



## PLAN SNAPSHOT REPORT PA-2025-00402 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2021-005572 (PR-2021-005572) **App Date:** 12/08/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 06/06/2026  
**Status:** In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Replat the 2 parcels into 24 lots, to be developed under existing RA zoning designation.

<b>Parcel:</b> 100906314210430135	<b>Address:</b> 99999 Retablo Rd Nw D Albuquerque, NM 87120	<b>Zone:</b>
100906314205030105 Main	99999 Gila Rd Nw D Main Albuquerque, NM 87120	

Applicant Nicosha Schedlbauer  
P.O. Box 9043  
Albuquerque, NM 87119  
Business: (505) 898-6622

Applicant Nicosha Schedlbauer Nicosha  
Schedlbauer  
Home: (505) 898-6622

### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning R-A - Residential - Rural and Agricultural	Number of Existing Lots2
Number of Proposed Lots 24	Total Area of Site in Acres 7.64	Site Address/Street Gila Rd NW
Site Location Located Between Streets Vista Lucas St NW and Quivera Dr	Case History PR-2021-005572	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings 0	Lot and/or Tract Number 23, UNPLATTED/BOND RANCHES, 11C
Block Number 0000	Subdivision Name and/or Unit Number VOLCANO CLIFFS UNIT 6 UNPLATTED/ABQ & U S GOVERNMENT, VOLCANO CLIFFS UNIT 6	Legal Description TRACT 23 VOLCANO CLIFFS SUBD UNIT 6, TRACT 11-C REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS SUBD CONT 0.9458 AC
Major Public Open Space Major Public Open Space, 330-foot boundary	Existing Zone District R-A, NR-PO-B	Zone Atlas Page(s) D-09
Acreage 6.7, 0.94	Calculated Acreage 6.90494073, 0.93863723	Council District 5
Community Planning Area(s) Northwest Mesa, West Mesa	Character Protection Overlay Volcano Mesa – CPO-13	View Protection Overlay Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area, Northwest Mesa Escarpment – VPO-2
Development Area(s) Consistency	Current Land Use(s) 15   Vacant	IDO Use Development Standards Name Volcano Mesa – CPO-13
IDO Use Development Standards Subsection Off-premises Signs (Prohibitions) (5-12)	IDO Administration & Enforcement Name Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection Variance – EPC (6-6)
Pre-IDO Zoning District SU-2, RO-20	Pre-IDO Zoning Description VCRR,	Public Property Entity CITY OF ALBUQUERQUE
FEMA Flood Zone X	Total Number of Dwelling Units 24	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_Nicosha_Schedlbauer_12/8/	12/08/2025 13:27	Schedlbauer, Nicosha		Uploaded via CSS

# PLAN SNAPSHOT REPORT (PA-2025-00402)

2025.jpg

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00066320	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00066320		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	01/14/2026	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		12/16/2025 16:28	12/19/2025 7:45
Associate Project Number v.1	Generic Action		12/16/2025 16:28
DFT Meeting v.1	Hold Meeting	12/18/2025 11:15	12/18/2025 11:15
Screen for Completeness v.1	Generic Action		12/19/2025 7:45
Verify Payment v.1	Generic Action		12/19/2025 7:45
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

**Via online submittal in ABQPlan – Sketch Plat Application**

December 8, 2025

Development Facilitation Team (DFT)  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

To Whom It May Concern,

Supreme Investments, LLC is looking to develop two parcels of land that are located on the north side of Gila Rd NW, Albuquerque, New Mexico 87120. The properties are legally described as:

Parcel 1 : TRACT 23 VOLCANO CLIFFS SUBD UNIT 6

Parcel 2 : TRACT 11-C REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS SUBD CONT 0.9458 AC

As the site exists today, Parcel 1 is 0.94 acres and Parcel 2 is 6.7 acres. The total project area is 7.6 acres and both parcels are currently zoned R-A.

**Supreme Investments, LLC is requesting a Subdivision of Land to create twenty-four (24) separate parcels, to be developed under the current R-A zoning designation as single-family homes.**

We would like to confirm that the following standards govern or are applicable to the development of these parcels.

1. Lot size minimum – 10,890sf, Lot width – 75ft  
Setbacks minimums: front – 25ft, side - 15ft, rear – 15ft (per CPO)  
Building height – 15ft (per VPO)
2. CPO – Volcano Mesa
3. VPO – Northwest Mesa Escarpment
4. Pre-submittal Tribal Meeting – required per property being in 660ft of MPOS
5. Referrals to Commenting Agencies Include:  
Development in the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2)  
6-4(I)(8)(a) Indian Nations, Tribes, or Pueblos.  
6-4(I)(8)(b) Tribal Representatives.  
Development within 660 feet of Major Public Open Space  
6-4(I)(9)(a) Indian Nations, Tribes, or Pueblos.  
6-4(I)(9)(b) Tribal Representatives.

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**SUPREME INVESTMENTS, LLC**

P.O. BOX 9043 • ALBUQUERQUE, NM 87119  
505.898.6622 • FAX 505.898.2781  
e-mail | mail@scmpartners.com

6. Variances – Routed through EPC
7. Site Plan – EPC is required
8. Subdivision of Land – Minor with approved Site Plan – EPC

We look forward to your review and comments. Please let us know if you have any questions or need further information.

Sincerely,

SUPREME INVESTMENTS, LLC  
Scooter Haynes  
Manager

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**SUPREME INVESTMENTS, LLC**

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Sketch Plat

Lot 11 and 23, Volcano Cliffs Unit 6

24 Lots





