

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