



## PLAN SNAPSHOT REPORT PA-2025-00281 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2024-010352 (PR-2024-010352) **App Date:** 09/08/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 03/07/2026  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**

**Description:** Proposed subdivision plat looks to subdivide the northerly portion of Tract 43, and adjust the lot line between existing tract 16A1, MRGCD Map No. 34 and the subdivided lots, as well as existing Lot 6 of Boulevard Gardens. Proposed lots 1 thru 5 and Tract A grant easements.

<b>Parcel:</b> 101206050723640316	<b>Address:</b> 2837 Rio Grande Blvd Nw Albuquerque, NM 87107	<b>Zone:</b>
101206046124640315		
101206049723040314 Main	2827 Rio Grande Blvd Nw Albuquerque, NM	
	2827 Rio Grande Blvd Nw Main Albuquerque, NM 87107	

<b>Engineer</b> Justin T Simenson 128 Monroe St Ne Albuquerque, NM 87108 Business: (505) 268-8828 <b>Owner</b> Hunter Greene Home: (505) 503-2637	<b>Applicant</b> Ryan Mulhall PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050 <b>Owner</b> Kirsti Reed Home: (505) 331-0452	<b>Agent</b> CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050	<b>Surveyor</b> CSI - Cartesian Surveys PO Box 44414 Rio Rancho, NM 87174 Business: (505) 896-3050
--	---	---	--

### Plan Custom Fields

Existing Project Number	PR-2024-010352	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots	3
Number of Proposed Lots	8	Total Area of Site in Acres	1.675	Site Address/Street	2827 & 2837 Rio Grande Blvd NW
Site Location Located Between Streets	Between Campbell Rd NW and Oro Vista Rd NW	Case History	PS-2024-00092 (sketch review 6/5/2024) VA-2023-00223 (Variance from lot size)	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	2338	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	43/NLY PORTION OF
Block Number	0000	Subdivision Name and/or Unit Number	ALVARADO GARDENS UNIT 2	Legal Description	* 043 ALVARADO GDNS ADD #2 N1/2, MAP 34 TRACT 16A1, * 006 BOULEVARD GDNS SUBI
Existing Zone District	R-A	Zone Atlas Page(s)	G-12	Acreage	1.18, 0.33, 0.1492
Calculated Acreage	1.02876456, 0.41208368, 0.15372005	Council District	2	Community Planning Area(s)	Near North Valley
Character Protection Overlay	Rio Grande Boulevard – CPO-11	Development Area(s)	Consistency	Current Land Use(s)	01   Low-density Residential
IDO Use Development Standards Name	Rio Grande Boulevard – CPO-11, Valley Drainage Area, Rio Grande Boulevard – CPO-11	IDO Use Development Standards Subsection	Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2), Primary Building Stepback (5-11)	Pre-IDO Zoning District	RA-2
Pre-IDO Zoning Description		Major Street Functional Classification	3 - urban minor arterial	FEMA Flood Zone	X
Total Number of Dwelling Units	0	Total Gross Square Footage2	0	Total Gross Square Footage4	0
Total Gross Square Footage	0	Total Gross Square Footage3	0		

# PLAN SNAPSHOT REPORT (PA-2025-00281)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Ryan_Mulhall_9/8/2025.jpg	09/08/2025 10:34	Mulhall, Ryan		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00047224	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00047224		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	09/17/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		09/11/2025 11:23	09/11/2025 14:03
Associate Project Number v.1	Generic Action		09/11/2025 11:23
DFT Meeting v.1	Hold Meeting	09/11/2025 14:02	09/11/2025 14:02
Screen for Completeness v.1	Generic Action		09/11/2025 14:02
Verify Payment v.1	Generic Action		09/11/2025 14:03
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		