierrocompany.com

PLAT OF TOPOGRAPHY
OF
WESTERLY 25' OF LOTS 1 THRU 13 &
LOT 18 THRU 36 BLOCK 44
VALLEY VIEW ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2022

- GENERAL NOTES:
- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
 - 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "6-K18A", HAVING AN ELEVATION OF 5249.996, NAVD 1988.
 - 3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - 4: THIS IS **NOT** A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

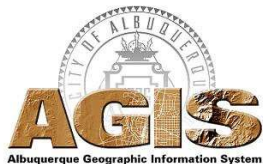
LEGEND
CB = CURB
DC = DRIVE CUT
EC = EDGE OF CONCRETE
FL = FLOWLINE
G = GROUND
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE



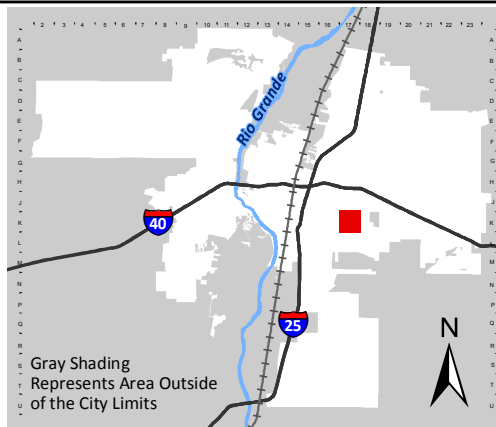


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
K-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