



PLAN SNAPSHOT REPORT PA-2025-00038 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project:	App Date: 03/03/2025
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 08/30/2025
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval
Description: Divide the property into two distinct sections.		Expire Date:

Parcel: 101305901129520106	Main	Address: 2413 Rice Ave Nw Albuquerque, NM 87104	Main	Zone:
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Applicant Che Gabaldon Mobile: (505) 553-4274	Owner Henry and Sadie Gabaldon Home: (505) 242-8897 Mobile: (505) 514-5963	Applicant Emelly Y Gabaldon 2413 1/2 Rice Ave NW Albuquerque, NM 87104 Business: (505) 967-5435 Mobile: (505) 967-5435
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	R-ML - Residential - Multi-Family - Low Density	Number of Existing Lots1
Number of Proposed Lots2	Total Area of Site in Acres	0.56	Site Address/Street2413 Rice Ave NW Albuquerque, NM 87104
Site Location Located Between StreetsIndian School and Rice	Case History	N/A	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings2952	Square Footage of Proposed Buildings	0	Lot and/or Tract Number13
Block Number0000	Subdivision Name and/or Unit Number	RICES DURANES ADDN NO 1	Legal Description* 013 RICES DURANES ADD 1
Existing Zone DistrictR-ML	Zone Atlas Page(s)	H-13	Acreage0.5326
Calculated Acreage0.46314	Council District	2	Community Planning Area(s)Near North Valley
Character Protection OverlayLos Duranes – CPO-6	Development Area(s)	Consistency	Current Land Use(s)01 Low-density Residential
IDO Use Development Standards NameLos Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Valley Drainage Area	IDO Use Development Standards Subsection	Irrigation Facility (Acequia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards NameLos Duranes – CPO-6
IDO Use Specific Standards SubsectionDwelling, Cluster Development (Number of Dwelling Units) (4-3(B)), Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	Pre-IDO Zoning District	SU-2	Pre-IDO Zoning DescriptionLD R-2
FEMA Flood ZoneX	Total Number of Dwelling Units	0	Total Gross Square Footage20
Total Gross Square Footage40	Total Gross Square Footage	0	Total Gross Square Footage30

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Emelly_Gabaldon_3/4/2025.jpg	03/03/2025 18:52	Gabaldon, Emelly		Uploaded via CSS

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Note	Created By	Date and Time Created
1. Requires Zone atlas, site and scale drawings. E-mailed Applicant.	Renee Zamora	03/04/2025 12:09
2. Go to ABQ-plan and: Please upload a site sketch with measurements. The site sketch provided does not have measurements. Go to ABQ-plan and: Please upload a site sketch with measurements. The site sketch provided does not have measurements. Requires revisions-The site sketch provided does not have measurements.	Renee Zamora	03/12/2025 10:16
3. Submittal is complete and is Ready to process	Renee Zamora	03/12/2025 13:01

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008776	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00008776		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/19/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		03/12/2025 13:52	
Associate Project Number v.1	Generic Action		03/12/2025 13:52
DFT Meeting v.1	Hold Meeting	03/12/2025 13:53	03/12/2025 13:53
Screen for Completeness v.1	Generic Action		03/12/2025 13:53
Verify Payment v.1	Generic Action		
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Subject: Request to Divide Property into Two Distinct Sections

Dear City of Albuquerque Planning Department,

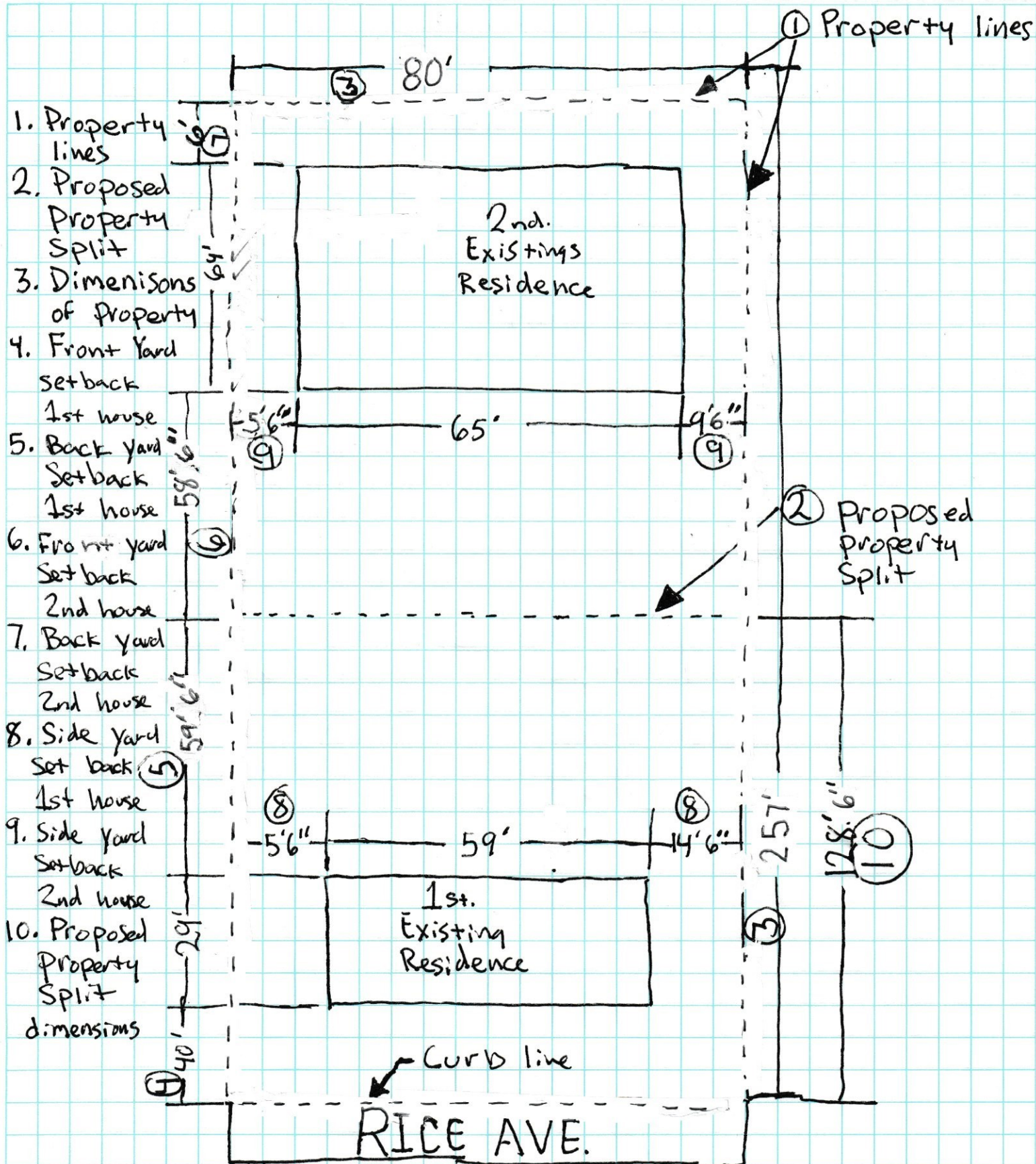
We respectfully request that the property be divided into two distinct sections. We propose that one section be designated for ownership by Che and Emelly Gabaldon, while the other section be allocated for joint ownership by Henry and Sadie Gabaldon.

We believe this division will better accommodate the interests of all parties involved. Please let us know if you require any additional information or would like to discuss this proposal further.

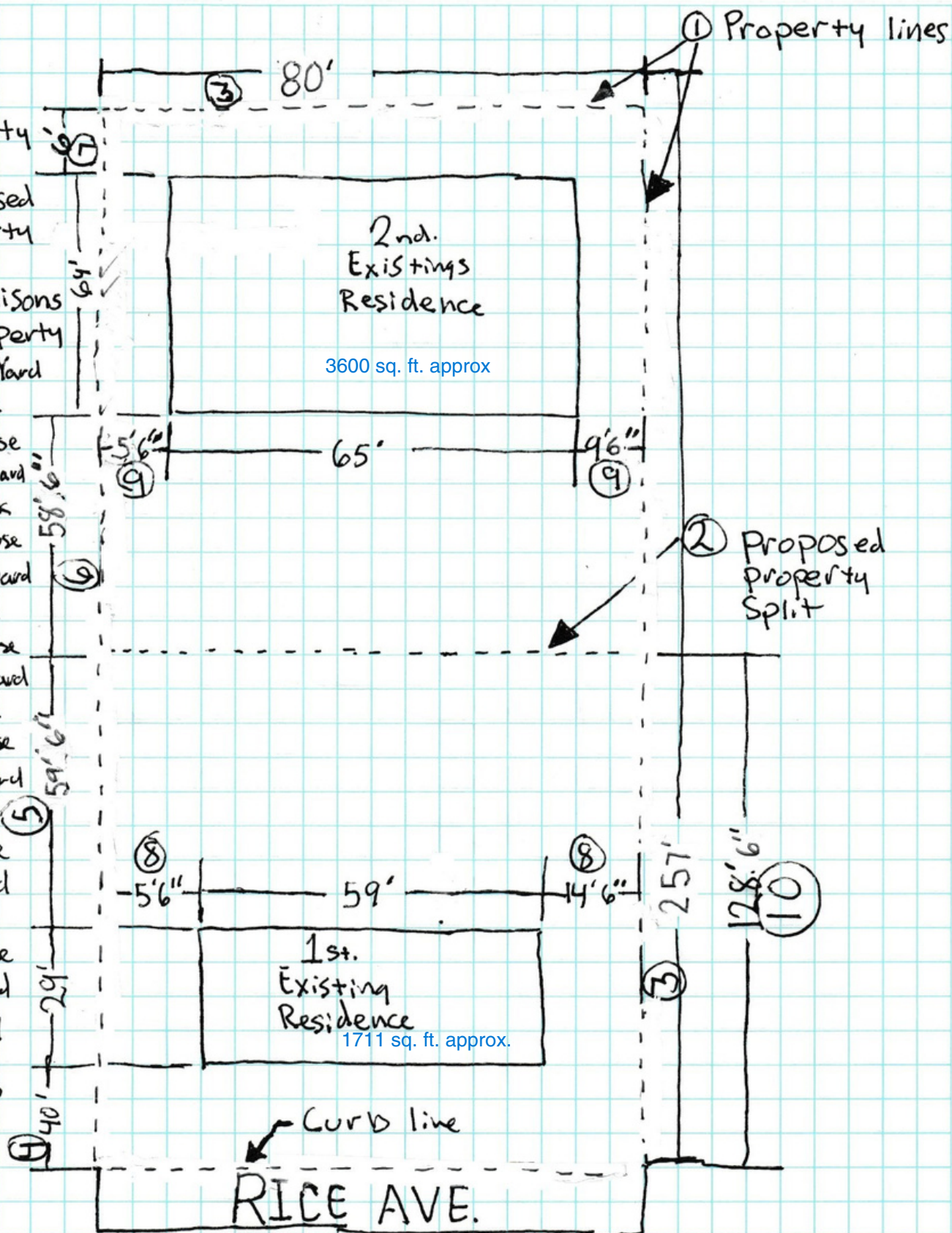
Thank you for your attention to this matter.

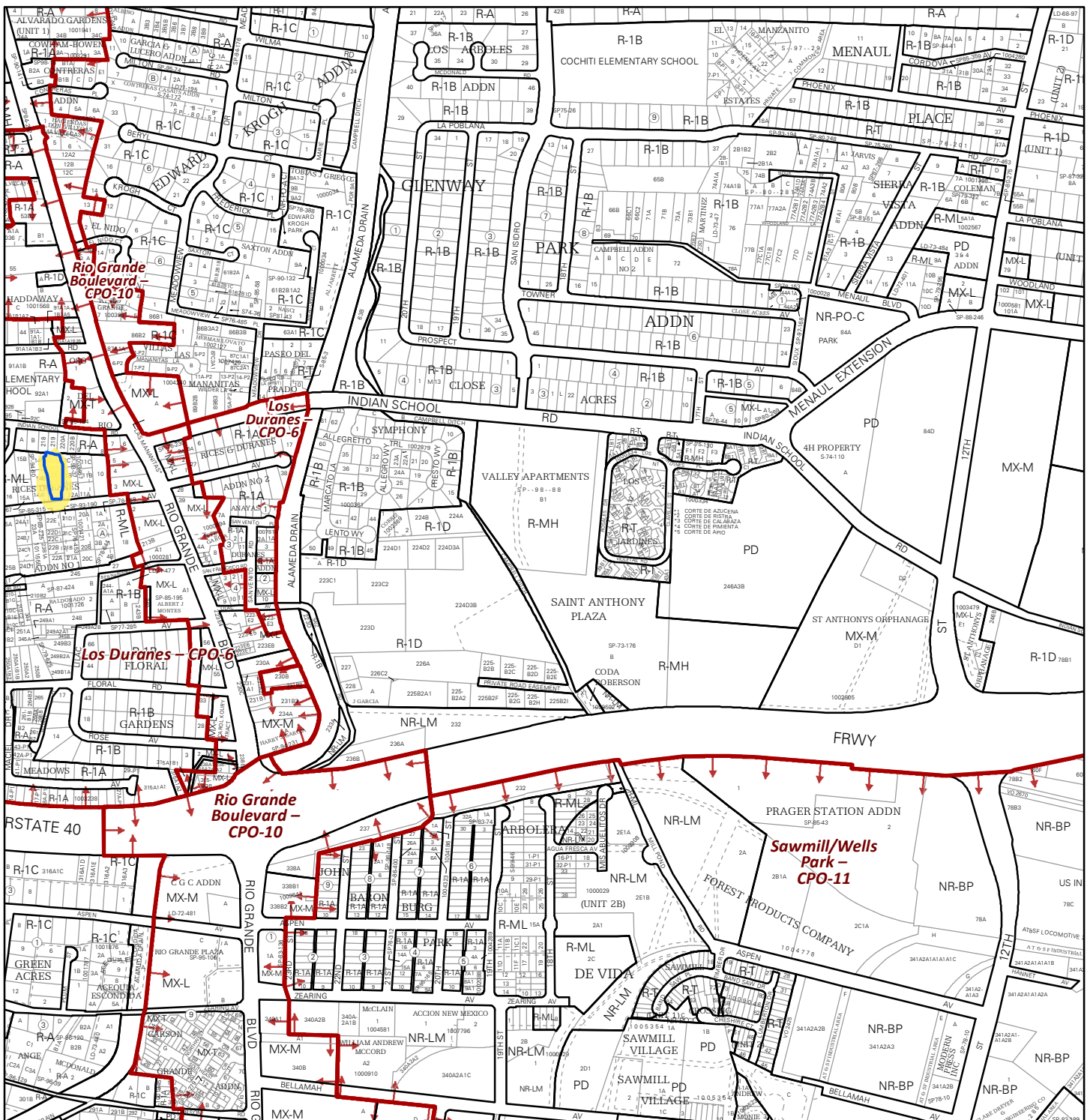
Sincerely,
Henry & Sadie Gabaldon

Che & Emelly Gabaldon



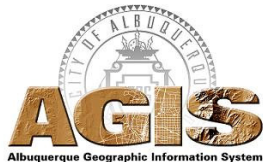
1. Property lines
2. Proposed Property Split
3. Dimensions of Property
4. Front Yard setback
1st house
5. Back yard Setback
1st house
6. Front yard Setback
2nd house
7. Back yard Setback
2nd house
8. Side yard Set back (5)
1st house
9. Side yard Setback
2nd house
10. Proposed Property Split dimensions



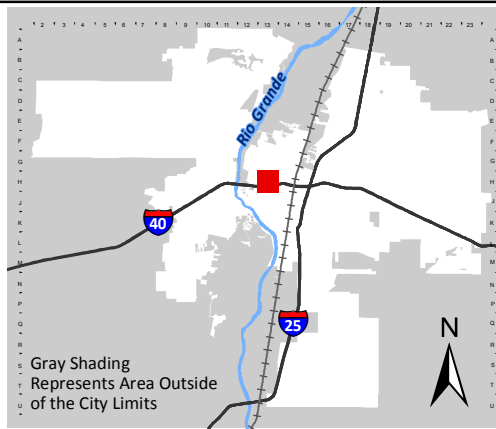


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
H-13-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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet