



PLAN SNAPSHOT REPORT PA-2025-00164 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2022-006923 (PR-2022-006923) **App Date:** 05/29/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 11/25/2025
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Add right turn only exit to existing right turn only in driveway/access point. **Expire Date:**

Parcel: 100905946034410202	Address: 2220 Unser Blvd Nw Albuquerque, NM	Zone:
100905946336210204 Main	2210 Unser Blvd Nw Albuquerque, NM 87120	
	2220 Unser Blvd Nw Main Albuquerque, NM 87120	

Applicant
Christopher L Basista
9931 Academy Knolls Dr. NE
Albuquerque, NM 87111-1732
Home: (505) 717-6694
Business: (505) 717-6694
Mobile: (505) 717-6694

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	NR-C - Non-Residential - Commercial	Number of Existing Lots2
Number of Proposed Lots 0	Total Area of Site in Acres	1.987	Site Address/Street 2220 Unser Blvd. NW, Albuquerque, NM 87111 (new exit).
Site Location Located Between Streets Vista Oriente St. NW (to south) & Brawley Rd. NW (to north)	Case History	Prior: 1001523 & 1002404.	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 10444	Square Footage of Proposed Buildings	0	Lot and/or Tract Number 1B3, 1B2
Block Number 0000	Subdivision Name and/or Unit Number	LADERA INDUSTRIAL CENTER	Legal Description LT 1-B-2 PLAT OF LTS 1-B-1, 1-B-2, 1-B-3 & 1-B-4 LADERAINDUSTRIAL CENTER (BEING A REPL OF LTS 1-B & 1-D LADERAINDUSTRIAL CENTER) CONT .6724 AC, LT 1-B-3 PLAT OF LTS 1-B-1, 1-B-2, 1-B-3 & 1-B-4 LADERAINDUSTRIAL CENTER (BEING A REPL OF LTS 1-B & 1-D LADERAINDUSTRIAL CENTER) CONT 1.9817 AC
Existing Zone District NR-C	Zone Atlas Page(s)	H-09	Acreage 0.6724, 1.9817
Calculated Acreage 0.67175103, 1.98018237	Council District	1	Community Planning Area(s) West Mesa
View Protection Overlay Northwest Mesa Escarpment – VPO-2	Development Area(s)	Consistency	Current Land Use(s) 03 Commercial Retail, 15 Vacant Signs (Prohibitions) (5-12)
IDO Use Development Standards Name Unser Boulevard Small Area	IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises	

PLAN SNAPSHOT REPORT (PA-2025-00164)

IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection	Variance – EPC (6-6)	Pre-IDO Zoning District SU-1
Pre-IDO Zoning Description	LIGHT INDUSTRIAL	Public Property Entity	AMAFCA	Major Street Functional 2 - urban principal arterial Classification
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage2
Total Gross Square Footage4	10444	Total Gross Square Footage	0	Total Gross Square Footage3

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Christopher_Basista_5/29/2025.jpg	05/29/2025 15:13	Basista, Christopher		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		06/09/2025 9:05	
Associate Project Number v.1	Generic Action		06/09/2025 9:06
DFT Meeting v.1	Hold Meeting		
Screen for Completeness v.1	Generic Action		
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

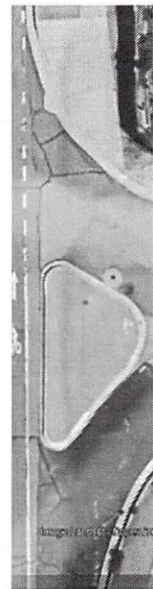
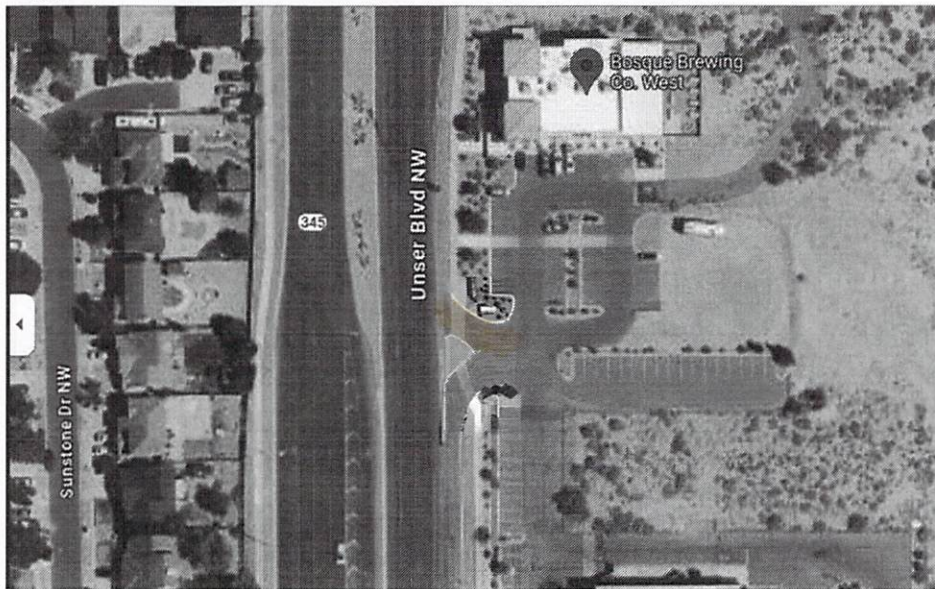
City of Albuquerque
ATTN: Planning Department, ABQ-PLAN Staff
600 2nd Street NW
Albuquerque NM 87102

May 28, 2025

RE: Sketch Plan Application – upgraded access point, 2220 Unser Blvd. NW

Dear Ma'am/Sir,

The property owner (CAP II 98TH/UNSER LLC) of the above address (Lot 1-B-3 specifically, Lot 1-B-2 related, Lots 1-B-1 & 1-B-4 [undeveloped] part of overall site, Ladera Industrial Center), in the interest of improved vehicular safety to and from the location, is proposing to modify the existing Unser Blvd. NW access point to this commercial development – from a right in-only, to both a 'right-in and a right out only' ingress/egress design. The photo-simulation below (left) depicts the proposed layout for the suggested replacement access point from, and back onto, Unser:



It was scaled from the *existing right-in-only and right-out-only* access point most immediately north of (and on the same side of road – right image above) as the proposed access upgrade here (AMAFCA's entry/exit to and from [on the north side of] its Ladera Diversion [drainage RoW] Channel, aka Old Ouray Road NW). A meeting to confirm the formal application process (steps and submittal requirements) is hereby requested to initiate this request.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Basista'.

Chris Basista
Permitting & Zoning Consultant
Agent for Owner: CAP II 98TH/UNSER LLC

9931 Academy Knolls Dr NE Albuquerque, NM 87111 cell/text (505) 717-6694 chris.l.basista@gmail.com

Existing Unser Access

Unser Blvd. NW

sign

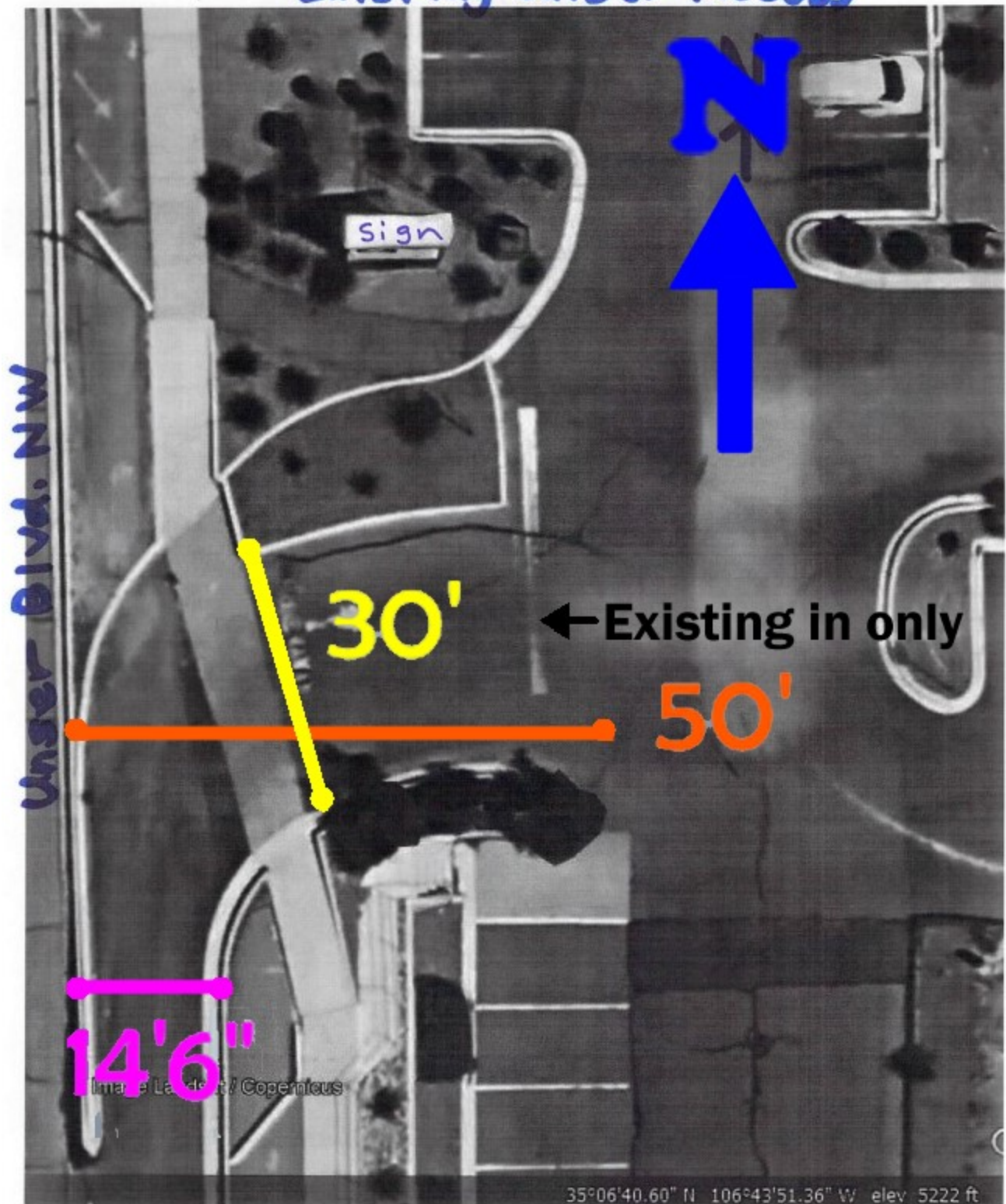
N
↑

Image Landsat / Copernicus

35°06'40.60" N 106°43'51.36" W elev 5222 ft



Existing Unser Access



 Bosque Brewing Co. West

Unser Blvd NW

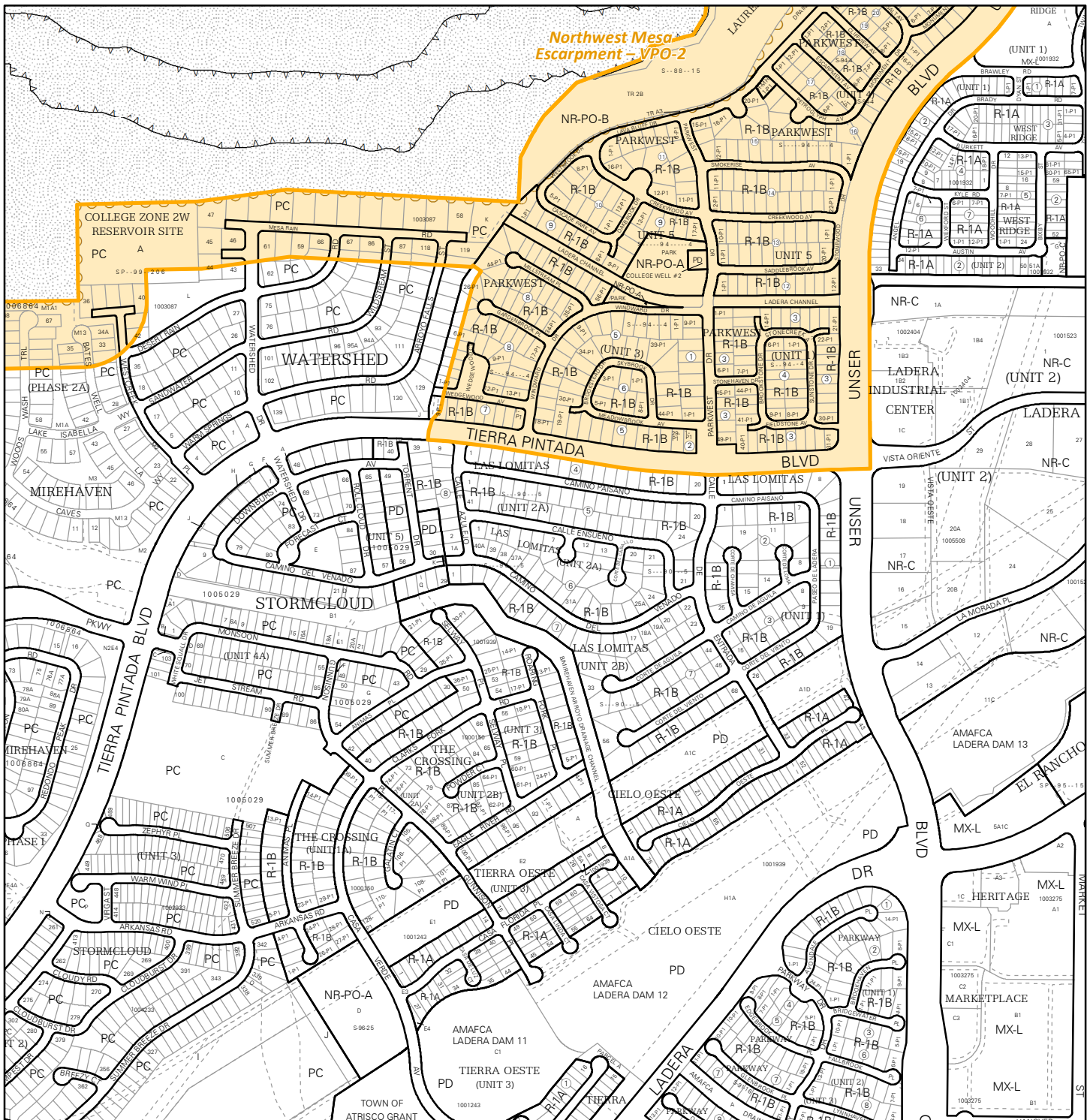
345



Existing in →

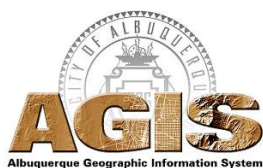


← Proposed out

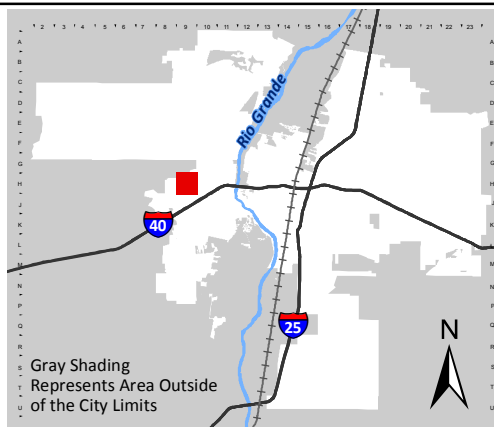


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



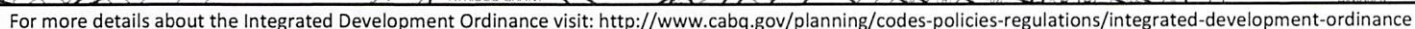
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-09-Z

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet



 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

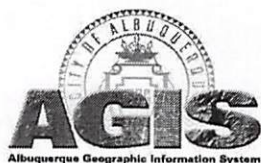
 View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

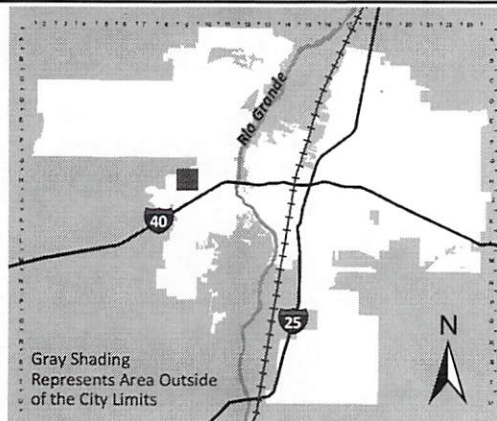


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IDO Zone Atlas May 2018



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