



## PLAN SNAPSHOT REPORT PA-2025-00421 FOR CITY OF ALBUQUERQUE

|  |                        |              |                                 |                       |               |
|--|------------------------|--------------|---------------------------------|-----------------------|---------------|
| Plan Type:   | Pre-Application Review | Project:     | PR-2025-020189 (PR-2025-020189) | App Date:             | 12/23/2025    |
| Work Class:  | Sketch Plan            | District:    | City of Albuquerque             | Exp Date:             | 06/21/2026    |
| Status:  | Submitted - Online     | Square Feet: | 0.00                            | Completed:            | NOT COMPLETED |
| Valuation:   | \$0.00                 | Assigned To: |                                 | Approval Expire Date: |               |
| <b>Description:</b> 2020 Zearing Ave - Sketch Plan |                        |              |                                 |                       |               |

|         |                    |      |          |  |       |
|---------|--------------------|------|----------|--|-------|
| Parcel: | 101305918901130307 | Main | Address: | 2020 Zearing Ave Nw<br>Albuquerque, NM 87104 | Zone: |
|         |                    |      |          | 2020 Zearing Ave Nw<br>Albuquerque, NM 87104 | Main  |

|  |   |   |
|--|---|---|
| Applicant<br>Renee Regal<br>9384 Valley View Drive NW<br>Suite100<br>Albuquerque, NM 87114<br>Business: (505) 366-4187<br>Mobile: (717) 443-3717 | Engineer<br>John Stapleton<br>9384 Valley View Dr NW<br>Albuquerque, NM 87114<br>Business: (505) 545-9607 | Applicant<br>Tom Schafer<br>2915 Richmond NE<br>Albuquerque, NM 87107<br>Business: (505) 884-1166 |
|--|---|---|

|                                       |  |  |   |
|---------------------------------------|--|--|---|
| Plan Custom Fields                    |  |  |   |
| Existing Project Number               | N/A  | Existing Zoning                          | NR-LM - Non-Residential - Light Manufacturing   |
| Number of Proposed Lots               | 1  | Total Area of Site in Acres              | 0.74  |
| Site Location Located Between Streets | Zearing Avenue NW and Bellamah Avenue NW   | Case History                             | N/A   |
| Square Footage of Existing Buildings  | 15540  | Square Footage of Proposed Buildings     | 15540   |
| Block Number                          | 0000   | Subdivision Name and/or Unit Number      | MRGCD MAP 35, MCCLAIN   |
| Existing Zone District                | NR-LM  | Zone Atlas Page(s)                       | H-13  |
| Calculated Acreage                    | 0.767745   | Council District                         | 2   |
| Character Protection Overlay          | Sawmill/Wells Park – CPO-12  | Development Area(s)                      | Change  |
| IDO Use Development Standards Name    | Sawmill/Wells Park – CPO-12, Sawmill/Wells Park – CPO-12, Valley Drainage Area   | IDO Use Development Standards Subsection | Primary Building Stepback (5-11), Electronic Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2) |
| IDO Use Specific Standards Subsection | Car Wash (Prohibitions) (4-3(D)), Light Vehicle Fueling Station (Prohibitions) (4-3(D)), Drive-through or Drive-up Facility (Prohibitions) (4-3(F)), Dwelling Unit, Accessory (P) (4-3(F)) | Metropolitan Redevelopment Area(s)       | Sawmill/Wells Park  |
| Pre-IDO Zoning District               | S-MI   | Pre-IDO Zoning Description               |   |
| Total Number of Dwelling Units        | 0  | Total Gross Square Footage2              | 0   |
| Total Gross Square Footage            | 0  | Total Gross Square Footage3              | 0   |
|                                       |  | FEMA Flood Zone                          | X   |
|                                       |  | Total Gross Square Footage4              | 0   |

## PLAN SNAPSHOT REPORT (PA-2025-00421)

| Attachment File Name                 | Added On             | Added By                       | Attachment Group            | Notes            |
|--------------------------------------|----------------------|--------------------------------|-----------------------------|------------------|
| Signature_Renee_Regal_12/23/2025.jpg | 12/23/2025 12:49     | Regal, Renee                   |                             | 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           |
|                                      |                      |                                | <b>Grand Total for Plan</b> | <b>\$53.50</b>   |
|                                      |                      |                                |                             |                  |
| Workflow Step / Action Name          |                      | Action Type                    | Start Date                  | End Date         |
| <b>Application Screening v.1</b>     |                      |                                | 12/31/2025 12:19            |                  |
| Associate Project Number v.1         |                      | Generic Action                 | 12/31/2025 12:19            |                  |
| DFT Meeting v.1                      |                      | Hold Meeting                   |                             |                  |
| Screen for Completeness v.1          |                      | Generic Action                 |                             |                  |
| Verify Payment v.1                   |                      | Generic Action                 |                             |                  |
| <b>Application Review v.1</b>        |                      |                                |                             |                  |
| Sketch Plat/Plan Review v.1          |                      | Receive Submittal              |                             |                  |
| DFT Comments Submittal v.1           |                      | Generic Action                 |                             |                  |

December 23, 2025

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

**RE: Project Description for Site Plan Application for the property located at 2020 Zearing Avenue NW,  
Albuquerque, NM**

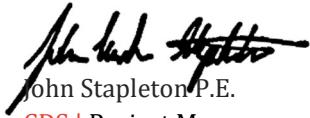
Dear Development Facilitation Team,

Community Design Solutions, LLC (CDS), on behalf of our client, Tom Schafer, submits this project description letter per the City's sketch plan application requirements.

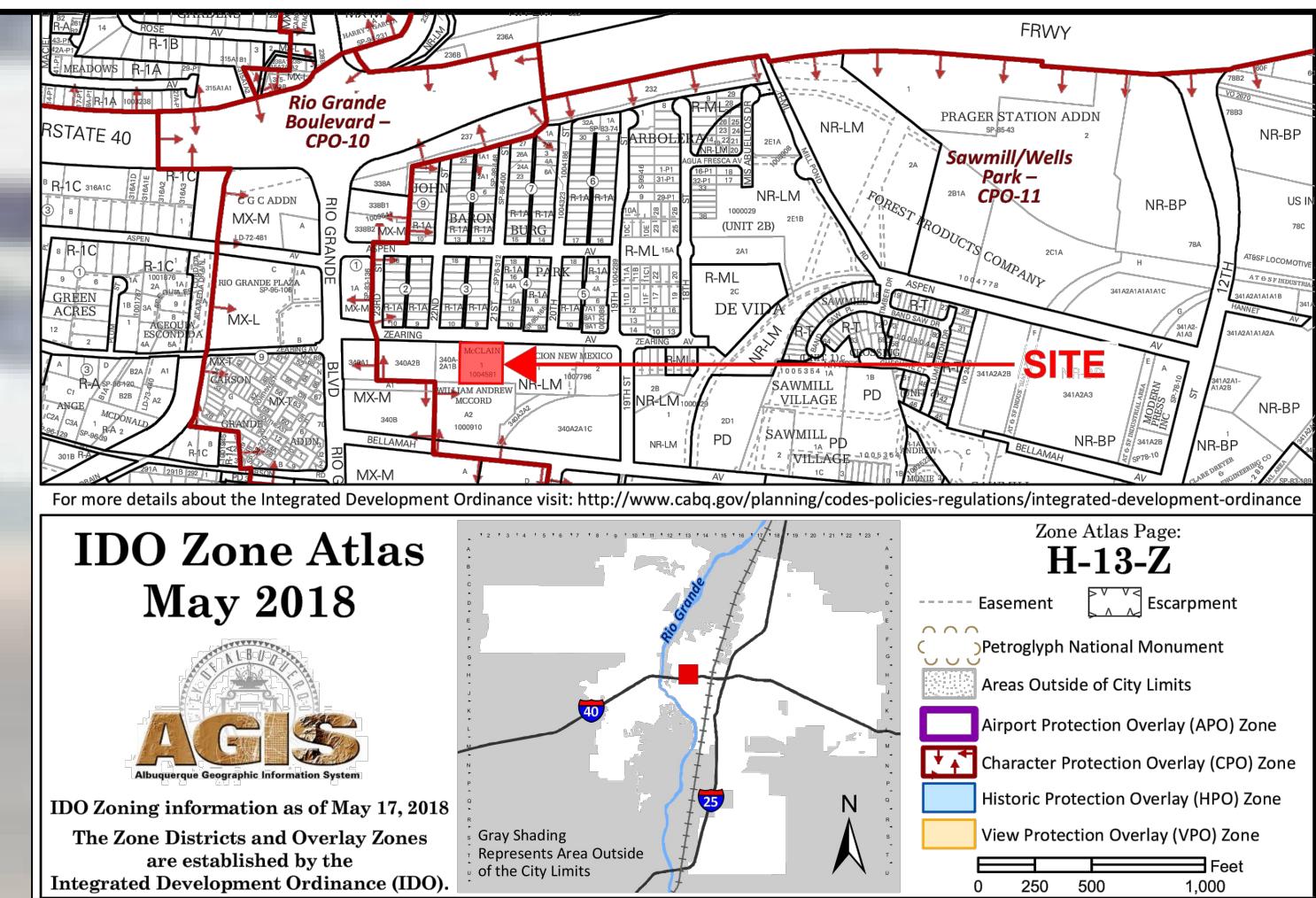
This request seeks to submit a sketch plan for review. This project, located at 2020 Zearing Avenue NW, Albuquerque, NM, having a legal description of TR 1 PLAT OF TRACTS 1 & 2 LANDS OF MCCLAIN, is a remodel of the existing facility and adding an additional truck dock. The property is 0.7381 acres and is zoned NR-LM (Non-residential - Light Manufacturing).

If you have any questions or require additional information, please feel free to contact us.  
Sincerely,

Community Design Solutions, LLC

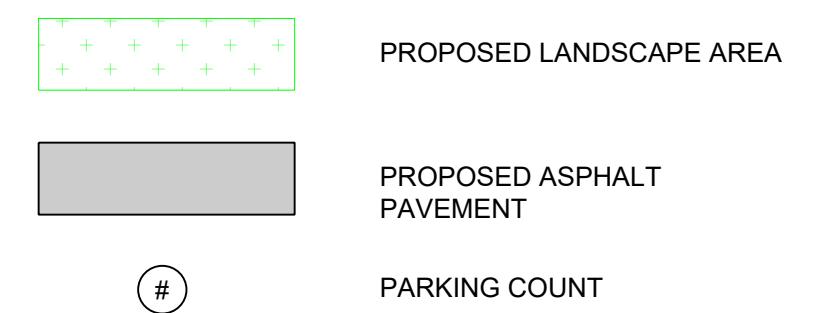


John Stapleton P.E.  
**CDS** | Project Manager  
505-545-9607



## LOCATION MAP

## LEGEND



## SITE DATA

ADDRESS: 2020 ZEARING AVE NW  
LOT AREA: 0.764 AC  
EXISTING BUILDING: 14,000 GFA  
REQUIRED LANDSCAPE AREA: NOT APPLICABLE BECAUSE RENOVATION VALUE DOES NOT EXCEED \$400,000

REQUIRED PARKING:  
14 TOTAL REQUIRED, 17 PROVIDED  
X ADA  
X EV  
X EV CAPABLE

X BIKE  
X MOTORCYCLE

SETBACK REQUIREMENTS:

FRONT: 5FT MIN

SIDE: 0FT MIN

REAR: 0FT MIN

## DRAINAGE

#### EXISTING CONDITION:

PER THE RECORD DRAINAGE PLAN, THE EXISTING SITE ATTENUATES RUNOFF TO THE PRE-DEVELOPMENT AND DISCHARGES THE RUNOFF INTO ZEARING AVE VIA A SIDEWALK CULVERT.

### PROPOSED CONDITION:

THE SITE WILL ATTENUATE RUNOFF IN THE PROPOSED DETENTION POND AND WILL DISCHARGE THE PRE-DEVELOPMENT RATE OF RUNOFF INTO THE EXISTING STORM SEWER IN ZEARING AVE. STORM WATER QUALITY TREATMENT WILL BE PROVIDED VIA RETENTION IN THE BOTTOM OF THE PROPOSED POND.

# 2020 ZEARING SKETCH PLAN

# CDS

**COMMUNITY DESIGN SOLUTIONS, LLC**  
9384 VALLEY VIEW DR NW, SUITE 100  
ALBUQUERQUE, NEW MEXICO 87114  
PHONE: (505)366-4187



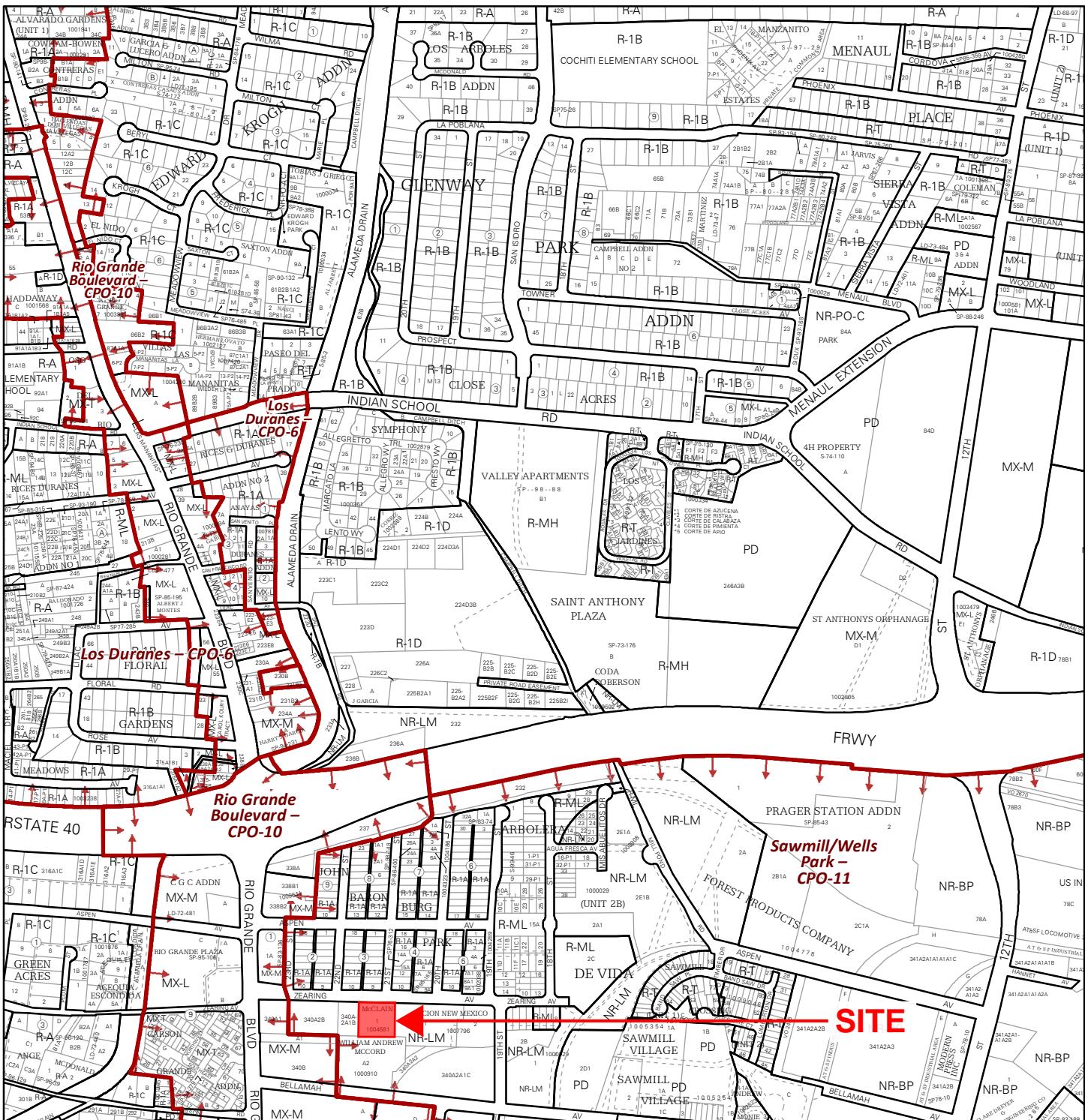
87104

2020 Zearing Avenue

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Google Earth

35.06100° N, 106.81074° W, elev. 4072.6 m, scale 5010.6



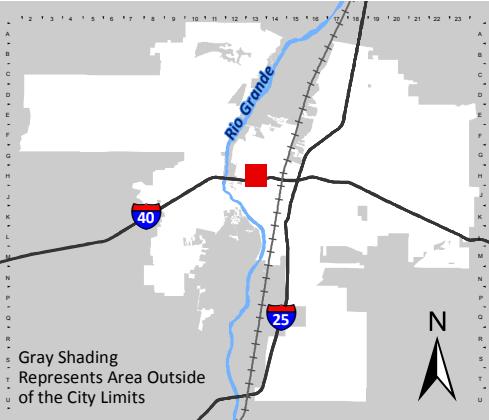
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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-13-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