

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

Pre-Application Review PR-2024-010330 (PR-2024-010330) 10/15/2025 Plan Type: Project: App Date:

Work Class: Sketch Plan District: City of Albuquerque 04/13/2026 Exp Date:

In Review 0.00 NOT COMPLETED Status: Square Feet: Completed:

\$0.00 Valuation: Assigned To: Approval **Expire Date:**

the 615 property

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

101405802913532609

101405803014032610 Address: 613 Keleher St Nw Main Zone: Parcel:

Main

Albuquerque, NM 87102

613 Keleher St Nw Albuquerque, NM

615 Keleher St Nw Albuquerque, NM 87102

Applicant truvie wells

613 Keleher Ave NW Albuquqerque, NM 87102 Business: (505) 221-8426 Mobile: (505) 221-8426

Plan Custom Fields

Plan Custom Fields							
Total Gross Square Footage4	0	Total Gross Square 0 Footage		Total Gross Square Footage3	0		
Existing Project NumberN/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), Electronic Signs (Prohibitions) (5-12), Site		

Design and Sensitive

PLAN SNAPSHOT REPORT (PA-2025-00335)

Dr I Comments	oudiiiitai V. T				Generio	ACTION					
Sketch Plat/Plan Review v.1 DFT Comments Submittal v.1											
					Paccive	e Submitta	ıl				
Application Review					Generic	. / WHO!!				.0,20,2020 II	.00
Verify Payment v.1					Generic Action Generic Action				10/28/2025 11		
Screen for Completeness v.1					Generic Action			10/2/1/2023	10.33	10/27/2025 16	
Associate Project Number v.1 DFT Meeting v.1							10/27/2025	16:35	10/27/2025 16		
Application Screening v.1					Generic Action		10/27/2025	16:05	10/28/2025 11		
Workflow Step / Acti					Action	Туре		Start Date	10.05	End Date	.25
Meeting Type DFT Meeting v.1		Location Zoom			Scheduled Date 11/05/2025	Subj o Sketo	e ct ch Plat				
					Grand 1	Total for P	lan	\$53.50		\$53.50	
					Total for Invoice I	NV-00056	506	\$53.50		\$53.50	
	Sketch Plat/F	Plan Fee					_	\$50.00	_	\$50.00	
INV-00056506	Technology f	-ee						\$3.50		\$3.50	
Signature_truvie_well Invoice No.				wells, truvie	Attacillie	in Group		aded via CSS Fee Amoun		Amount Paid	
Attachment File Nan		Adde	Dwellin		Attachme	ont Group	Footage	2			
FEMA Flood Zone X		Description Total Number of		0		Historic Register Total Gross Square		DISTR 0		φ. \l	
Pre-IDO Zoning Distr	ict SU-2		Dro ID) Zoning	Area – CPO-3, Fourth Ward – HPO-4 DNA-SF, DNA-MUM		Subsection State or National		(6-5), Demolition Outside of an HPO (6-6), Historic Certificate of Appropriateness – Major (6-6) FOURTH WARD HISTORI		
Corridor Type	Major Transit (MT) Area		IDO Administration & Enforcement Name		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, Downtown Neighborhood Area – CPO-3		IDO Administration &		(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)) Historic Certificate of Appropriateness – Minor		
Lands (5-2), Outdoo Lighting (Height Restrictions) (5-8)		ht	IDO Use Specific Standards Name		Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area – CPO-3, Downtown Neighborhood Area –		IDO Use Specific Standards Subsection		Car Wash (Prohibitions) (4-3(D)), Light Vehicle Fueling Station (Prohibitions/Restrictions) (4-3(D)), Light Vehicle		

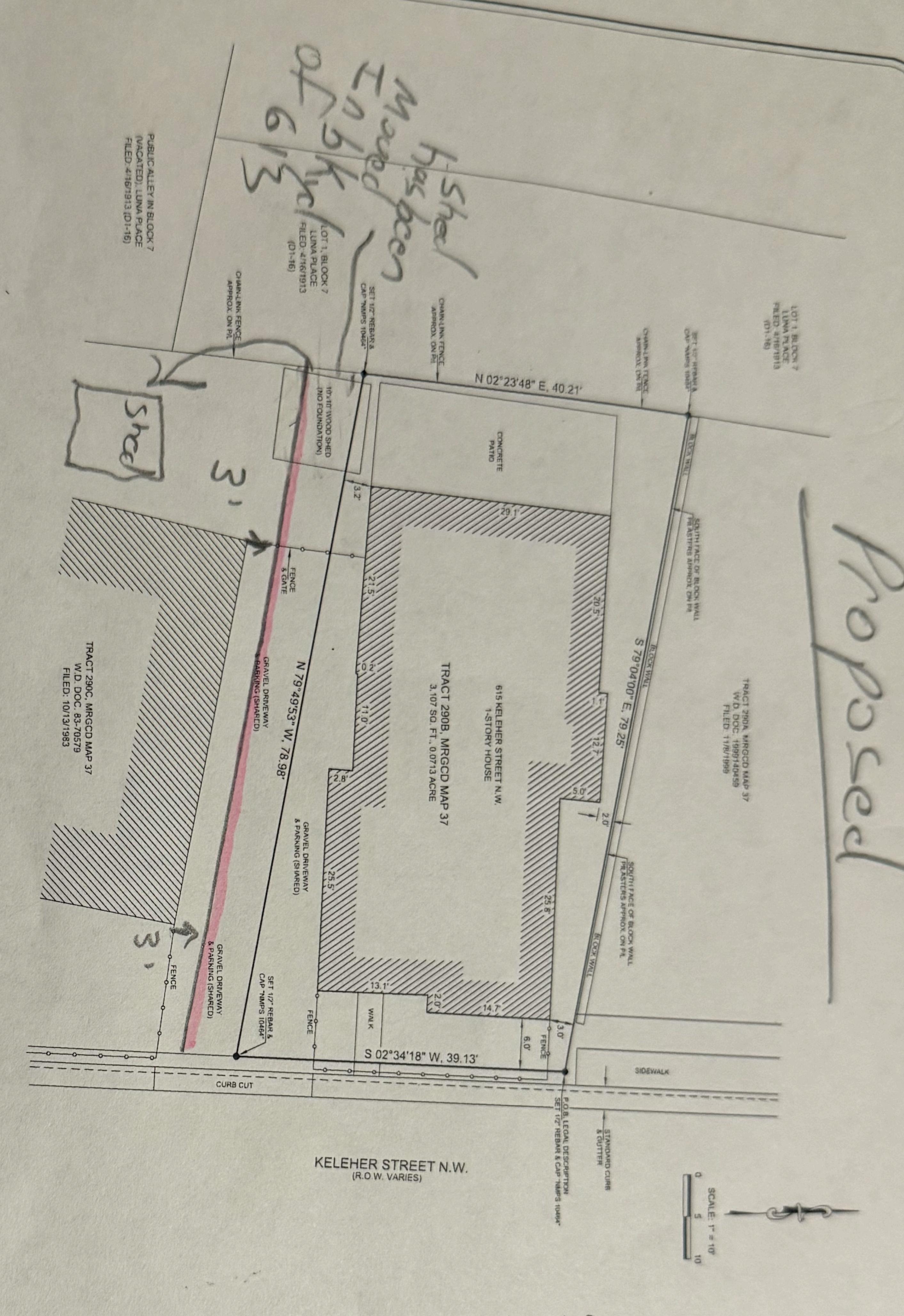
To whom it concerns:

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These 2 properties were previously owned by the same family for generations before I bought them,

These 2 properties driveway. The existing property line is in the middle of the driveway. These 2 properties were provided and they shared the driveway. The existing property line is in the middle of the driveway. I want to and they shared the driveway it parallel with the house at 613. 3' off the exterior wall, the law of the law and they shared the driveway. I want to shift it south and place it parallel with the house at 613. 3' off the exterior wall, the length of the lot. shift it south and place it partitions shift it south and place it partitions and street from 613 and gives the driveway to the 615. That allows room to access the back yard and street from 613 and gives the driveway to the 615. property.

Truvie Wells 505.221.8426 Truvflipp@icloud.com



SURVEYED LEGAL DESCRIPTION

A Tract of land in the City of Albuquerque. Bernalillo County, New Mexico, within the Town of Albuquerque Grant, projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, designated as Tract 290B on Middle Rio Grande Conservancy District (MRGCD) Property Map No. 37, and being described as follows;

Beginning at the northeast corner of the Tract of land herein westerly line of Keleher Street N.W., whence the City of Albubears N 59°22'38" E. 232.83 feet distance; thence, described, a point on the iquerque control point "17-J14"

S 02°34'18" W, 39.13 feet distance to the southeast corner of the Tract of land herein described; thence,

N 79°49'53" W, 78.98 feet distance to the southwest corner of the Tract of land herein described, a point on the easterly line of Lot 1, Block 7, Luna Place (plat filed 4/16/1913 in Volume D1, Folio 16); thence,

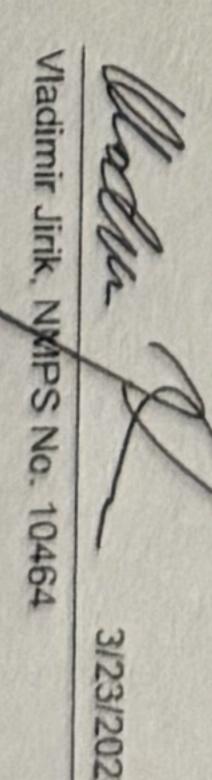
N 02°23'48" E, 40.21 feet distance to the northwest comer of the Tract of land herein

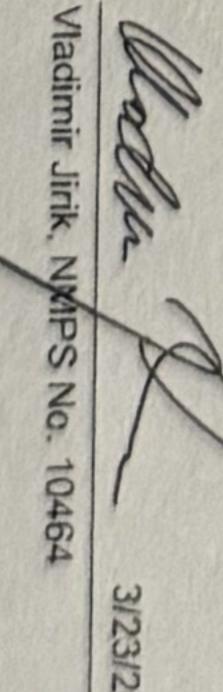
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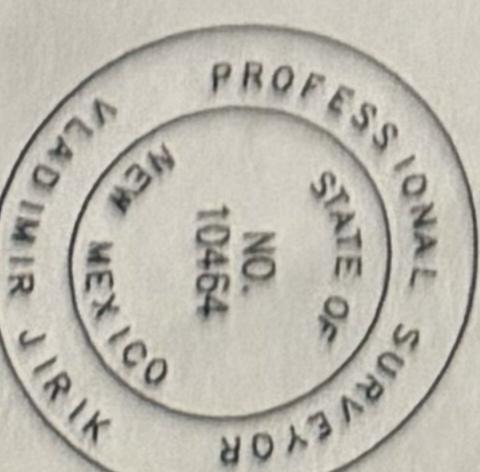
GENERAL SURVEY NOTES

- Bearings are geodetic (true north) based on GPS ob-record bearings or distances for the subject property research at the Bernalillo County and MRGCD recon

RECORD LEGAL DESCRIPTION (from title co A Tract of land in the City of Albuquerque, Bernalillo Co Tract 290-B on Middle Rio Grande Conservancy Distric







MIDDLE RIO GRANDE CONSERVANCY DISTRIC

PROPERTY MAP NO. 37

EHER STREET N.W., ALBUQUERQUE, BERNALILL

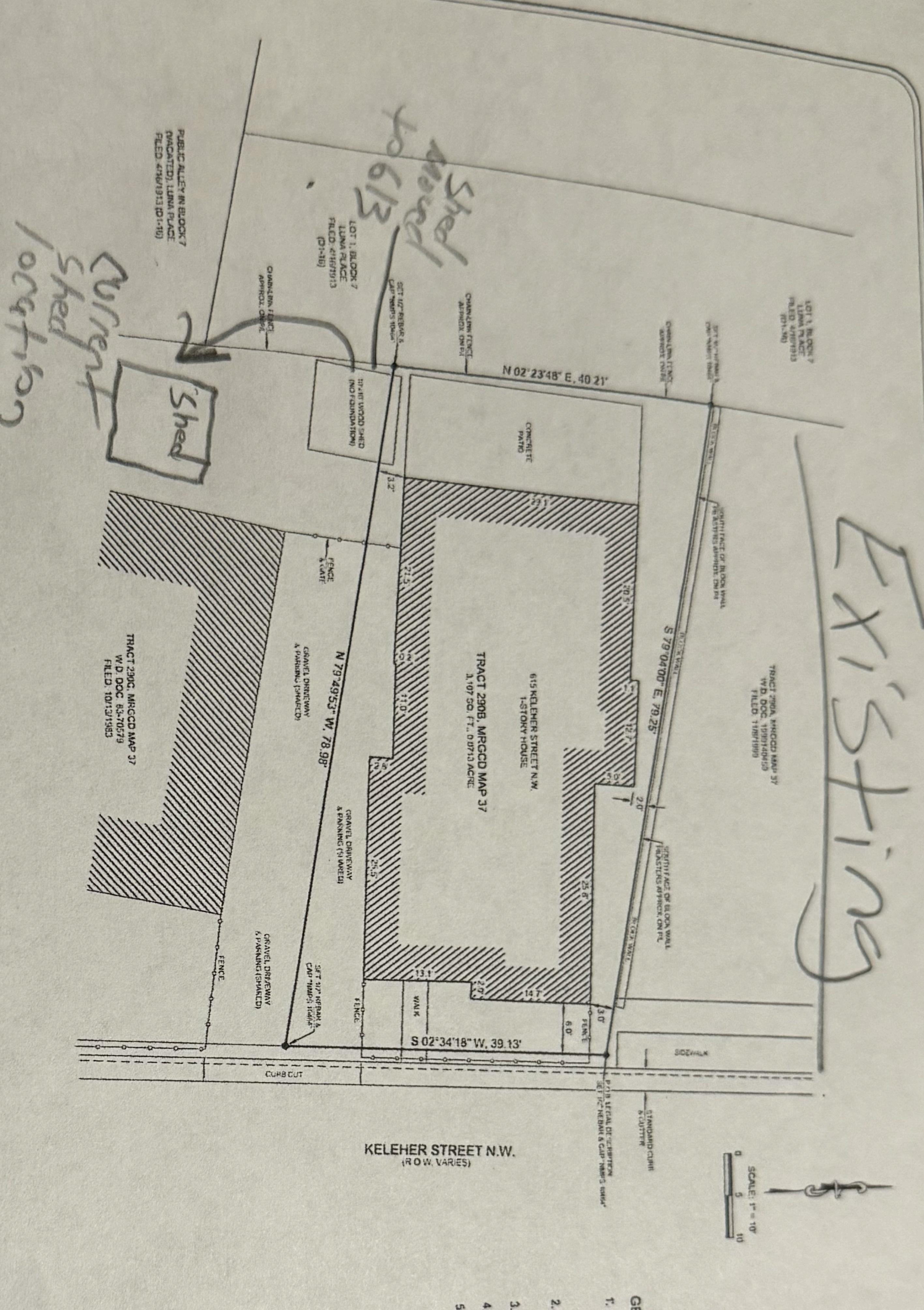
MARCH 2023

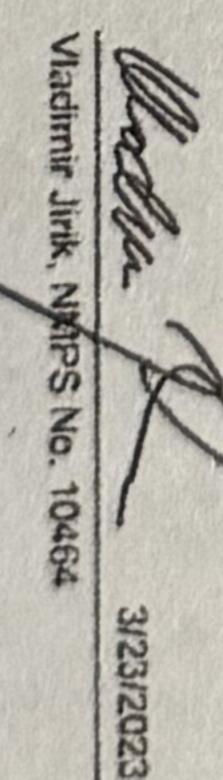
35

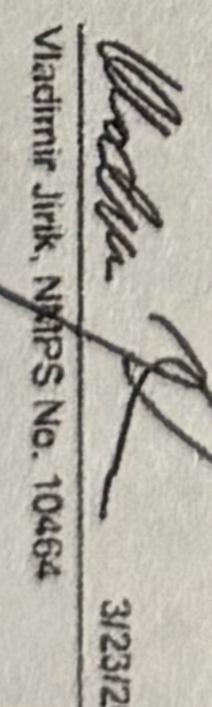
P.O. Box 94595 NM 87199

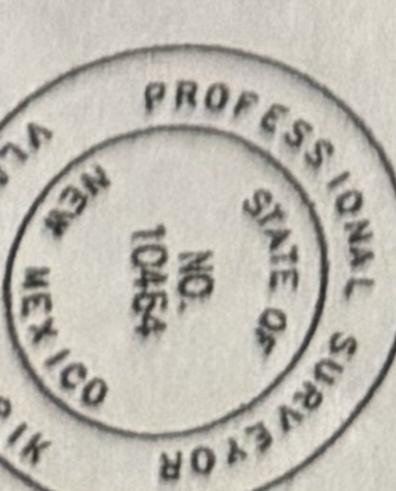
5353 Wyoming Boulevard N.E., S. office 505,892,4597, professional.surveying@comcast.net Suite 6, suite 6, Albuquerque, cell 505.620.4228

Sheet No. of









TRACT 2908, MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PROPERTY MAP NO. 37
KELEHER STREET N.W., ALBUQUERQUE, BERNALILLO COUNT
MARCH 2023

VICINITY IN COMMANDER OF THE PROPERTY NOTES



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).

