



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**
Description: 2020 Zearing Ave - Sketch Plan **Expire Date:**

Parcel: 101305918901130307 Main	Address: 2020 Zearing Ave Nw Albuquerque, NM 87104 2020 Zearing Ave Nw Main Albuquerque, NM 87104	Zone:
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Applicant Renee Regal 9384 Valley View Drive NW Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	Applicant Tom Schafer 2915 Richmond NE Albuquerque, NM 87107 Business: (505) 884-1166
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Plan Custom Fields

Existing Project NumberN/A	Existing ZoningNR-LM - Non-Residential - Light Manufacturing	Number of Existing Lots1
Number of Proposed Lots1	Total Area of Site in Acres0.74	Site Address/Street2020 ZEARING AVE NW ALBUQUERQUE 87104
Site Location Located Between StreetsZearing Avenue NW and Bellamah Avenue NW	Case HistoryN/A	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings15540	Square Footage of Proposed Buildings15540	Lot and/or Tract Number340A2A1B, 1
Block Number0000	Subdivision Name and/or Unit NumberMRGCD MAP 35, MCCLAIN	Legal DescriptionTR 1 PLAT OF TRACTS 1 & 2 LANDS OF MCCLAIN CONT .7381 AC
Existing Zone DistrictNR-LM	Zone Atlas Page(s)H-13	Acreage0.7381
Calculated Acreage0.767745	Council District2	Community Planning Area(s)Central ABQ
Character Protection OverlaySawmill/Wells Park – CPO-12	Development Area(s)Change	Current Land Use(s)06 Industrial
IDO Use Development Standards NameSawmill/Wells Park – CPO-12, Sawmill/Wells Park – CPO-12, Valley Drainage Area	IDO Use Development Standards SubsectionPrimary Building Stepback (5-11), Electronic Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards NameSawmill/Wells Park – CPO-12
IDO Use Specific Standards SubsectionCar 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	Corridor TypeMajor Transit (MT) Area
Pre-IDO Zoning DistrictS-MI	Pre-IDO Zoning Description	FEMA Flood ZoneX
Total Number of Dwelling Units0	Total Gross Square Footage20	Total Gross Square Footage40
Total Gross Square Footage0	Total Gross Square Footage30	

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
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		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		
Application Review v.1			
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 2nd 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,

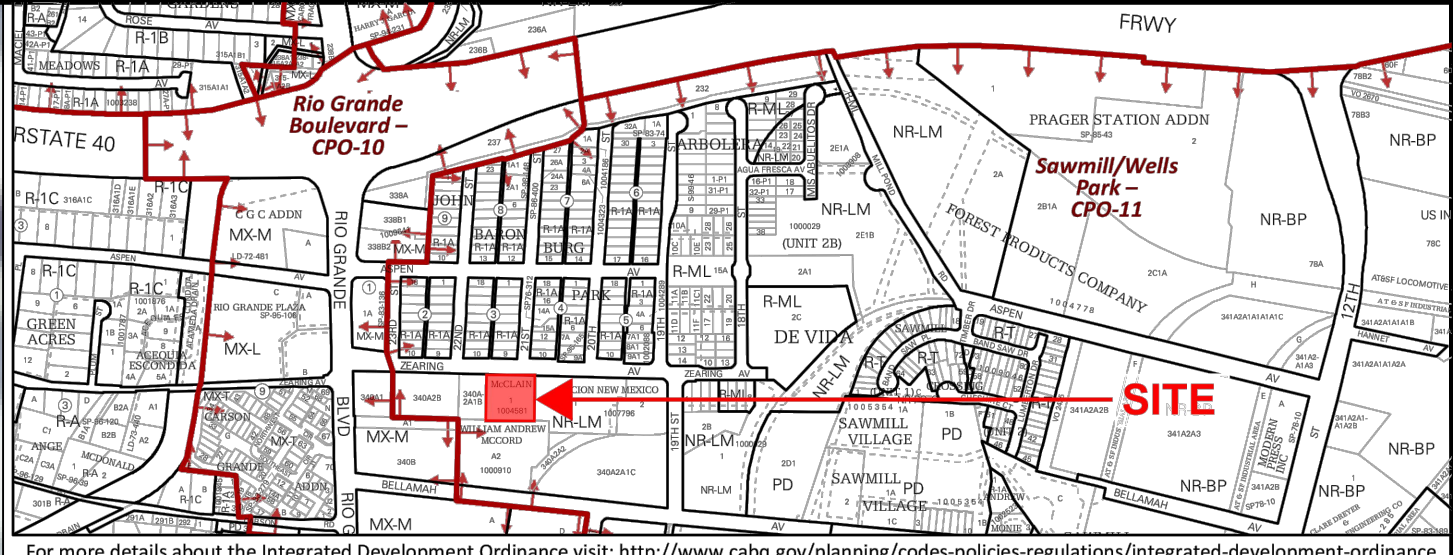
Community Design Solutions, LLC (CDS), on behalf of our client, Tom Schafer, submits this project description letter per the City's sketch plan application requirements.

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



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**

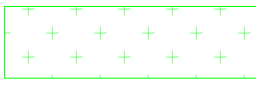


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

LOCATION MAP

LEGEND

-  PROPOSED LANDSCAPE AREA
-  PROPOSED ASPHALT PAVEMENT
-  PARKING COUNT

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 2020 Zearing Avenue

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Google Earth

25°06'00.00" N 106°40'07.42" W, elev: 4072 ft, view: 15010 ft

