

12



# DRB CASE ACTION LOG

REVISED 8/20/2002

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 02—01760 (P&F)	Project # 1002352
Project Name: VALLEY VIEW ADDITION	EPC Application No.:
Agent: Advanced Engineering & Consulting	Phone No.:

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/27/02 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
  - See comments dated \_\_\_\_\_
  - EPC comments (name) \_\_\_\_\_
  - Planning must record this plat. Please submit the following items:
    - The original plat and a mylar copy for the County Clerk.
    - Tax certificate from the County Treasurer.
    - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
    - Tax printout from the County Assessor.
  - Include 3 copies of the approved site plan along with the originals.
  - County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
  - Property Management's signature must be obtained prior to Planning Department's signature.

Project Number

1002352

4  
4  
4  
4

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Development Review Board Comments**

**Meeting Date:** November 27, 2002

**Agenda Item:** 12    **Project #:** 1002352  
**Application #** 02DRB-01760

**Subject:**        Valley View *Add'n*

---

No adverse comments on the requested preliminary & final plat approvals.



Sheran Matson, DRB Planning Representative  
Telephone: 924-3880        Fax: 505-924-3864



**City of Albuquerque**  
 CITY OF ALBUQUERQUE, NEW MEXICO 87103  
 PUBLIC WORKS DEPARTMENT  
 DEVELOPMENT SERVICE  
 HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002352

AGENDA ITEM NO: 12

SUBJECT:

- |                              |                          |                              |
|------------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan        | (05) Site Plan for Subd  | (10) Sector Dev Plan         |
| (02) Bulk Land Variance      | (06) Site Plan for BP    | (11) Grading Plan            |
| (03) Sidewalk Variance       | (07) Vacation            | (12) SIA Extension           |
| (03a) Sidewalk Deferral      | <b>(08)</b> Final Plat   | (13) Master Development Plan |
| <b>(04)</b> Preliminary Plat | (09) Infrastructure List | (14) Other                   |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) ~~(FP)~~ BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) ~~(FP)~~ TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham  
 City Engineer/AMAFCA Designee

DATE: November 27, 2002



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1002352

Item No. 12

Zone Atlas K-17

DATE ON AGENDA 11-27-02

INFRASTRUCTURE REQUIRED ( ) YES (x) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

### TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT (x) PRELIMINARY PLAT (x) FINAL PLAT
- ( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION
- ( ) SITE PLAN FOR BUILDING PERMIT

No.	Comment
<input type="checkbox"/>	No adverse comment on the plat, however this site needs an access easement from lot A to serve this site's parking lot.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

**Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

**NOVEMBER 27, 2002                      9:00 A.M.**

**MEMBERS:**

**Roger Green, Acting DRB Chair  
Claire Senova, Administrative Assistant**

**Richard Dourte, Transportation Development  
Brad Bingham, Alternate City Engineer**

**Sheran Matson, Planning  
Christina Sandoval, Parks & Recreation**

\*\*\*\*\*

**NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.**

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.**

**NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.**

- A. Call to Order: 9:00 A.M.                      Adjourned: 10:53 A.M.
- B. Changes and/or Additions to the Agenda
- C. Announcements

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001082**  
02DRB-01700 Major-Preliminary Plat Approval  
02DRB-01701 Major-Vacation of Public Easements  
02DRB-01702 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for K B HOMES request(s) the above action(s) for all or a portion of Tract(s) F, Block 9, **PARK HILL, UNIT 2**, zoned RT, located on MILKY WAY ST NW, between MCMAHON BLVD NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01D-00699, 01DRB-00698, 01DRB-00700] (A-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/27/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/02 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. TEMPORARY DEFERRAL OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERNAL STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1001453**  
02DRB-01697 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-1, **SEDONA SUBDIVISION @ VENTANA RANCH**, zoned R-LT, located on UNIVERSE BLVD NW, between VENTANA RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 1000132/01440-01470, 1000143] (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1001453**  
02DRB-01751 Minor-Extension of  
Preliminary Plat

BOHANNAN HUSTON, INC. agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) E-1, SEDONA @ VENTANA RANCH, (to be known as **CANTABELLA SUBDIVISION, UNITS 2 AND 3**, zoned R-LT residential zone, located EAST OF UNIVERSE BLVD NW, between VENTANA RANCH RD NW and PARADISE BLVD NW containing approximately 20 acre(s). [REF: 02DRB-01455, 02DRB-01613, 1000132 ] (B-10) **A ONE-YEAR EXTENSION TO THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES EXTENSION OF THE INFRASTRUCTURE LIST DATED 11/28/01.**

3. **Project # 1002323**  
02DRB-01669 Major-Vacation of  
Public Easements

WESTLAND DEVELOPMENT CO. INC., request(s) the above action(s) for all or a portion of Lot(s) 7A, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, IP, located on TODOS SANTOS ST NW, SOUTH OF NEW OURAY RD NW and NORTH OF OLD OURAY RD NW containing approximately 2 acre(s). [REF: V-87-114, Z-95-38] (G-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1002335**  
02DRB-01698 Major-Preliminary Plat Approval  
02DRB-01699 Minor-Temp Defer SDWK  
02DRB-01703 Major-SiteDev Plan BldPermit  
02DRB-01704 Major-SiteDev Plan Subd
- WALLACE L. BINGHAM agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 5, Tract(s) A, North Albuquerque Acres, Unit 3, (to be known as **TREVISO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on Northside of WILSHIRE AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: DRB-99-153 [DEFERRED FROM 11/27/02] (C-19) **DEFERRED TO 12/11/02.**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

**NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.**

5. **Project # 1002354**  
02DRB-01762 Minor-SiteDev Plan BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for G & A LTD., CO request(s) the above action(s) for all or a portion of Lot(s) 9, **MERIDIAN BUSINESS PARK**, zoned IP, located on MERIDIAN PL NW, between GALLATIN PL NW and AIRPORT RD NW containing approximately 3 acre(s). [REF: DRB-92-396, Z-92-57, DRB-96-336] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT AND UTILITIES DEVELOPMENT.**



6. **Project # 1002355**  
02DRB-01763 Minor-SiteDev Plan  
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for VIC BRUNO CO., request(s) the above action(s) for all or a portion of Lot(s) 1, Tract(s) A, Unit 2, **ATRISCO BUSINESS PARK**, zoned IP, located on AIRPORT RD NW, between BLUEWATER RD NW and LOS VOLCANES RD NW containing approximately 8 acre(s). [REF: Z-92-57] (J-10) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT.**
7. **Project # 1000375**  
02DRB-01756 Minor-Amnd SiteDev  
Plan Subd  
02DRB-01757 Minor-Prelim&Final  
Plat Approval
- WAYJOHN SURVEYING INC agent(s) for CARLISLE PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) C, **DUKE CITY INDUSTRIAL AREA**, zoned C-2 (SC), located on CLAREMONT ST NE, between WELLESLEY DR NE and CARLISLE BLVD NE containing approximately 7 acre(s). [REF: Z-99-76, Z-96-43, DRB-99-281, DRB-96-173] [DEFERRED FROM 11/27/02] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/4/02.**
8. **Project # 1000060**  
02DRB-01453 Minor-SiteDev Plan  
BldPermit/EPC
- BOHANNAN HUSTON, INC. agent(s) for JOHN Q. HAMMONS INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) B & C, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD. NE, between INTERSTATE 25 and WOODWARD PL NE containing approximately 20 acre(s). [REF: 00128 00904] [Russell Brito, EPC Case Planner] [DEFERRED FROM 11/27/02] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/8/03.**

## MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1001937**  
02DRB-01754 Minor-Prelim&Final  
Plat Approval
- HARRIS SURVEYING INC. agent(s) for ASSISTANCE LEAGUE OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C-1, **CROUCH'S SUBDIVISION**, zoned C-2 community commercial zone, located on THE EAST SIDE OF TRUMAN ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 02DRB-00707, 02DRB-00906] (J-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**
10. **Project # 1002088**  
02DRB-01755 Minor-Prelim&Final  
Plat Approval
- HARRIS SURVEYING INC. agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) 7-A, 8-A and 9-A, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned S-R, Sawmill Residential, located on THE WEST SIDE OF 19TH ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). [REF: 02DRB-01063 SK, 02DRB-01483 VAC] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER.**

11. **Project # 1002350**  
02DRB-01752 Minor-Prelim&Final  
Plat Approval

MARK GOODWIN & ASSOC. agent(s) for D & L PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) C & D, **BUENA VENTURA ADDITION**, zoned C-2 community commercial zone, located on THE NORTH SIDE OF CENTRAL AVE NE, between CONCHAS ST NE and ESPEJO ST NE containing approximately 3 acre(s). [REF: V-76-05] (K-20L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT.**

12. **Project # 1002352**  
02DRB-01760 Minor-Prelim&Final  
Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ZOREH AFSARZADEH & CHARLES EMERY request(s) the above action(s) for all or a portion of Lot(s) 33, 34, AND 35, Block(s) 43, **VALLEY VIEW ADDITION**, zoned C-2, located on COPPER AVE NE between JEFFERSON ST NE and MADISON ST NE containing approximately 1 acre(s). (K-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

**NO ACTION IS TAKEN ON THESE CASES:  
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED**

13. **Project # 1002353**  
02DRB-01761 Minor-Sketch Plat or  
Plan
- BOHANNAN HUSTON, INC. agent(s) for  
LONGFORD GROUP request(s) the above action(s)  
for all or a portion of Tract(s) A, **SUNRISE RANCH,  
UNIT 1**, zoned R-D residential and related uses  
zone, developing area, 9 & 20 DU/A, located on the  
NORTH SIDE OF EUCARIZ AVE SW, between  
ROUND UP PL SW and CACTUS POINT DR SW  
containing approximately 4 acre(s). [REF: 1000934,  
1000301] (L-8) **NO ONE PRESENT. COMMENTS  
WERE FORWARDED.**
14. Approval of the Development Review Board minutes for November 13, 2002. **MINUTES  
WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**
15. ADJOURNED: 10:53 A.M.



<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action <i>P+ F</i></p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p>	<p>Supplemental form</p> <p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>L</b></p>	<p><b>ZONING</b></p> <p><input type="checkbox"/> Annexation &amp; Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p>	<p>Supplemental form</p> <p><b>Z</b></p> <p><b>A</b></p>
<p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>		<p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: <u>Zoreh Afsarzadeh &amp; Charles E. Emery</u>	PHONE: _____
ADDRESS: <u>4600 Copper ave., NE</u>	FAX: _____
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87108</u>	E-MAIL: _____
Proprietary interest in site: <u>Owner</u>	
AGENT (if any): <u>Advanced Engineering and Consulting, LLC</u>	PHONE: <u>899-5570</u>
ADDRESS: <u>10205 Snowflake Ct., NW</u>	FAX: <u>897-4996</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87114</u>	E-MAIL: <u>AECLLC@AOL.COM</u>

**DESCRIPTION OF REQUEST:** Preliminary / Final Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program?  Yes.  No.

**SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Lots 33, 34, & 35 Block: 43 Unit: \_\_\_\_\_

Subdiv. / Addn. Valley View Addition

Current Zoning: C-2 Proposed zoning: Same

Zone Atlas page(s): K-17-Z No. of existing lots: 3 No. of proposed lots: 1

Total area of site (acres): 0.1913 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits?  Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. See attached MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: 4600 Copper Ave.  
Between: Jefferson St. and Madison St.

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): \_\_\_\_\_

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE 11-19-02  
(Print) Shahab Biazar  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised September 2001

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>02DRB</u> - <u>01760</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date <u>Nov 27 2002</u></p>	<p>Action</p> <p><u>P+ F</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>53</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>215.-</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>215.-</u></p>
---	---	--	---	--

AM 11/19/02  
Planner signature / date

Project # 1002352

**FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING**

**SKETCH PLAT REVIEW AND COMMENT**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the Official D.R.B. Notice of approval
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - SIA financial guaranty verification
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.  
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Shahab Biazari, P.E.  
Applicant name (print)  
[Signature] 11/19/02  
Applicant signature / date



Form revised September 2001

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
02DRB - 01760

[Signature] 11/19/02  
Planner signature / date  
**Project #** 1002352



**UPC NUMBERS**

**Lot/Block/Subd: 35 , 43 , VALLEY VIEW ADDN**

**UPC #: 101705733924743312**

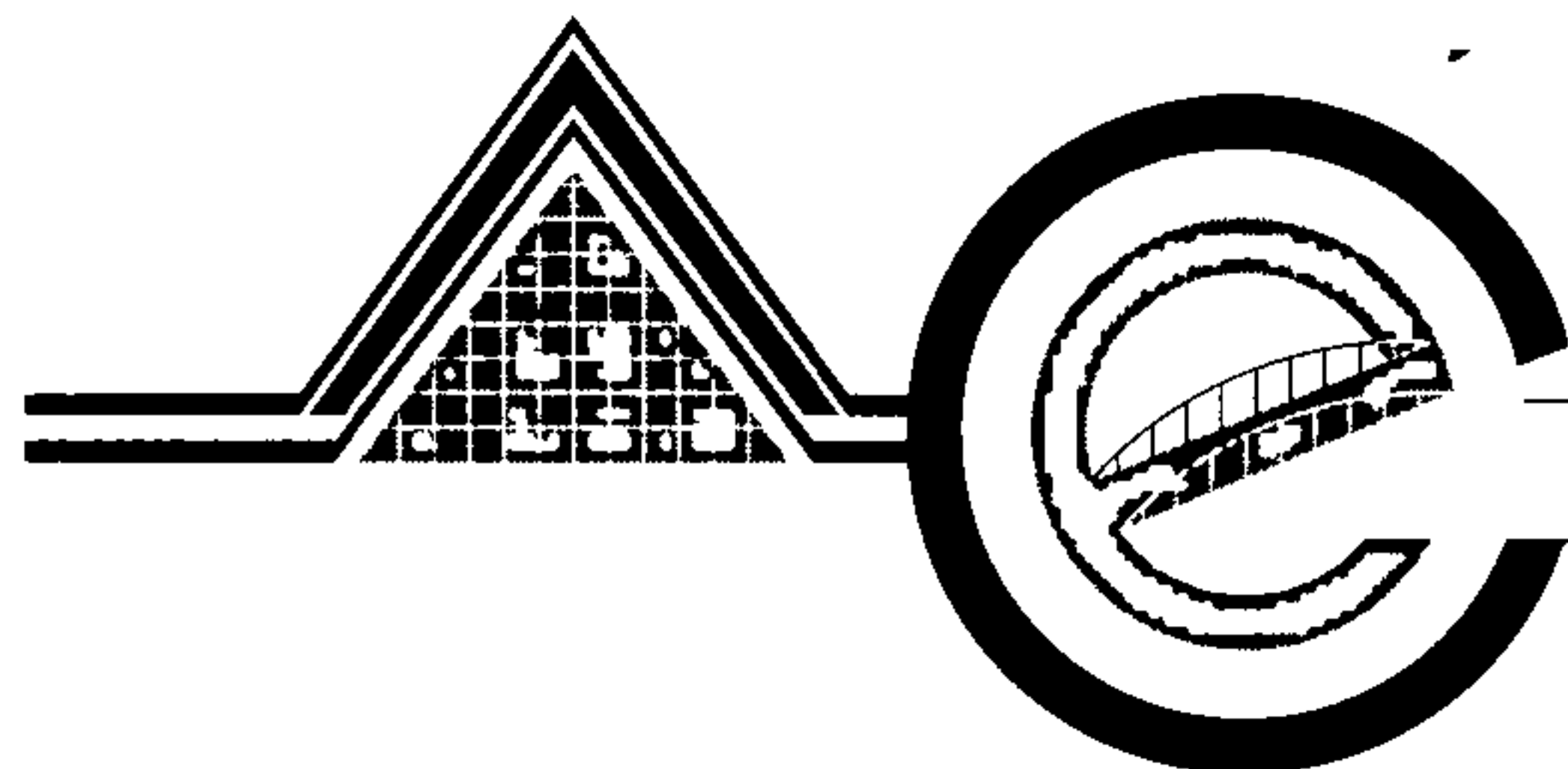
**Lot/Block/Subd: 34 , 43 , VALLEY VIEW ADDN**

**UPC #: 101705733924743312**

**Lot/Block/Subd: 33 , 43 , VALLEY VIEW ADDN**

**UPC #: 101705733924743312**





---

ADVANCED ENGINEERING and CONSULTING, LLC

---

November 19, 2002

*Consulting  
Design  
Development  
Management  
Inspection  
Surveying*

Janet Stephens, DRB Chair  
City of Albuquerque Planning Department  
Plaza Del Sol 2<sup>nd</sup> floor West  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Preliminary/Final Plat Request for Lots 33, 34, and 35, Block 43, Valley View Addition  
Zone Atlas Page K-17-Z, Containing 0.1913 Acre

Dear Ms. Stephens:

Advanced Engineering and Consulting on behalf of the owner is requesting to replat the three above referenced lots into one lot. Enclosed please find 6 copies of the Preliminary/Final Plat for the above referenced site. The property owner is proposing to build a small studio/office on this site. The building falls on the property line. Therefore, zoning has requested the replat of the three lots into one lot. The site is located on Copper Ave., between Jefferson St. and Madison St.

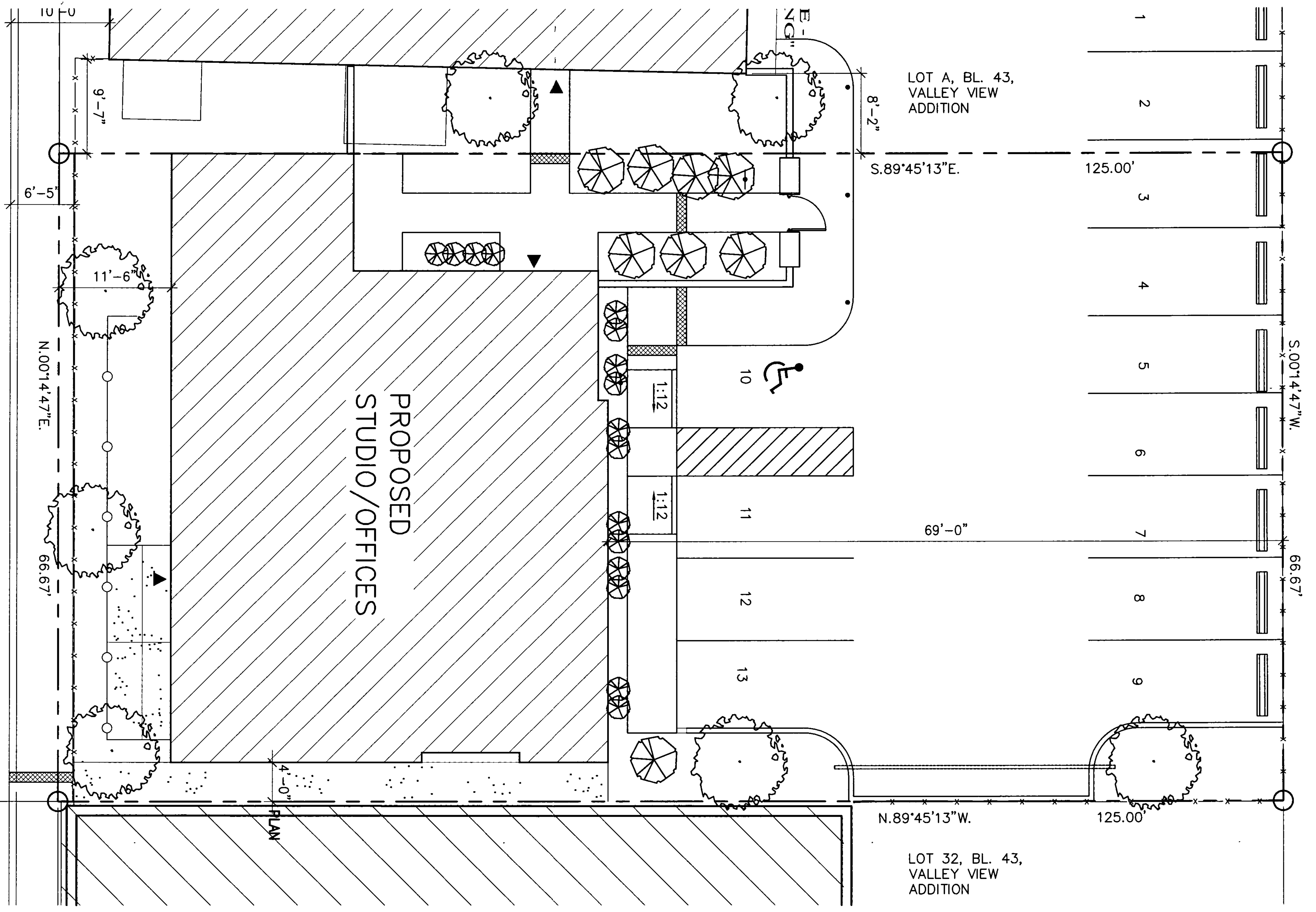
If you should have any questions or require any additional information, please contact our office at your convenience.

Sincerely,

Shahab Bjazar, P.E.

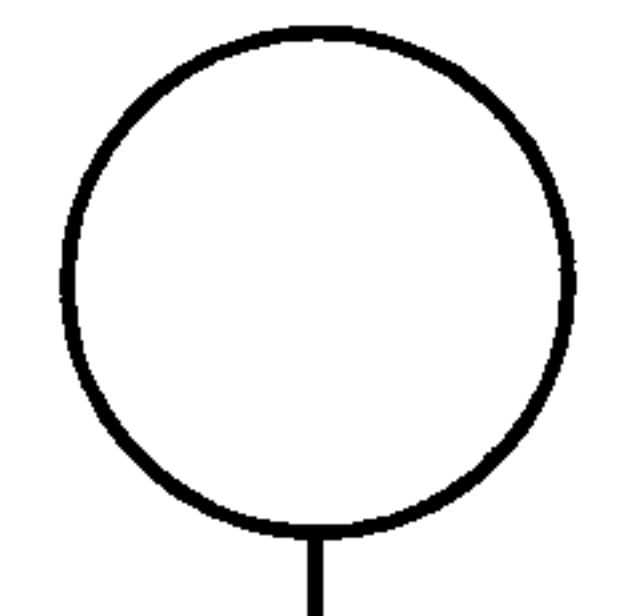
Enclosures

JN: 200231  
SB



JEFFERSON ST. N.E.

SITE PLAN



NORTH

**1"=10'**  
**STUDIO & OFFICES FOR**  
**HIGH DESERT YOGA**

4610 COPPER N.E.  
 ALBUQUERQUE, NEW MEXICO

ONE STOP SHOP ••• FRONT COUNTER  
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)  
LAND DEVELOPMENT COORDINATION SECTION (LDC)  
Plaza Del Sol -2nd & 4<sup>TH</sup> Floor West - 600 2nd St NW 87102  
Front Counter Main Number (505) 924-3858 or 924-3895  
Main Fax (505) 924-3864

**PAID RECEIPT**

**APPLICANT NAME** ZORAH Afsarzadeh & Charles Emery  
**AGENT** ADVANCED ENGINEERING  
**ADDRESS** \_\_\_\_\_  
**PROJECT NO.** 1002352  
**APPLICATION NO.** 02 DRB - 01760

\$ 215 441006 / 4983000 (DRB Cases)  
\$ \_\_\_\_\_ 441006 / 4971000 (EPC & AA / LUCC / Appeals)  
\$ \_\_\_\_\_ 441018 / 4971000 (Notification)

\$ 215.- **Total amount due**

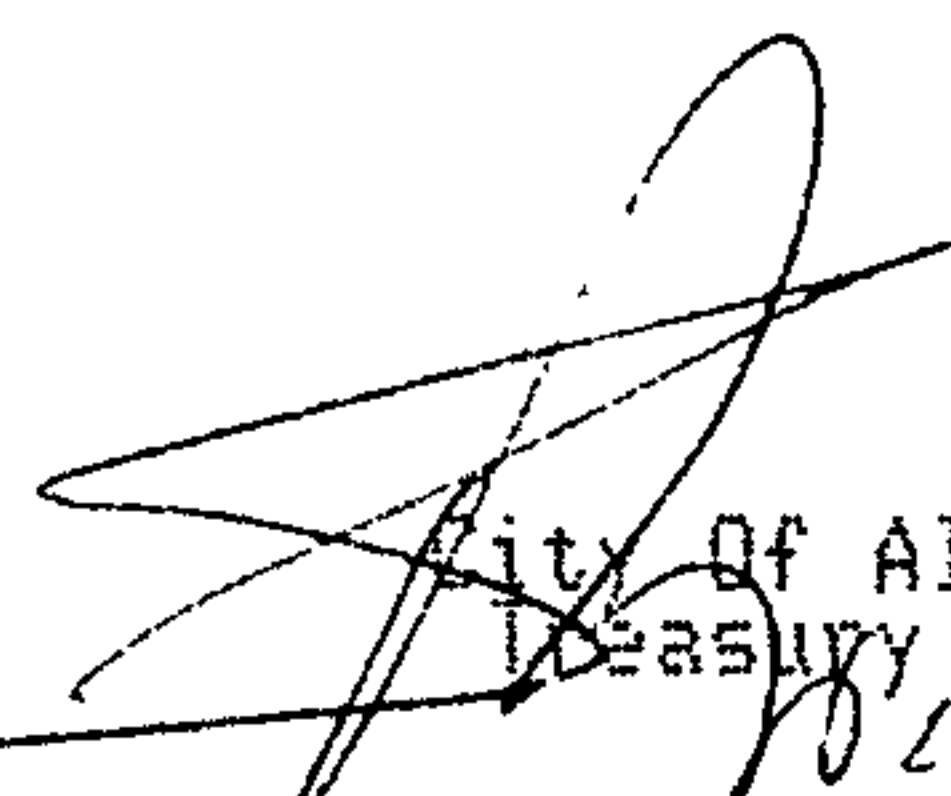
SECURITY FEATURES EMPLOYED TO HELP PREVENT FRAUDULENT REPRODUCTION

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION  
P O BOX 8530  
ALBUQUERQUE, NM 87198-8530  
95-8366/3070

**002529**  
11/19/02

**ADVANCED ENGINEERING AND CONSULTING, LLC**  
10205 SNOWFLAKE COURT, NW  
ALBUQUERQUE, NM 87114  
(505) 899-5570

PAY TO THE ORDER OF City of Albuquerque \$ 215.00  
Two Hundred Fifteen & 00/100 DOLLARS

  
City of Albuquerque  
Treasury Division

FOR Plat Subm. Hal  
Job# 200231

11/19/2002 11:32AM LOC: ANN MP

⑆307083665⑆

0015638616⑈2529

RECEIPT# 00000644 WS# 006 TRANS# 0015  
Account 441006 Fund 0000  
Activity 4983000 TRSKIM  
Trans Amt \$215.00  
J24 misc \$215.00  
CK 10/28/02 \$215.00  
CHANGE \$0.00