



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

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.: 05DRB-00564 (P&F)

Project # 1004093

Project Name: TERRACE ADDITION

Agent: Advanced Engineering & Consulting

Phone No.: 899-5570

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4-13-05 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): _____
- _____
- _____
- _____

- 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.**
 - AGIS DXF File approval required.**
 - Copy of recorded plat for Planning.**

OKAY

Project Number

100 4093

#19

4093

DXF Electronic Approval Form

DRB Project Case #: 1004093

Subdivision Name: TERRACE ADDITION BLOCK 51 LOT 2A

Surveyor: LEONARD G MARTINEZ

Contact Person: SHAWN BIAZAR

Contact Information: 899-5570

DXF Received: 4/18/2005 Hard Copy Received: 4/18/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

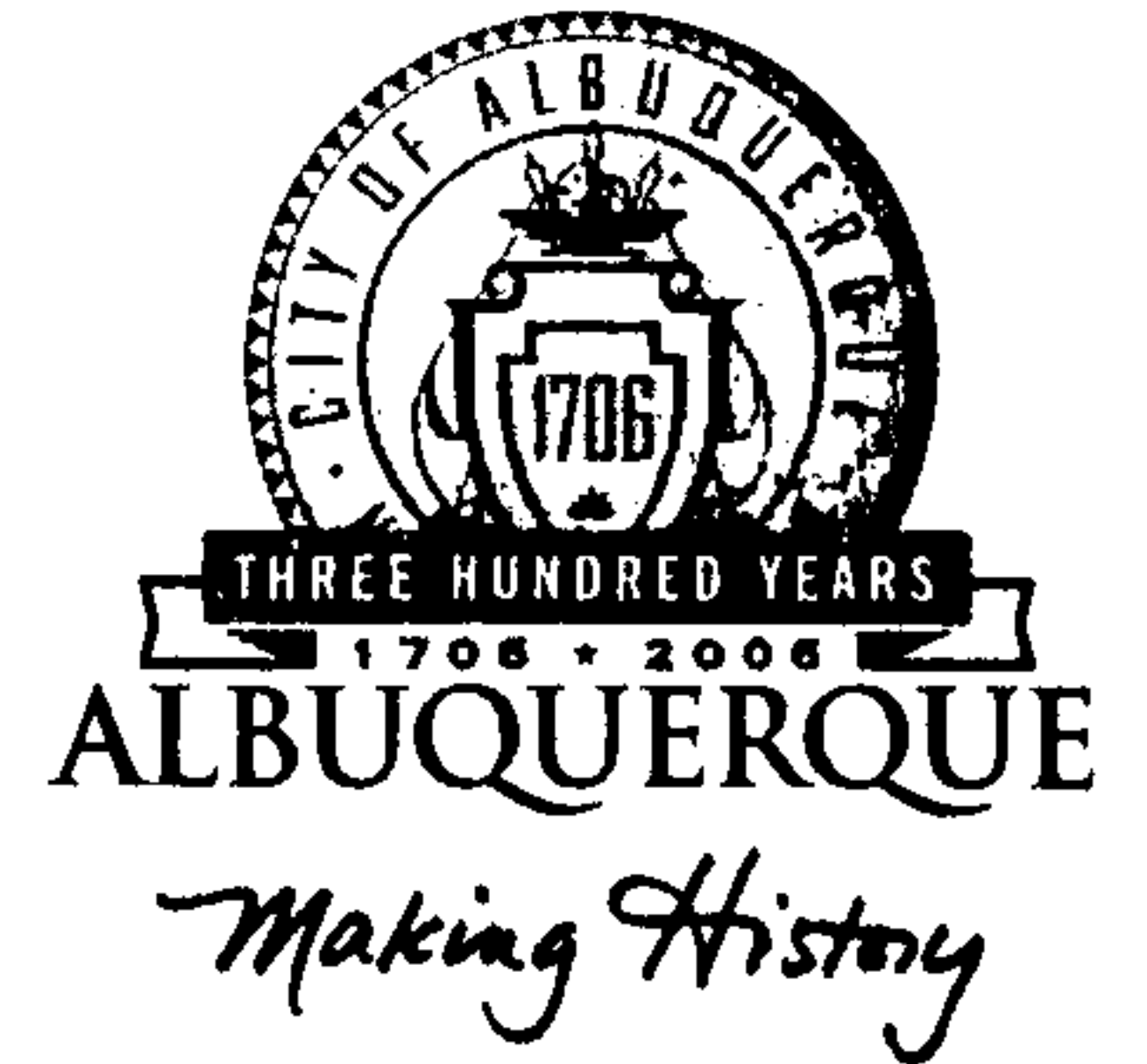
04-19-2005
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied cov **4093** to agiscov on **4/19/2005** Contact person notified on **4/19/2005**

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004093

AGENDA ITEM NO: 19

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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: April 13, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 13, 2005
DRB Comments**

ITEM # 19

PROJECT # 10004093

APPLICATION # 05-000386/minor plat

There is no objection to this plat.

AGIS dxf approval is required before Planning signs the plat.



Sheran Matson, AICP DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 13, 2005

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
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. HEARING IMPAIRED USERS MAY CONTACT HER 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 ADMINISTRATIVE ASSISTANT 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: 12:12 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002315**
05DRB-00477 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**
05DRB-00452 Major-Vacation of
Public Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub
Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [*Deferred from 4/6/05 & 4/13/05*] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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.

7. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [*Elvira Lopez, EPC Case Planner*] [*Deferred from 4/13/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**
05DRB-00558 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] **[Stephanie Shumsky, EPC Case Planner]** (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan
Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO
CANCER CENTER request(s) the above action(s) for all or
a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL
CENTER**, zoned IP, located on LANG AVE NE, between
PASEO DEL NORTE NE and JEFFERSON ST NE
containing approximately 6 acre(s). (D-17) **AN
AMENDED SITE DEVELOPMENT PLAN FOR
SUBDIVISION WAS APPROVED AND SIGNED OFF BY
THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP
request(s) the above action(s) for all or a portion of Tract(s)
1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG
AVE NE, between JEFFERSON ST NE and HEADLINE
NE containing approximately 6 acre(s). *[Deferred from
4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT
WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL
FAMIE, LLC request(s) the above action(s) for all or a
portion of Tract(s) B, **REDIVISION OF LANDS OF
BRACKSON A. COURSON**, zoned RD, located on 64TH
ST NW, between MILNE RD NW and TIERRA PRIETTA
NW containing approximately 4 acre(s). (F-10)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME
CENTERS-TARGET CORP request(s) the above action(s)
for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS
ANGELES CENTER**, zoned M-1, located on PASEO DEL
NORTE NE, between I-25 and SAN PEDRO NE containing
approximately 13 acre(s). [REF: 04DRB01176,
04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176]
(D-18) **PRELIMINARY PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING FOR
ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION**, zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat
Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION**, zoned C-3, located west of 4TH ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION**, zoned C-2, located on 2ND STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 Minor-Final Plat
Approval
- BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [Final Plat Indef Deferred for SIA] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat
Approval
- BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
18. **Project # 1001090**
05DRB-00563 Major-Final Plat
Approval
- ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3**, zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION**, zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [*Deferred from 4/6/05 & 4/13/05*] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [*Deferred from 3/16/05*] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] [*Indef. Deferred on 3/16/05*] (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). [*Indefinitely deferred for the SIA*] (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [*Deferred from 3/30/05 & 4/13/05*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

THERE ARE NO SKETCH PLATS THIS WEEK

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action
 Minor Subdivision action
 Vacation **V**
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes
 ...for Building Permit
 IP Master Development Plan
 Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

Annexation
 County Submittal
 EPC Submittal
 Zone Map Amendment (Establish or Change Zoning)
 Sector Plan (Phase I, II, III)
 Amendment to Sector, Area, Facility or Comprehensive Plan
 Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Michael and Susan Morse PHONE: _____
 ADDRESS: 119 Walter NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Advanced Engineering and Consulting, LLC PHONE: (505) 899-5570
 ADDRESS: 4416 Anaheim Avenue, NE FAX: (505) 897-4996
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: AECLLC@aol.com

DESCRIPTION OF REQUEST: Preliminary / Final Plat Request

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. Portions of Lots 1, 2 & 3 Block: 51 Unit: _____
 Subdiv. / Addn. Terrace Addition
 Current Zoning: SU-2 DR Proposed zoning: The Same
 Zone Atlas page(s): K-15-Z No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): .1897 Acre Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? No
 UPC No. 101505729927010109 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Gold Ave., SE
 Between: Gold Ave., SE and Silver Ave., SE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 278-6
2A 76-69

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
 SIGNATURE Shahram (Shawn) Biazar DATE 04-04-05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB-</u>	<u>PEF</u>	<u>SC3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>OMF</u>	<u>-</u>	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	<u>-</u>	<u>-</u>	<u>-</u>	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 235.00</u>

Hearing date 4-13-05
Shahram (Shawn) Biazar 4-5-05
 Planner signature / date

Project # 1004093

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- ___ 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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- ___ 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ 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.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls 3 copies
- ___ 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
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- 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
- Signed** Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

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.
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - ___ 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

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

Shahram (Shawn) Biazar
Applicant name (print)
[Signature]
Applicant signature / date
4-5-05



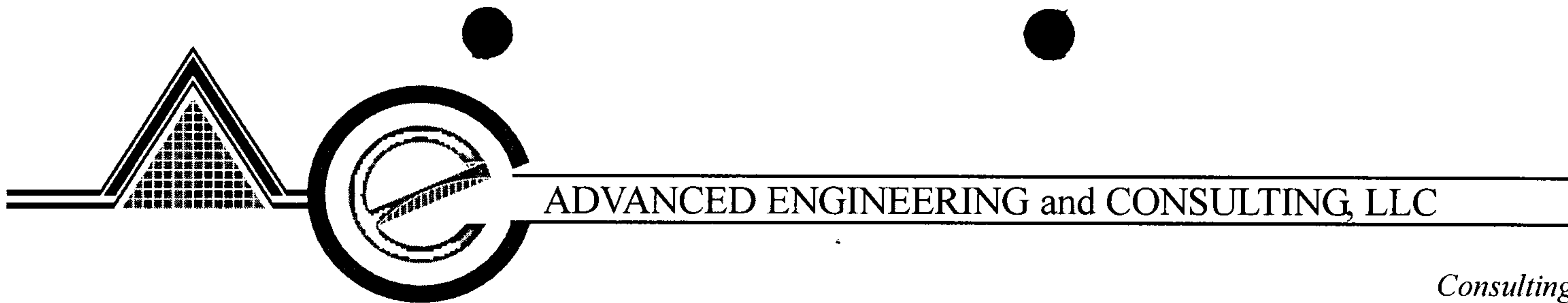
Form revised 11/04

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
05DRB-00564

[Signature] 4-5-05
Planner signature / date

Project # 1004093



April 4, 2005

*Consulting
Design
Development
Management
Inspection
Surveying*

Ms. Sheran Matson, DRB Chair
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: **Preliminary / Final Plat Approval for Terrace Addition, Portions of Lots 1, 2 and 3,
Zone Atlas Page K-15-Z, Containing ± .1897 Acres**

Dear Ms. Matson:

Advanced Engineering and Consulting is requesting a preliminary / final plat approval on the above referenced project, see attached copy of the plat for reference. The site is located on Gold Avenue, between Gold Ave., SE and Silver Ave., SE, see attached zone map for the location. We are replatting portions of Lots 1, 2, and 3 into one lot for the purpose of constructing a new building on this site. I believe that this letter of explanation and the attached plat copies provide sufficient information for a preliminary / final plat approval.

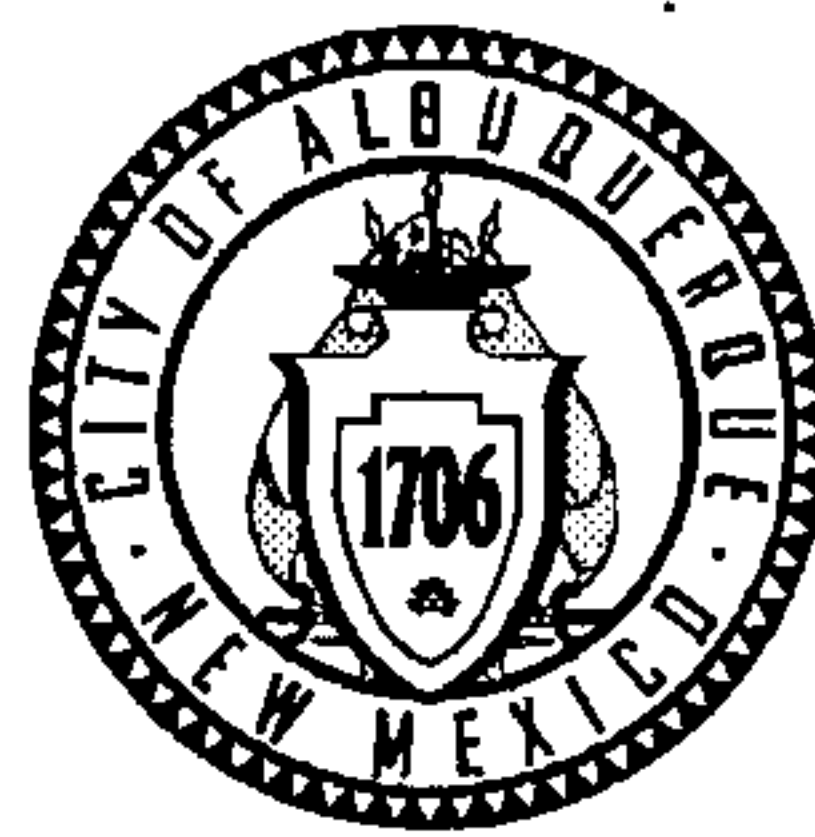
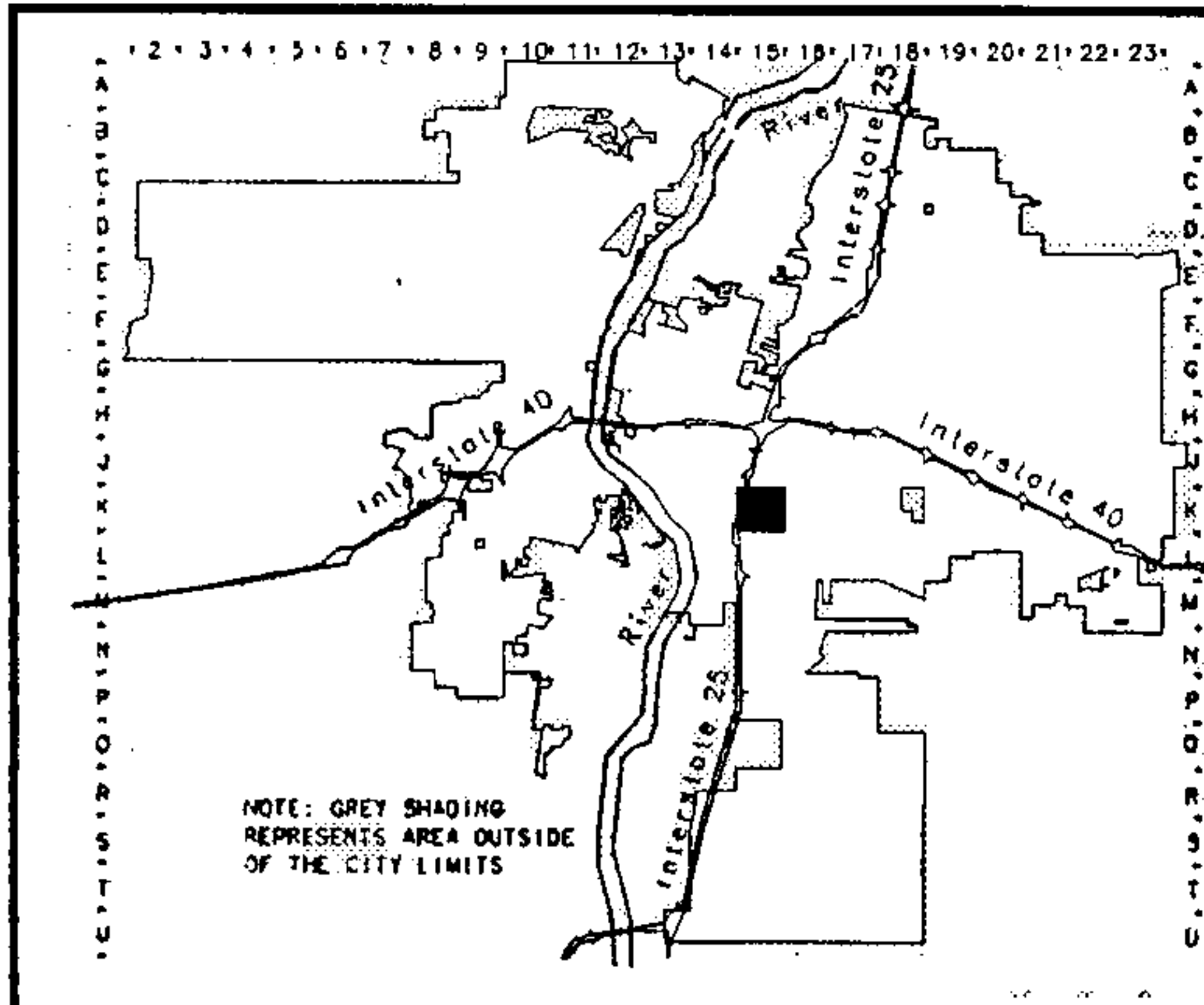
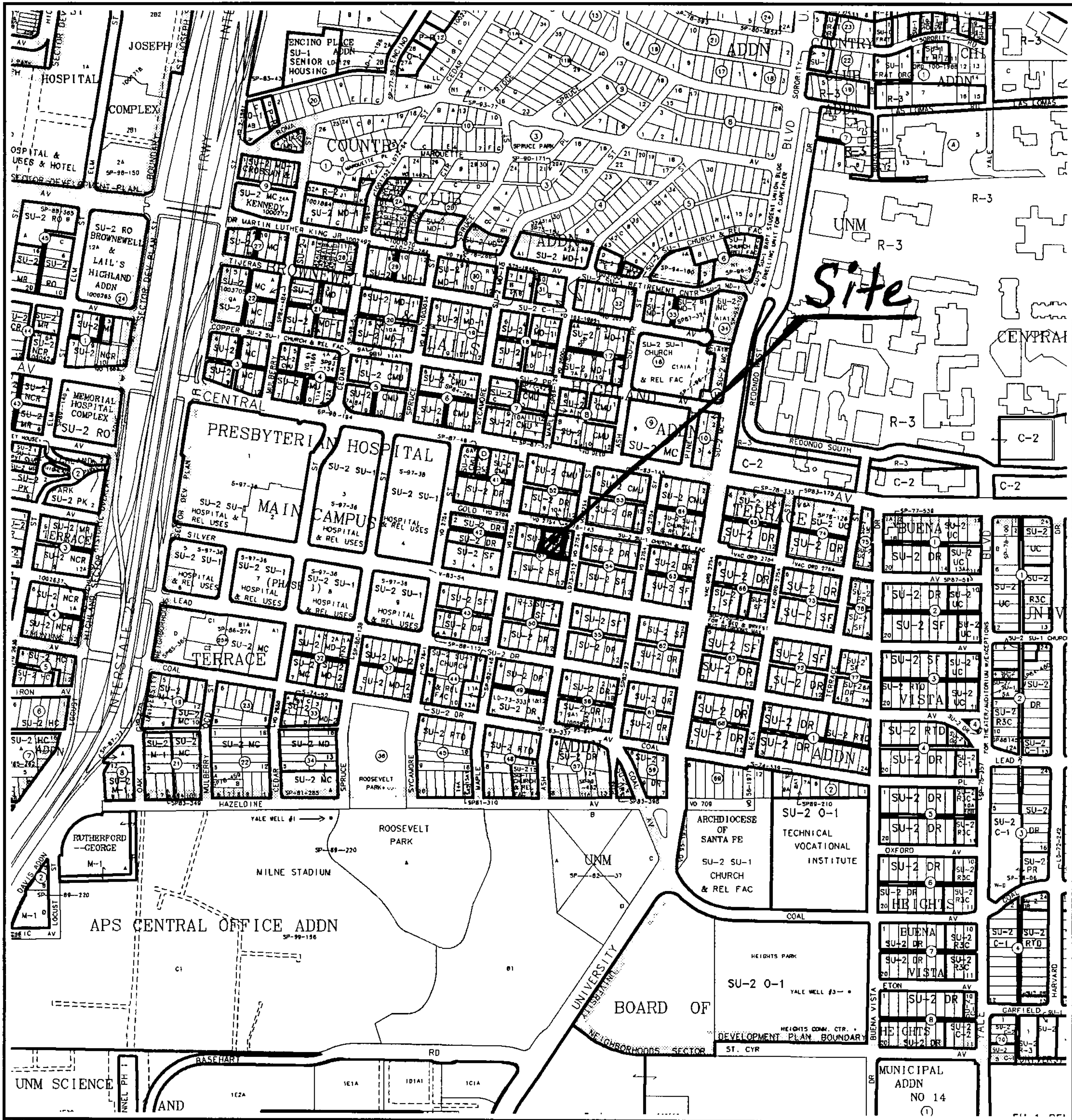
If additional information is required concerning this request, please contact me at your earliest convenience

Sincerely,

Sally Salazar, Office Manager

Enclosure

cc: Mark Baker
JN: 200507-2



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

K-15-Z

Map Amended through February 01, 2005

602-71

Nov. 1916

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Michael & Susan Morse
AGENT Advanced Eng & Consult
ADDRESS _____
PROJECT & APP # 1.004093/05DRB 00564
PROJECT NAME Terrace Addn BK 15 Lot 1, 2, 3

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 235.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

4/5/2005 12:20PM LOC: ANNX
RECEIPT# 00039806 WSH# 007 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$235.00
J24 Misc \$20.00
VI. \$215.00
CHANCE \$0.00

DUPLICATE
City of Albuquerque
Treasury Division
Counterreceipt.doc 6/21/04

DUPLICATE
City of Albuquerque
Treasury Division

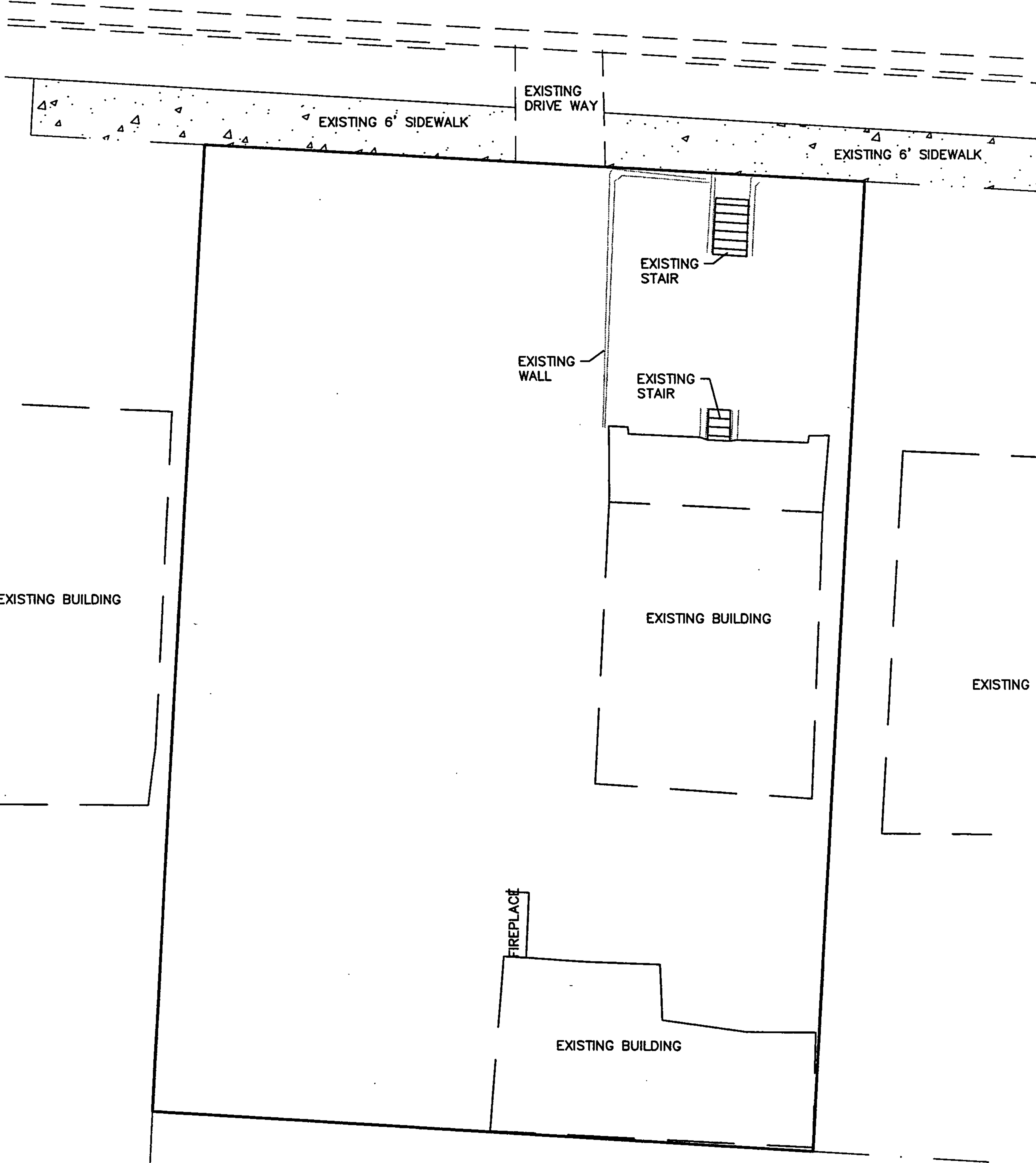
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Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$235.00
J24 Misc \$20.00

Thank You

Thank You

GOLD AVE. S.E.

(50' RIGHT-OF-WAY)



EXISTING DRIVE WAY

EXISTING 6' SIDEWALK

EXISTING 6' SIDEWALK

EXISTING STAIR

EXISTING WALL

EXISTING STAIR

EXISTING BUILDING

EXISTING BUILDING

EXISTING

FIREPLACE

EXISTING BUILDING