



PLAN SNAPSHOT REPORT PA-2025-00340 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project:	App Date: 10/21/2025
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 04/19/2026
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: Sketch plat for subdivision		Expire Date:

Parcel: 101505519726930412	Address: 1360 Flightway Ave Se Albuquerque, NM 87106	Zone:
101505514525430415 Main	2900 Transport St Se Main Albuquerque, NM 87106	

Agent Sergio Lozoya 5571 Midway Park PI NE Albuquerque, NM 87109 Business: (505) 278-7088	Applicant Tierra West 5571 Midway Park PI NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100
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Plan Custom Fields

Existing Project NumberPR-2021-005459 PR-2021-005766	Existing ZoningNR-BP - Non-Residential - Business Park	Number of Existing Lots1
Number of Proposed Lots4	Total Area of Site in Acres10.69	Site Address/Street2900 Transport SE
Site Location Located Between StreetsTransport and University	Case HistoryPR-2021-005459 PR-2021-005766	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings280379	Lot and/or Tract Number1A
Block Number2	Subdivision Name and/or Unit NumberSUNPORT PARK	Legal DescriptionLOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2 CONT 10.1029 AC M/L, LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2SUNPORT PARK CONT .5914 AC
Existing Zone DistrictNR-BP	Zone Atlas Page(s)M-15	Acreage10.1, 0.5914
Calculated Acreage10.15652076, 0.59680692	Council District2	Community Planning Area(s)Near Heights
Airport Protection OverlayAlbuquerque International Sunport / Air Space Protection Sub-area, Albuquerque International Sunport / Runway Protection Sub-area	Landfill within BufferSCHWARTZMAN	Development Area(s)Change
Current Land Use(s)15 Vacant	IDO Use Development Standards NameSunport Boulevard Small Area	IDO Use Development Standards SubsectionOn-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12)
IDO Use Specific Standards NameAirport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards SubsectionHot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	IDO Administration & Enforcement NameKirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air

PLAN SNAPSHOT REPORT (PA-2025-00340)

	Space Protection Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District SU-1
Pre-IDO Zoning Description	IP PERMISSIVE USES AN MULTI-FAMILY RESIDENTIAL DEVELOPMENT	FEMA Flood Zone	X	Total Number of Dwelling Units 254
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_Tierra_West_10/21/2025.jpg	10/21/2025 15:37	West, Tierra		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00056998	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00056998		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	11/05/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		10/29/2025 14:54	10/29/2025 15:31
Associate Project Number v.1	Generic Action		10/29/2025 14:54
DFT Meeting v.1	Hold Meeting	10/29/2025 15:30	10/29/2025 15:30
Screen for Completeness v.1	Generic Action		10/29/2025 15:31
Verify Payment v.1	Generic Action		10/29/2025 15:31
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		



October 21st , 2025

Development Facilitation Team
Plaza Del Sol Building
600 2nd NW
Albuquerque, NM 87102

**RE: SKETCH PLAT FOR ALL OF LOT 2-A 1-A BLOCK 2 SUNPORT PARK
ZONE ATLAS PAGE M-15-Z
2900 TRANSPORT ST SE**

Dear Development Facilitation Team,

Tierra West LLC is requesting a Sketch Plat review and comments for subsequent DHO – Subdivision application. The subject site is located at 2900 Transport ST SE and consists of 1 Parcel. The subject site is currently zoned for Non-Residential - Business Park. See figure 1 below for location and zoning.

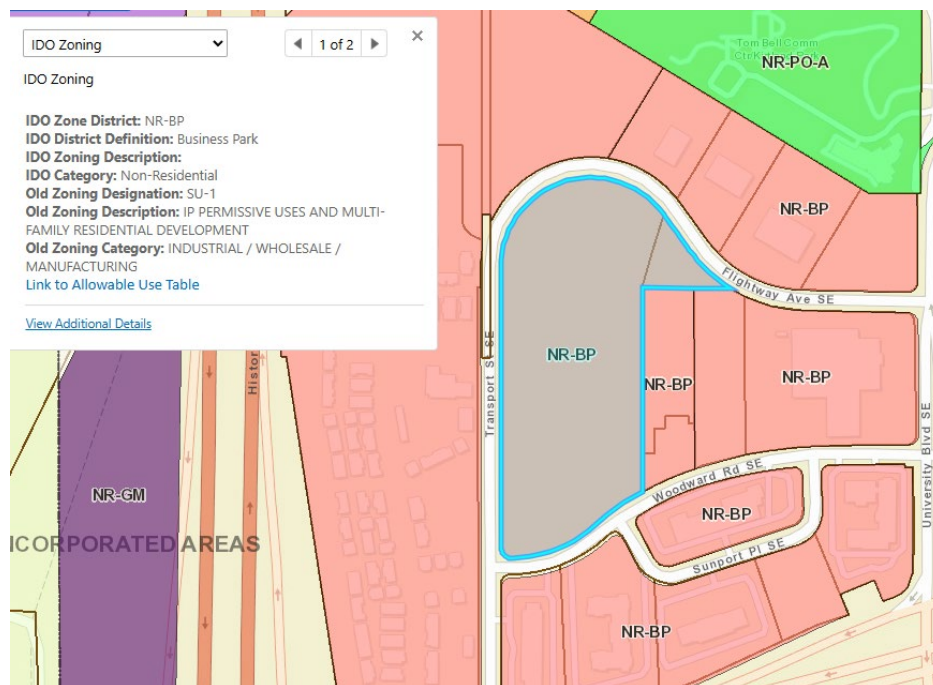


Figure 1: Zoning

Request –Subdivision

The subject site is currently comprised of 1 lot. We are seeking to subdivide into four lots. We would like to confirm the appropriate subdivision process, i.e., Subdivision Major or Subdivision Minor. The parcel was recently subdivided from two lots into one in 2022. See image below showing DRB case numbers.

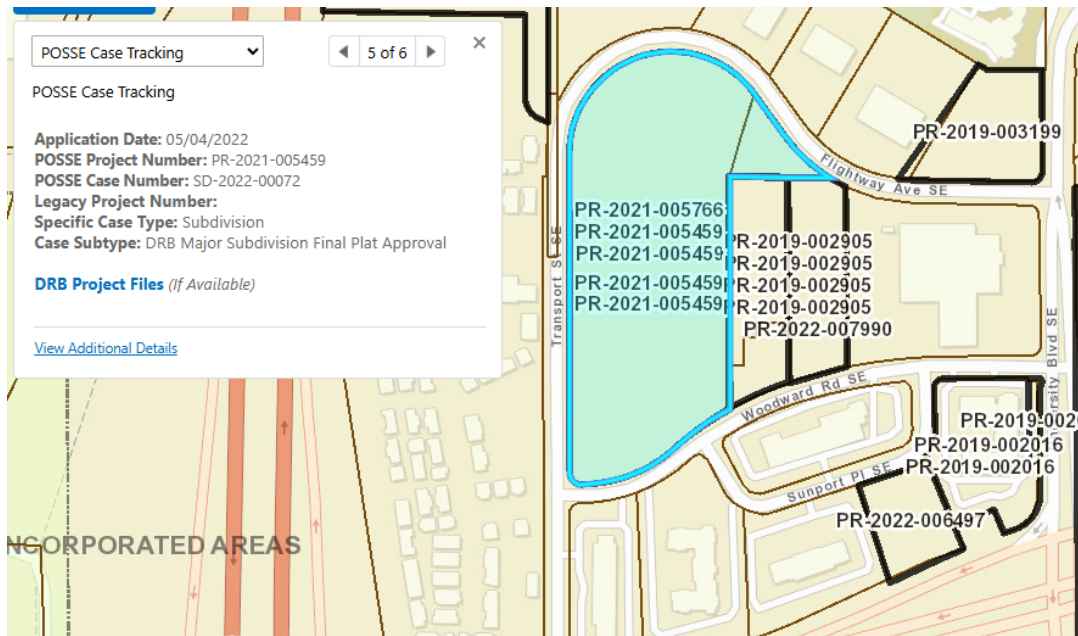


Figure 2: DRB Plat Approval

Conclusion

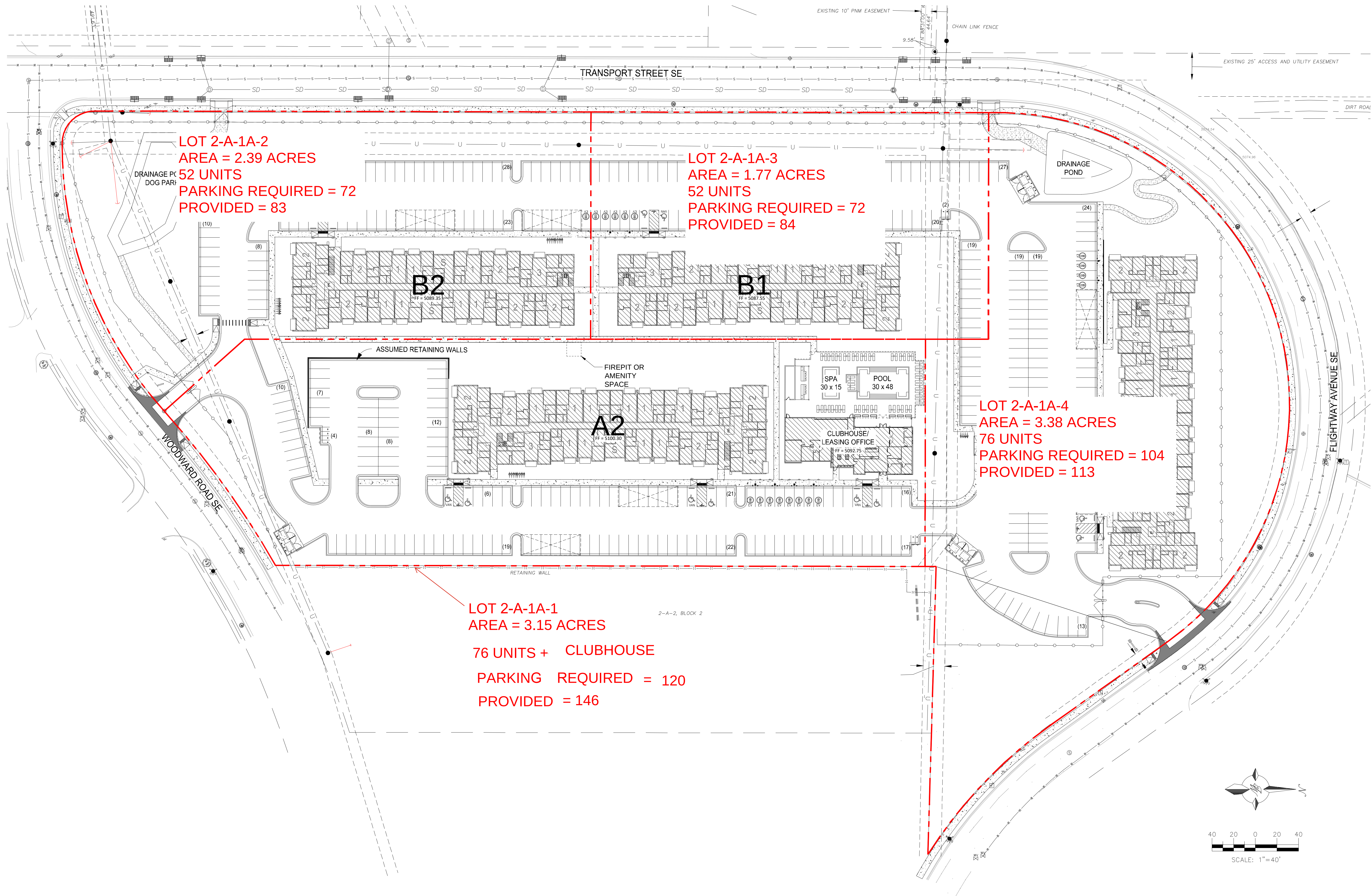
This request is for a sketch plat review and comment by the Development Facilitation Team. As part of this submittal, please find the sketch plat, previously approved plat (PR-2021-005459, SD-2022-00072), and approved Site Plan.

If you have any questions or need additional information, please do not hesitate to contact me.

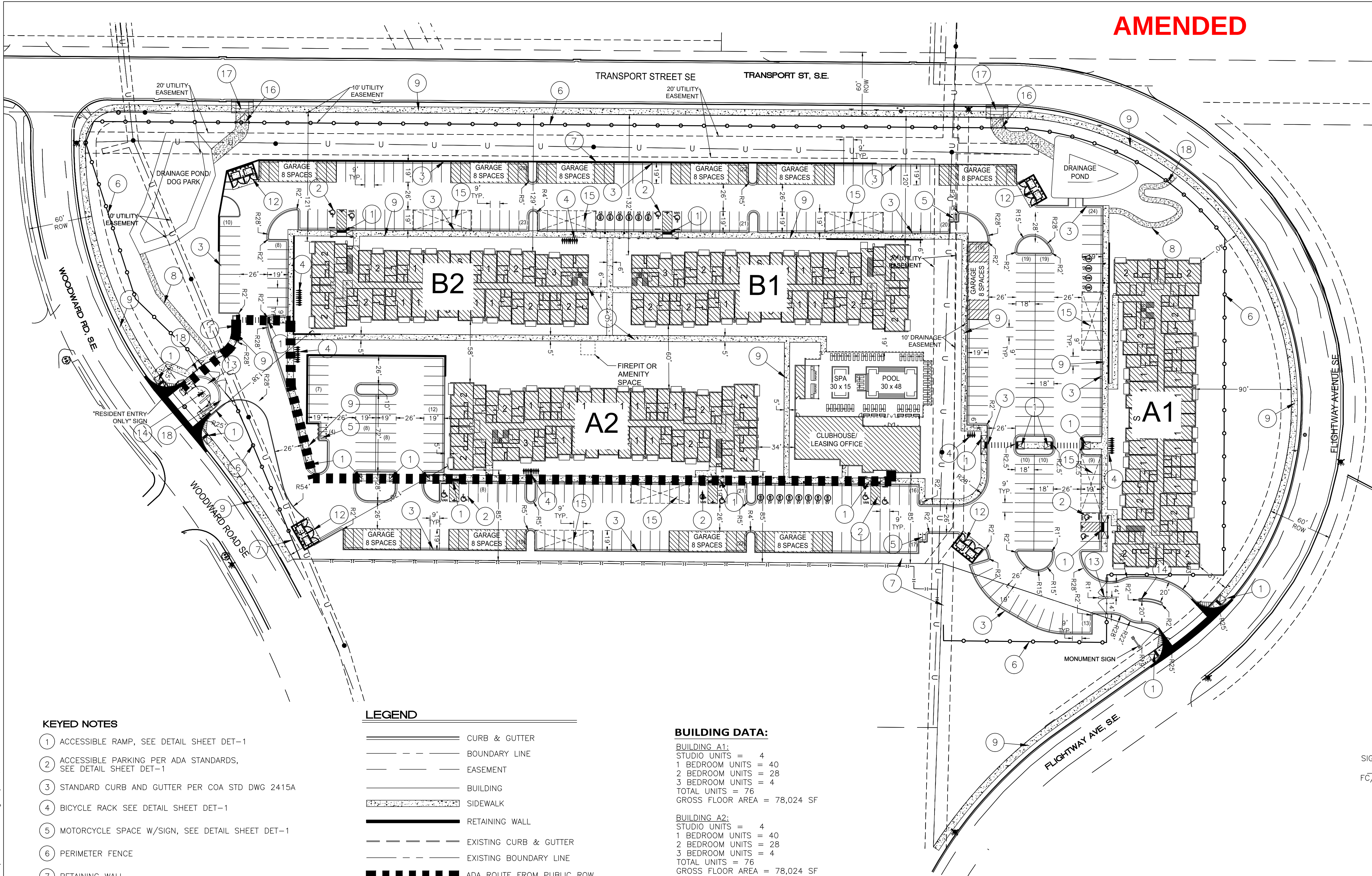
Sincerely,

Sergio Lozoya
Sr. Planner

JN: 2023065
SL



\\TINAS\Z_Drive\2023\2023065 Transport Apartments - Opus\dwg\Construction\2023065 SP.dwg Sep 09, 2024 - 9:21am



KEYED NOTES

- 1 ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- 2 ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 BICYCLE RACK SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- 6 PERIMETER FENCE
- 7 RETAINING WALL
- 8 6" BASE COURSE/CRUSHER FINES PEDESTRIAN TRAIL
- 9 6" CONCRETE SIDEWALK PER COA STD DWG 2430
- 10 NOT USED
- 11 NOT USED
- 12 DUMPSTER W/RECYCLING
- 13 VEHICULAR GATED ACCESS
- 14 ENTRY KEYPAD AND KNOX KEY SWITCH
- 15 CARPORT PARKING
- 16 POND MAINTENANCE ACCESS ROAD AND GATE
- 17 CONCRETE DRIVEPAD FOR MAINTENANCE ROAD
- 18 PEDESTRIAN GATED ACCESS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- ADA ROUTE FROM PUBLIC ROW
- PARKING COUNT
- EV DUAL CHARGING STATION
- EV PARKING SPACE
- 11'x11' CLEAR SIGHT TRIANGLE

BUILDING DATA:

BUILDING A1:
STUDIO UNITS = 4
1 BEDROOM UNITS = 40
2 BEDROOM UNITS = 28
3 BEDROOM UNITS = 4
TOTAL UNITS = 76
GROSS FLOOR AREA = 78,024 SF

BUILDING A2:
STUDIO UNITS = 4
1 BEDROOM UNITS = 40
2 BEDROOM UNITS = 28
3 BEDROOM UNITS = 4
TOTAL UNITS = 76
GROSS FLOOR AREA = 78,024 SF

BUILDING B1:
STUDIO UNITS = 6
1 BEDROOM UNITS = 21
2 BEDROOM UNITS = 21
3 BEDROOM UNITS = 3
TOTAL UNITS = 51
GROSS FLOOR AREA = 51,429 SF

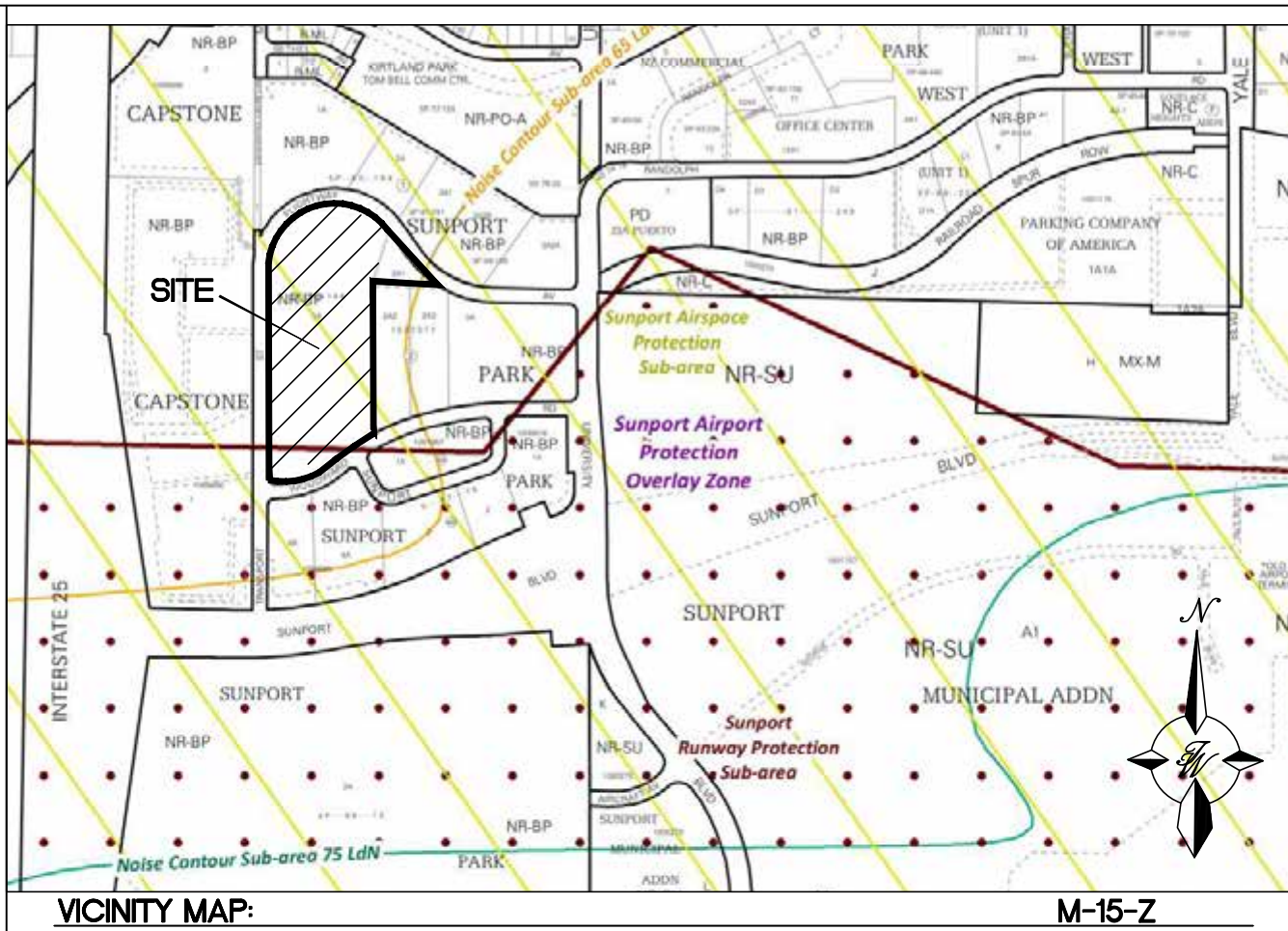
BUILDING B2:
STUDIO UNITS = 6
1 BEDROOM UNITS = 21
2 BEDROOM UNITS = 21
3 BEDROOM UNITS = 3
TOTAL UNITS = 51
GROSS FLOOR AREA = 51,429 SF

CLUBHOUSE:
GROSS FLOOR AREA = 5,413 SF

FUTURE GARAGES:
NUMBER OF BUILDINGS = 11
GROSS FLOOR AREA = 16,060 SF

TOTAL UNITS = 254
TOTAL GROSS FLOOR AREA = 280,379 SF

AMENDED



LEGAL DESCRIPTION

LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK

SITE DATA:

SITE ADDRESS: 2900 TRANSPORT ST SE
SITE AREA: 10.69 AC +/-
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
NR-BP
IDO ZONING: SU-1 PERMISSIVE USES AND
PRE-IDO ZONING: MULTI-FAMILY RESIDENTIAL

PARKING PER TABLE 5-5-1:

20 STUDIO UNITS X 1 = 20 SPACES
122 1 BEDROOM UNITS X 1.2 = 147 SPACES
98 2 BEDROOM UNITS X 1.6 = 157 SPACES
14 3 BEDROOM UNITS X 1.8 = 25 SPACES
5,413 SF AMENITY BLDG AREA X 0.003 = 16 SPACES

TOTAL PARKING REQUIRED = 365 SPACES
TOTAL PARKING PROVIDED = 420 SPACES

CHARGING STATIONS REQUIRED = 365 X 0.05 = 18 SPACES
CHARGING STATIONS PROVIDED = 18 SPACES

ADA PARKING REQUIRED = 12 SPACES
ADA PARKING PROVIDED = 12 SPACES
VAN ACCESSIBLE PARKING REQUIRED = 2 SPACES
VAN ACCESSIBLE PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 420 X 0.10 = 42 SPACES
BICYCLE PARKING PROVIDED = 44 SPACES

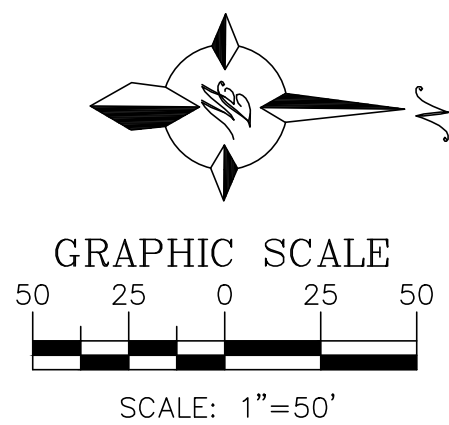
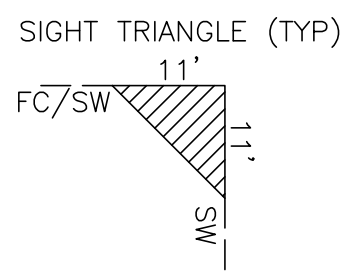
MOTORCYCLE PARKING REQUIRED = 6 SPACES
MOTORCYCLE PARKING PROVIDED = 6 SPACES

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

CLEAR SIGHT TRIANGLE NOTE:

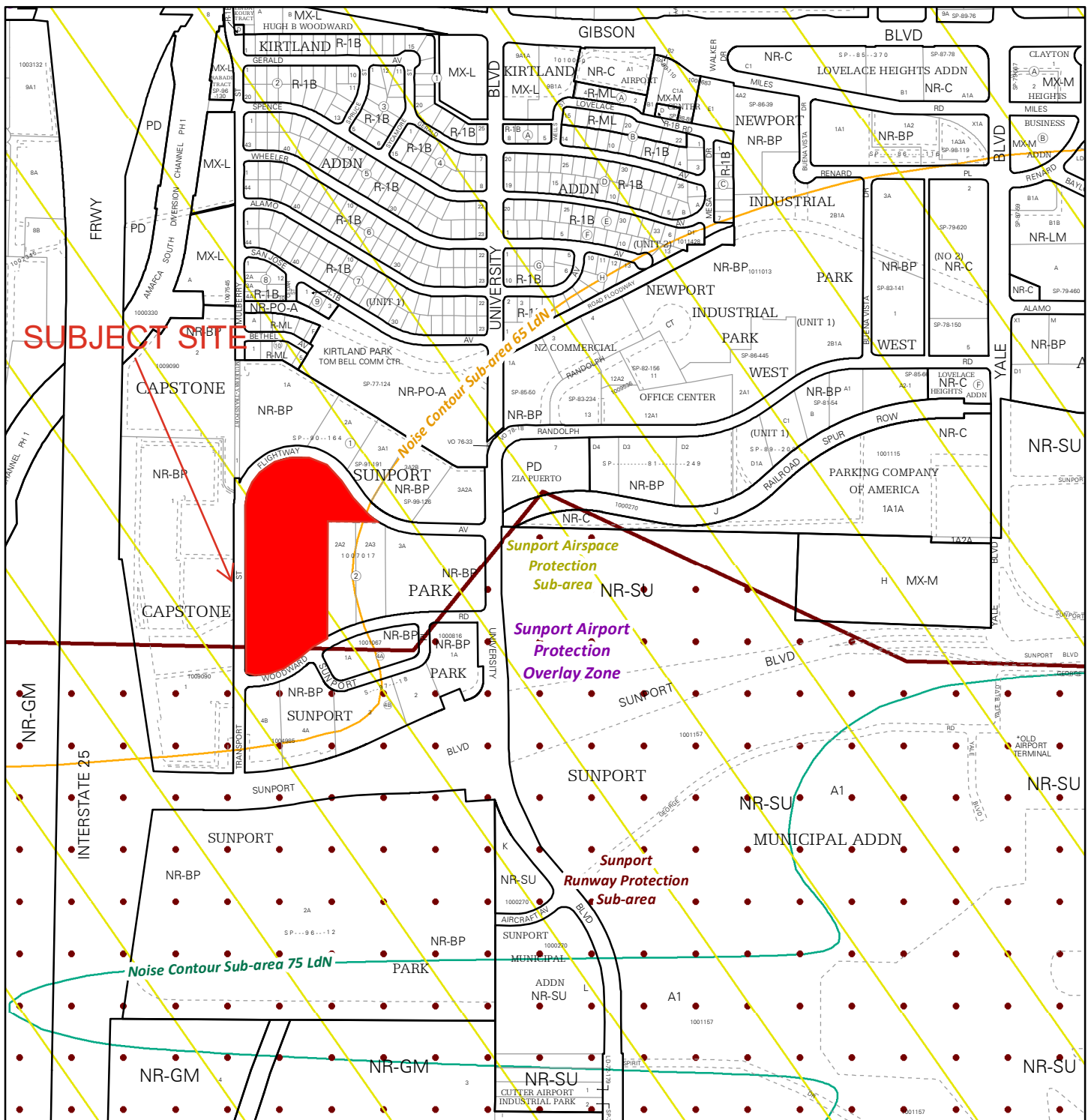
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



CAUTION

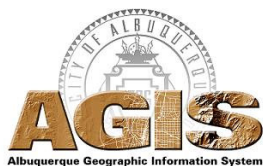
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 09/09/24 RONALD R. BOHANNAN P.E. #7868	TRANSPORT APARTMENTS	DRAWN BY
	ALBUQUERQUE, NM	SB
	SITE PLAN	DATE
		07/03/24
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET #	DRAWING
	C10	
		JOB #
		2023065

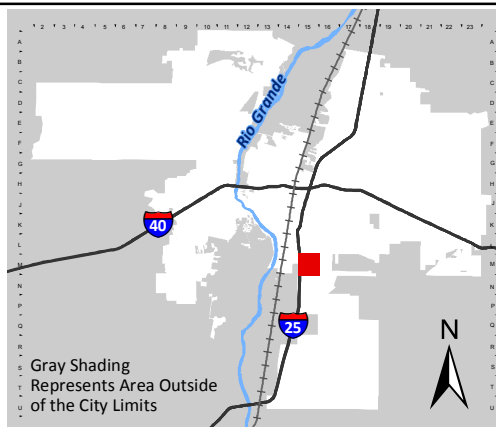


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
M-15-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