

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

Pre-Application Review Sketch Plat (PR-2025-020147) 11/19/2025 Plan Type: Project: App Date: Work Class: Sketch Plan City of Albuquerque

In Review 0.00 NOT COMPLETED Status: Square Feet: Completed:

\$0.00 Valuation: Assigned To: Approval **Expire Date:**

District:

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 Zone: Address: 4501 Central Ave Ne

Albuquerque, NM 87108

4501 Central Ave Ne Albuquerque, NM 87108

4501 Central Ave Ne Albuquerque, NM 87108 Main

05/18/2026

Exp Date:

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 С

Albuquerque, NM 87107 Business: (505) 352-8930 Agent

Veronica Herrera

3201 4th St. NW Suite C Suite

С

Albuquerque, NM 87107 Business: (505) 352-8930

Plan Custom Fields

rian Gustoni i leius							
Existing Project Number	erN/A	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots32			
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 THRU36 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 Central/Highland/Upper Redevelopment Nob Hill Area(s)		Corridor Type	Main Street (MS) Are Major Transit (MT) A Premium Transit (PT	rea,			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 Distri	ict SU-1, CCR-3, CCR-3		Pre-IDO Zoning Description	MIXE	O USE, ,		
Major Street Functional Classification	al 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 Nam Signature_Veronica_H 25.jpg		d On Added By 25 11:05 Herrera, Verd	Attachment onica	t Group	Notes Uploaded via CSS	8			
Note 1. Submittal has be	en reviewed and is ready to be	Created By processed Renee Zamora			Date and Time Created 11/19/2025 15:36				
Invoice No. INV-00061089	Fee Sketch Plat/Plan Fee				Fee Amo u \$50.		Amount Paid \$50.00		
	Technology Fee		Total for Invoice INV	/ 000640	\$3.5 89 \$53.5		\$3.50 \$53.50		
				Grand Total for Plan		50	\$53.50		
Meeting Type DFT Meeting v.1	Location Zoom		Scheduled Date 12/10/2025	Subject Sketch					
Workflow Step / Action Name Application Screening v.1			Action Ty	Action Type Start Do 11/19/2		e 25 15:36			
Associate Project	Number v.1		Generic A	Action			11/19/2025 15:30		
DFT Meeting v.1			Hold Mee	Hold Meeting 11/19/2025 16		25 16:06	11/19/2025 16:00		
Screen for Comp	leteness v.1		Generic A	Generic Action			11/19/2025 15:30		
Verify Payment v	.1		Generic A	Action			11/19/2025 16:0		
Application Review v	.1								
Sketch Plat/Plan	Review v.1		Receive S	Submittal					
DFT Comments S	Submittal v.1		Generic A	ction					



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

SUBDIVISION DATA

- ZONE ATLAS MAP NO. K-17.
- 2. GROSS SUBDIVISION ACREAGE: 1.673 ACRES.
- 3. TOTAL NUMBER OF EXISTING LOTS: NINETEEN LOTS AND 13 PARTIAL LOTS.
- 4. TOTAL NUMBER OF NEW LOTS: ONE (1) LOT.
- 5. DATE OF SURVEY: NOVEMBER 2025.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE NINETEEN (19) EXISTING LOTS AND 13 PARTIAL LOTS INTO ONE (1) NEW LOT.

- 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES. GRID BEARINGS, CENTRAL ZONE, NAD 1983.
- 2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
- 3. GROUND TO GRID SCALE FACTOR USED IS 0.99968225.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE PROPERTIES SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

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 ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

THE WESTERLY TWENTY-FIVE FEET (W'LY 25') OF LOTS NUMBERED ONE SURVEYED AND RE-PLATTED AND NOW COMPRISING, (1) TO THIRTEEN (13) INCLUSIVE, AND ALL OF LOTS NUMBERED EIGHTEEN (18) TO THIRTY-SIX (36) INCLUSIVE, IN BLOCK NUMBERED FORTY-FOUR (44) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NÉW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911, IN PLAT BOOK D1, PAGE 32.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND 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 PERSONALLY APPEARED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

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

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, NOTARY PUBLIC TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 NATURAL 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 PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FREE CONSENT

"PLAT OF LOT 18-A, BLOCK 44, VALLEY VIEW ADDITION", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

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.

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.

OWNER: 4501 CENTRAL LLC 4501 CENTRAL LLC

TRUSTEE TITLE:

SIGNATURE

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

ON THIS _____, 2025, BEFORE ME

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: ____

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 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



PROJECT NO. : APPLICATION NO. : DHO APPROVAL DATE: **UTILITY APPROVALS:** PNM ELECTRIC SERVICES DATE NEW MEXICO GAS COMPANY DATE

CITY APPROVALS:

CENTURY LINK

COMCAST

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

> DATE CITY SURVEYOR

> 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

TREASURER'S OFFICE CERTIFICATION THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: ____ PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT NO. 25072

SHEET 1 OF 2

DATE

DATE

DATE



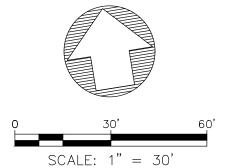
ENGINEERING | SURVEYING

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

COPPER AVENUE N.E. (50' R/W)

(\$89°37'48"E, 149.60') \$ 89°37'48" F. 149.60'

		S 8	39°37'48"	E, 14	·9.60'					
				LC)T 36	WESTERLY 25'	,	LO1	1	
			. — — -	L(T 35	WESTERLY 25'		LO1	2	
			. — — -	LC	T 34	WESTERLY 25'		LOT	3	
				LC	T 33	WESTERLY 25'		LOT	4	
				LC	T 32	WESTERLY 25'		LOT	5	
				L()T 31	WESTERLY 25'		LOT	6	
		LOT	18— Δ	LC	T 30	WESTERLY 25'		LOT	7	
		GR 72,889	LOT 18-A GROSS 72,889 SQ.FT.) 1.673 ACRES ±		T 29	WESTERLY 25'	PLAT	LOT T BOOK	D1, PAG	
476.62') E, 476.62'				L0 	T 28	WESTERLY 25'	495.54°	PTEMBEI		
~				L0	T 27	WESTERLY 25'	S S	LOT	10	
(NOU 19 25 E N 00*19'25"				L0	T 26	WESTERLY 25'	0014'26" (\$00°14'26	LOT	11	
				L0 - — —	T 25	WESTERLY 25' LOT 12	s	LOT	12	
					T 24	WESTERLY 25'		LOT 13		
	LOT 23	— — — — — — — — — — — — — — — — — — —	LOT 21	LOT 20			LOT 17	LOT 16	LOT 15	
Ĺ		N 82 (N8	2 °27′27" 32°27′27" _V	W, 15 ⁻ N, 151.5 ₂	1.52'					



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

O 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



ENGINEERING | SURVEYING

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

PLAT OF TOPOGRAPHY

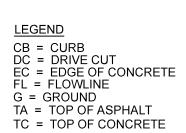
WESTERLY 25' OF LOTS 1 THRU 13 & LOT 18 THRU 36 BLOCK 44 VALLEY VIEW ADDITION

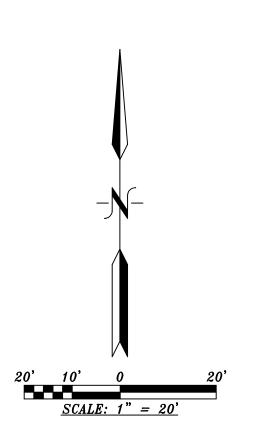
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2022

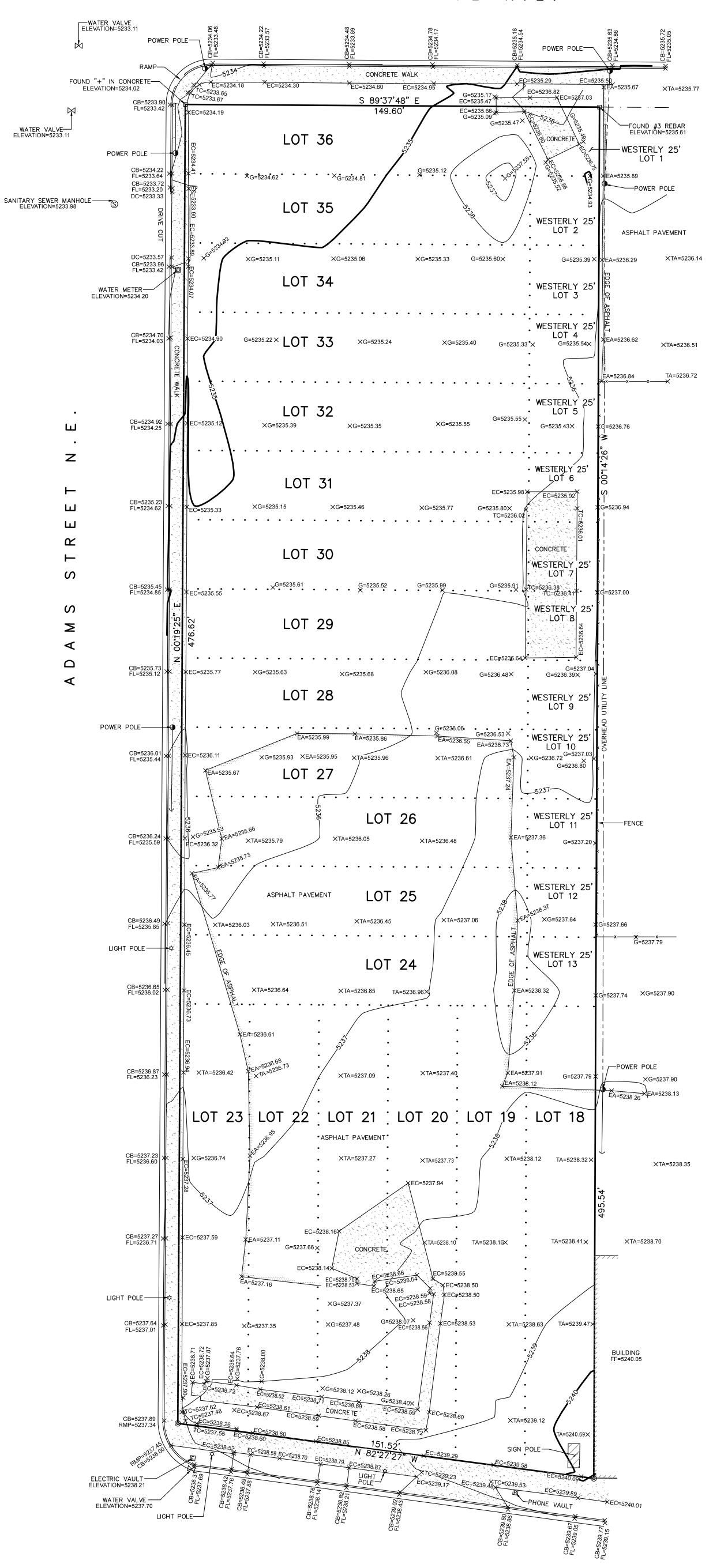
GENERAL NOTES:

- 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.

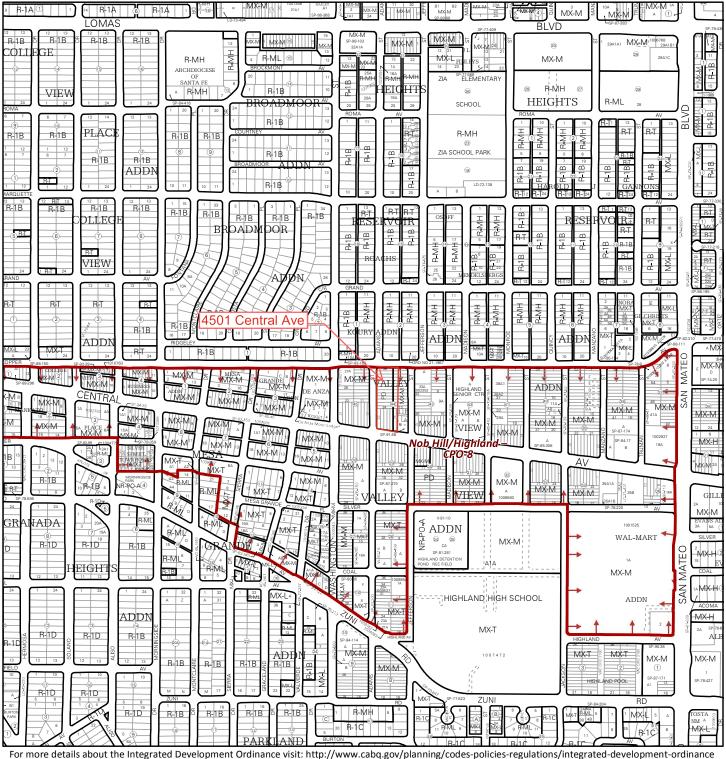




COPPER AVENUE N.E.



CENTRAL AVENUE N.E.



Zone Atlas Page:

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).

