



PLAN SNAPSHOT REPORT PA-2025-00002 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project:	App Date: 01/28/2025
Work Class: Sketch Plan	District: City of Albuquerque	Exp Date: 07/27/2025
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: Combine non-trafficked alley into existing land.

Parcel: 101505713238622202	Main	Address: 1015 Copper Ave Ne Albuquerque, NM 87106	Main	Zone:
		1015 Copper Ave Ne Albuquerque, NM 87106		
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Applicant
Alhafiz Amershi
915 edith blvd ne a a
albuquerque, NM 87102
Business: (505) 977-7425
Mobile: (505) 977-7425

Plan Custom Fields

Existing Project Number/a	Existing Zoning	MX-M - Mixed-Use - Medium Intensity	Number of Existing Lots1
Number of Proposed Lots 1	Total Area of Site in Acres	0.16	Site Address/Street 1015 Copper Ave NE
Site Location Located Between Streets On Copper Ave, between Mulberry and Oak St.	Case History	n/a	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 7100	Square Footage of Proposed Buildings	9372	Lot and/or Tract Number 10
Block Number 22	Subdivision Name and/or Unit Number	BROWNEWELL & LAILS HIGHLAND ADDN	Legal Description LOT 10 BLK 22 PLAT OF BROWNEWELL AND LAIL'SHIGHLAND ADDITION CONT .1148 AC
Existing Zone District MX-M	Zone Atlas Page(s)	K-15	Acreage 0.1148
Calculated Acreage 0.161659	Council District	6	Community Planning Area(s) Near Heights
Development Area(s) Consistency	Current Land Use(s)	01 Low-density Residential	IDO Use Specific Standards Name University Neighborhoods Small Area
IDO Use Specific Standards Subsection Liquor Retail (Restrictions) (4-3(D)), Dwelling Unit, Accessory (C) (4-3(F))	Metropolitan Redevelopment Area(s)	Sycamore	Corridor Type Main Street (MS) Area, Major Transit (MT) Area
Pre-IDO Zoning District SU-2	Pre-IDO Zoning Description	MC	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	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Alhafiz_Amershi_1/29/2025.j pg	01/28/2025 19:39	Amershi, Alhafiz		Uploaded via CSS

PLAN SNAPSHOT REPORT (PA-2025-00002)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007547	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00007547		<u>\$53.50</u>	<u>\$0.00</u>
Grand Total for Plan		\$53.50	\$0.00

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

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/31/2025 12:27	
Associate Project Number v.1	Generic Action		01/31/2025 12:27
DFT Meeting v.1	Hold Meeting	03/05/2025 16:44	03/03/2025 13:17
Screen for Completeness v.1	Generic Action		03/05/2025 16:36
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		

Letter of Existing Conditions - Before and After
Property Address: 1015 Copper St NE, 87106

Current Conditions

Current conditions at 1015 Copper St. NE are getting worse as crime becomes more of an issue along with the increased volume of those without a home seeking somewhere to set their camps. The current alley provides a perfect place for unscrupulous activities during both morning and night and has been a victim to trash bandits. Used tires, abandoned grocery carts, litter, abandoned cars, and the occasional fire are items that I clear out on a daily/weekly basis.

Current efforts I have made are to fence my property in, along with adding more solar lights and frequent drive by's with very little to no change.

The alley I propose to be included with my land is not being utilized for its intended purpose, nor is there a need for an alley in that location with all the improved infrastructure that has occurred in the recent years.

After Conditions

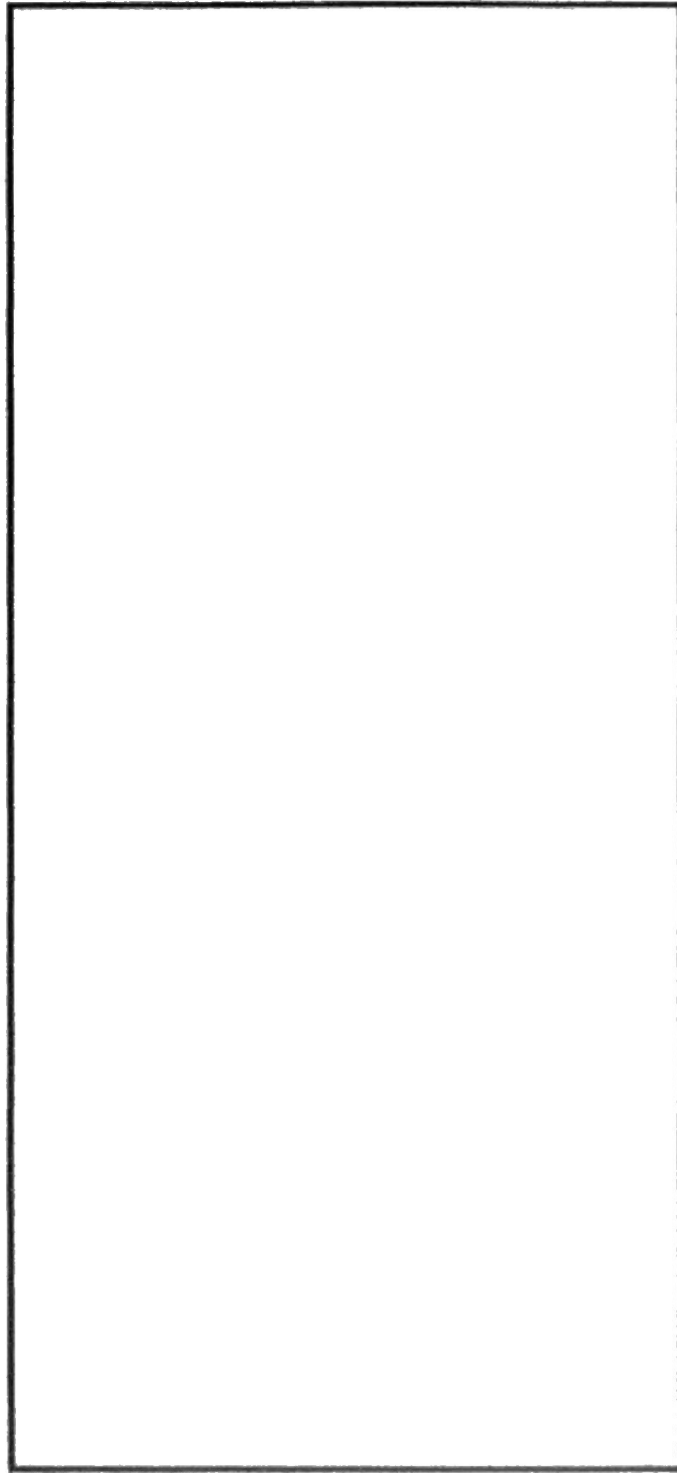
If this alley is conveyed it will not only eliminate crime in the location, but would allow me to develop the property into residences that will benefit the city, neighborhood, and rising housing demands.

Thank you for your time.



Hafiz Amershi
First To The Key Builders LLC
505-977-7425
FTTKLLC@gmail.com

Proposed Conditions



142'-0"

66'-6"

SITE PLAN
SCALE 1/8" = 1'-0"

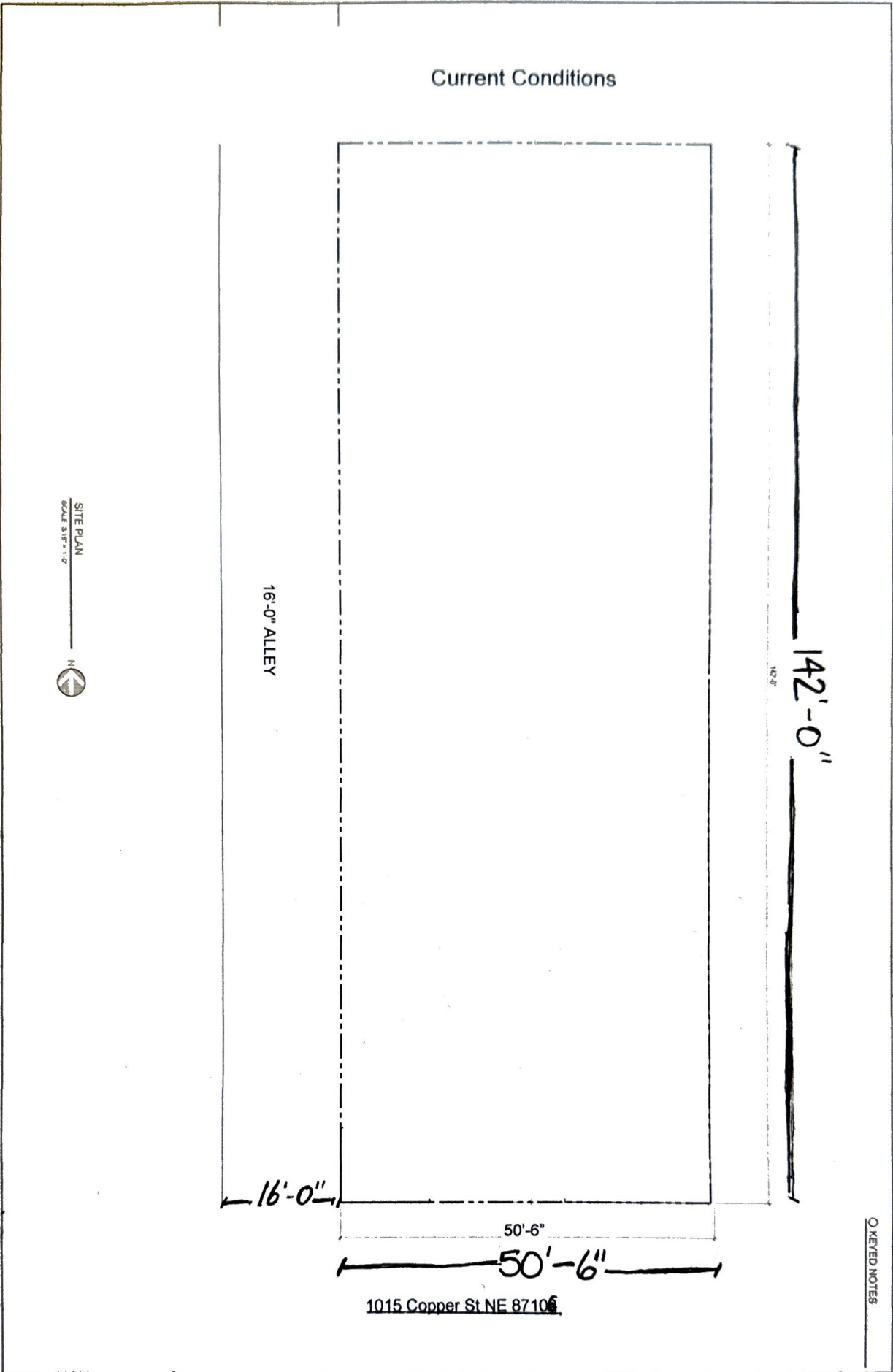


OAK ST. NE

OTHER NOTES

1015 Copper ST NE 87106

Current Conditions



SITE PLAN
SCALE 1/8" = 1'-0"



OAK St. NE

16'-0" ALLEY

16'-0"

50'-6"

50'-6"

142'-0"

1015 Copper St NE 87106

KEYED NOTES



IDO Interactive Map

1015 copper ne



Show search results for **1015 co...**

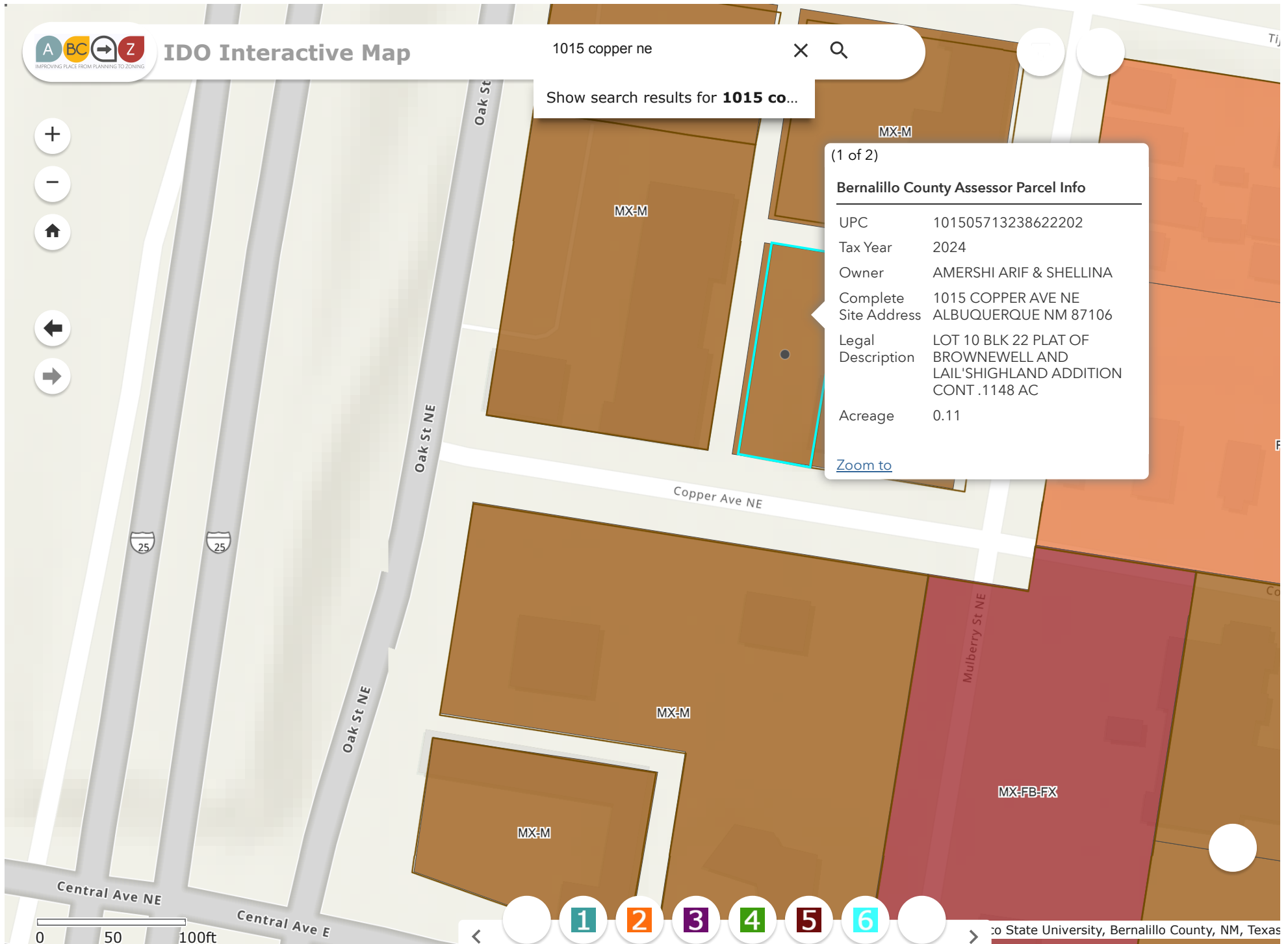


(1 of 2)

Bernalillo County Assessor Parcel Info

UPC	101505713238622202
Tax Year	2024
Owner	AMERSHI ARIF & SHELLINA
Complete Site Address	1015 COPPER AVE NE ALBUQUERQUE NM 87106
Legal Description	LOT 10 BLK 22 PLAT OF BROWNEWELL AND LAIL' SHIGHLAND ADDITION CONT .1148 AC
Acreage	0.11

[Zoom to](#)





IDO Interactive Map

1015 copper ne



Show search results for **1015 co...**



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