



PLAN SNAPSHOT REPORT PA-2025-00398 FOR CITY OF ALBUQUERQUE

Plan Type:	Pre-Application Review	Project:	Sketch Plat (PR-2025-020161)	App Date:	12/02/2025
Work Class:	Sketch Plat	District:	City of Albuquerque	Exp Date:	05/31/2026
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:		Approval Expire Date:	
Description:	Subdivision of Land - Major				

Parcel:	100905843400540108	Main	Address:	99999 Unser Blvd Nw Albuquerque, NM 87121	Zone:
				99999 Unser Blvd Nw Albuquerque, NM 87121	Main

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 Number	N/A	Existing Zoning	NR-BP - Non-Residential - Business Park	Number of Existing Lots	1
Number of Proposed Lots	12	Total Area of Site in Acres	39.33	Site Address/Street	UNSER BLVD NW ALBUQUERQUE NM 87121
Site Location Located Between Streets	I-40 and Los Volcanes Rd	Case History	N/A	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	T1
Block Number	0000	Subdivision Name and/or Unit Number	UNSER DIVERSION CHANNEL CORRIDOR	Legal Description	TR T-1 RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL CORRIDOR CONT 39.338 AC M/L
Existing Zone District	NR-BP	Zone Atlas Page(s)	J-09, K-09	Acreage	39.33
Calculated Acreage	39.2153	Council District	1	Community Planning Area(s)	Southwest Mesa
Development Area(s)	Change	Current Land Use(s)	15 Vacant	Metropolitan Redevelopment Area(s)	West Central
Pre-IDO Zoning District IP		Pre-IDO Zoning Description		Public Property Entity	CITY OF ALBUQUERQUE
Major Street Functional 4 - urban major collector Classification		FEMA Flood Zone	X	Total Number of Dwelling Units	0
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_12/2/2025.jpg	12/02/2025 14:09	Schedlbauer, Nicosha		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	12/15/2025 8:51

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00065469	Technology Fee	\$3.50	\$3.50

PLAN SNAPSHOT REPORT (PA-2025-00398)

Sketch Plat/Plan Fee		\$50.00	\$50.00
	Total for Invoice INV-00065469	\$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		12/15/2025 8:59	
Associate Project Number v.1	Generic Action	12/15/2025 8:59	
DFT Meeting v.1	Hold Meeting	12/15/2025 9:14	12/15/2025 9:15
Screen for Completeness v.1	Generic Action	12/15/2025 8:59	
Verify Payment v.1	Generic Action	12/15/2025 9:15	
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 2, 2025

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

To Whom It May Concern,

Supreme Investments, LLC is looking at developing a parcel of land that is located on the NWC of Unser Blvd NW and Los Volcanes Rd NW, Albuquerque, New Mexico 87121. The property is legally described as:

TR T-1 RIGHT-OF-WAY MAP UNSER DIVERSION CHANNEL CORRIDOR CONT 39.3338 AC
M/L

As the site exists today, there is one (1) parcel of land, which is 39.33 acres and zoned NR-BP.

Supreme Investments, LLC is requesting a Subdivision of Land-Major per the Integrated Development Ordinance (IDO) 14-16-6-6(L) to create twelve (12) separate parcels, to be developed under the current NR-BP zoning designation.

Below are the estimated land sizes for each proposed parcel:

T-1-1	161,200 SF / 3.70 AC
T-1-2	42,706 SF / 0.98 AC
T-1-3	39,014 SF / 0.90 AC
T-1-4	37,863 SF / 0.87 AC
T-1-5	39,481 SF / 0.91 AC
T-1-6	152,685 SF / 3.51 AC
T-1-7	157,497 SF / 3.61 AC
T-1-8	173,964 SF / 3.99 AC
T-1-9	121,903 SF / 2.80 AC
T-1-10	65,333 SF / 1.50 AC
T-1-11	403,929 SF / 9.27 AC
T-1-12	227,297 SF / 5.22 AC

SUPREME INVESTMENTS, LLC

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

We have the following questions related to the development of this parcel:

1. Master Development Plan Requirement

Since the property is zoned NR-BP and exceeds 20 acres, will a Master Development Plan (MDP) be required as part of the entitlement process?

2. MDP Level of Detail

What level of detail is expected in the Master Development Plan?

3. Edge Buffer Requirements

The site is located within an Area of Change, adjacent to an Area of Consistency. What specific edge buffer or transition requirements apply in this situation?

4. Industrial & Retail Uses

The project will likely include a combination of industrial and retail users, all of which are permitted under the NR-BP zoning designation. How does this mix of uses affect the required contents of the MDP and the scope of the Traffic Impact Study (TIS)?

5. Daytona Road Improvements

Daytona Road is proposed to convert from a roadway easement to public right-of-way. What off-site improvements or roadway upgrades may be required as part of this conversion?

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

SUPREME INVESTMENTS, LLC

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505.898.6622 • FAX 505.898.2781
e-mail | mail@scmpartners.com

SURVEY LEGAL DESCRIPTION:

A tract of land situate within the Town of Atrisco Grant in projected Sections 16 and 21, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract T-1 of Right-Of-Way Map, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996, in Map Book 96C, Folio 77; LESS AND EXCEPTING THEREFROM that portion contained within that Dedication of Access Easement recorded November 16, 2001 in Book A27, Page 3963 as Document No. 2001135746, records of Bernalillo County, New Mexico.

- ⑨ Reservations contained in Patent from United States of America, recorded August 21, 1905 in Book 35, Page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- ⑩ Easements and notes as shown, noted and provided for on the Plat recorded June 14, 1973 in Volume D5, folio 157, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- ⑪ Agreement for Atrisco Business Park Storm Water Improvements recorded August 25, 1993 in Book 93-23, Page 3090 as Document No. 93093160, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- ⑫ Notice of Subdivision Plat Conditions recorded January 18, 1996 in Book 96-2, Page 4241 as Document No. 96006158, re-recorded February 21, 1996 in Book 96-5, Page 3282 as Document No. 96019781, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- ⑬ Easements and notes as shown, noted and provided for on the Plat recorded February 21, 1996 in Volume 96C, folio 77, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- ⑭ Grant of Slope Easement for Floodway and Storm Drainage Works recorded November 15, 1996 in Book 96-30, Page 6239 as Document No. 960124875; as affected by Assignment of Easements recorded May 1, 2002 in Book A35, Page 6781 as Document No. 2002056941, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- ⑮ Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and US West Communications, Inc., recorded February 10, 1998 in Book 9805, Page 3398 as Document No. 1998014839, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
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- ⑰ Declaration of Public Utility Easement, and rights incident thereto, recorded October 8, 2002 in Book A43, Page 32 as Document No. 2002130390, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY LOS VOLCANES ROAD, NW, A DEDICATED AND ACCEPTED RIGHT-OF-WAY, AND DAYTONA ROAD, NW, A PERMANENT ROADWAY EASEMENT MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

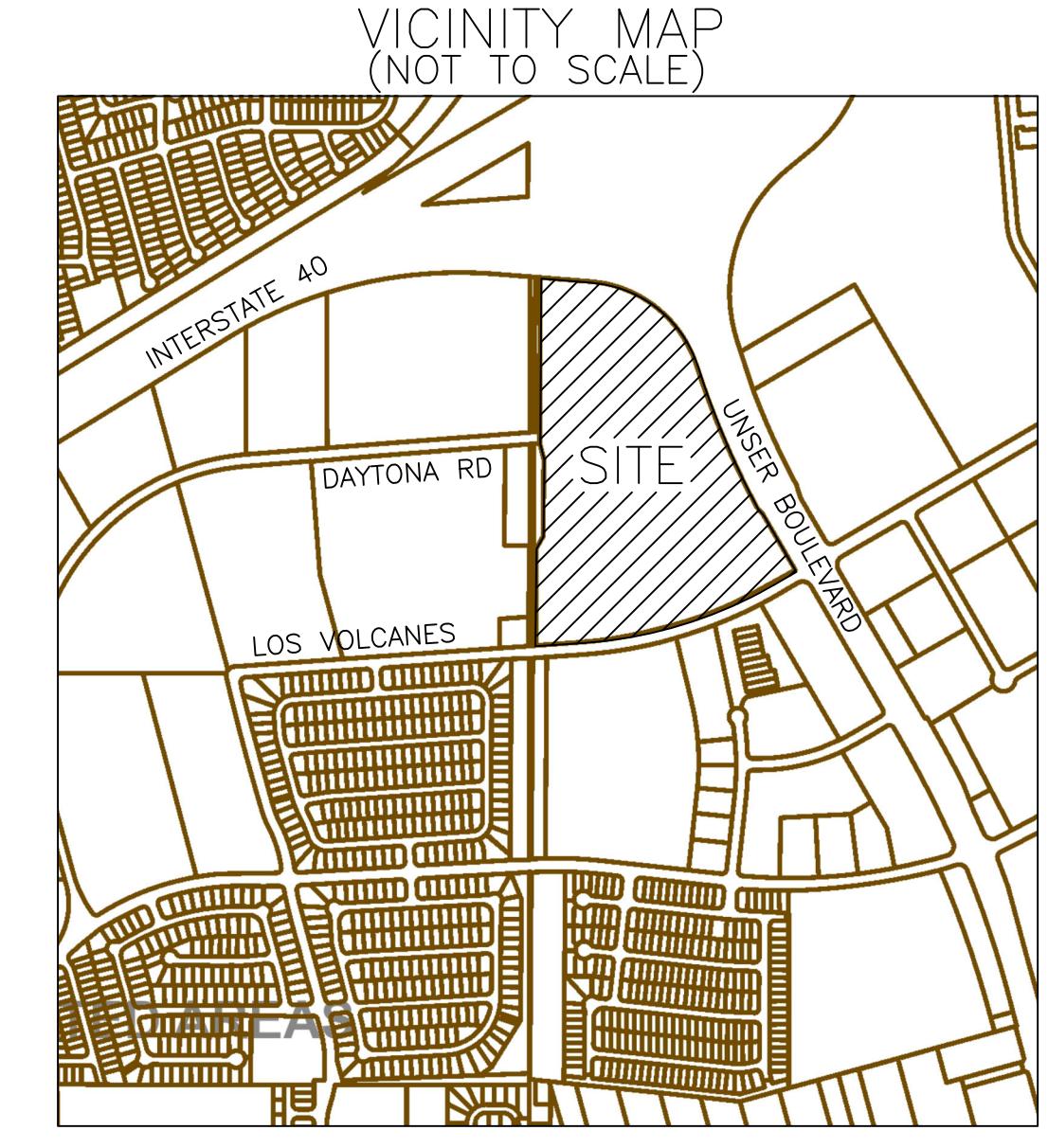
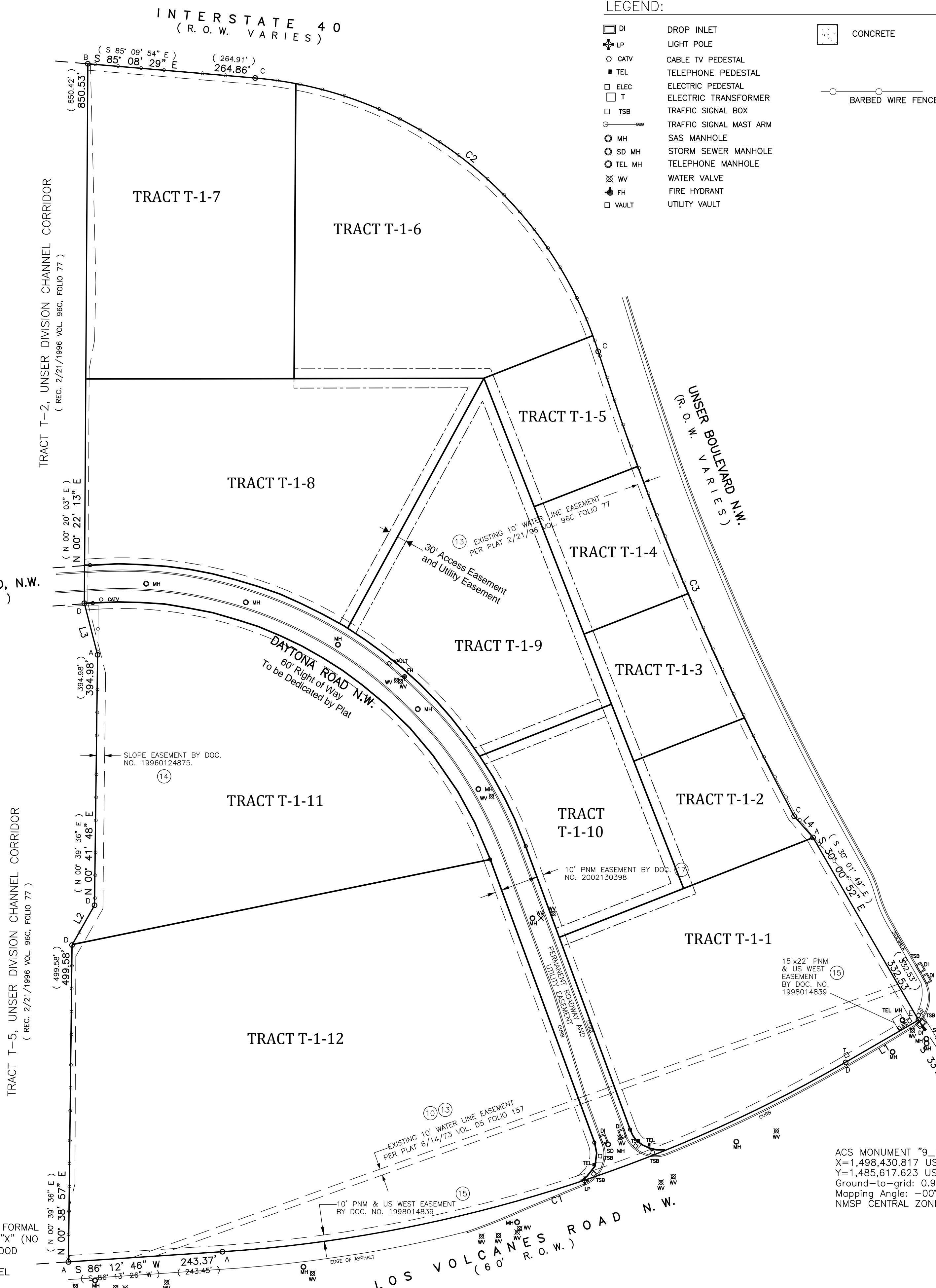
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0328 J; EFFECTIVE DATE: NOVEMBER 4, 2016.

STATEMENT OF ENCROACHMENTS:

Ⓐ THERE ARE NO EDIFICAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.



ALTA/NSPS LAND TITLE SURVEY

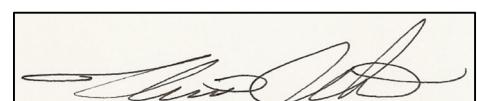
SURVEY LEGAL DESCRIPTION:

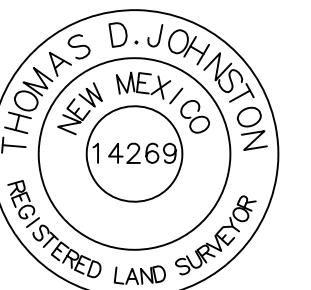
A tract of land situate within the Town of Atrisco Grant in projected Sections 16 and 21, Township 10, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract T-1 of Right-Of-Way Map, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996, in Map Book 96C, Folio 77; LESS AND EXCEPTING THEREFROM that portion contained within that Dedication of Access Easement recorded November 16, 2001 in Book A27, Page 3963 as Document No. 2001135746, records of Bernalillo County, New Mexico

SURVEYOR'S CERTIFICATION:

TO:
(BUYER), TBD
(LENDER), TBD
(TITLE COMPANY), Old Republic National Title Company
(UNDERWRITER), Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.


Thomas D. Johnston, NMPS 14269
MARCH 10, 2023


THOMAS D. JOHNSTON
REGISTERED LAND SURVEYOR
14269

WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2301072 EFFECTIVE DATE MARCH 7, 2023 AT 8:00 A.M.

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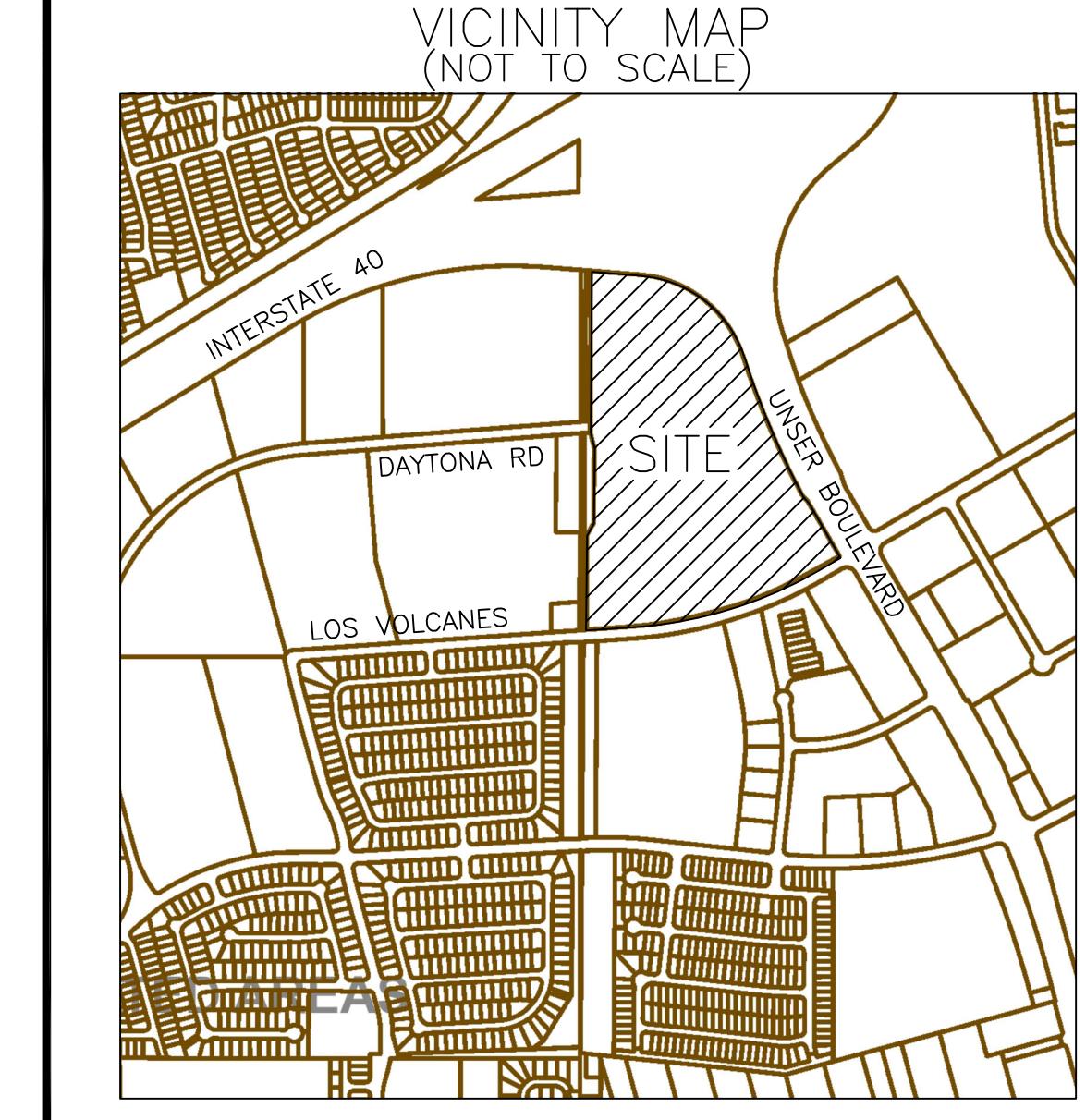
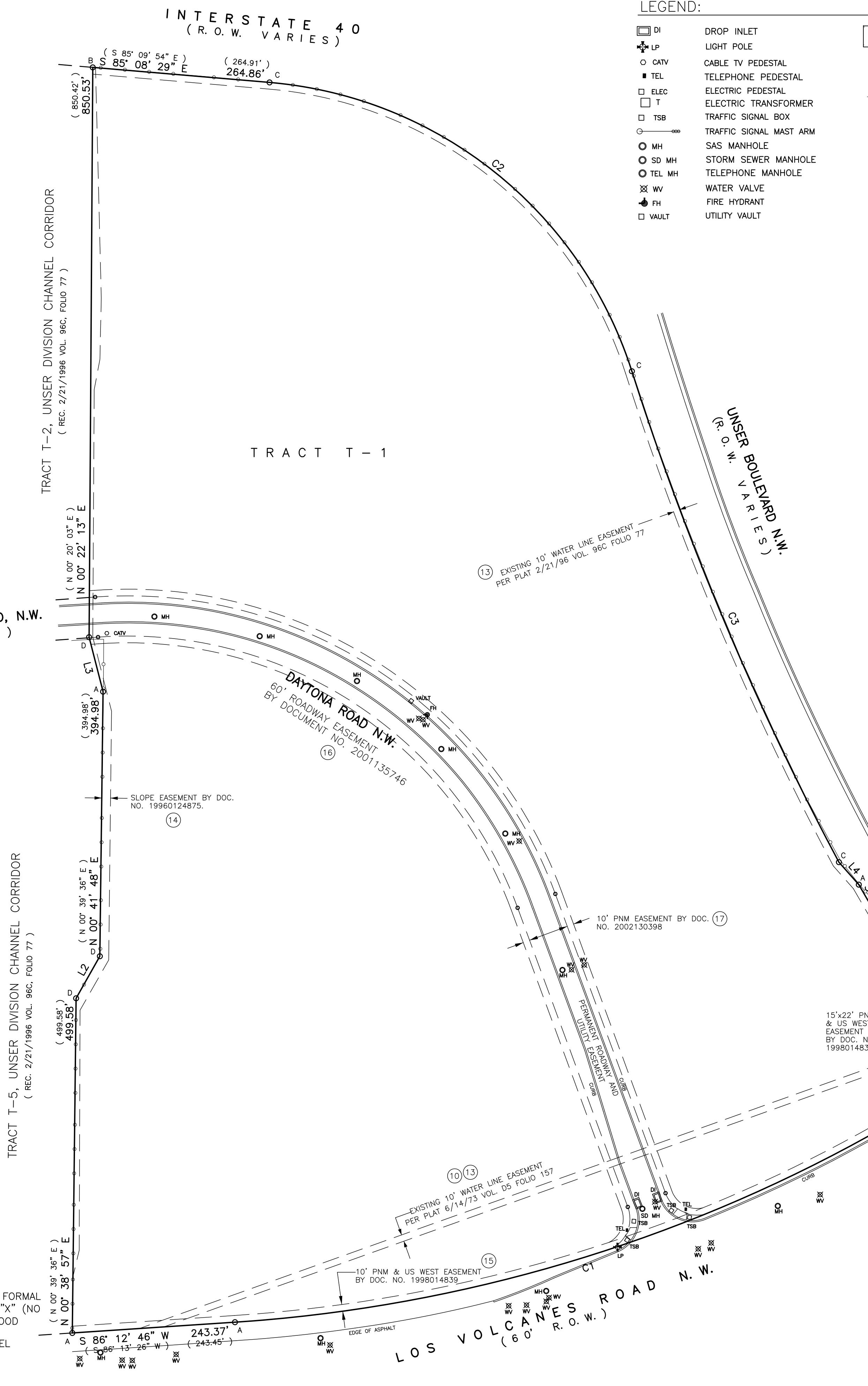
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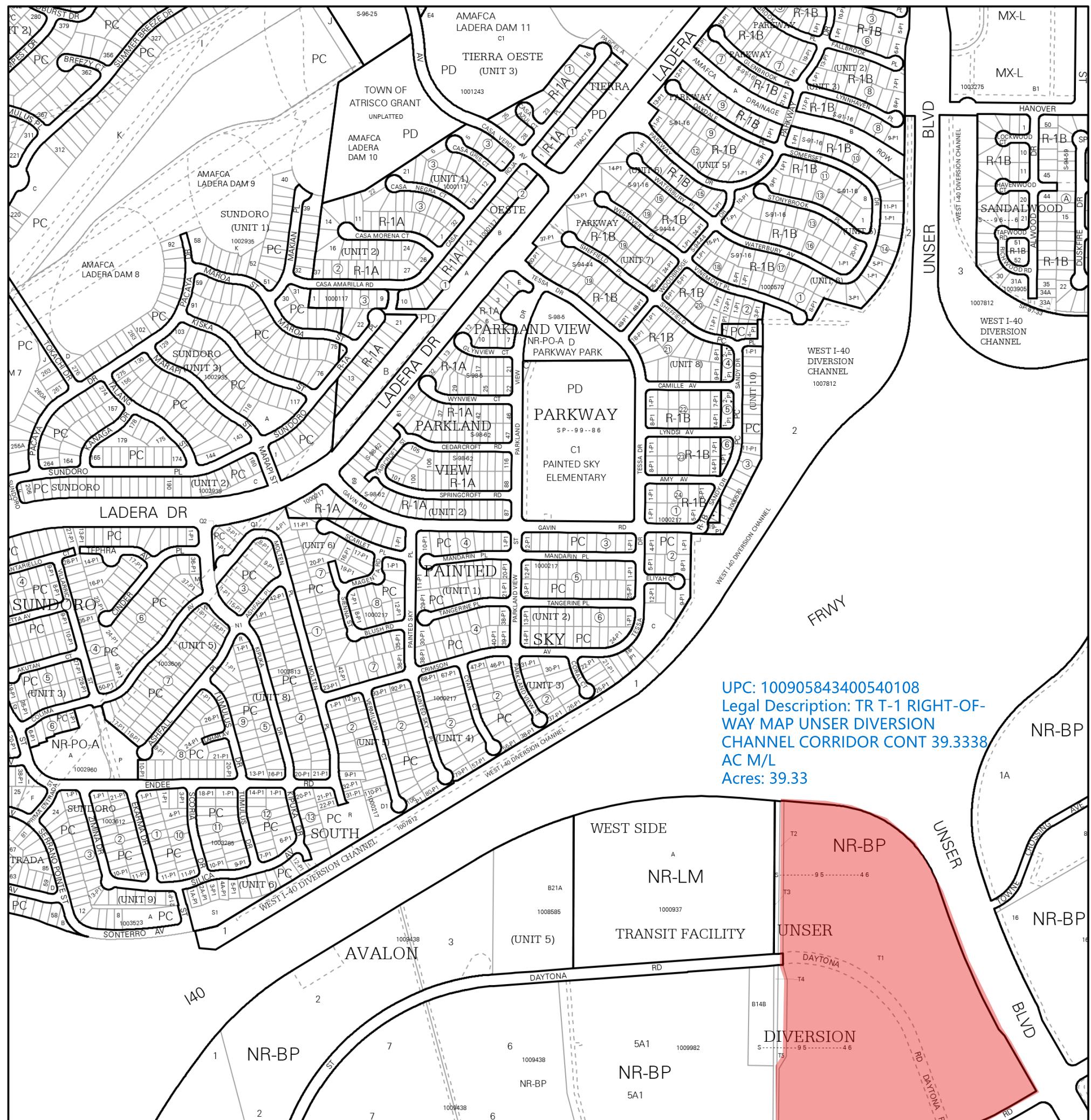
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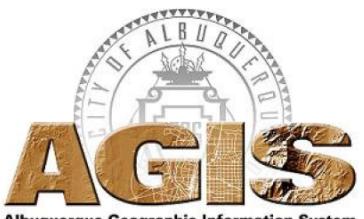
1609 2nd Street, N.W., Albuquerque, NM 87102
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 2/13/2023 & 3/6/2023 Draftsman: J J C
Date of Last Revision: N/A Job No.: ALTA-2-02-2023



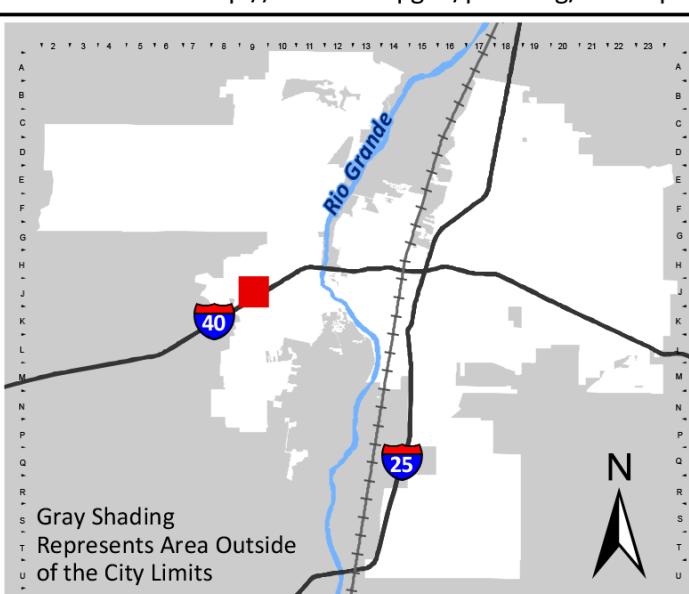
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-09-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