



# PLAN SNAPSHOT REPORT (PA-2026-00038)

## Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	R-ML - Residential - Multi-Family - Low Density	Number of Existing Lots	
Number of Proposed Lots	0	Total Area of Site in Acres	3.16	Site Address/Street	Unser and Rainbow (Vacant Land)
Site Location Located Between Streets	Located at the northeast corner of Unser Blvd NW and Rainbow Blvd NW; adjacent to Compass Dr and Perezoso Trl	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	2
Block Number	5	Subdivision Name and/or Unit Number	VOLCANO CLIFFS UNIT 14	Legal Description	005TRACT 17 OF VOLCANO CLIFFS SUBD UNIT 14, LT 7 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC, 005TRACT 9 OF VOLCANO CLIFFS SUBD UNIT 14, LT 3 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC, LT 4 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC, LT 2 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC, LT 6 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3903 AC, LT 5 BLK 5 VOLCANO CLIFFS SUBDIVISION UNIT NO. 14CONT .3444 AC, 005TRACT 8 OF VOLCANO CLIFFS SUBD UNIT 14
Major Public Open Space	330-foot boundary	Existing Zone District	R-ML	Zone Atlas Page(s)	D-10
Acreage	0.3444, 0.3444, 0.3444, 0.3444, 0.3444, 0.3444, 0.3903, 0.3444, 0.3444	Calculated Acreage	0.32499659, 0.34523962, 0.33084503, 0.33722731, 0.33305323, 0.3486488, 0.43137833, 0.36934495, 0.31852474	Council District	5
Community Planning Area(s)	Northwest Mesa	Character Protection Overlay	Volcano Mesa – CPO-13	View Protection Overlay	Northwest Mesa Escarpment – VPO-2
Development Area(s)	Consistency	Current Land Use(s)	15   Vacant	IDO Use Development Standards Name	Unser Boulevard Small Area, Unser Boulevard Small Area, Volcano Mesa – CPO-13
IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12), Off-premises Signs (Prohibitions) (5-12)	IDO Administration & Enforcement Name	Northwest Mesa Escarpment – VPO-2, within 660 feet of the Petroglyph National Monument, within 660 feet of Major Public Open Space, Northwest Mesa Escarpment – VPO-2	IDO Administration & Enforcement Subsection	Variance – EPC (6-6), Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4)
Pre-IDO Zoning District	SU-2	Pre-IDO Zoning Description	VCUR	Public Property Entity	CITY OF ALBUQUERQUE
FEMA Flood Zone	X	Total Number of	0	Dwelling Units	

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Total Gross Square Footage2	Total Gross Square Footage4	Total Gross Square Footage
0	0	0
Total Gross Square Footage3		
0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jacob_Herrin_1/29/2026.jpg	01/29/2026 13:21	Herrin, Jacob		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00075557	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
<b>Total for Invoice INV-00075557</b>		<b>\$53.50</b>	<b>\$53.50</b>
<b>Grand Total for Plan</b>		<b>\$53.50</b>	<b>\$53.50</b>

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan 9 lots

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Screening v.1</b>		02/10/2026 10:18	
Associate Project Number v.1	Generic Action		02/10/2026 10:18
DFT Meeting v.1	Hold Meeting	02/10/2026 10:37	02/10/2026 10:18
Screen for Completeness v.1	Generic Action		02/10/2026 10:18
Verify Payment v.1	Generic Action		02/10/2026 10:37
<b>Application Review v.1</b>			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

RE: Sketch Plan Application – Conceptual Feasibility Review

To City of Albuquerque Planning Staff,

Herrin Properties LLC is submitting this Sketch Plan application to obtain early, conceptual feasibility feedback for a vacant ±3.16-acre property located at the intersection of Unser Blvd NW and Rainbow Blvd NW, within the Northwest Mesa Community Planning Area.

This submittal follows the City's Pre-Application Review (PA-2026-00007), which recommended use of the Sketch Plan process to evaluate site configuration, access, and circulation prior to investing in engineering studies, transportation analyses, or formal entitlement applications.

The subject property is currently zoned R-ML and consists of multiple contiguous lots. No specific development program, tenant, building square footage, pad configuration, or zoning request is proposed at this time. The purpose of this Sketch Plan is limited to determining whether the site is **conceptually supportable** for future development given its location along major arterial roadways and its relationship to surrounding infrastructure.

The accompanying conceptual scale drawing illustrates two high-level access approaches for feasibility discussion only:

- **Concept A:** Primary vehicular access from Compass Drive, with internal circulation designed to minimize reliance on Rainbow Blvd.
- **Concept B:** Limited vehicular access from Rainbow Blvd (right-in / right-out only), shown solely to evaluate whether any arterial access could be supportable.

Any access shown along Rainbow Blvd is conceptual only and is **not** a request for approval of curb modifications, driveway locations, or access permits. Exact access type, location, and design would be subject to future coordination with Transportation and other applicable departments.

This Sketch Plan is intended to support early interdepartmental feedback on access feasibility, circulation concepts, and general site constraints, consistent with staff guidance provided during pre-application review. The applicant understands that this submission is non-binding, does not confer approval, and that any future development, zoning amendment, or platting application would require additional analysis and review in accordance with the Integrated Development Ordinance.

Thank you for your time and consideration. The applicant looks forward to staff's conceptual feedback to inform next steps and determine whether further investment and formal applications are warranted.

Sincerely,  
**Herrin Properties LLC**

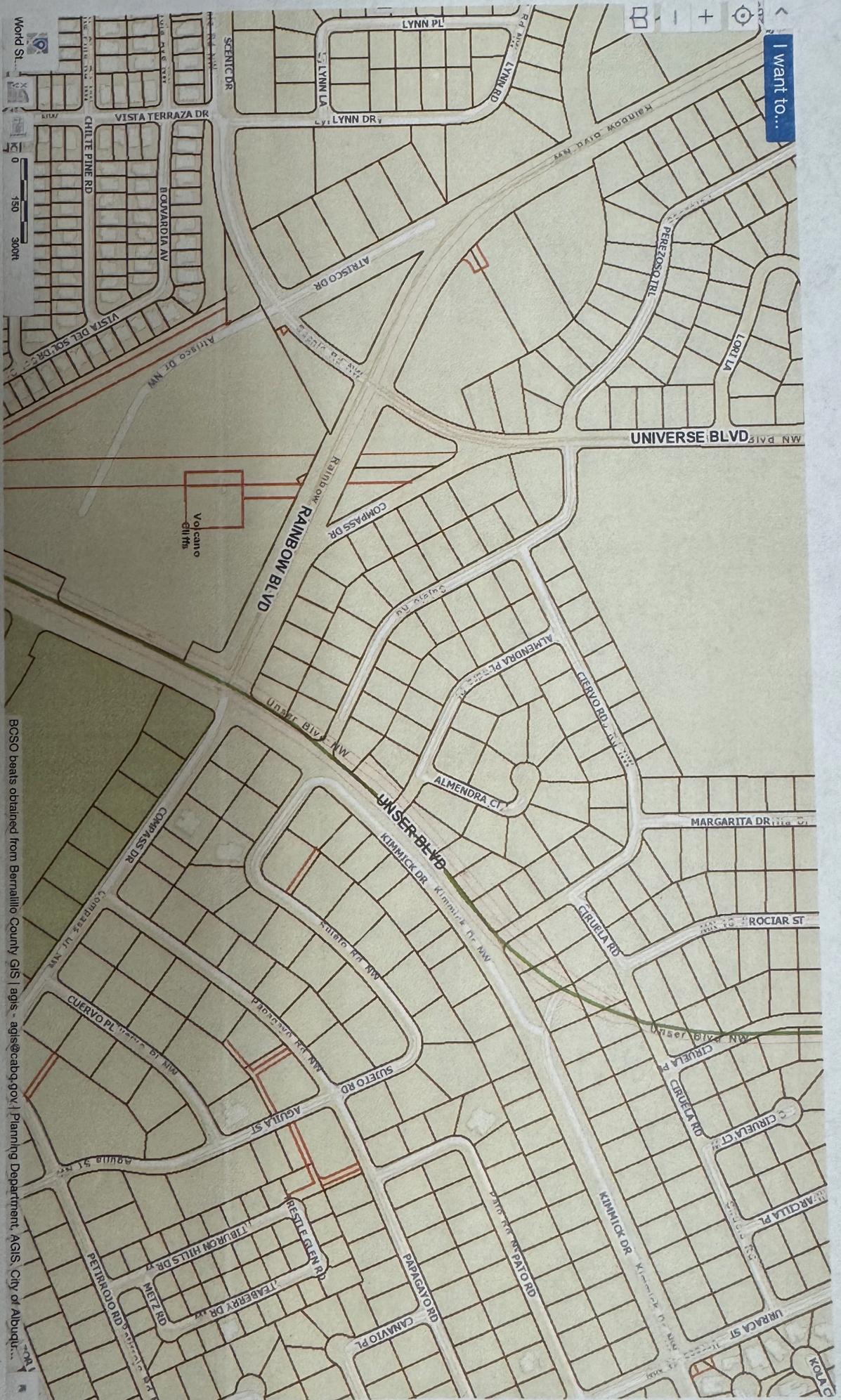
Conceptual Sketch -  
For feasibility Review only

Not to scale - based on aerial image

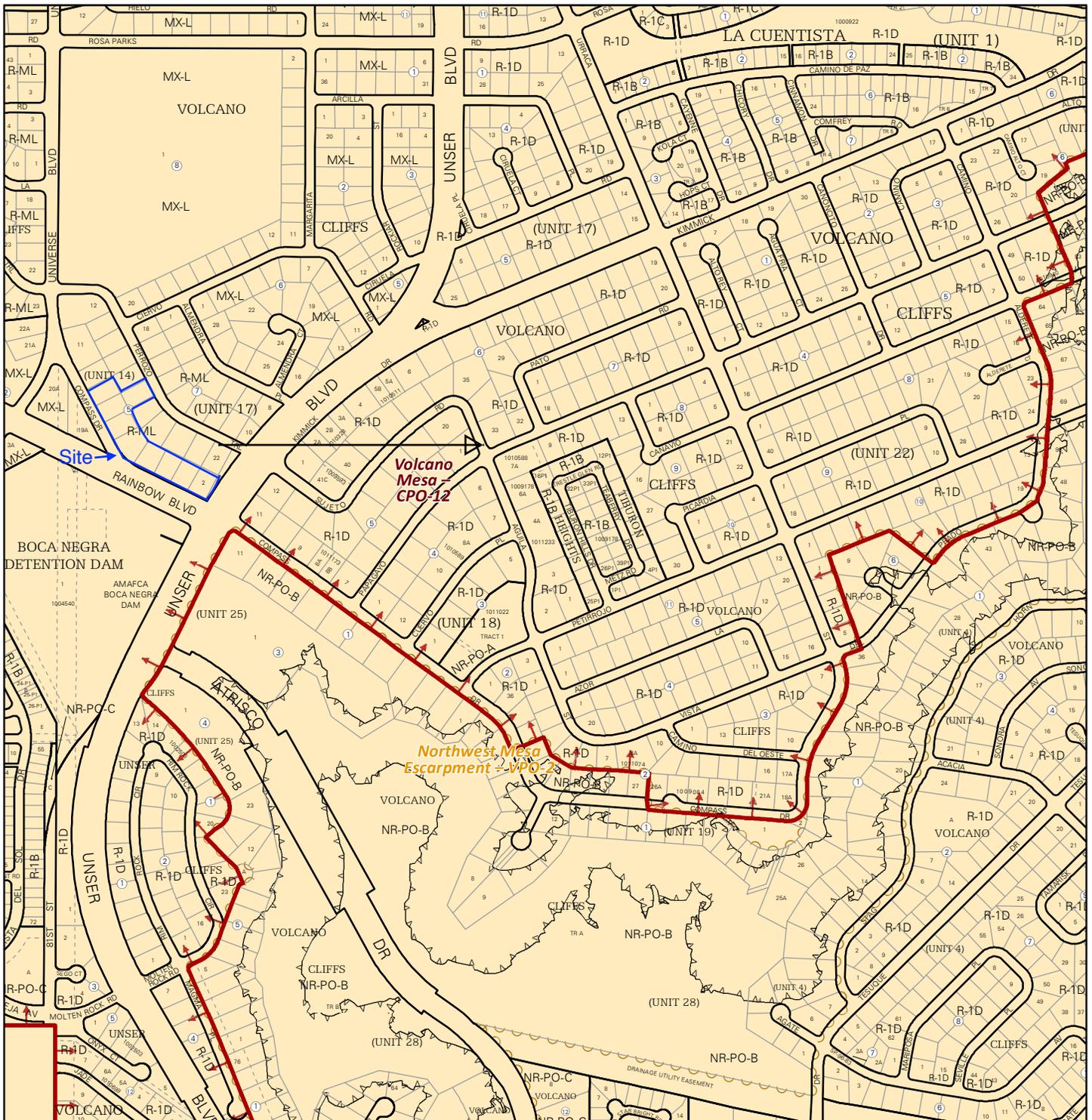


Concept A = Compass Primary Access  
Concept B = Limited Rainbow Access (R-in/R-out)

# Site Sketch - Existing Conditions

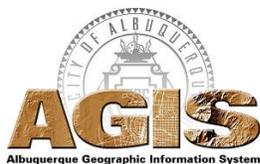


BGSO beats obtained from Bernalillo County GIS | agis - agis@cabq.gov | Planning Department, AGIS, City of Albuquerque

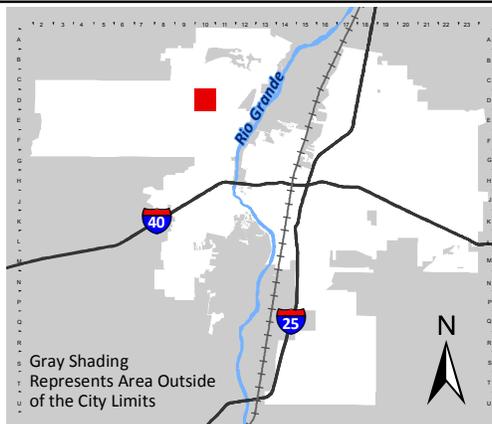


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**D-10-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