



PLAN SNAPSHOT REPORT PA-2025-00335 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2024-010330 (PR-2024-010330) **App Date:** 10/15/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 04/13/2026
Status: In Review **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Expire Date:

Description: Move property line a few feet south so that it's not dividing the driveway the driveway will belong to the 615 property

Parcel: 101405803014032610	Address: 613 Keleher St Nw Main Albuquerque, NM 87102	Zone:
101405802913532609 Main	613 Keleher St Nw Albuquerque, NM	
	615 Keleher St Nw Albuquerque, NM 87102	

Applicant
truvie wells
613 Keleher Ave NW
Albuquerque, NM 87102
Business: (505) 221-8426
Mobile: (505) 221-8426

Plan Custom Fields

Total Gross Square Footage4	0	Total Gross Square Footage	0	Total Gross Square Footage3	0
Existing Project Number	N/A	Existing Zoning	MX-L - Mixed-Use - Low Intensity	Number of Existing Lots2	
Number of Proposed Lots	2	Total Area of Site in Acres	0.13	Site Address/Street	613,615 Keleher ave nw 87102
Site Location Located Between Streets	Lomas and fruit	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	1500	Square Footage of Proposed Buildings	1500	Lot and/or Tract Number	VAC ORD 77-2, 290D, 290C
Block Number	8, 0000, 0000	Subdivision Name and/or Unit Number	LUNA PLACE ADDN, MRGCD MAP 37, MRGCD MAP 37	Legal Description	LUNA PLACE ADD TR 290 C MAP 37, LUNA PLACE ADD TR 290 B MAP 37
Existing Zone District	R-1A, MX-L	Zone Atlas Page(s)	J-14	Acreage	0.0643
Calculated Acreage	0.06674776, 0.06514016	Council District	2	Community Planning Area(s)	Central ABQ
Character Protection Overlay	Downtown Neighborhood Area – CPO-3	Historic Protection Overlay	Fourth Ward – HPO-4	Development Area(s)	Consistency
Current Land Use(s)	01 Low-density Residential	IDO Use Development Standards Name	Downtown Neighborhood Area – CPO-3, Fourth Ward – HPO-4, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Fourth Ward – HPO-4, Fourth Ward Historic District, Valley Drainage Area, Fourth Ward – HPO-4	IDO Use Development Standards Subsection	Carports (Prohibitions) (5-5), Parking Location and Design (Historic Protection Overlay Zones) (5-5), Maximum Wall Height (Restrictions) (5-7), Primary Building Stepback (5-11), Electronic Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), Electronic Signs (Prohibitions) (5-12), Site Design and Sensitive

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	Lands (5-2), Outdoor Lighting (Height Restrictions) (5-8)	IDO Use Specific Standards Name	Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Fourth Ward – HPO-4, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3	IDO Use Specific Standards Subsection	Car Wash (Prohibitions) (4-3(D)), Light Vehicle Fueling Station (Prohibitions/Restrictions) (4-3(D)), Light Vehicle Repair (Prohibitions) (4-3(D)), Light Vehicle Sales and Rental (Prohibitions) (4-3(D)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D)), Liquor Retail (Restrictions) (4-3(D)), WTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Prohibitions/Restrictions) (4-3(F)), Dwelling Unit, Accessory (P) (4-3(F))
Corridor Type	Major Transit (MT) Area	IDO Administration & Enforcement Name	Fourth Ward – HPO-4, Downtown Neighborhood Area – CPO-3, Fourth Ward – HPO-4	IDO Administration & Enforcement Subsection	Historic Certificate of Appropriateness – Minor (6-5), Demolition Outside of an HPO (6-6), Historic Certificate of Appropriateness – Major (6-6)
Pre-IDO Zoning District SU-2		Pre-IDO Zoning Description	DNA-SF, DNA-MUM	State or National Historic Register	FOURTH WARD HISTORIC DISTRICT
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage2	0
Attachment File Name		Added On	Added By	Attachment Group	Notes
Signature_truvie_wells_10/16/2025.jpg		10/15/2025 22:10	wells, truvie		Uploaded via CSS
Invoice No.	Fee			Fee Amount	Amount Paid
INV-00056506	Technology Fee			\$3.50	\$3.50
	Sketch Plat/Plan Fee			\$50.00	\$50.00
Total for Invoice INV-00056506				\$53.50	\$53.50
Grand Total for Plan				\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject		
DFT Meeting v.1	Zoom	11/05/2025	Sketch Plat		
Workflow Step / Action Name			Action Type	Start Date	End Date
Application Screening v.1				10/27/2025 16:05	10/28/2025 11:35
Associate Project Number v.1			Generic Action		10/27/2025 16:05
DFT Meeting v.1			Hold Meeting	10/27/2025 16:35	10/27/2025 16:36
Screen for Completeness v.1			Generic Action		10/28/2025 11:35
Verify Payment v.1			Generic Action		10/28/2025 11:35
Application Review v.1					
Sketch Plat/Plan Review v.1			Receive Submittal		
DFT Comments Submittal v.1			Generic Action		