

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

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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

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