



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1003703

07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

At the November 21, 2007, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public road easement vacation request was filed by the owners of a majority of the rear footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public road easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by December 6, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

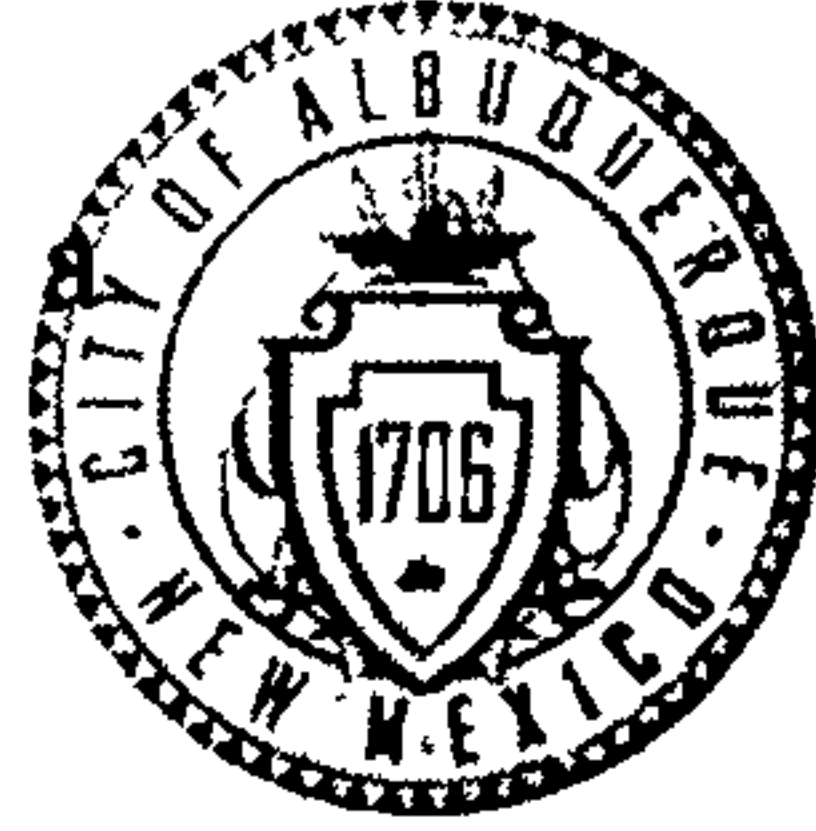
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi and Esmail Haidari – 3340 Menaul Blvd NE, STE 200 –
Albuquerque, NM 87107

Cc: Joe Yardumian – 7801 RC Gorman – Albuquerque, NM 87122
Marilyn Maldonado

Scott Howell – Property Management, Legal Dept./ 4th Flr, CCB
File



**DEVELOPMENT REVIEW BOARD
Action Sheet**

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

November 21, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1005536**
07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR
SWDK CONST

ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/21/07 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 10/25/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project# 1003520**
07DRB-70337 MAJOR - SUBD IMP
AGMT (SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD/3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1006854**
07DRB-70340 VACATION OF PUBLIC
EASEMENT
07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of **UNPLATTED LAND SECTION 15 (to be known as THE TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1 FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on UNIVERSE BLVD NW BETWEEN AVENIDA DE JAIMITO NW AND WOODMONT AVE NW containing approximately 34.85 acre(s). (C-10) **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

4. ~~Project# 1003703~~
07DRB-70338 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

5. **Project# 1003655**
07DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

6. **Project# 1006868**
07DRB-70302 MAJOR - PRELIMINARY
PLAT APPROVAL

TIERRA WEST LLC agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, **NORTH ALBUQUERQUE ACRES Unit(s) B to be known as DEL NORTE PLAZA**, zoned SU-2 FOR C-2 & IP, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 6.7402 acre(s). (C-18) *[Deferred from 10-31-07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

07DRB-70389 MINOR - SDP FOR
SUBDIVISION
07DRB-70390 MINOR - SDP FOR
BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for PACIFIC PASEO DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 FOR C2 & IP, located on SAN PEDRO DR NE BETWEEN PASEO DEL NORTE NE AND HOLLY AVE NE containing approximately 8.6 acre(s). (C-18) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

7. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 1-8, OS-1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU-2 UR, SU-2 SURL, SU-2SRSL, SU-2, SU-1, SU-VC, located on PASEO DEL NORTE NW BETWEEN WOODMONT AVE NW AND RAINBOW BLVD NW containing approximately 158.67 acre(s). (C-8 & C-9) *[Deferred from 10/31/07 & 11/14/07]* **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**

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

8. **Project# 1004875**
07DRB-70382 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70383 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ALBUQUERQUE MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS request(s) the above action(s) for all or a portion of Lot(s) 19-25, Block(s) 2, **IVES ADDITION** zoned SU2 FOR S-R, located on 5TH ST NW BETWEEN BELLAMAH NW AND ASPEN AVE NW containing approximately 0.57 acre(s). [REF: 06EPC00627/00628] (J-14) *[Catalina Lehner - EPC Planner]* **DEFERRED TO 12/5/07 AT THE AGENT'S REQUEST.**

- 9. **Project# 1003714**
 07DRB-70364 EPC/SDP FOR BUILDING PERMIT

ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti][Deferred from 11/14/07]*. **INDEFINITELY DEFERRED ON A NO SHOW.**

- 10. **Project# 1006600**
 07DRB-70365 EPC/ SDP FOR BUILDING PERMIT

GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro] [Deferred from 11/14/07]*. **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/21/07 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND FOR 3 COPIES OF THE SITE PLAN AND TO TRANSPORTATION FOR INDICATION OF ADDITIONAL RAMPS AND FOR ALL BUILD-NOTES TO REFER TO CITY STANDARDS.**

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

- 11. **Project# 1000512**
 07DRB-70388 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for SANDRA L. FENKETICH request(s) the above action(s) for all or a portion of Lot(s) 16-A, **WEST HIGHLANDS AT HIGH DESERT**, zoned R-1, located on SAND CHERRY NE BETWEEN ELATA CT NE AND PINO ARROYO CT NE containing approximately 0.503 acre(s). (E-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, TO RECORD, AGIS DXF FILE, AND FOR ADROA SIGNATURE.**

- 12. **Project# 1006751**
 07DRB-70385 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

BARELAS CDC/CITY OF ALBUQUERQUE agent(s) for MRS. IRMA V. LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 4, zoned SU2-R1, located on PACIFIC AVE SW BETWEEN 4TH ST SW AND BARELAS RD SW containing approximately 0.215 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD THE PLAT AND TO TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY FOR SIDEWALK IF UNEXISTING.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project# 1006936**
07DRB-70377 SKETCH PLAT REVIEW
AND COMMENT

RIO GRANDE SURVEYING CO. agent(s) for CITY OF ALBUQUERQUE REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 29 **TRANSPORTATION CENTER**, zoned SU3, located on 2ND ST SW BETWEEN LEAD SW AND GOLD SW containing approximately 3.3 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

14. **Project# 1006939**
07DRB-70381 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVEYING INC. agent(s) for E&J INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **BRUNACINI INDUSTRIAL PARK Unit(s) 3**, zoned M1, located on PHOENIX AVE NE BETWEEN VASSAR DR NE AND GIRARD BLVD NE containing approximately 1.91 acre(s). (H-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

15. **Project# 1006940**
07DRB-70384 SKETCH PLAT REVIEW
AND COMMENT

COMMUNITY SCIENCES CORPORATION agent(s) for FABIAN IVARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20 Block(s) 12, **ORIGINAL TOWNSITE OF WESTLAND**, zoned C2, located on 90TH ST SW BETWEEN BRIDGE SW AND VIA DEL ORO SW containing approximately 1.2 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

16. Other Matters: None

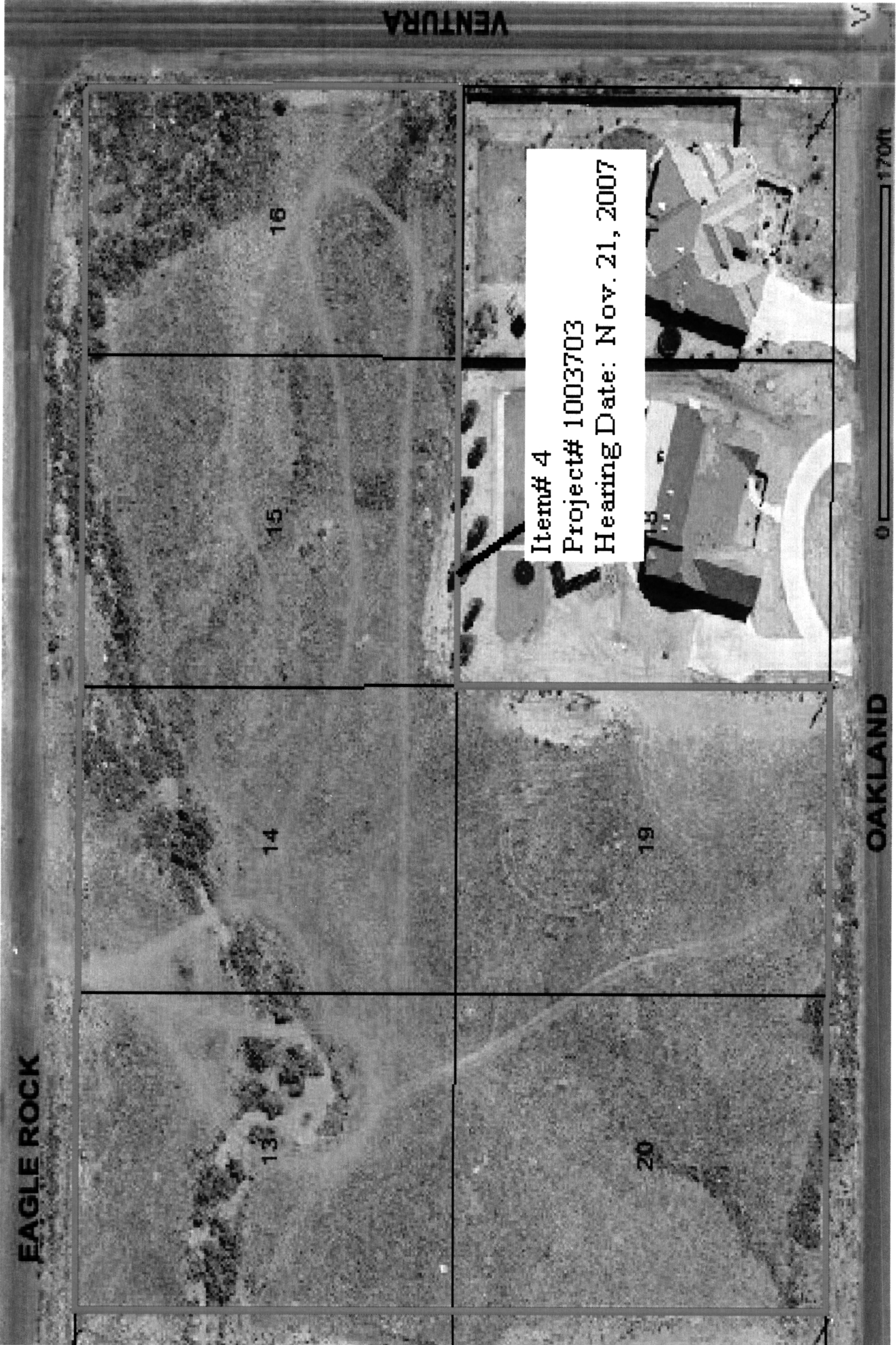
ADJOURNED: 11:10

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003703 AGENDA# 4 DATE: 11/21/07

NOTE

1. Name: JOE YARDMIAN Address: 7801 RCGORMAN Zip: 87122
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



EAGLE ROCK

VENTURA

OAKLAND

0 170ft

Item# 4
Project# 1003703
Hearing Date: Nov. 21, 2007

16

15

14

13

18

19

20



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

November 21, 2007

Project# 1003703
 07DRB-70338 VACATION OF PUBLIC RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this proposal. For information, Ventura Bd is functionally classified as an urban local facility. City may want to consider reviewing the functional classification to insure that is appropriate to the intended use of the facility.

Transit

No comments received.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to: **Nor Este NA (R)**
North Albuquerque Acres Comm. Assoc. (R)

APS

Eagle's View Estate, Lots 1-P1 and 15-P1, Block 2, North Albuquerque Acres Unit 3, is located on Ventura St NE between Eagle Rock Ave NE and Oakland Ave NE. The owner of the above property requests a Vacation of Public Right-of-Way. The proposed development will consist of 15 residential lots. This will impact North Star Elementary School, Desert Ridge Middle School, and La Cueva High School. North Star Elementary School is exceeding capacity. Desert Ridge Middle School and La Cueva High School will be nearing capacity as development continues in the area.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
268	North Star	573	523	-50
430	Desert Ridge	1,068	1,217	149
525	La Cueva	2,141	2,200	59

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval

Police Department

No crime prevention or CPTED comments concerning the proposed vacation of right-of-way at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

No adverse comments.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the vacation request.

TransportationDevelopment

No adverse comments

Parks & Recreation

Defer to Transportation.

ABCWUA

Planning Department

The requested action is, we believe, to vacate a portion of a public roadway easement. Planning has no objection to this request.

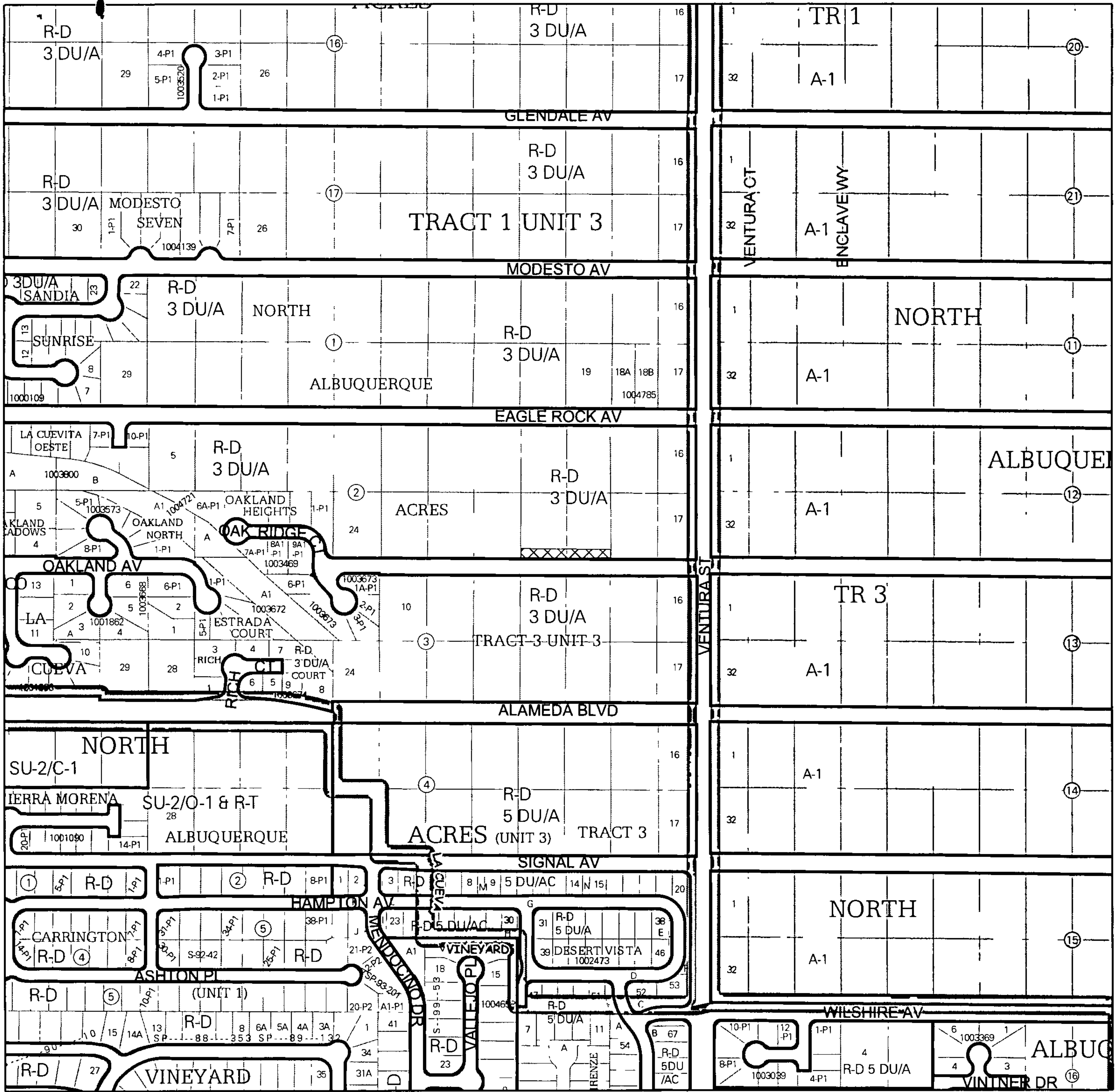
Impact Fee Administrator

Impact Fees are not applicable for the vacation of public right of way. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area and .05 acres of impervious area for each lot the estimated impact fees are as follows.

1. Drainage Facilities for the Far NE: \$510.40
2. Roadway Facilities for the Far NE Heights: \$1,585.00
3. Public Safety Facilities for the Eastside: \$552.00
4. Parks, Trails, Open Space for North Albuquerque: \$3,100.00

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc: Adil Rizvi & Esmail Haidari – 2340 Menaul Blvd. NE Suite 200 – Albuquerque, NM 87107



ZONING MAP

Note Grey shading indicates County.



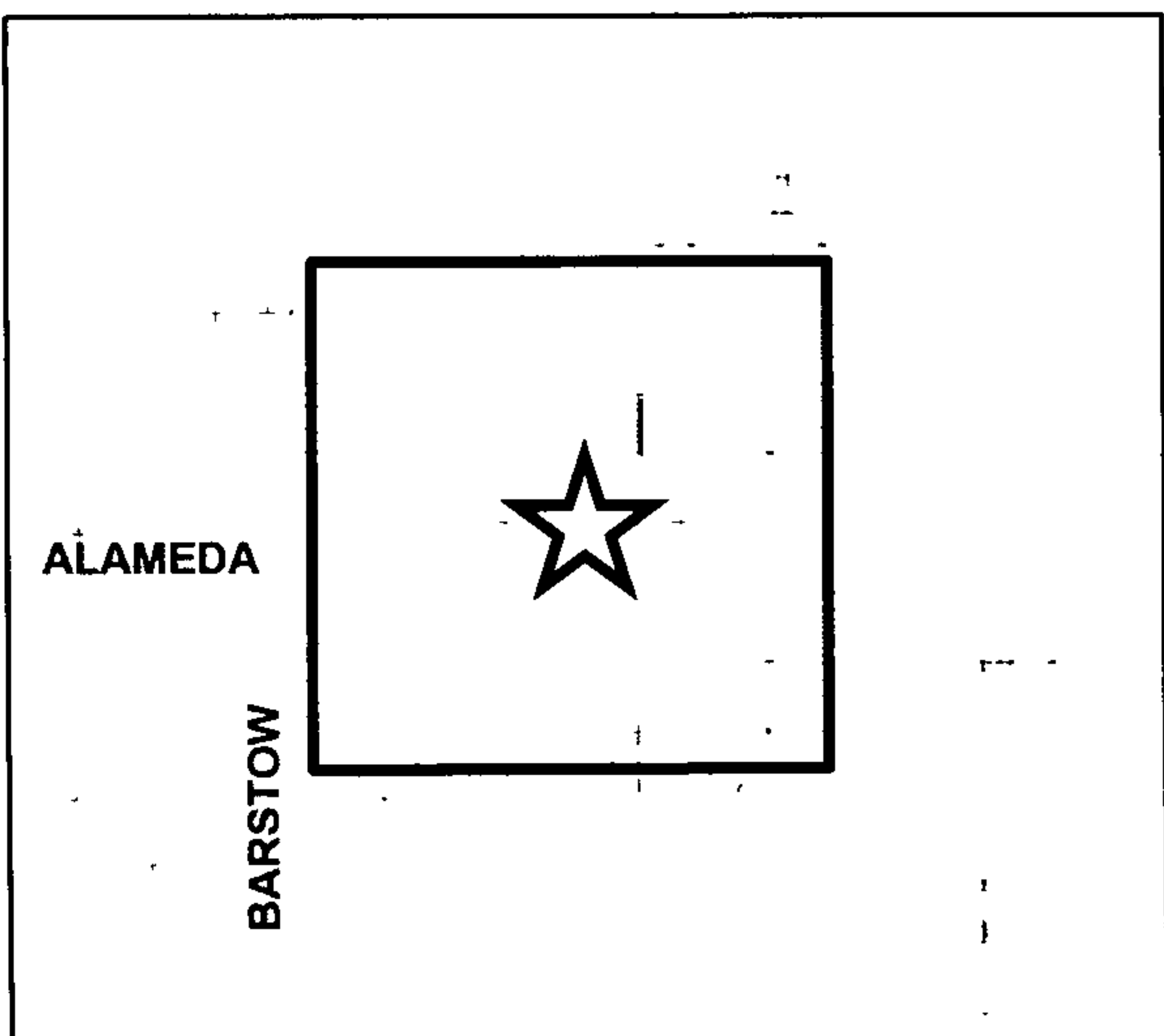
1 inch equals 500 feet

Project Number:
1003703

Hearing Date:
November 21, 2007

Zone Map Page:
C-20

Additional Case Numbers:
07DRB-70338





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, November 21, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003520

07DRB-70337 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)

Project# 1003655

07DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)

Project# 1003703

07DRB-70338 VACATION OF PUBLIC
RIGHT-OF-WAY

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)

Project# 1005536

07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK
CONST

AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

Project# 1006854

07DRB-70340 VACATION OF PUBLIC
EASEMENT

07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY

07DRB-70342 BULK LAND VARIANCE

07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS
LLC request(s) the above action(s) for all or a portion of
**UNPLATTED LAND SECTION 15 (to be known as THE
TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1
FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on
UNIVERSE BLVD NW BETWEEN AVENIDA DE
JAIMITO NW AND WOODMONT AVE NW containing
approximately 34.85 acre(s). (C-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.



Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 2, 2007

12. Project # 1003703
07DRB-00521 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20)

At the May 2, 2007, Development Review Board meeting, a one-year extension of the preliminary plat was approved. The conditions of final plat are still in force.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 2340 Menaul NE, Suite 200, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 21, 2007
Zone Atlas Page: C-20
Notification Radius: 100 Ft.

Project# 1003703
App#07DRB-70338

Cross Reference and Location: VENTURA ST NE BETWEEN EAGLE ROCK
AVE NE AND OAKLAND AVE NE

Applicant: ADIL RIZVI & ESMAIL HAIDARI
2340 MENAUL BLVD NE STE 200
ALBUQUERQUE, NM 87107

Agent: SAME

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: NOVEMBER 2, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Adil Rizvi and Esmail Haideri PHONE: 315-6484
 ADDRESS: 2340 Menaul Blvd. NE, Suite 200 FAX: 888-1906
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: adilr@thegroup.cc

APPLICANT: Agent/Owner PHONE: _____
 ADDRESS: Same as above FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Right of Way

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

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

Lot or Tract No. Lots 1-PI & 15-PI Block: 2 Unit: Tr. 3, 4, 5
 Subdiv/Addn/TBKA: North Albuquerque Acres TBKA Eagle's View Estate
 Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No. _____
 Zone Atlas page(s): C-20 UPC Code: 102006420746220420

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003703
06DRB-00886

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 6
 LOCATION OF PROPERTY BY STREETS: On or Near: Ventura St. NE
 Between: Eagle Rock Ave. NE and Oakland Ave. NE
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE 10/23/2007
 (Print) _____ Applicant: Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
07DRB-70338

 Hearing date 11/21/07

Action	S.F.	Fees
<u>VRW</u>	<u>✓</u>	<u>\$300.00</u>
<u>ADV</u>	_____	<u>\$75.00</u>
<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$395.00</u>

Sandy Handley 10/25/07 Project # 1003703
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

ADIZ Rizvi
 [Signature]
 Applicant name (print)
 [Signature] 10/24/07
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	[Signature] 10/25/07
<input checked="" type="checkbox"/> Fees collected	DRB - 70338	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	- - -	Project # 1003703
<input checked="" type="checkbox"/> Related #s listed	- - -	

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OW NE R ST ATE	OWN ER ZIP CODE	PRO PER TY CLA SS	TAX DIS TRIC T	LEGAL
1	10200641 73440204 11	GRABOWSKI GARY L & DEBRA J	8851 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 022 002NORTH ALBUQ A CRES UN3 TR3
2	10200641 89440204 12	BRANDON HOLLY HITZEMANN TR FOR ESTHER M HITZEMAN N RVT	8901 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 021 002NORTH ALBUQ A CRES UN3 TR3
3	10200642 07440204 13	QURAIISHI SHAIKH MOHAMME D & RIZWANA	7049 LUELL A ANNE NE	ALBUQ UERQ UE	NM	8710 9	V	A1A	* 020 002NORTH ALBUQ A CRES UN3 TR3
4	10200642 22440204 14	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 019 002NORTH ALBUQ A CRES UN3 TR3
5	10200642 73440104 01	GARCIA ANNA MARIE & VINCE	4109 OJOS PRIETO NW	ALBUQ UERQ UE	NM	8712 0	R	X1A	* 032 012NORTH ALBUQ A CRES UN3 TR3
6	10200642 38440204 15	MOORE JASON J & PAMELA	9021 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 018 002NORTH ALBUQ A CRES UN3 TR3
7	10200642 54440204 16	MEYER- HAGEN RONALD O & LISA	9051 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 017 002NORTH ALBUQ A CRES UN3 TR3
8	10200641 73463204 22	HALE DELWIN S	8850 EAGL E ROCK AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 011 002NORTH ALBUQ A CRES UN3 TR3
9	10200641 90462204 21	OTT- MEYER KRISTY & MEYER WILLI AM KIRK	PO BOX 905 13	ALBUQ UERQ UE	NM	8719 9	R	A1A	* 012 002NORTH ALBUQ A CRES UN3 TR3
10	10200642 07462204 20	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 013 002NORTH ALBUQ A CRES TRACT 3 UNIT 3
11	10200642 21462204 19	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 014 002NORTH ALBUQ A CRES TRACT 3 UNIT 3
12	10200642 39462204 18	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 015 002NORTH ALBUQ A CRES UN3 TR3
13	10200642 54462204 17	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 016 002NORTH ALBUQ A CRES UN3 TR3
14	10200642 73464104 32	H Aidari ESMail	12008 GAZ ELLE PL NE	ALBUQ UERQ UE	NM	8711 1	V	X1A	* 001 012NORTH ALBUQ A CRES UN3 TR3
15	10200641 89495205 12	BARELA ROBERT M	1144 LESTE R DR NE	ALBUQ UERQ UE	NM	8711 2	V	A1A	* 021 001NORTH ALBUQ A CRES UN3 TR3
16	10200642 07495205 13	KUCA ANDRZEJ I & BOZENNA M	8925 EAGL E ROCK AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 020 001TRACT 3 UNIT 3 NORTH ALBUQUERQUE A CRES
17	10200642 22496205 14	RODRIGUEZ SANDY A & CHRIS R	8951 EAGL E ROCK AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 019 001TRACT 3 UNIT 3 NORTH ALBUQUERQUE A CRES
18	10200642 39495205 15	LI AVE DEVELOPMENT INC & K EERAN ROBERT	PO BOX 926 20	ALBUQ UERQ UE	NM	8719 9	V	A1A	* 018 001NORTH ALBUQ A CRES UN3 TR3
19	10200642 54494205 16	SAENZ RANDO N & KRISTIN K	9007 EAGL E ROCK AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 017 001NORTH ALBUQ A CRES UN3 TR3
2	10200642	HERRERA LORENZ A & TROYC	2729 HERM	ALBUQ	NM	8711	V	X1A	* 032 011NORTH ALBUQ A

0	73494105 01	E A	OSA NE	UERQ UE		0			CRES UN3 TR3
2 1	10200641 90410203 21	QURAIISHI SHAIKH MOHAMME D & RIZWANA	7049 LUELL A ANNE NE	ALBUQ UERQ UE	NM	8710 9	V	A1A	* 012 003NORTH ALBUQ A CRES UN3 TR3
2 2	10200642 06410203 20	ROWTEN RICHARD M & SOMP ORN #196716 % SAUDI ARAMC O	PO BOX 824 RAS TANUR				V	A1A	* 013 003NORTH ALBUQ A CRES UN3 TR3
2 3	10200642 22410203 19	BROWN L MICHAEL & GENA L	9000 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2 38 92	R	A1A	* 014 003NORTH ALBUQ A CRES UN3 TR3
2 4	10200642 40410203 18	MOYA STEVEN A & ALISSA M	9020 OAKL AND AVE NE	ALBUQ UERQ UE	NM	8712 2	R	A1A	* 015 003NORTH ALBUQ A CRES UN3 TR3
2 5	10200642 54410203 17	HIGHTOWER CHARLES T & GL ORIA TRUSTEES HIGHTOWER LVT	9208 PEBBL E BEACH N E	ALBUQ UERQ UE	NM	8711 1	V	A1A	* 016 003NORTH ALBUQ A CRES UN3 TR3

Or Current Resident
BARELA ROBERT M
1144 LESTER DR NE
ALBUQUERQUE, NM 87122

Or Current Resident
GARCIA ANNA MARIE & VINCE
4109 OJOS PRIETO NW
ALBUQUERQUE, NM 87120

Or Current Resident
HALE DELWIN S
8850 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
KUCA ANDRZEJ I & BOZENNA M
8925 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
MOORE JASON J & PAMELA
9021 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
QURAIISHI SHAIKH MOHAMMED &
RIZWANA
7049 LUELLA ANNE NE
ALBUQUERQUE, NM 87109

Or Current Resident
SAENZ RANDO N & KRISTIN K
9007 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122

~~Project# 1003703
Or Current Resident
JOE YARDUMIAN
ROWTEN RICHARD M & SOMPORN
Nor Este NA
8950 OAKLAND AVE NE
ALBUQUERQUE, NM 87122~~

Or Current Resident
ROWTEN RICHARD M & SOMPORN
8950 OAKLAND AVE NE
ALBUQUERUQUE, NM 87122

Or Current Resident
BRANDON HOLLY HITZEMANN TR
FOR ESTHER M HITZEMANN RVT
8901 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
GRABOWSKI GARY L & DEBRA J
8851 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
HERRERA LORENZ A & TROYCE A
2729 HERMOSA NE
ALBUQUERQUE, NM 87110

Or Current Resident
LIAVE DEVELOPMENT INC &
KEERAN ROBERT
PO BOX 92620
ALBUQUERQUE, NM 87199

Or Current Resident
MOYA STEVEN A & ALISSA M
9020 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
RODRIGUEZ SANDY A & CHRIS R
8951 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122

Project# 1003703
ADIL RIZVI & ESMAIL HAIDARI
2340 MENAUL BLVD NE STE 200
ALBUQUERQUE, NM 87107

Project# 1003703
CYNTHIA RAINHART
North Albuquerque Acres NA
11300 OAKLAND NE
ALBUQUERQUE, NM 87122

Project# 1003703
JOE YARDUMIAN
Nor Este NA
7801 GC GORMAN AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
BROWN L MICHAEL & GENA L
9000 OAKLAND AVE NE
ALBUQUERQUE, NM 87122 3892

Or Current Resident
HAIDARI ESMAIL
12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
HIGHTOWER CHARLES T & GLORIA
TRUSTEES HIGHTOWER LVT
9208 PEBBLE BEACH NE
ALBUQUERQUE, NM 87111

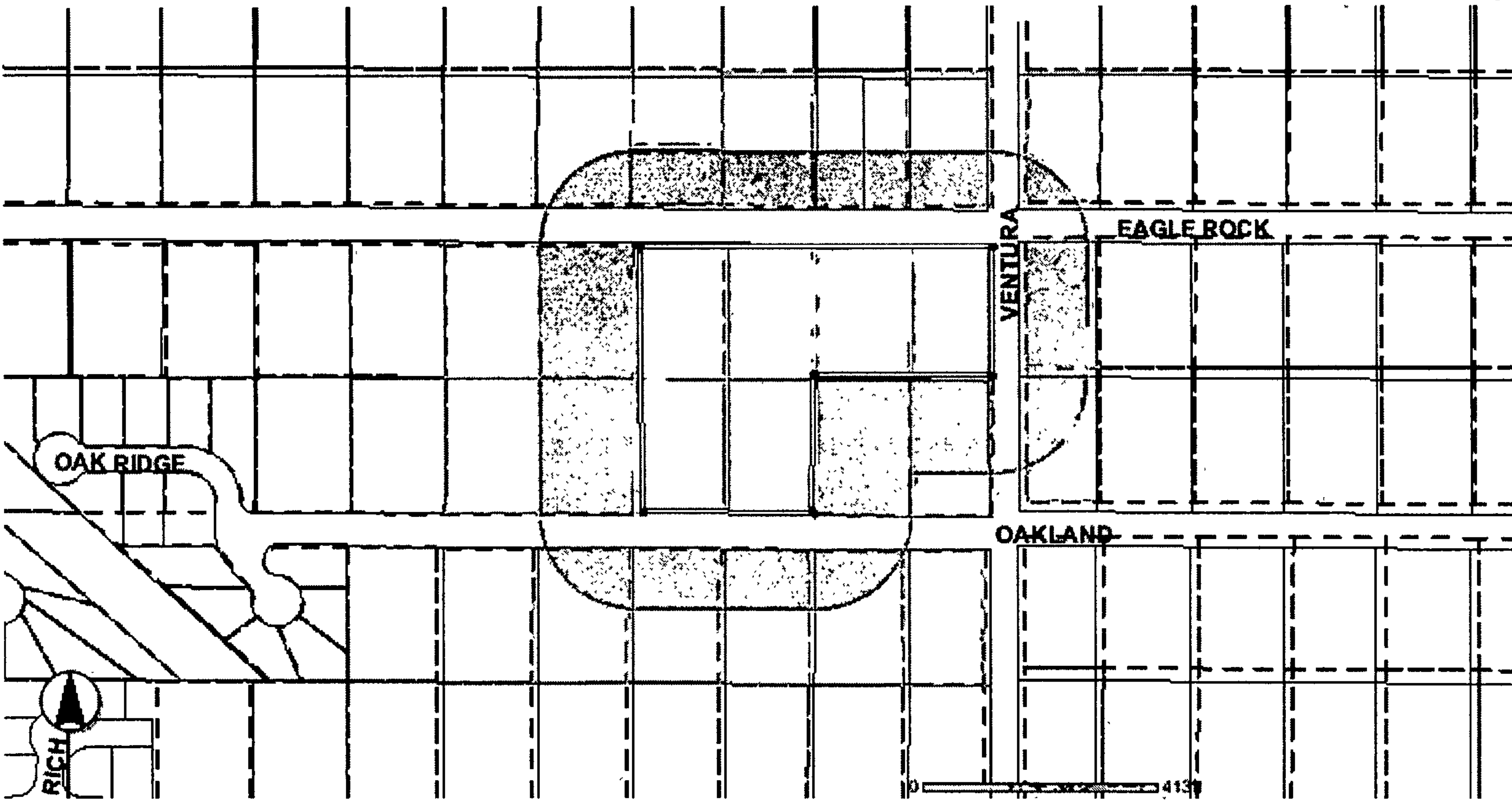
Or Current Resident
MEYER-HAGEN RONALD O & LISA
9051 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

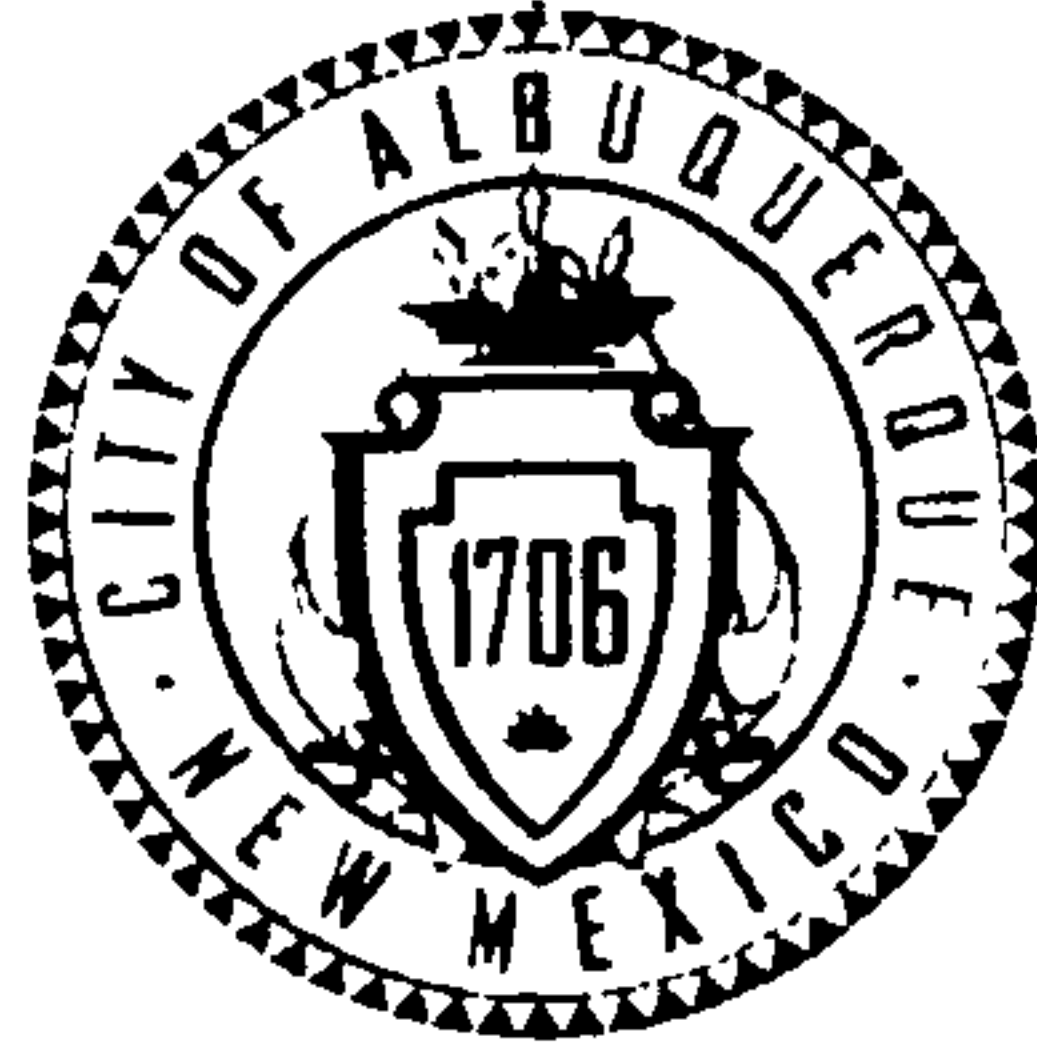
Or Current Resident
OTT-MEYER KRISTY & MEYER
WILLIAM KIRK
PO BOX 90513
ALBUQUERQUE, NM 87199

Or Current Resident
ROWTEN RICHARD M & SOMPORN
#196716 % SAUDI ARAMCO
PO BOX 824 RAS TANUR

Project# 1003703
JEFF PETERSON
Nor Este NA
7800 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87111

Project# 1003703
JOE HUNTER
North Albuquerque Acres NA
9805 SAN BERNADINO NE
ALBUQUERUQUE, NM 87122





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: 18 October 2007

TO CONTACT NAME: Adil Kojic or Arlene Portillo
COMPANY/AGENCY: Skyblue Investment LLC
ADDRESS/ZIP: 2340 Manual Blvd. NE Suite 200, 87107
PHONE/FAX #: 888-1900 / FAX 888-1906

Thank you for your inquiry of 18 Oct 2007 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 13, 14, 15, 16, 19 and 20, Block 2, Tr. 3 Unit 3, N.A.A. Located Ventura Street NE between Eagle Rock Ave. NE and Oakland Ave. NE zone map page(s) C-20

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

NOR ESTE NA

Neighborhood Association

Contacts: Jeff Peterson
7800 Eagle Rock Ave. NE 87111
797-3477(h) 846-3476(w) 615-6729(c)

Joe Yardumian
7801 R.C. Gorman Ave. NE 87122-2748
797-1851 (h) website www.noreste.org

North Albug. Acres NA

Neighborhood Association

Contacts: Cynthia Reinhart
11308 Oakland NE 87122
856-6054(h)

Ch Hunter
9805 San Bernadino NE 87122
897-2939 (h) website www.naacu.net

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan Winkler
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

October 25, 2007

Ms. Sheran Matson, AICP
DRB Chairperson
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87102

RE: EAGLE'S VIEW ESTATES SUBDIVISION, DRB #1003703
REQUEST FOR VACATION APPROVAL

Dear Ms. Matson:

I am requesting approval for Vacation for the above referenced Subdivision.

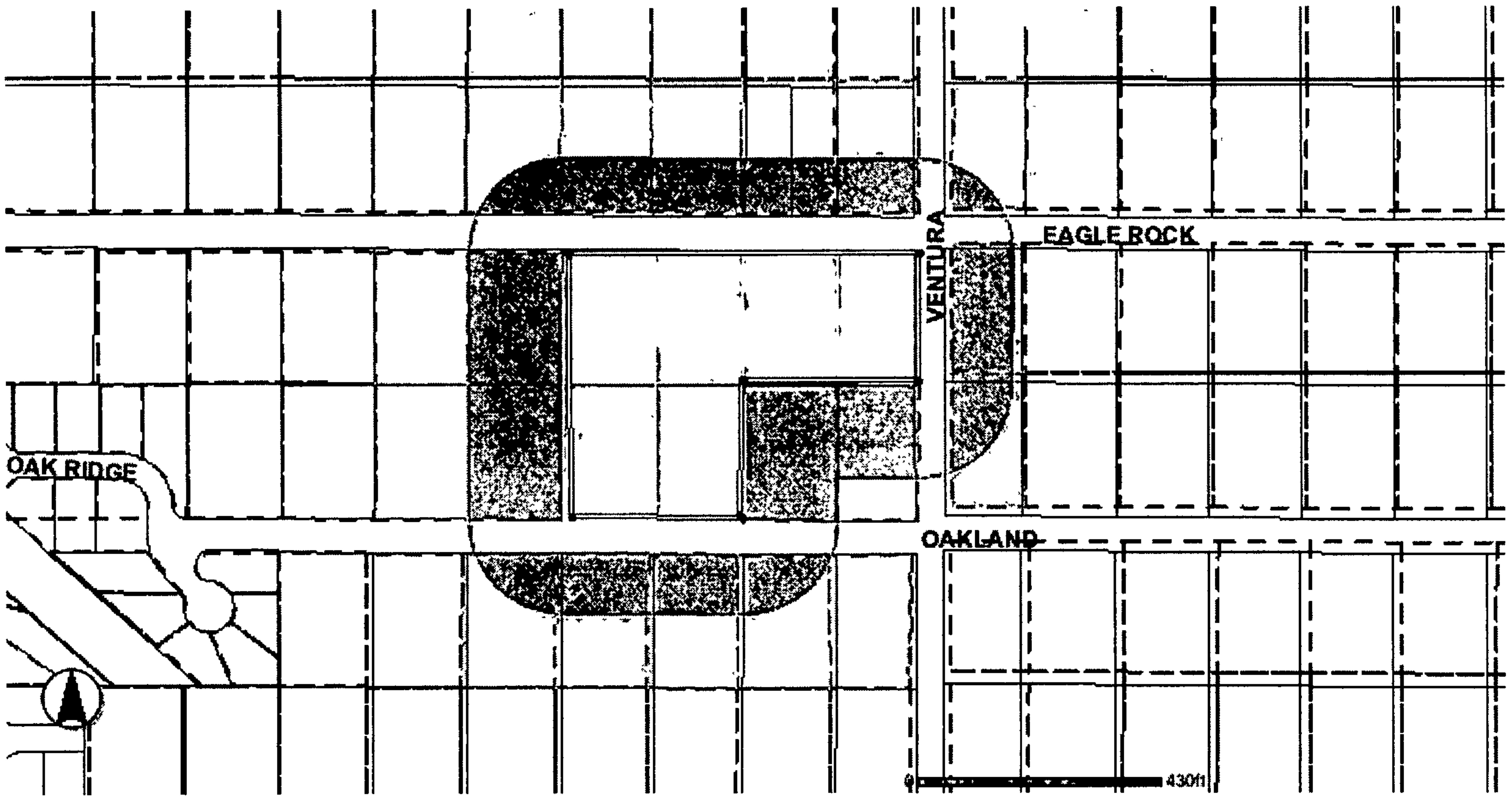
The Developer is requesting Vacation of 5-feet of public Right-of-Way on Oakland Avenue.

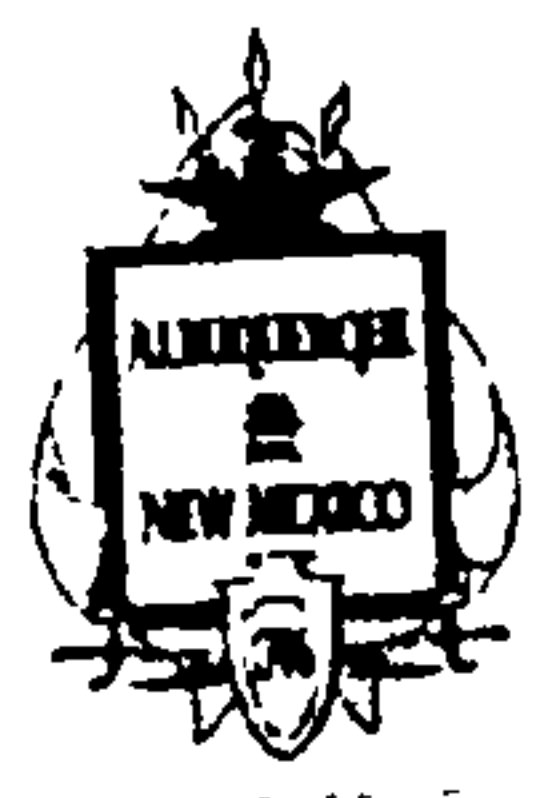
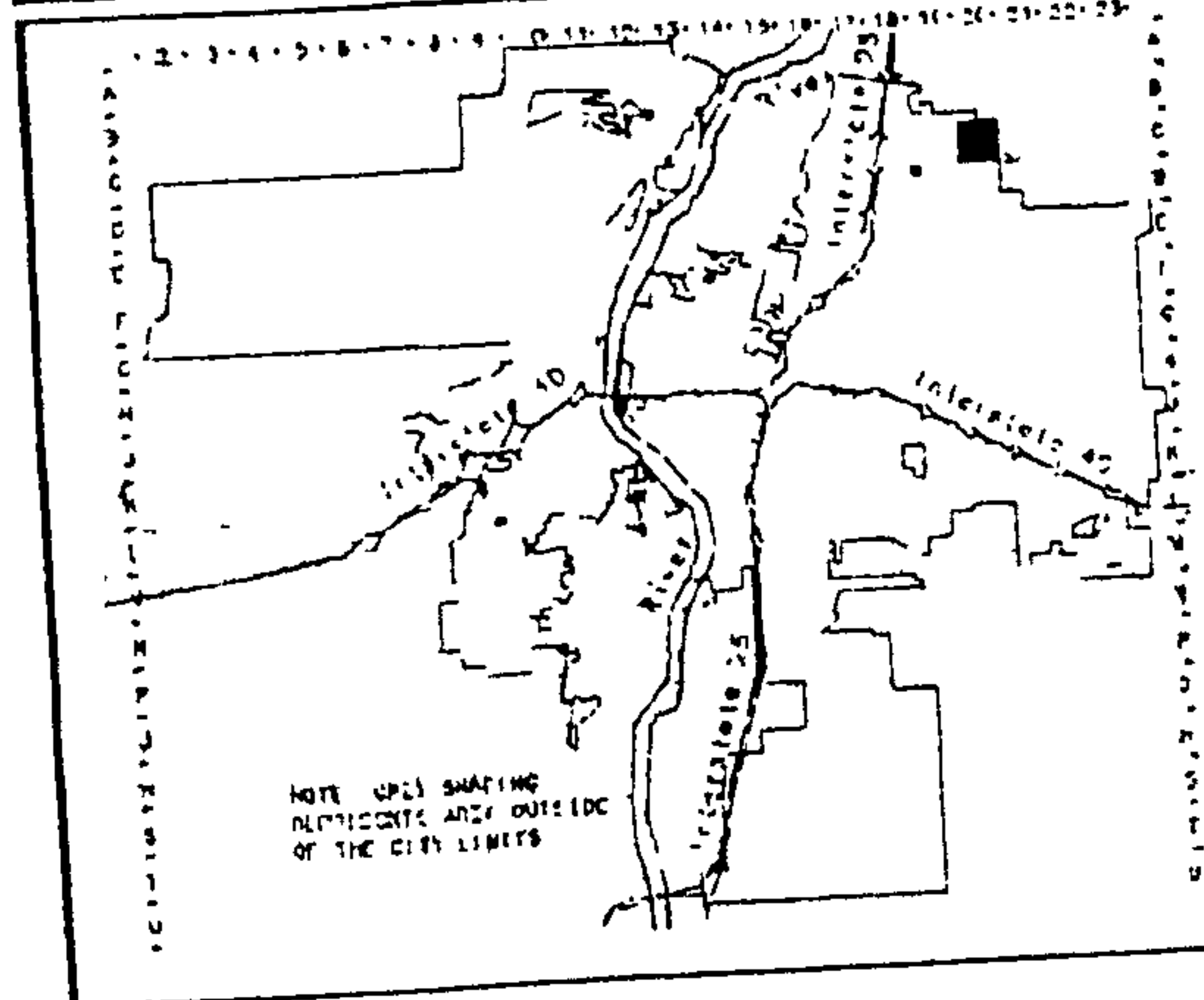
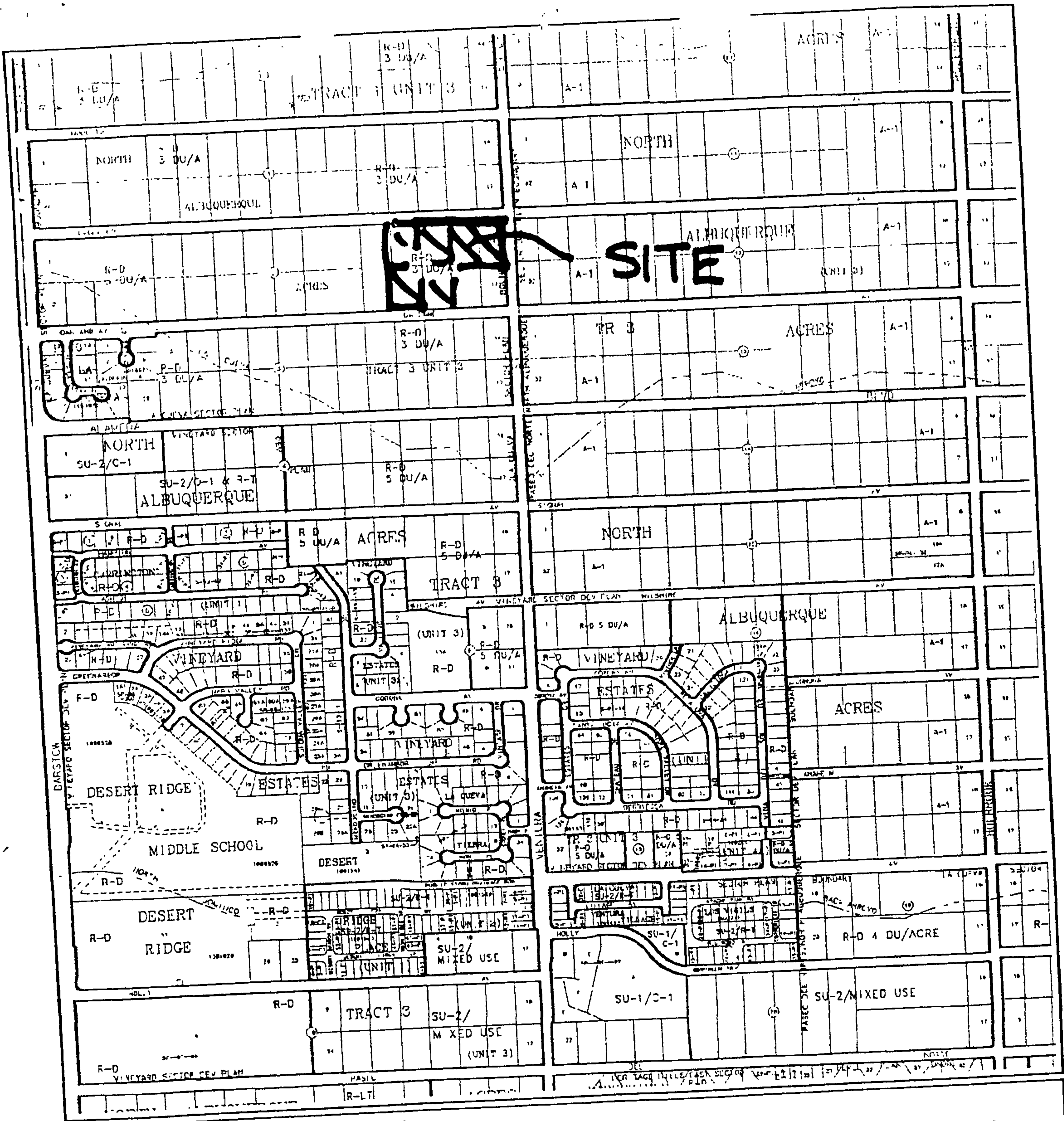
Thank you, in advance, for your consideration. If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,

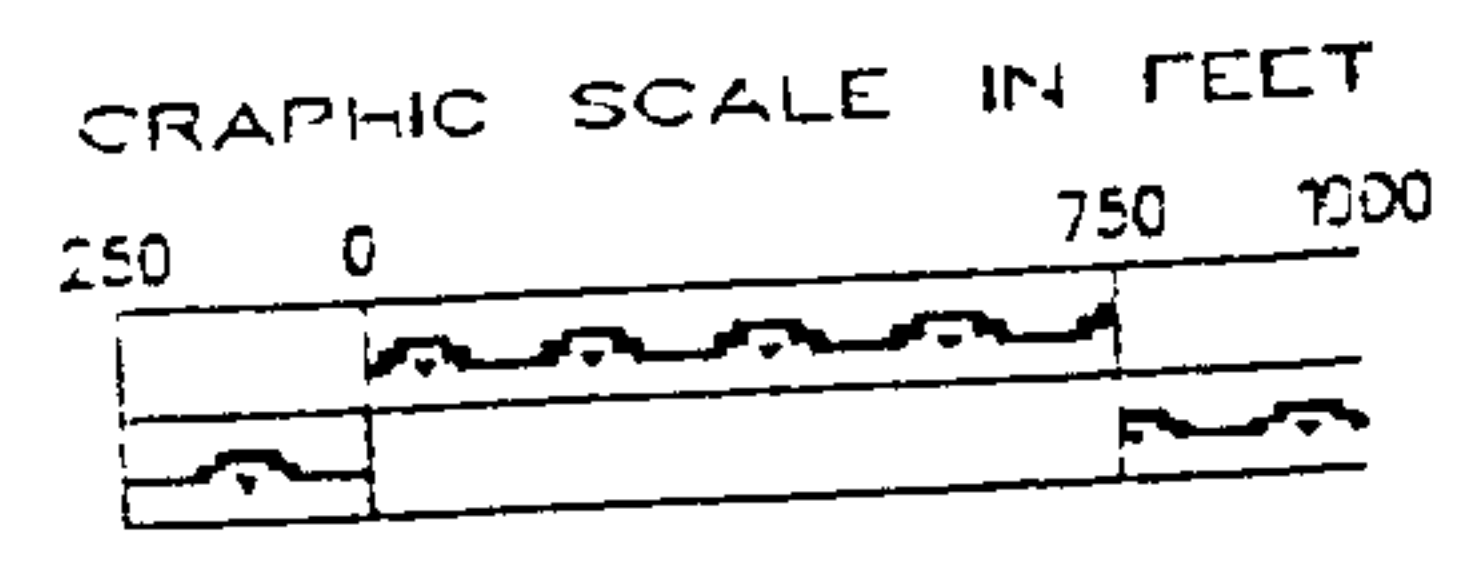


Adil Rizvi





CITY OF Albuquerque
AGIS
 PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 31, 2003

October 23, 2007

Jeff Peterson
78 _____ NE
Albuquerque, NM 87111

*Eagle's View Estates Subdivision
Corner of Ventura and Eagle Rock*

Dear _____

The Public Right-of-Way (ROW) for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision has not been completed. Therefore, the City of Albuquerque has required us to resubmit for Vacation of this Public ROW.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build an 8-lot subdivision. This project includes a 4' public right-of-way on the south side of Eagle Rock Avenue and also on the north side of Oakland Avenue. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,


Adil Rizvi

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 21, 2007
Zone Atlas Page: C-19
Notification Radius: 100 Ft.

Project# 1003655
App#07DRB-70339

**Cross Reference and Location: WYOMING BLVD NE BETWEEN EAGLE ROCK
NE AND MODESTO NE**

Applicant: ADIL RIZVI & ESMAIL HAIDARI
2340 MENAUL BLVD NE STE 200
ALBUQUERQUE, NM 87107

Agent: SAME

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: NOVEMBER 2, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Adil Rizvi & Esmail Haidari PHONE: 315-6484

ADDRESS: 2340 Menaul Blvd. NE, Suite 200 FAX: 888-1906

CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: Adilr@thegroup.cc

APPLICANT: Agent/Owner PHONE: _____

ADDRESS: Same as above FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Right-of-way

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

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

Lot or Tract No. Lots 15, 16, 17 and Portion of Lot 18 Block: 1 Unit: Tr 2, U3

Subdiv/Addn/TBKA. NORTH ALBUQUERQUE ACRES TBKA La Vista @ Desert Ridge

Existing Zoning: R-D Proposed zoning: R-D MRGCD Map No -

Zone Atlas page(s): C-19 UPC Code: 100101906423851521918, 101906425351521917, 101906425349221

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1003655
05DRB-01833

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 4 No. of proposed lots: 4 Total area of site (acres): 2.5 D

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Blvd. NE

Between: Eagle Rock NE and Modesto NE

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

SIGNATURE [Signature] DATE 10/22/07

(Print) ADIL RIZVI Applicant Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F H D P density bonus
- F H D P fee rebate

Application case numbers	Action	S.F.	Fees
07DRB-70339	VRWL	V	\$ 300.00
	ADV		\$ 75.00
	CME		\$ 20.00
			\$
			\$
Hearing date <u>11/21/07</u>			Total
			\$ 395.00

Sandy Handley 10/25/07 Project # 1003655
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (DRB04)

(PUBLIC HEARING CASE)

- Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC EASEMENT (DRB27)

VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

SIDEWALK VARIANCE (DRB20)

SIDEWALK WAIVER (DRB21)

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)

- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT (DRB26)

VACATION OF RECORDED PLAT (DRB29)

- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

ADIL RIZVI

Applicant name (print)

10/23/07

Applicant signature / date



Form revised 4/07

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

Application case numbers

OTPRB - 70339

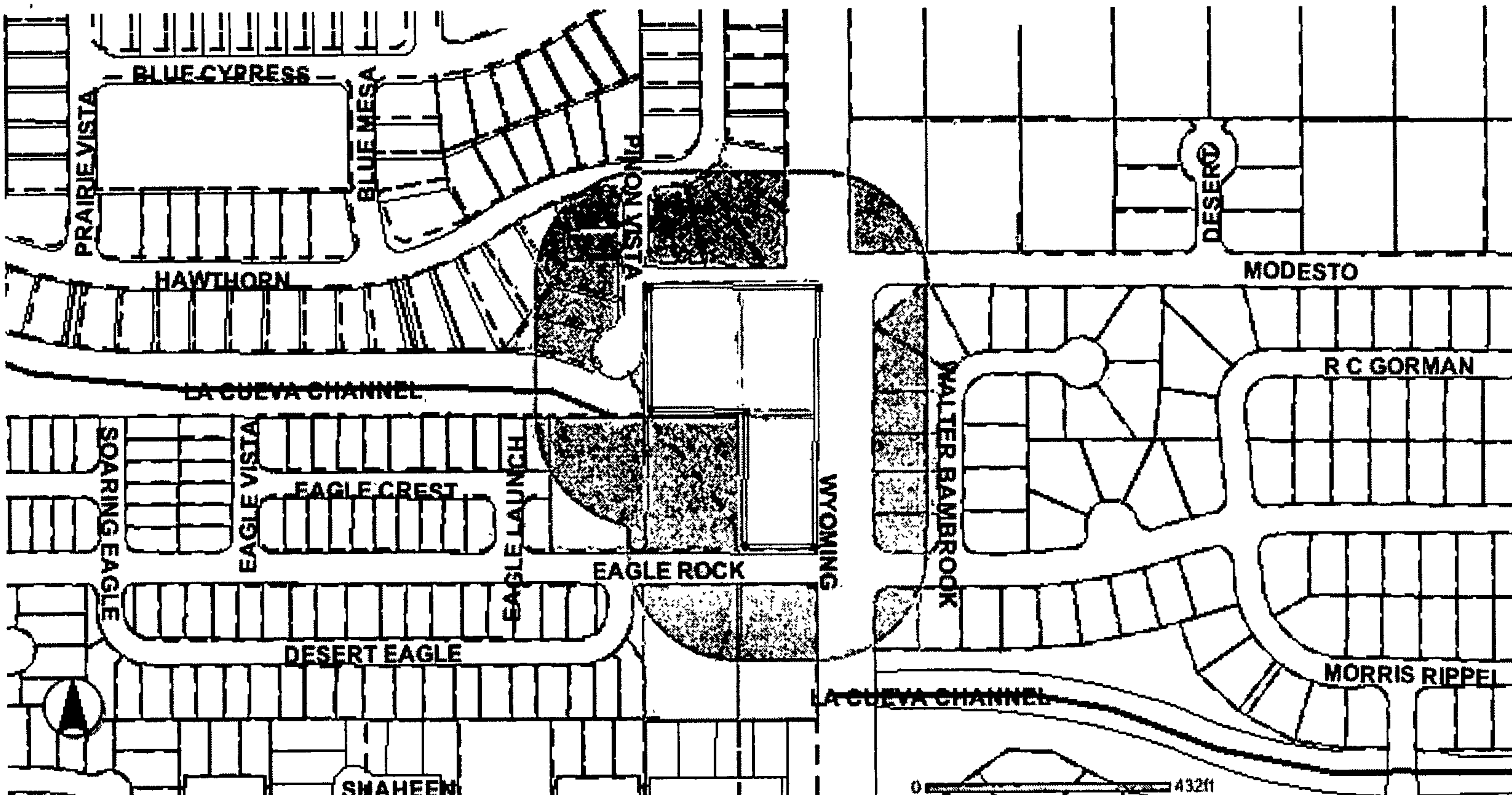
Sandy Handley 10/25/07

Planner signature / date

Project # 1003055

4	65236 05630 208	M & VALERIE A	UMN ROS E DR NE	UQU ERQ UE	M	11 3		A	P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .2490 AC
1 5	10190 65228 05630 209	FORESTER ZAC HARY & GLORI A	9100 AUT UMN ROS E DR NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 9- P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .2598 AC
1 6	10190 65214 06131 403	HOPPMAN MAR ILYN	9019 PIN ON VISTA CT NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 5- P1 BLK 8 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .1475 AC
1 7	10190 65206 05531 406	FOX MICHAEL S & EDISON- FOX GIEZELL K	7420 HA WTHORN E NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 6-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6- P1 THRU 10- P1, 11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DES ERT RIDGE TRAILS SUBDIVISION UNIT 1 CONT .1655 A C
1 8	10190 65201 04931 407	HENNIE FRANK A	7416 HA WTHORN E AVE NE	ALB UQU ERQ UE	N M	87 11 0	R	A1 A	LT 7-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6- P1 THRU 10- P1, 11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DES ERT RIDGE TRAILS SUBDIVISION UNIT 1 CONT .2218 A C
1 9	10190 65215 05531 402	CERUTTI JOHN L & A RUTH	9015 PIN ON VISTA CT NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 4- P1 BLK 8 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .1284 AC
2 0	10190 65213 04931 401	DEFRANCESCO - BEDI CYNTHIA R	9009 PIN ON VISTA CT NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	LT 3-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6- P1 THRU 10- P1, 11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DES ERT RIDGE TRAILS SUBDIVISION UNIT 1 CONT .1505 A C
2 1	10190 64279 51710 306	RIPLEY EDWAR D & GRADY TR USTEES RIPLE Y RVT	9021 WA LTER BAM BROOK PL NE	ALB UQU ERQ UE	N M	87 12 2	R	A1 A	LOT 6 BLK 1 AMENDED CORRECTED PLAT NOR ESTE E STATES BLKS 1 T HRU 11 EXC PORT DEDICATED FOR CITY LANDSCAPE CONT 0.2917 AC M/L OR 12,706 SQ FT M/L
2 2	10190 65208 03731 405	ROSWOLD ED WIN A & CHERI D	9001 PIN ON VISTA CT NE	ALB UQU ERQ UE	N M	87 12 0	R	A1 A	LT 1-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6- P1 THRU 10- P1, 11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DES ERT RIDGE TRAILS SUBDIVISION UNIT 1 CONT .2095 A C
2 3	10190 64277 51010 305	HEWITT RANDY C & MONICA M	9017 WA LTER BAM BROOK PL NE	ALB UQU ERQ UE	N M	87 12 2 2 7 1 2	R	A1 A	LT 5 BLK 1 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 9,940 SQ FT +- -
2 4	10190 64277 49110 302	PARASHER GU LSHAN	9005 WA LTER BAM BROOK PL NE	ALB UQU ERQ UE	N M	87 12 2 2 7 1 2	R	A1 A	LT 2 BLK 1 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 8,019 SQ FT +- -
2 5	10190 64222 49221 914	AMAFCA	2600 PR OSPECT A VE NE	ALB UQU ERQ UE	N M	87 10 7	V	A1 A	LT 19 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRA CT 2 CONT .8800 AC +/-
2 6	10190 64212 50121 906	STILLWELL BRE NDA K	7501 EA GLE CRES T AVE NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 11 BLK B PLAT FOR VISTA DEL AGUILA SUBDIVISION UNIT TWO BEING A REPLAT OF NORTH ALBUQUERQU E ACRES TRACT 2 UNIT 3 BLOCK 1 LOTS 20 THRU 23 C ONT .0979 AC
2 7	10190 64253 49221 916	H Aidari ESMAI L & ASGHARZA RDEH GHAMAR	12008 GA ZELLE PL NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A	LT 17 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRA CT 2 CONT .7252 AC
2 8	10190 64277 49610 303	GARCIA LEROY L & EILEEN B	9009 WA LTER BAM BROOK PL NE	ALB UQU ERQ UE	N M	87 12 2 2 7 1 2	R	A1 A	LT 3 BLK 1 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 8,037 SQ FT +- -

R e c	UPC CODE	OWNER	OWNER ADDRESS	OW NER CITY	OW NE R S T A T E	OW NE R Z I P C O D E	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	10190 64238 46120 418	AMAFCA	2600 PR OSPECT A VE NE	ALB UQU ERQ UE	N M	87 10 7	V	A1 A	* 015 002NORTH ALBUQ ACRES UN 3 TR2
2	10190 64277 48210 301	BORDONE WILL IAM A & MARIA G	9001 WA LTER BAM BROOK PL NE	ALB UQU ERQ UE	N M	87 12 22 71 2	R	A1 A	LT 1 BLK 1 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 7,671 SQ FT +-
3	10190 64253 46120 417	AMAFCA	2600 PR OSPECT A VE NE	ALB UQU ERQ UE	N M	87 10 7	V	A1 A	* 016 002NORTH ALBUQ ACRES UN 3 TR2
4	10190 64277 50310 304	PAXTON D M & LAURIE L	9015 WA LTER BAM BROOK N E	ALB UQU ERQ UE	N M	87 12 2	R	A1 A	LT 4 BLK 1 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 8,076 SQ FT +-
5	10190 65211 04331 404	WARD KEVIN S & LORA L	9005 PIN ON VISTA CT NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	LT 2-P1 BLK 8 PLAT FOR LOTS 1-P1 THRU 3-P1, 6- P1 THRU 10- P1, 11 THRU 28 & H.O.A TRACTS CC & DD BLOCK 8 DES ERT RIDGE TRAILS SUBDIVISION UNIT 1 CONT .1876 A C
6	10190 64238 51521 918	H Aidari ESMAI L & ASGHARZA RDEH GHAMAR	12008 GA ZELLE PL NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A	LT 15 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRA CT 2 CONT .0870 AC
7	10190 64253 51521 917	H Aidari ESMAI L & ASGHARZA RDEH GHAMAR	12008 GA ZELLE PL NE	ALB UQU ERQ UE	N M	87 11 1	V	A1 A	LT 16 BLK 1 NORTH ALBUQUERQUE ACRES UNIT 3 TRA CT 2 CONT .7252 AC +/-
8	10190 64275 46610 414	HENG KHENG J & OOI LAY G	7600 EA GLE ROC K AVE NE	ALB UQU ERQ UE	N M	87 12 22 72 0	R	A1 A	LT 1 BLK 5 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 8,481 SQ FT +-
9	10190 64282 46610 413	HEDGE PETH K EITH L & VANES SAR	7604 EA GLE ROC K AVE NE	ALB UQU ERQ UE	N M	87 12 22 72 0	R	A1 A	LT 2 BLK 5 AMENDED CORRECTED PLAT FOR NOR EST E ESTATES BLKS 1 THRU 11 CONT 7,148 SQ FT +-
10	10190 65243 06830 206	WELLS PAUL J	9112 AUT UMN ROS E DR NE	ALB UQU ERQ UE	N M	87 11 4	R	A1 A	LT 6- P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .1920 AC
11	10190 65274 01640 101	TENNEY JOHN L & MARY ANN	7601 MO DESTO AV E NE	ALB UQU ERQ UE	N M	87 12 2	R	A1 A	*32 12 TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES
12	10190 65290 01640 102	MEREWETHER KIMBALL O & S HANNON D	7737 MO DESTO AV E NE	ALB UQU ERQ UE	N M	87 12 2	R	A1 A	* 031 012NORTH ALBUQ ACRES TR 1 UNIT 3
13	10190 65242 06030 207	WINTER NANNE TTE M & BRADL EY D	9108 AUT UMN ROS E DR NE	ALB UQU ERQ UE	N M	87 11 3	R	A1 A	LT 7- P1 BLK 7 PLAT FOR DESERT RIDGE TRAILS SUBDIVISO N UNIT 1 CONT .2925 AC
14	10190	LIND ROBERT	9104 AUT	ALB	N	87	R	A1	LT 8-



29	10190 64231 50921 925	Haidari Esmail & Ghamar Asgharzardeh	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87 11 1	V	A1 A	PARCEL 1 (AKA PORT OF AMAFCA LA CUEVA CHANNEL ROW DESERT RIDGE TRAILS UNIT 1 SUBDIVISION) CONT .0342 AC +/-
30	10190 64237 48221 915	AMAFCA	2600 PROSPECT AVE NE	ALBUQUERQUE	NM	87 10 7	V	A1 A	SWLY PORT OF LT 18 BLK 1 NORTH ALBUQUERQUE ACRES TR 2 UNIT 3 CONT .5139 AC +/-
31	10190 64243 50021 924	Haidari Esmail & Ghamar Asgharzardeh	12008 GAZELLE PL NE	ALBUQUERQUE	NM	87 11 1	V	A1 A	PARCEL 2 (AKA PORT OF LT 18 BLK 1 NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3) CONT .3661 AC +/-
32	10190 64230 45922 222	D R Horton Inc	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	87 11 3	V	A1 A	TR D PLAT FOR DESERT LANE SUBDIVISION CONT .0633 AC

Or Current Resident
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

Or Current Resident
BORDONE WILLIAM A & MARIA G
9001 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122 2712

Or Current Resident
CERUTTI JOHN L & A RUTH
9015 PINON VISTA CT NE
ALBUQUERQUE, NM 87113

Or Current Resident
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

Or Current Resident
DEFRANCESCO-BEDI CYNTHIA R
9009 PINON VISTA CT NE
ALBUQUERQUE, NM 87109

Or Current Resident
FORESTER ZACHARY & GLORIA
9100 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

Or Current Resident
FOX MICHAEL S & EDISON-FOX
GIEZELL K
7420 HAWTHORNE NE
ALBUQUERQUE, NM 87113

Or Current Resident
GARCIA LEROY L & EILEEN B
9009 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122 2712

Or Current Resident
HAIDARI ESMAIL &
ASGHARZARDEH GHAMAR
12008 GAZELLE PL NE
ALBUQUERQUE, NM 87111

Or Current Resident
HEDGEPEETH KEITH L & VANESSA R
7604 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122 2720

Or Current Resident
HENG KHENG J & OOI LAY G
7600 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87122 2720

Or Current Resident
HENNIE FRANK A
7416 HAWTHORNE AVE NE
ALBUQUERQUE, NM 87110

Or Current Resident
HEWITT RANDY C & MONICA M
9017 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122 2712

Or Current Resident
HOPPMAN MARILYN
9019 PINON VISTA CT NE
ALBUQUERQUE, NM 87113

Or Current Resident
LIND ROBERT M & VALERIE A
9104 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

Or Current Resident
MEREWETHER KIMBALL O &
SHANNON D
7737 MODESTO AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
PARASHER GULSHAN
9005 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122 2712

Or Current Resident
PAXTON D M & LAURIE L
9015 WALTER BAMBROOK NE
ALBUQUERQUE, NM 87122

Or Current Resident
RIPLEY EDWARD & GRADY
TRUSTEES RIPLEY RVT
9021 WALTER BAMBROOK PL NE
ALBUQUERQUE, NM 87122

Or Current Resident
ROSWOLD EDWIN A & CHERI D
9001 PINON VISTA CT NE
ALBUQUERQUE, NM 87120

Or Current Resident
STILLWELL BRENDA K
7501 EAGLE CREST AVE NE
ALBUQUERQUE, NM 87113

Or Current Resident
TENNEY JOHN L & MARY ANN
7601 MODESTO AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
WARD KEVIN S & LORA L
9005 PINON VISTA CT NE
ALBUQUERQUE, NM 87109

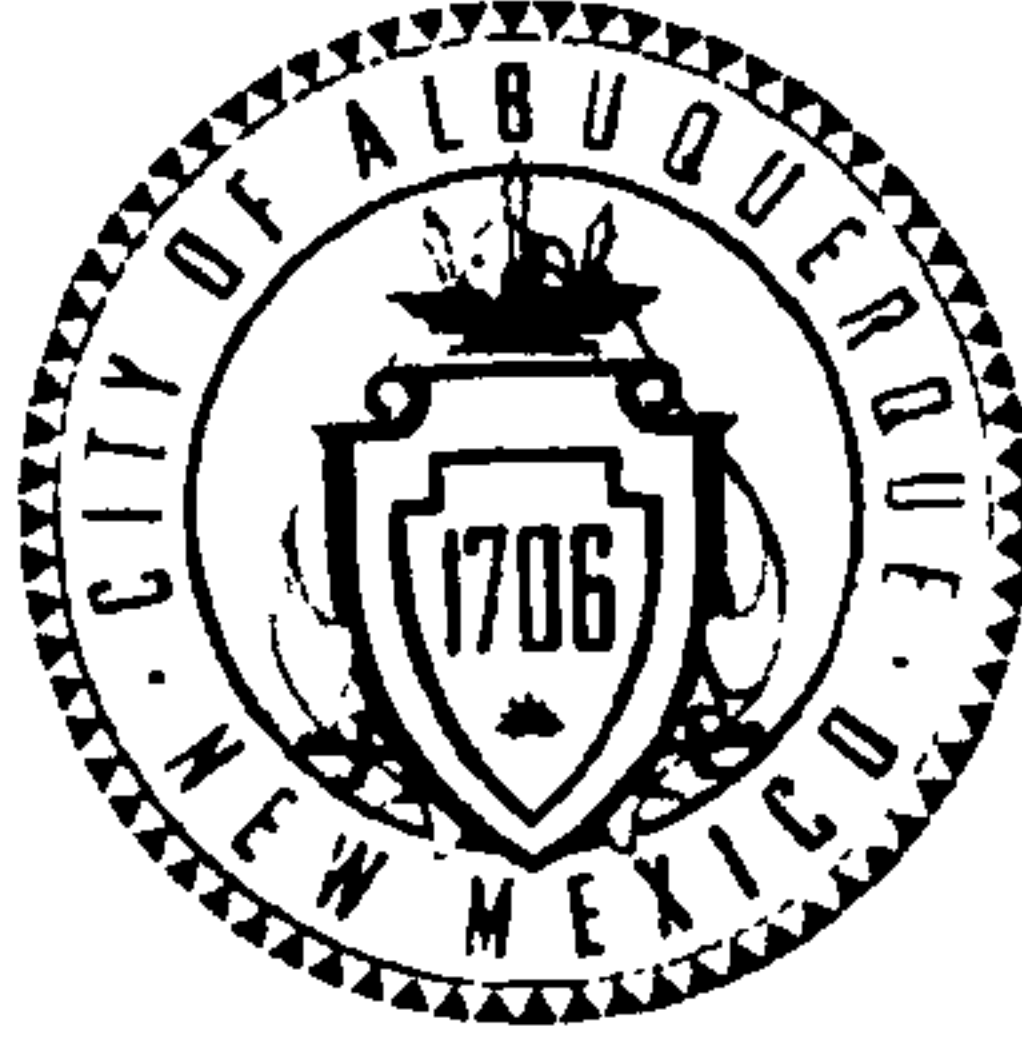
Or Current Resident
WELLS PAUL J
9112 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87114

Or Current Resident
WINTER NANNETTE M & BRADLEY
9108 AUTUMN ROSE DR NE
ALBUQUERQUE, NM 87113

Project# 1003655
ADIL RIZVI & ESMAIL HAIDARI
2340 MENAUL BLVD STE 200
ALBUQUERQUE, N 87107

Project# 1003655
JEFF PETERSON
Nor Este NA
7800 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87111

Project# 1003655
JOE YARDUMIAN
Nor Este NA
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 18 October 2007

TO CONTACT NAME: Adel Rizo or Galena Portillo
COMPANY/AGENCY: Skyblue Investment, LLC
ADDRESS/ZIP: 2340 Menaul Blvd. NE Suite 200 87107
PHONE/FAX #: 888-1900 / FAX 888-1906 Rizo 315-6484 / Portillo 321-0369

Thank you for your inquiry of 18 October 2007 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 15, 16, 17 and portion of lot 18 located Wyoming Blvd. NE between Eagle Rock and Modesto zone map page(s) C-19.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Nor Este NA
Neighborhood Association
Contacts: Jeff Peterson
7800 Eagle Rock Ave. NE 87111
797-3477(h) 846-3476(w) 615-6729(c)
Joe Gardemian
7801 E. Herman Ave. NE 87122-2748
797-1851(h) website www.noreste.org

Neighborhood Association
Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephen W. [Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

.....
Attention: Both contacts per neighborhood association need to be notified.
.....

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application
Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

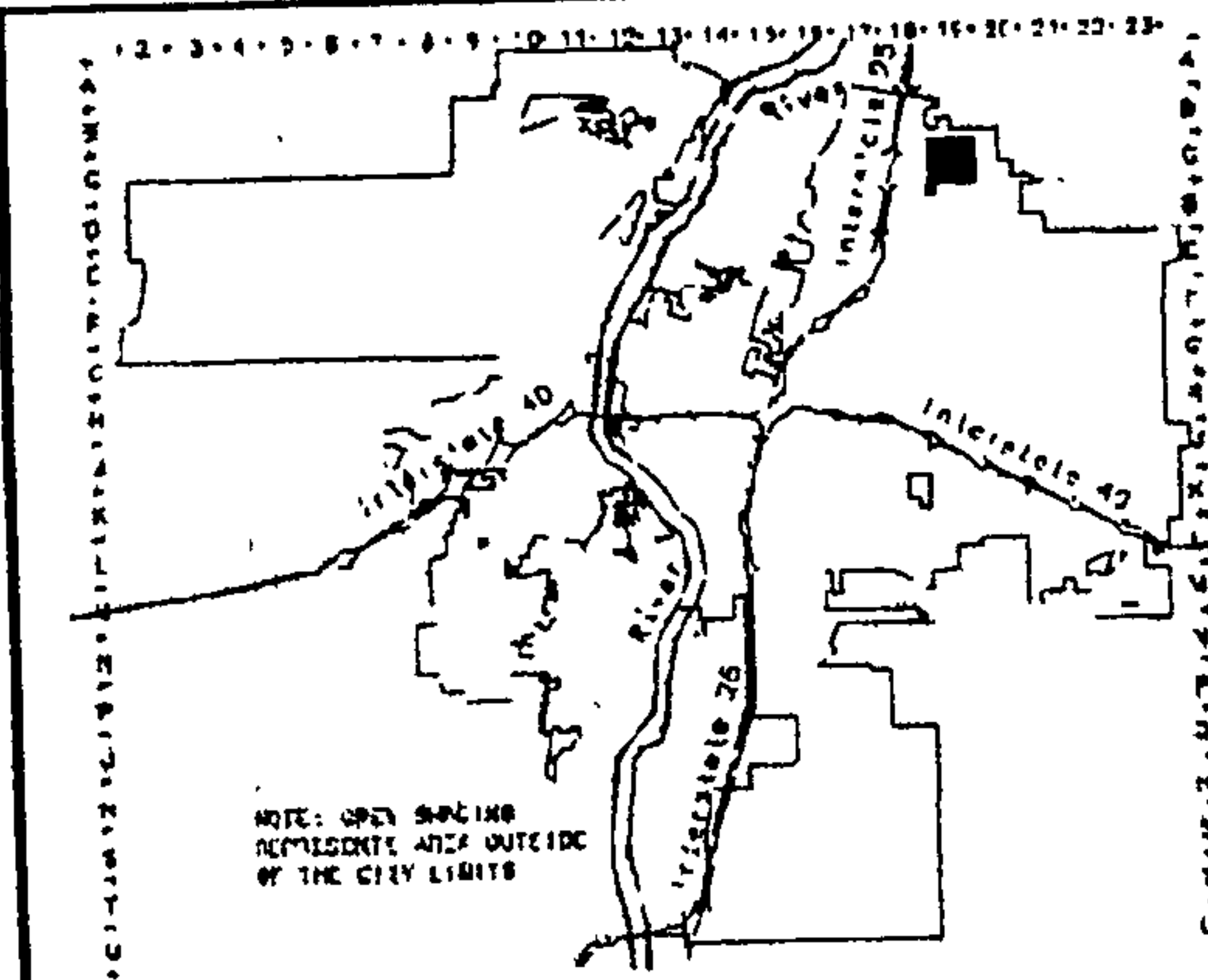
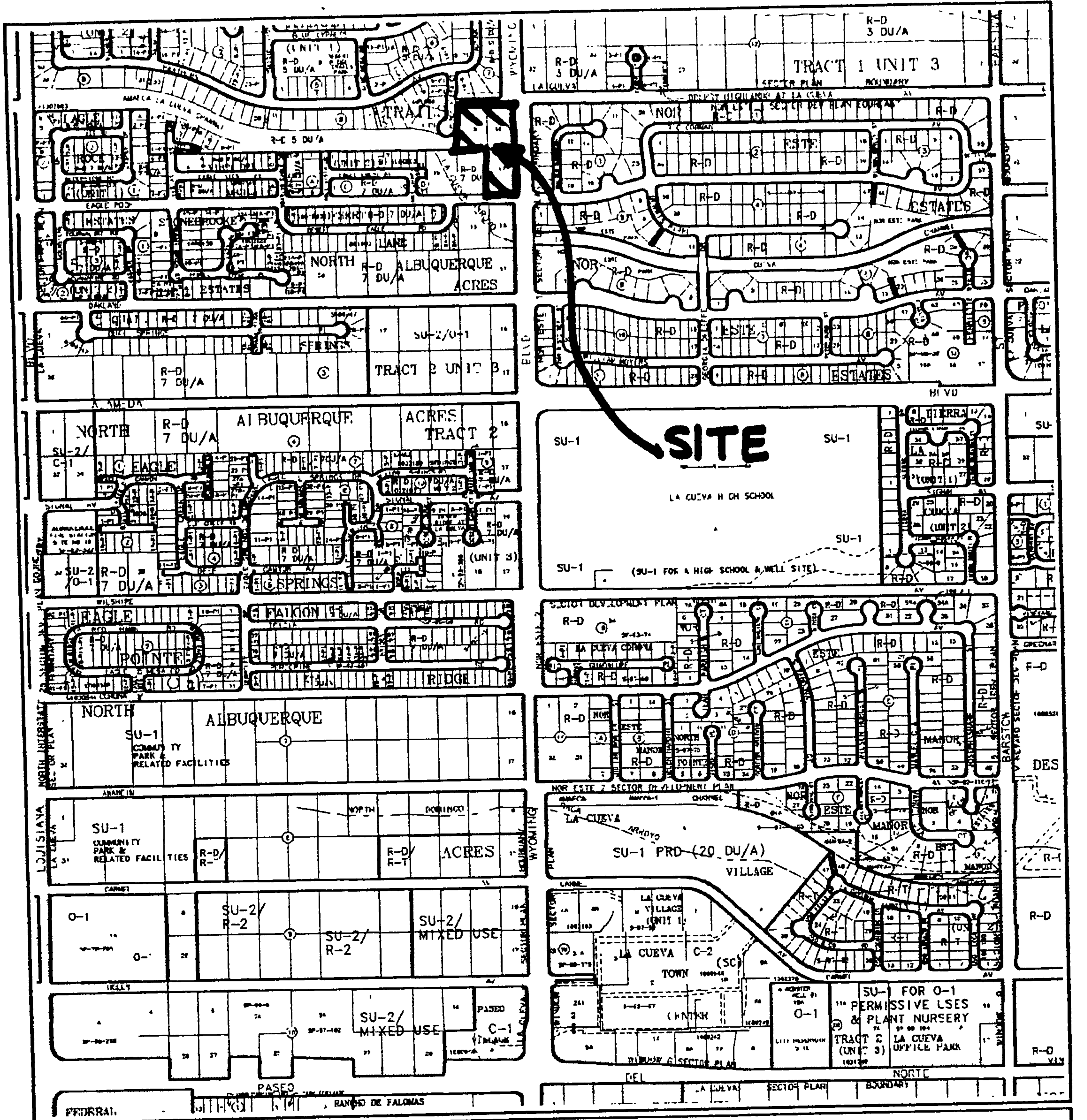
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

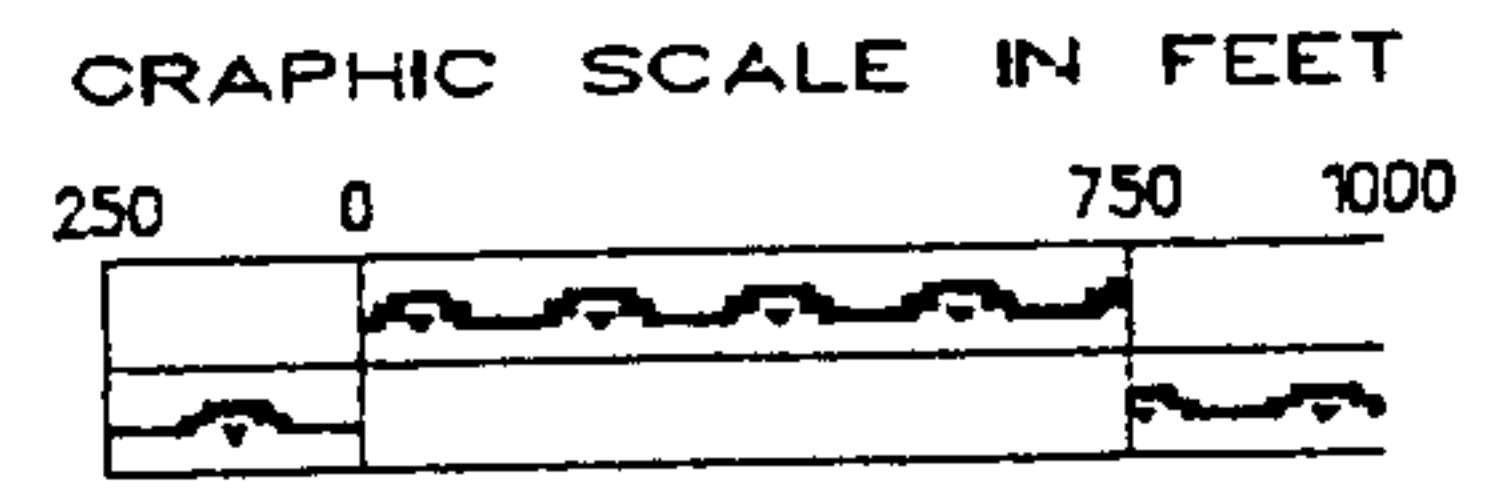
Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 18 Oct 07 Time Entered: 4:05 PM ONC Rep. Initials: 



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-19-Z
Map Amended through July 31, 2003

October 25, 2007

Ms Sheran Matson, AICP
DRB Chairperson
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87102

RE: LA VISTA AT DESERT TRAILS SUBDIVISION, DRB
#1003655 - REQUEST FOR VACATION APPROVAL

Dear Ms. Matson:

I am requesting approval for Vacation for the above
referenced Subdivision.

We are proposing a 30-foot public Right-of-Way on
Modesto Avenue.

Thank you, in advance, for your consideration. If
you have any questions, please call Adil Rizvi at
315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,



Adil Rizvi

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 21, 2007
Zone Atlas Page: G-14
Notification Radius: 100 Ft.

Project# 1005536
App#07DRB-70334
07DRB-70345

Cross Reference and Location: 12TH ST NW BETWEEN CANDELARIA RD NW
AND GRIEGOS RD

Applicant: BCR CONSTRUCTION
PO BOX 7489
ALBUQUERQUE, NM 871078

Agent: AMY NIESE
ISAACSON & ARFMAN PA
128 MONROE ST NE
ALBUQUERQUE, NM 87194

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: NOVEMBER 2, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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:

Professional/Agent (if any): AMY NIESE, ISAACSON + MEYMAN PA PHONE: 268-8828
 ADDRESS: 128 MONROE ST NE FAX: 268-2632
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amy.n@iacivil.com

APPLICANT: BCR CONSTRUCTION (BILLY BACA) PHONE: 345-1983
 ADDRESS: PO BOX 7489 FAX: 345-0398
 CITY: ALB STATE NM ZIP 87194 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: BILLY + JEANETTE BACA

DESCRIPTION OF REQUEST: 12th STREET VILLAS PRELIMINARY PLAT APPROVAL AND SIDEWALK DEFECTION

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

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

Lot or Tract No. 57, 58, + 59 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ROSSITER ADDITION (tbka 12th Street Villas S/D)
 Existing Zoning: R2 Proposed zoning: R2
 Zone Atlas page(s): 614 UPC Code: 101406012049521833 MRGCD Map No NA
101406012350421834
101406012681221835

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_ V_ S_ etc.):
1005536

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 3 No. of proposed lots: 15 Total area of site (acres): 1.0522
 LOCATION OF PROPERTY BY STREETS: On or Near: 12th ST NW
 Between: CANDELARIA RD NW and GRIEGOS ROAD

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 5/9/07

SIGNATURE [Signature] DATE 10/26/07
 (Print) AMY L. D. NIESE, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02DRB - 70344</u>	<u>PP</u>	_____	<u>\$ 980.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADU</u>	_____	<u>\$ 70.00</u>
<input type="checkbox"/> AGIS copy has been sent	<u>02DRB - 70345</u>	<u>IDS</u>	_____	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	_____
Hearing date <u>November 21, 2007</u>				Total <u>\$ 1075.00</u>

[Signature] 10/26/07 Project # 1005536
 Planner signature / date

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Proposed Infrastructure List
 - Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - 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
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 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
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

Amy L. D. NISSE, PE
Applicant name (print)
[Signature] 10/26/07
Applicant signature / date



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

Application case numbers
07DRB - 70344

Form revised 11/04, 6/05 and NOV 06
[Signature] 10/26/07
Planner signature / date
Project # 1005536

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OWNE R ST ATE	OWN ER ZIP CODE	PRO PER TY CLA SS	TAX DIS TRIC T	LEGAL
1	10140611 13001302 52	HUNTER DENISE A & PATRICK B HESS	4965 CHERR Y AVE	SAN JO SE	CA	9511 8	R	A1A M	* 075 ROSSITER ADDN N50.15FT
2	10140600 30524218 37	DANIELSON DALE M & JUDITH A	4519 12TH S T NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	THE NORTHERLY 50FT OF LOT 6 0 ROSSITER ADD
3	10140601 13523218 38	CLARK DAVID L	4516 GRAND E AVE NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	* 075 ROSSITER ADD ALL OF LO T 75 EXC N 50/15FT
4	10140601 18487218 32	HINMAN DAVID W & LA URIE A	4415 12TH S T NW	ALBUQ UERQU E	NM	8710 7 360 8	R	A1A M	* 056 ROSSITER ADD
5	10140601 43482222 32	MARTINEZ DAVID	4516 12TH S T NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	* 053 ROSSITER ADD
6	10140601 40503222 30	VALDEZ DALE & NOR MA	7504 REPUB LIC DR NE	ALBUQ UERQU E	NM	8710 9 516 4	R	A1A M	* 051 ROSSITER ADD
7	10140601 23504218 34	BACA CARL	11220 WOOD MAR LN NE	ALBUQ UERQU E	NM	8711 1	R	A1A M	* 058 ROSSITER ADD
8	10140601 52523222 28	GARCIA ROBERT B ET UX	4524 12TH S T NW	ALBUQ UERQU E	NM	8710 7 361 1	R	A1A M	* 049 ROSSITER ADD EXC E 80F T
9	10140601 42472222 33	LUCERO JOE A & ARM IJO LAVERNE	2813 TRES L UCEROS NW	ALBUQ UERQU E	NM	8710 4 312 6	R	A1A M	* 054 ROSSITER ADD
10	10140611 16009302 51	ALLEN SARAH J	4524 GRAND E AVE NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	* 074 ROSSITER ADD
11	10140601 14507218 67	JOSEPH JO ANN M	4436 GRAND E DR NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	LT 77-B PLAT OF LOTS 77- A & 77- B ROSSITER ADDITION CONT .16 61 AC
12	10140601 02510218 41	ROSS BLAINE A & PA MELA K	1236 ROSEM ONT NW	ALBUQ UERQU E	NM	8710 4	R	A1A M	LT 77-A PLAT OF LOTS 77- A & 77- B ROSSITER ADDITION CONT .19 81 AC
13	10140601 03499218 42	CHAVEZ ROBERT I	4424 GRAND E DR NW	ALBUQ UERQU E	NM	8710 7 341 7	R	A1A M	* 078 ROSSITER ADD
14	10140611 30005302 38	TORRES ARTURO M E TUX	4523 12TH S T NW	ALBUQ UERQU E	NM	8710 7 361 0	R	A1A M	* 061 ROSSITER ADD
15	10140600 28518218 36	ROTUNNO ANDREW A & SARAH B ARMSTRO NG	4517 12TH S T NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	* 060 ROSSITER ADD S 50FT
16	10140601 12518218 39	MERCER GAIL	4512 GRAND E DR NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	ROSSITER ADD NLY 1/2 OF LOT 76
17	10140600 48483218 44	GALLEGOS SANTIAGO F & NORA	4408 GRAND E DR NW	ALBUQ UERQU E	NM	8710 7 341 7	R	A1A M	* 080 ROSSITER ADD
18	10140601 53512222 29	MARTINEZ DAVID	4516 12TH S T NW	ALBUQ UERQU E	NM	8710 7	R	A1A M	* 050 ROSSITER ADD
19	10140601 26512218	BACA CARL	11220 WOOD MAR LN NE	ALBUQ UERQU E	NM	8711 1	R	A1A M	* 059 ROSSITER ADD

	35			E					
20	10140601 09514218 40	JULIAN NAOMI	1301 FREEMAN NW	ALBUQUERQUE	NM	87107	R	A1A M	* 76A OF REPLAT OF S1/2 OF LT 76 ROSSITER ADD'N CONT 0.1871 AC
21	10140601 20495218 33	MCKENNEY JOHN L	PO BOX 66227	ALBUQUERQUE	NM	87193	R	A1A M	* 057 ROSSITER ADD
22	10140601 48492222 31	VALDEZ DALE & NORMA	14333 MARQUETTE DR NE	ALBUQUERQUE	NM	871231966	R	A1A M	* 052 ROSSITER ADD
23	10140601 00492218 43	STAFFORD RUSSELL C JR ETUX	4416 GRANDE DR NW	ALBUQUERQUE	NM	871073417	R	A1A M	* 079 ROSSITER ADDITION
24	10140601 15478218 31	HARRIS CYNTHIA J	9502 DANCING RIVER DR NW	ALBUQUERQUE	NM	87114	R	A1A M	* 055 ROSSITER ADD

Or Current Resident
ALLEN SARAH J
4524 GRANDE AVE NW
ALBUQUERQUE, NM 87107

Or Current Resident
BACA CARL
11220 WOODMAR LN NE
ALBUQUERQUE, NM 87111

Or Current Resident
CHAVEZ ROBERT I
4424 GRANDE DR NW
ALBUQUERQUE, NM 87107 3417

Or Current Resident
CLARK DAVID L
4516 GRANDE AVE NW
ALBUQUERQUE, NM 87107

Or Current Resident
DANIELSON DALE M & JUDITH A
4519 12TH ST NW
ALBUQUERQUE, NM 87107

Or Current Resident
GALLEGOS SANTIAGO F & NORA
4408 GRANDE DR NW
ALBUQUERQUE, NM 87107 3417

Or Current Resident
GARCIA ROBERT B ETUX
4524 12TH ST NW
ALBUQUERQUE, NM 87107 3611

Or Current Resident
HARRIS CYNTHIA J
9502 DANCING RIVER DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
HINMAN DAVID W & LAURIE A
4415 12TH ST NW
ALBUQUERQUE, NM 87107 3608

Or Current Resident
HUNTER DENISE A & PATRICK B
HESS
4965 CHERRY AVE
SAN JOSE, CA 95118

Or Current Resident
JOSEPH JO ANN M
4436 GRANDE DR NW
ALBUQUERQUE, NM 87107

Or Current Resident
JULIAN NAOMI
1301 FREEMAN NW
ALBUQUERQUE, NM 87107

Or Current Resident
LUCERO JOE A & ARMIJO LAVERNE
2813 TRES LUCEROS NW
ALBUQUERQUE, NM 87104 3126

Or Current Resident
MARTINEZ DAVID
4516 12TH ST NW
ALBUQUERQUE, NM 87107

Or Current Resident
MCKENNEY JOHN L
PO BOX 66227
ALBUQUERQUE, NM 87193

Or Current Resident
MERCER GAIL
4512 GRANDE DR NW
ALBUQUERQUE, NM 87107

Or Current Resident
ROSS BLAINE A & PAMELA K
1236 ROSEMONT NW
ALBUQUERQUE, NM 87104

Or Current Resident
ROTUNNO ANDREW A & SARAH B
ARMSTRONG
4517 12TH ST NW
ALBUQUERQUE, NM 87107

Or Current Resident
STAFFORD RUSSELL C JR ETUX
4416 GRANDE DR NW
ALBUQUERQUE, NM 87107 3417

Or Current Resident
TORRES ARTURO M ETUX
4523 12TH ST NW
ALBUQUERQUE, NM 87107 3610

Or Current Resident
VALDEZ DALE & NORMA
7504 REPUBLIC DR NE
ALBUQUERQUE, NM 87109 5164

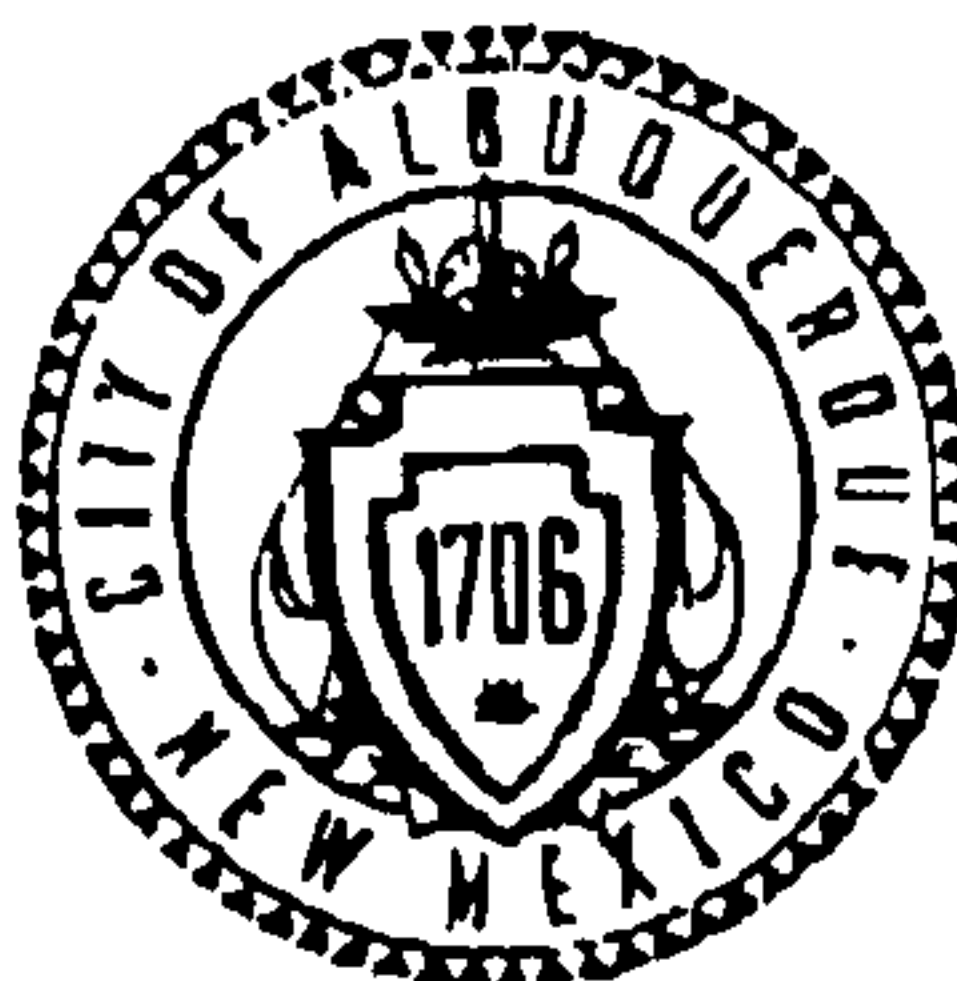
Or Current Resident
VALDEZ DALE & NORMA
14333 MARQUETTE DR NE
ALBUQUERQUE, NM 87123 1966

Project# 1005536
AMY NIESE
Isaacson & Arfman PA
128 MONROE ST NE
ALBUQUERQUE, NM 871

Project# 1005536
BILLY BACA
BCR Construction
PO BOX 7489
ALBUQUERQUE, NM 87108

Project# 1005536
IDA J. KELLY
Los Griegos NA
7410 MONTGOMERY BLVD NE STE
100
ALBUQUERQUE, NM 87109

Project# 1005536
JOAN MCDUGALL
Los Griegos NA
4020 GRANDE DR NW
ALBUQUERQUE, NM 87107



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 10 October 2007

TO CONTACT NAME: Rui Lozano
 COMPANY/AGENCY: Lozano & Altman PA
 ADDRESS/ZIP: 128 Monte St. NE 87108
 PHONE/FAX #: 268-88- / FAX 268-2632

Lozano
Lozano & Altman PA
128 Monte St. NE 87108
/ FAX 268-2632

Thank you for your inquiry of

10 October 07 requesting the names of **Recognized**
(Date)

Neighborhood Association proposed project at Lots 589 & 59
between Condelaria Rd
 zone map page(s) G-14

who would be affected under the provisions of O-92 by your
589 & 59 Rossiter Addition located 12th Street N
W and Griegos Rd NW

Our records indicate that the proposal and the contact name

Recognized Neighborhood Association(s) affected by this
as follows:

Los Griegos NA
Neighborhood Association
 Contact: Ida J. Kelly
7410 Montgomery Blvd NE Ste 100
991-2738 (c) 888-1000 (c) 87109
Jean McDougall
4020 Grande Dr. NW 87107
344-9272 (h)

Neighborhood Association
 Contact: _____

See reverse side for additional information

Neighborhood Association Information: YES () NO (X)

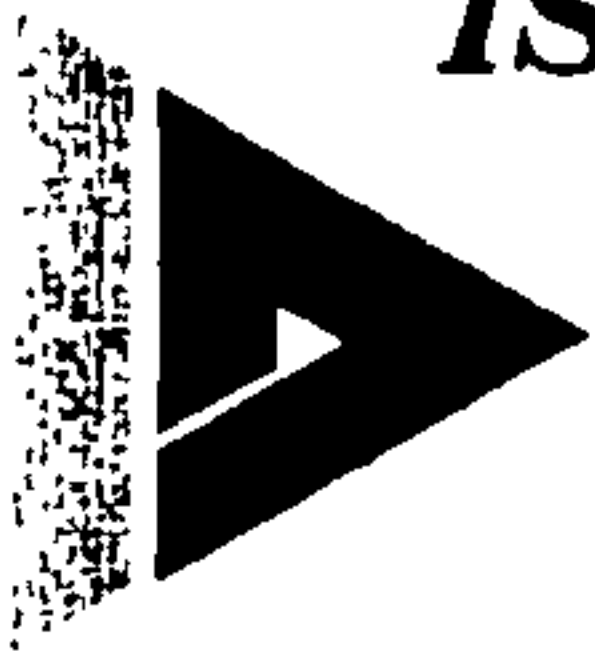
Please note that according to **CERTIFIED MAIL. RETURN TO SENDER AT YOUR RISK. FAILURE TO RETURN YOUR APPLICATION HEARING NOTICE TO THE CITY OF ALBUQUERQUE WILL RESULT IN YOUR APPLICATION BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

you are required to notify each of these contact persons by **WRITTEN NOTICE REQUESTED. BEFORE** the Planning Department will accept your application. **FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION BEING DEFERRED FOR 30 DAYS.** If you have any questions please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephan D
OFFICE OF NEIGHBORHOOD COORDINATION

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

October 10, 2007

Certified Mail 7005 1160 0001 1329 7252

Ms. Ida J. Kelly
Los Griegos Neighborhood Association
7410 Montgomery Blvd. NE, Suite 100
Albuquerque, NM 87109

**RE: 12th Street Townhomes
(Present Legal Description - Lots 57, 58, & 59, Rossiter Addition)**

Dear Ms. Kelly:

As the consulting engineers for the Owner of the above referenced site, we are writing this letter to inform the Los Griegos Neighborhood Association that a request for approval of a major subdivision preliminary plat will be submitted to the City of Albuquerque Review Development Board. I have included a copy of the zone atlas page indicating the location of this site for your use.

Please call our office at 268-8828 if you need additional information.

Sincerely,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7252

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

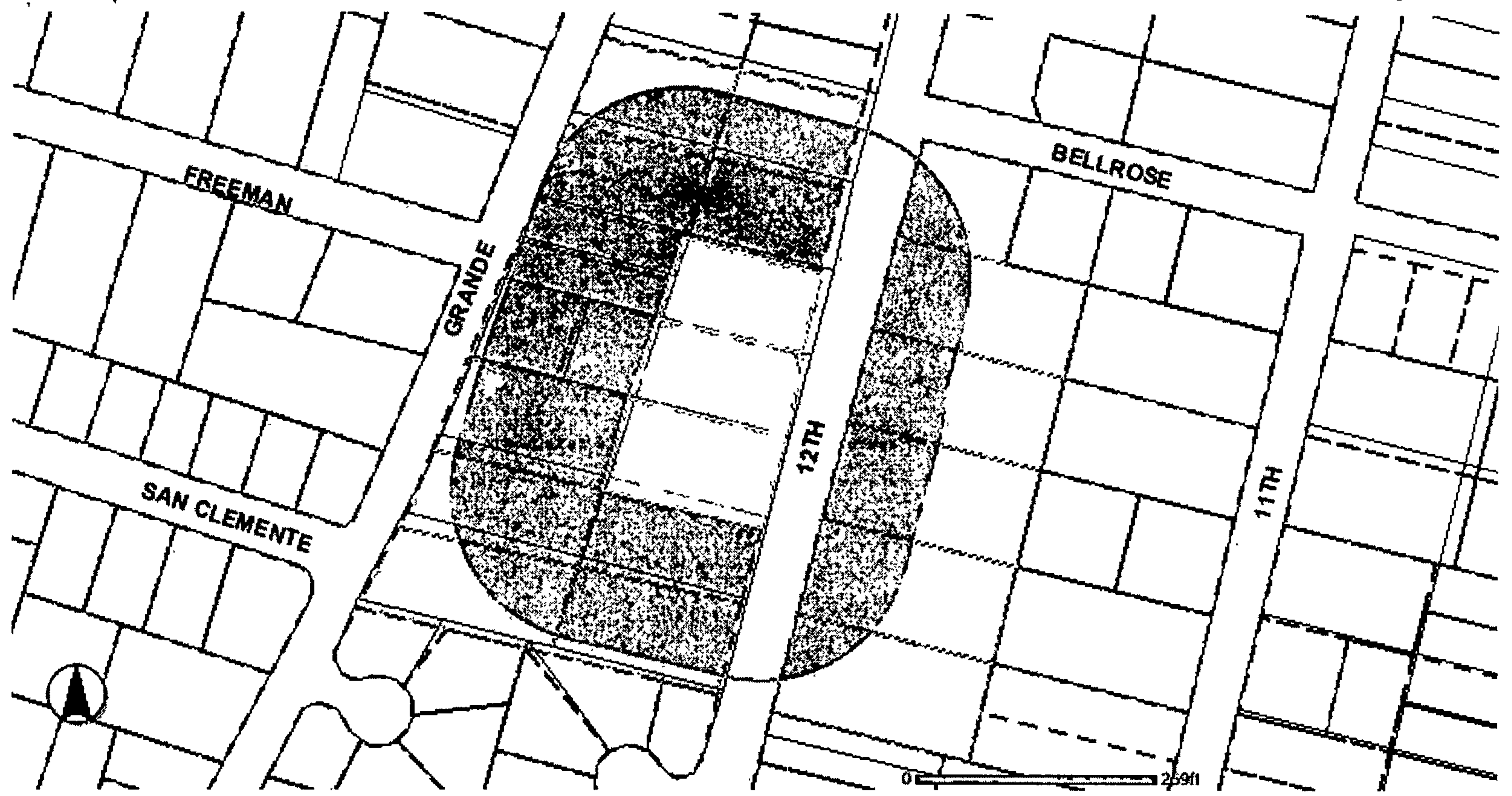
Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.21

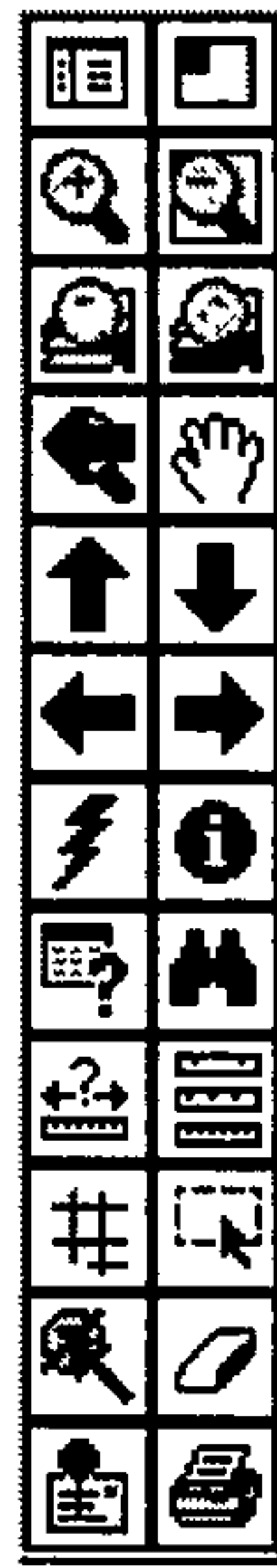
HIGHLAND ST. 87108
OCT 10 2007
Postmark Here
ALBUQUERQUE NM
USPS

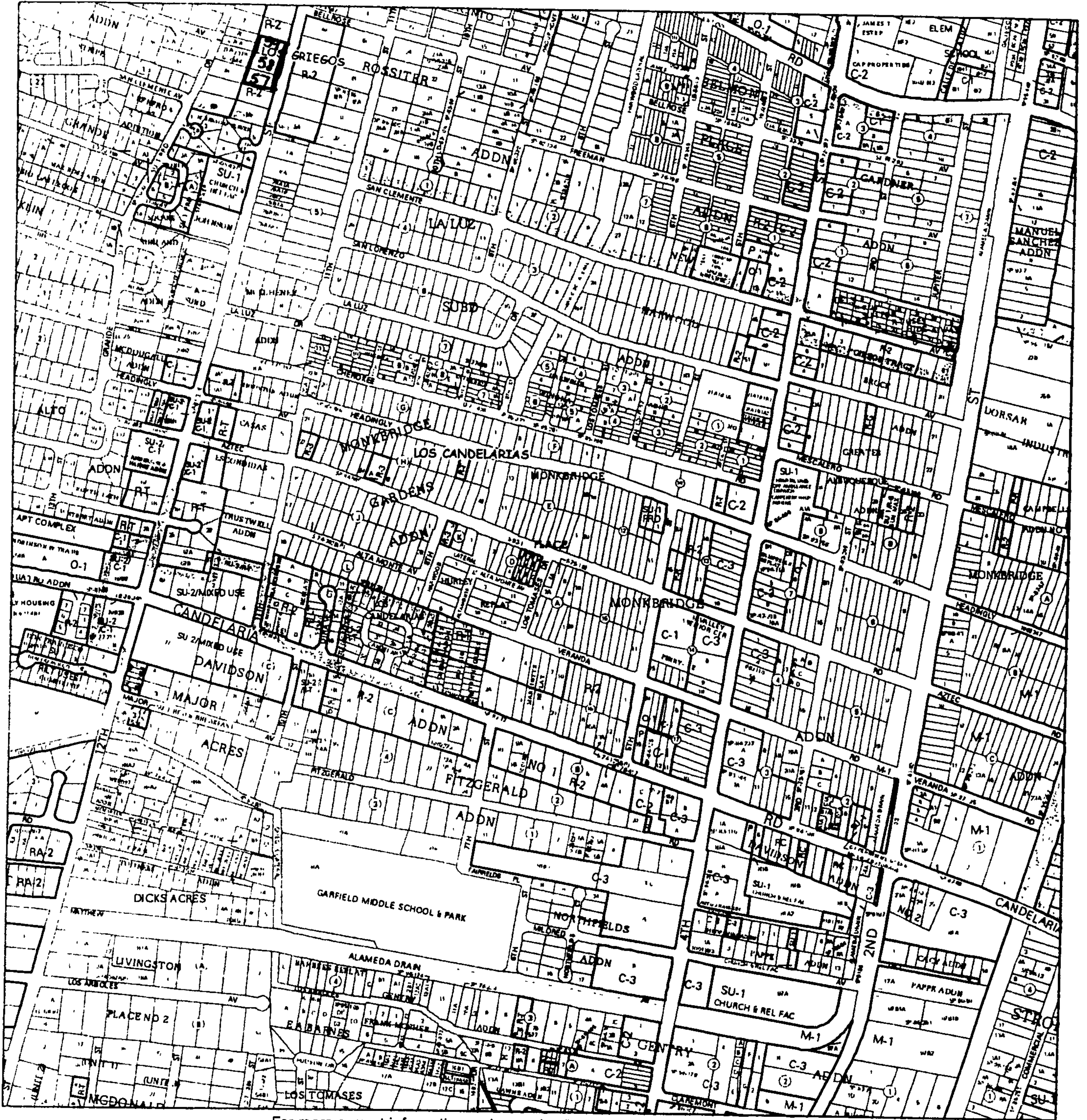
10/10/2007

Sent To: Ida J. Kelly
Street, Apt. No., or PO Box No.: Los Griegos N.A.
7410 Montgomery Blvd. NE, Suite 100
City, State, ZIP+4: Albuquerque, NM 87109


PS Form 3800, June 2002 See Reverse for Instructions



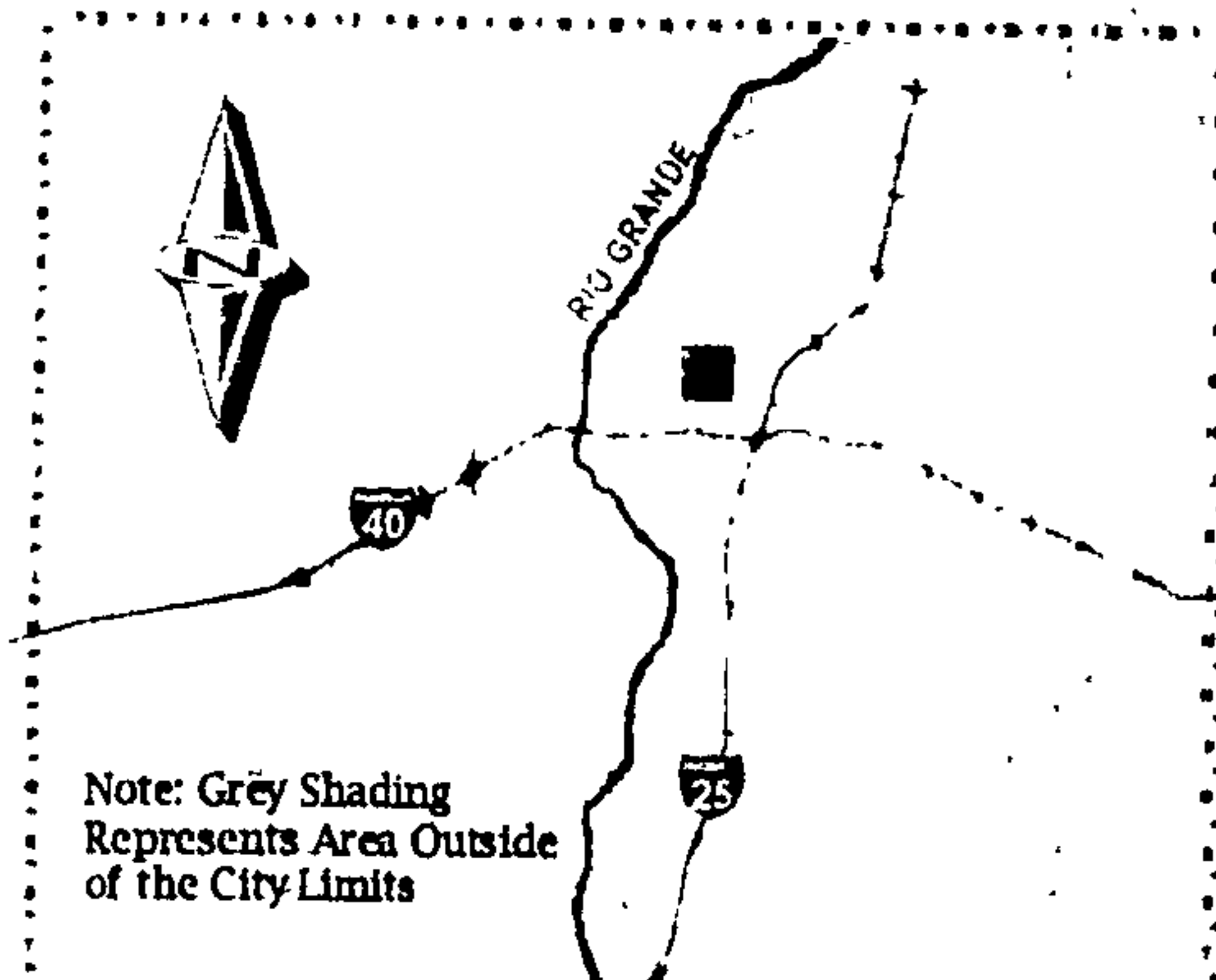




For more current information and more details visit <http://www.cabq.gov/gis>



Map amended through. 2/18/2007



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-14-Z

Selected Symbols

SECTOR PLANS		Escarpment
Design Overlay Zones		2 Mile Airport Zone
City Historic Zones		Airport Noise Contours
H-1 Buffer Zone		Wall Overlay Zone
Petroglyph Mon.		

0 750 1500 Feet

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE** (PUBLIC HEARING CASE)
 ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 ___ Any original and/or related file numbers are listed on the cover application
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.
- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**.
 (Not required for dedicated and City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 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
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ Any original and/or related file numbers are listed on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.
- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 variance or waiver
 ___ 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.
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **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 deferral or extension
 ___ 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.
- VACATION OF PRIVATE EASEMENT**
 ___ The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
 ___ Letter of authorization from the grantors and the beneficiaries
 ___ Fee (see schedule)
 ___ Any original and/or related file numbers are listed on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
- VACATION OF RECORDED PLAT**
 ___ 6 copies of the recorded plat to be vacated.
 ___ 6 copies of documents justifying the vacation.
 ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 ___ Letter describing, explaining, and justifying the vacation
 ___ Any original and/or related file numbers are listed on the cover application
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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.

AMY L. D. NIESE PE
 Applicant name (print)
[Signature] 10/26/07
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 07DRB - 70315

[Signature] 10/26/07
 Planner signature / date
 Project # 1005536

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 21, 2007
Zone Atlas Page: B-20
Notification Radius: 100 Ft.

Project# 1003620
App#07DRB-70337

Cross Reference and Location: GLENDALE AVE NE BETWEEN BARSTOW NE
AND VENTURA NE

Applicant: WASHINGTON STREET INVESTORS, LLC
100 GOLD SW STE 209
ALBUQUERQUE, NM 87102

Agent: LISA ANGLADA
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: NOVEMBER 2, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION		Supplemental form	
<input type="checkbox"/>	Major Subdivision action	S	Z ZONING & PLANNING
<input checked="" type="checkbox"/>	Minor Subdivision action		<input type="checkbox"/> Annexation
<input type="checkbox"/>	Vacation		<input type="checkbox"/> County Submittal
<input type="checkbox"/>	Variance (Non-Zoning)	V	<input type="checkbox"/> EPC Submittal
SITE DEVELOPMENT PLAN			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
<input type="checkbox"/>	for Subdivision Purposes	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/>	for Building Permit		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/>	IP Master Development Plan		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	L A	<input type="checkbox"/> Street Name Change (Local & Collector)
STORM DRAINAGE		D	APPEAL / PROTEST of...
<input type="checkbox"/>	Storm Drainage Cost Allocation Plan		<input type="checkbox"/> 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: Washington Street Investors, LLC PHONE: 922-9441
 ADDRESS: 100 Gold SW, Suite 209 FAX: 922-9418
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____
 AGENT (if any): Mark Goodwin & Associates PHONE: 828-2200
 ADDRESS: P.O. Box 90600 FAX: 1797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____
 DESCRIPTION OF REQUEST: Benjamin Place - 2 year extension of SIA

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 27 & 28, Tract 1 Block: 16 Unit: 3
 Subdiv. / Addn. North Albuquerque Acres (Benjamin Place Swcd)
 Current Zoning: RD 3 DU/PC Proposed zoning: same
 Zone Atlas page(s): B-20 No of existing lots: 5 No. of proposed lots: 5
 Total area of site (acres): 2.0 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. 102006507506930205, 102006509000930206 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave NE
 Between: Barstow NE and Ventura NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003520

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

SIGNATURE Gregory J. Krenik, PE DATE 10.23.2007
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	SF	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>07DRB - 70337</u>	<u>SIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/>	All fees have been collected		<u>ADU</u>		<u>\$ 75.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/>	F H D P. density bonus				Total
<input checked="" type="checkbox"/>	F H D P. fee rebate	Hearing date <u>Nov. 21, 2007</u>			<u>\$ 145.00</u>

10/25/07 Project # 1003520

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the 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.

Gregory J. Krenik, PE
Applicant name (print)
[Signature]
10-23-07
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - 70332

Form revised 4/07
[Signature] 10/25/07
Planner signature / date
Project # 1003520

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OW NE R ST AT E	OWN ER Z I P C O D E	PRO PER TY CL A S S	TAX DIS TRI CT	LEGAL
1	10200650 58093302 29	SCANLAND MARIAN C	2150 W BOS QUE LP	BOSQUE FARMS	NM	8706 891 47	V	A1A	* 004 016TR 1 UNIT 3 NO A LBUQ ACRES
2	10200650 74093302 28	MILLINGTON LARRY D & P ATRICIA LYNNETTE	8508 FLORE NCE AVE NE	ALBUQU ERQUE	NM	8712 238 84	R	A1A	* 005 016TR 1 UNIT 3 N AL BUQ ACRES
3	10200650 90093302 27	HOLM RUDY & DIANA	8516 FLORE NCE AVE NE	ALBUQU ERQUE	NM	8712 2	R	A1A	* 006 016TR 1 UNIT 3 NO A LBUQ ACRES
4	10200651 08093302 26	PHILLIPS JAMES R JR & SA NDRA E	8600 FLORE NCE AVE NE	ALBUQU ERQUE	NM	8712 2	R	A1A	* 007 016TR 1 UNIT 3 NO A LBUQ ACRES
5	10200650 58069302 04	RAWSON F LEWIS	8421 GLEND ALE AVE NE	ALBUQU ERQUE	NM	8712 2	R	A1A	* 029 016TR 1 UNIT 3 NO A LBUQ ACRES
6	10200650 75069302 05	WASHINGTON STREET INV ESTMENTS LLC	8813 2ND ST NW SUITE E	ALBUQU ERQUE	NM	8711 4	V	A1A	* 028 016TRACT 1 UNIT 3 N ORTH ALBUQUERQUE AC RES
7	10200650 90069302 06	WASHINGTON STREET INV ESTMENTS LLC	8813 2ND ST NW SUITE E	ALBUQU ERQUE	NM	8711 4	V	A1A	* 027 016TR 1 UNIT 3 NO A LBUQ ACRES
8	10200651 08069302 07	OWENS DIANE L	PO BOX 2609 1	ALBUQU ERQUE	NM	8712 5	R	A1A	* 026 016TR 1 UNIT 3 NOR TH ALBUQUERQUE ACRE S
9	10200650 58038301 29	KASSAM MOHAMED & SHA MSHID	8815 Danci ng Eagle Ct NE	ALBUQU ERQUE	NM	8711 3	V	A1A	* 004 017TRACT 1 UNIT 3 N ORTH ALBUQUERQUE AC RES
10	10200650 74038301 28	FRANK RANDALL A & MARI A	360 CORAL DR	RIO RAN CHO	NM	8712 4	V	A1A	* 005 017TR 1 UNIT 3 NO A LBUQ ACRES
11	10200650 90038301 27	Hohner DARRELL & MAR Y	1664 CAMIN O REDONDO	LOS ALA MOS	NM	8754 4	V	A1A	* 006 017TR 1 UNIT 3 NO A LBUQ ACRES
12	10200651 08038301 26	VANITA LAND CORP ATTE NTION THEODORE G JOH NSEN	512 ALMA R EAL DR	PACIFIC PALISAD ES	CA	9027 2	V	A1A	* 007 017TR 1 UNIT 3 NOR TH ALBUQUERQUE ACRE S

Or Current Resident
FRANK RANDALL A & MARIA
360 CORAL DR
RIO RANCHO, NM 87124

Or Current Resident
HOHNER DARRELL & MARY
1664 CAMINO REDONDO
LOS ALAMOS, NM 87544

Or Current Resident
HOLM RUDY & DIANA
8516 FLORENCE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
KASSAM MOHAMED & SHAMSHID
8815 DANCING EAGLE CT NE
ALBUQUERQUE, NM 87113

Or Current Resident
MILLINGTON LARRY D & PATRICIA
LYNNETTE
8508 FLORENCE AVE NE
ALBUQUERQUE, NM 87122 3884

Or Current Resident
OWENS DIANE L
PO BOX 26091
ALBUQUERQUE, NM 87125

Or Current Resident
PHILLIPS JAMES R JR & SANDRA E
8600 FLORENCE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
RAWSON F LEWIS
8421 GLENDALE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
SCANLAND MARIAN C
2150 W BOSQUE LP
BOSQUE FARMS, NM 87068 9147

Or Current Resident
VANITA LAND CORP ATTENTION
THEODORE G JOHNSEN
512 ALMA REAL DR
PACIFIC PALISADES, CA 90272

Or Current Resident
WASHINGTON STREET
INVESTMENTS LLC
8813 2ND ST NW SUITE E
ALBUQUERQUE, NM 87114

Project# 1003620
WASHINGTON STREET INVESTORS
LLC
100 GOLD SW STE 209
ALBUQUERQUE, NM 87102

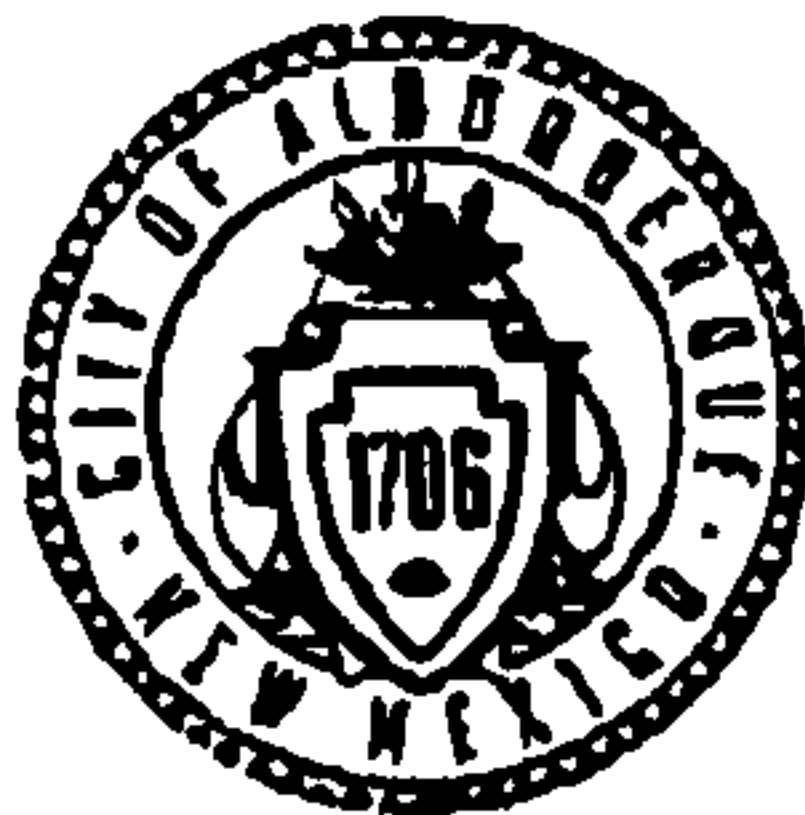
Project# 1003620
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199

Project# 1003620
JEFF PETERSON
Nor Este NA
7800 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87111

Project# 1003620
JOE YARDUMIAN
Nor Este NA
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

Project# 1003620
CYNTHIA REINHART
North Albuquerque Acres Comm. Assoc.
11300 OAKLAND NE
ALBUQUERQUE, NM 87122

Project# 1003620
JO HUNTER
North Albuquerque Acres Comm. Assoc.
9805 SAN BERNADINO NE
ALBUQUERQUE, NM 87122



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 23, 2007

Lisa Anglada
 Mark Goodwin and Associates, PA
 P.O. Box 90606/87199
 Phone: 828-2200/Fax: 797-9539
 E-mail: lisa@goodwinengineers.com

Dear Lisa:

Thank you for your inquiry of October 23, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 27 AND 28, BLOCK 156, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES zone map B-20.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

NOR ESTE N.A. (NRE) "R"

Jeff Peterson

7800 Eagle Rock Ave. NE/87111 797-3477 (h) 846-3476 (w) 615-6729 (c)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

*Cynthia Reinhart

11300 Oakland NE/87122 856-6054 (h)

Jo Hunter

9805 San Bernadino NE/87122 897-2939 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

planningrnaform(07/23/07)

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO
 BOTH CONTACTS OF EACH
 NEIGHBORHOOD
 ASSOCIATION.**

7006 2760 0002 6187 5678

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.41	0114 Postmark ALBUQUERQUE, NM 87114 OCT 24 2007 USPS
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Sent To Ms. Cynthia Reinhart
 Street, Apt. No., or PO Box No. 11900 Oakland NE
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

5895 2879 2000 0922 9001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.41	0114 Postmark ALBUQUERQUE, NM 87114 OCT 24 2007 USPS
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Sent To Mr. Joe Hunter
 Street, Apt. No., or PO Box No. 4805 San Bernardino NE
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

4595 2879 2000 0922 9001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.41	0114 Postmark ALBUQUERQUE, NM 87114 OCT 24 2007 USPS
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Sent To Mr. Jeff Peterson
 Street, Apt. No., or PO Box No. 7800 Eagle Rock Ave NE
 City, State, ZIP+4 Albuquerque NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

4595 2879 2000 0922 9001

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

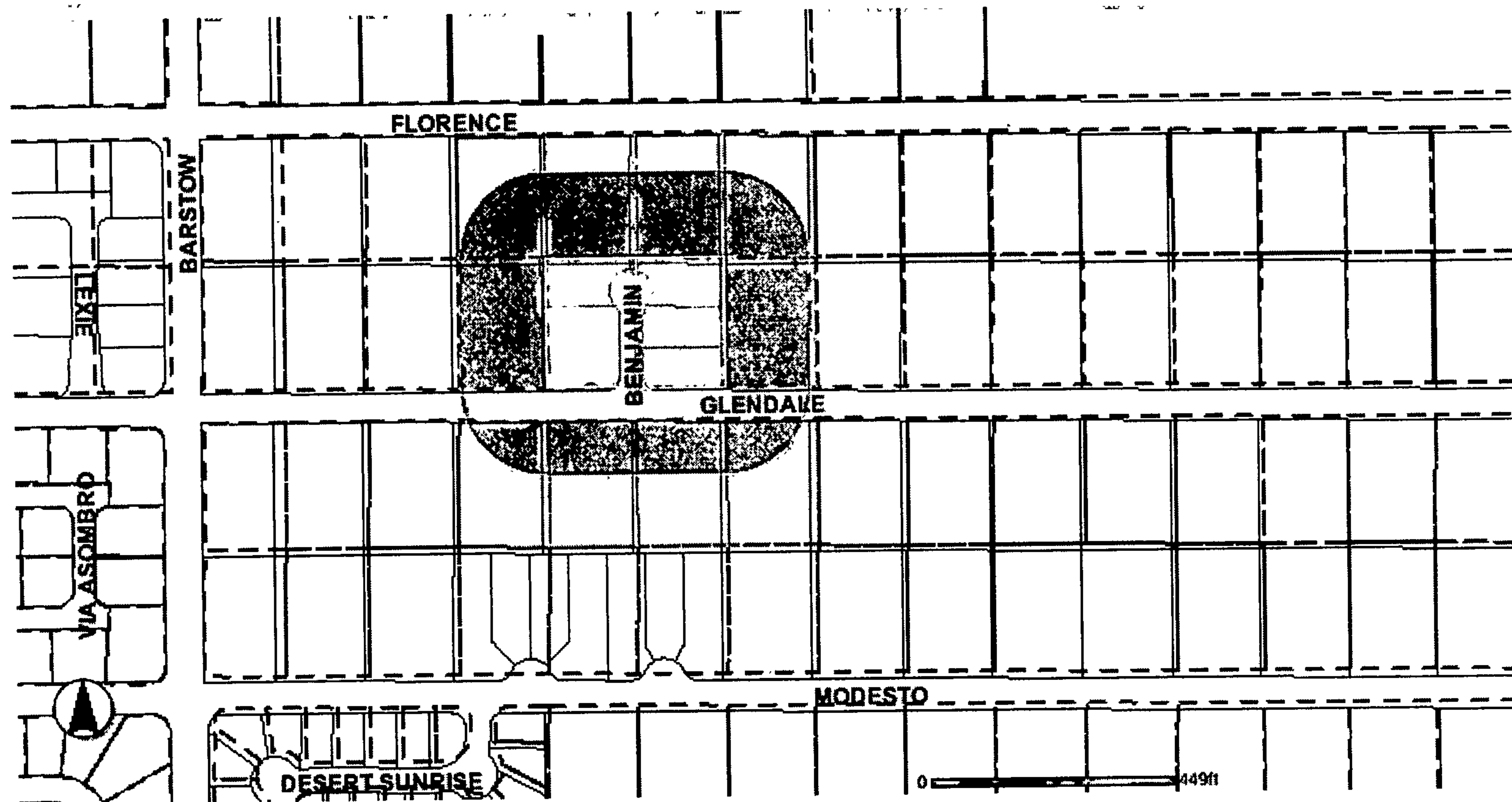
For delivery information visit our website at www.usps.com

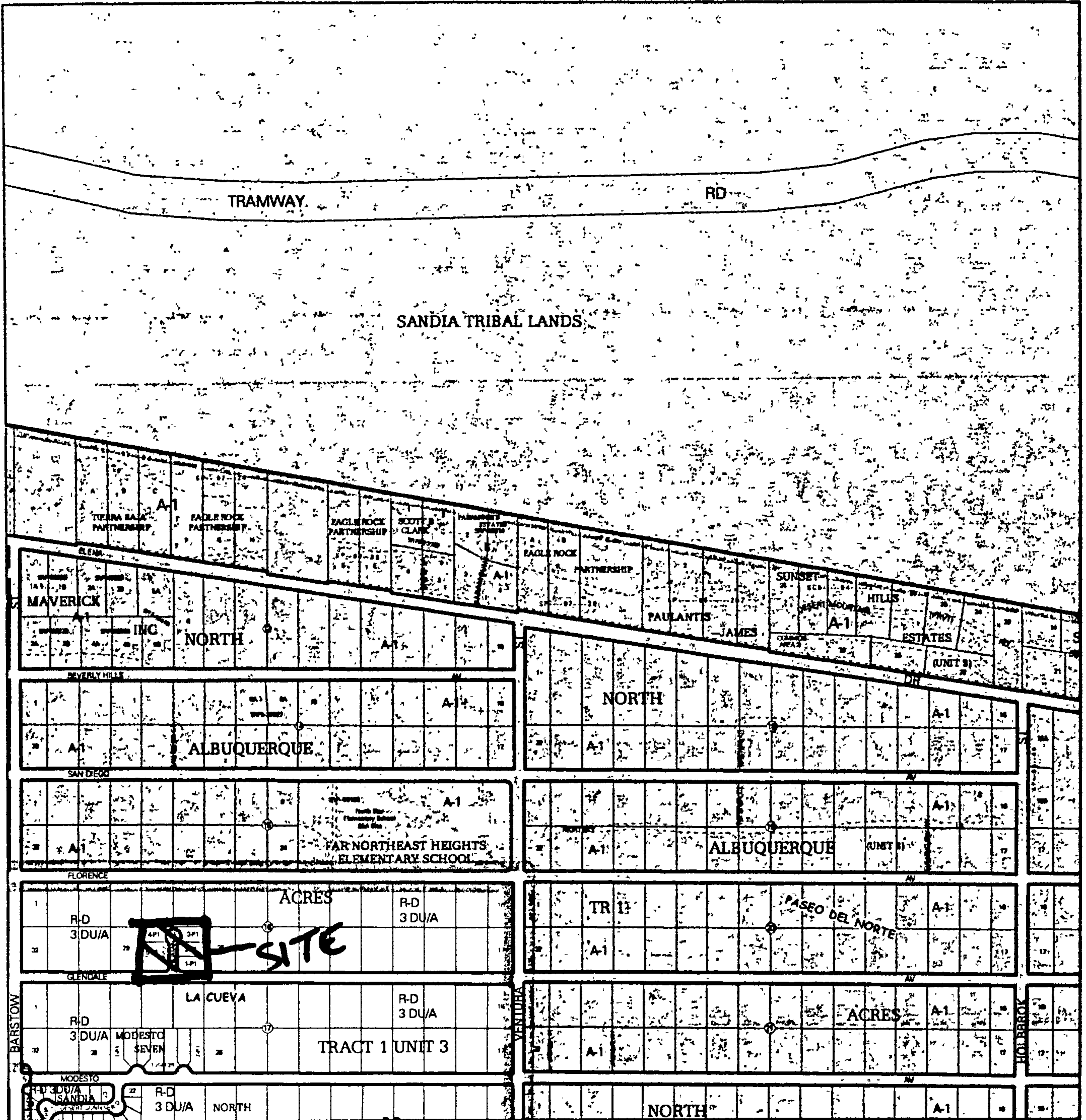
OFFICIAL USE

Postage	\$ 0.41	0114 Postmark ALBUQUERQUE, NM 87114 OCT 24 2007 USPS
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	

Sent To Mr. Le Yandunian
 Street, Apt. No., or PO Box No. 7801 R.C. Gorman Ave NE
 City, State, ZIP+4 Albuquerque NM 87122

PS Form 3800, August 2006 See Reverse for Instructions





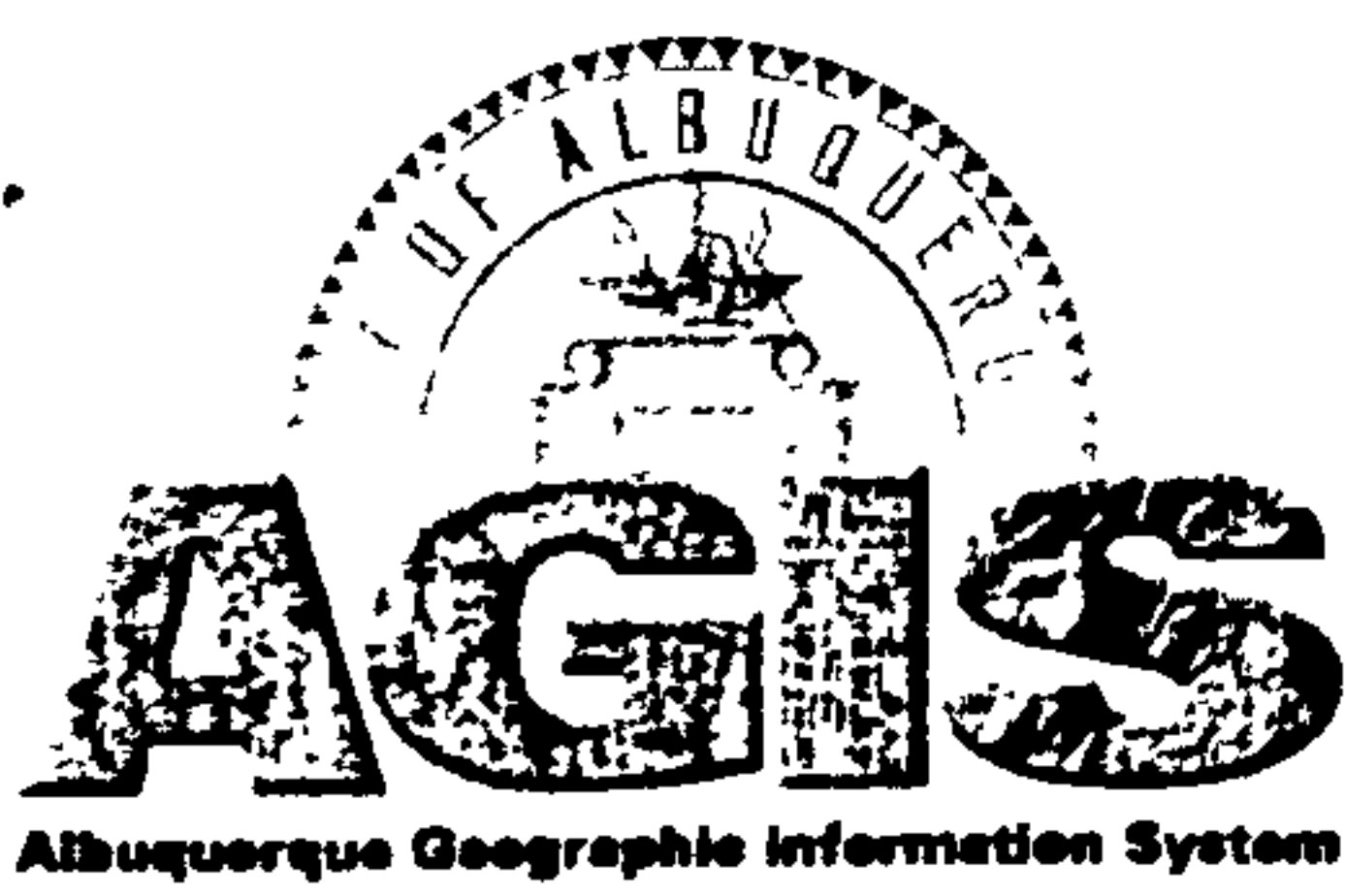
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

B-20-Z

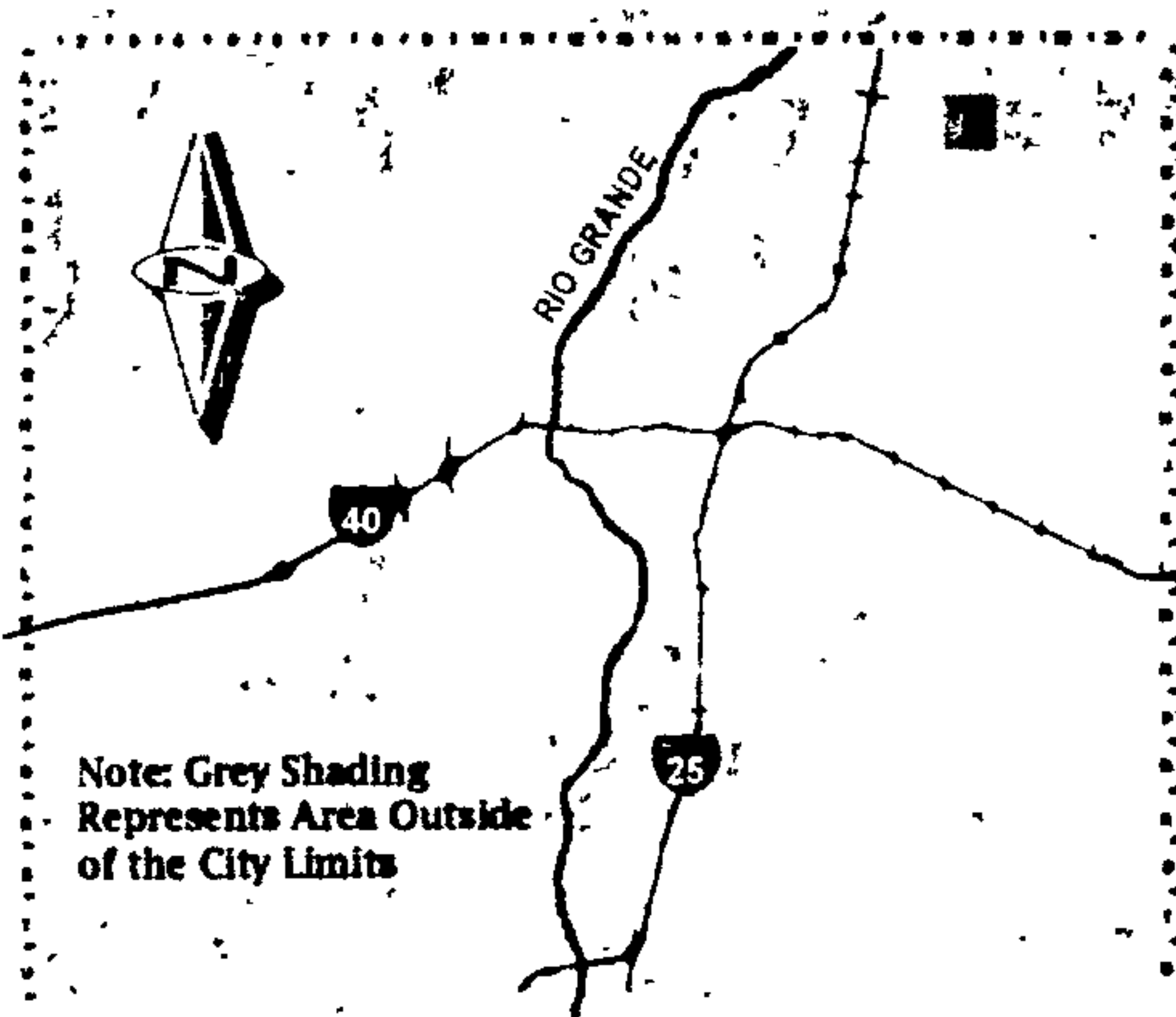
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: 9/6/2007

Note: Grey Shading Represents Area Outside of the City Limits





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

October 24, 2007

*Ms. Sheran Matson
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

Re: Benjamin Place

Dear Ms. Matson:

On behalf of our client, Ashwater Homes, LLC, we are submitting the following DRB application package for a 2 Year Extension of Subdivision Improvements Agreement. The storm drain is part of a master plan which is not ready to be constructed at this time, therefore asking for the 2 Year Extension.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenk, PE

GJK/la

Attachments

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: November 21, 2007
Zone Atlas Page: C-10
Notification Radius: 100 Ft.

Project# 1006854
App#07DRB-70340
07DRB-70341
07DRB-70342
07DRB-70343

**Cross Reference and Location: UNIVERSE BLVD NW BETWEEN AVENIDA DE
JAIMITO NW AND WOODMONT AVE NW**

Applicant: THE TRAILS LLC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109

Agent: STEPHANIE WALTON
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: NOVEMBER 2, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
 - 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannon Houston, Inc PHONE: 823-1000
 ADDRESS: 7500 Jefferson NE FAX: 998-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

APPLICANT: The Trails, LLC PHONE: 711-9911
 ADDRESS: 7007 Jefferson NE FAX: 711-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: N/A

DESCRIPTION OF REQUEST: bulk land variance, minor re/ final plat vacation of public easements & roadway easements
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

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

Lot or Tract No. unplatted land Sec. 15 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Trails Unit 4
 Existing Zoning: Sub 2, UAB 35, S2118, Sub 1 for open space, T1605, NMD 35 Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): C-10 UPC Code: 1010006401425930106
1010006405029820152

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX-, Z-, V-, S-, etc.):
DRB-1006854

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 7 No. of proposed lots: 10 Total area of site (acres): 34.8467
 LOCATION OF PROPERTY BY STREETS: On or Near universe Blvd NW
 Between Avenida De Jaimito NW and Woodmont Ave. NW

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

SIGNATURE: Stephanie Walton DATE 10-25-2007
 (Print) Kevin Murtagh Applicant Agent

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #'s are assigned
- AGIS copy has been sent
- Case history #'s are listed
- Site is within 1000ft of a landfill
- F H D P density bonus
- F H D P fee rebate

Application case numbers	Action	SF	Fees
07DRB-70340	VPE	✓	\$45.00
07DRB-70341	VRA	—	\$300.00
07DRB-70342	BLV	—	\$145.00
07DRB-70343	P&F	—	\$565.00
	APV	—	\$75.00
	CME	—	Total 20.00
			\$150.00

Hearing date 11/07/07

Sandy Handley 10/25/07
 Planner signature / date

Project # 1006854

Form revised 4/07

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

kevin Murtagh
 Applicant name (print)
 [Signature] 10/25/2007
 Applicant signature / date



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

Application case numbers
 07DRB-70340
 07DRB-70341
 07DRB-70342

Form revised 4/07
 [Signature] 10/25/07
 Planner signature / date
 Project # 1006854

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10100 64117 29320 112	CROWLEY PAUL J ETUX	15 OLD WESTON RD	WAYLAND	MA	01778 2123	V	A1A	T11N R2E SEC 15 POR OF TR 3 BEING E SE S W NW CONT 5.00 AC
2	10100 64083 29320 111	ARCHDIOCESE OF SANTA FE	4000 ST JOSEPH PL NW	ALBUQUERQUE	NM	87120	V	A1A	W/2 SE1/4 SW/4 NW/4 T11N R2E SEC 15 CONT 5.0000 AC M/L OR 21 7,800 SF M/L
3	10090 64497 22640 103	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME RA NW	ALBUQUERQUE	NM	87120	V	A1A	TR 8 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 9.4497 AC
4	10100 64118 41820 120	RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO DRAWER D	ALBUQUERQUE	NM	87103	V	A1A	TR OF LAND IN SEC 15 T11N R2E IN S POR OF E/2 SE/4 NW/4 NW/4 CONT 3.00 AC M/L
5	10100 64083 42620 119	TRAILS LLC	7077 JEFFERSONS T NE SUITE A	ALBUQUERQUE	NM	87109 450	V	A1A	T11N R2E SEC 15 POR OF TR 3 IN W SE NW NW CONT 5.00 AC
6	10100 64118 45020 156	RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO DRAWER D	ALBUQUERQUE	NM	87103	V	A1A	TR OF LAND IN SEC 15 T11N R2E NLY POR E SE NW NW CONT 2 AC
7	10100 64117 35820 114	RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO DRAWER D	ALBUQUERQUE	NM	87103	V	A1A	T11N R2E SEC 15 POR TR 3 BEING E NE SW NW CONT 5.00 AC
8	10100 64083 35820 116	TRAILS LLC	7007 JEFFERSONS T NE SUITE A	ALBUQUERQUE	NM	87109 450	V	A1A	TR SITUATE IN W1/2 OF NW OF SW OF NW1/4 CONT 5.00 AC
9	10100 64050 35820 153	TRAILS LLC	3077 W WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	A TR OF LAND IN E1/2 NW1/4 SW1/4 NW1/4 IN SEC 15 T11N R2E CONT 5.0 AC M/L KA PARCEL 44
10	10100 64015 35820 150	TRAILS LLC	3077 W WARM SPRINGS RD	LAS VEGAS	NV	89120	V	A1A	A TR OF LAND IN W1/2 NW1/4 SW1/4 NW1/4 IN SEC 15 T11N R2E CONT 5.0 AC M/L KA PARCEL 43
11	10100 64022 18431 004	JALSWAL KRISHNA & ANJU C	8135 SHEFFIELD PL NW	ALBUQUERQUE	NM	87120	V	A1A	* 045 001VOLCANO CLIFFS SUBD UNIT 16
12	10100 64033 18431 005	CARRIAGA DAVID E & BEATRICE E & STEVE D	6452 EDITH BLV NE	ALBUQUERQUE	NM	87107	V	A1A	* 044 001VOLCANO CLIFFS SUBD UNIT 16
13	10100 64012 17831 003	SELGADO JANET R	611 GENE AVE NW	ALBUQUERQUE	NM	87107	V	A1A	* 046 001VOLCANO CLIFFS SUBD UNIT 16
14	10090 64480	INDUS DEVELOPMENT LTD CO	8224 CALLE PRIME	ALBUQUERQUE	NM	87120	V	A1A	TR 7 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TR

	29510 201		RA NW	ERQ UE		0						AILS AND UNPLATTED DEED PARCELS) CONT 14.2392 AC
1 5	10090 64487 36510 202	THE TRAILS LLC	3077 E W ARM SPRING NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A				TR 5 BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G & J THE TRAILS AND UNPLATTED DEED PARCELS) CONT 20.2276 AC
1 6	10100 64050 29320 152	TRAILS LLC	3077 W W ARM SPRING NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A				A TR OF LAND IN E1/2 SW1/4 SW1/4 NW1/4 IN SEC 15 T11N R2E CO NT 5.0 AC M/L KA PARCEL 83
1 7	10100 64015 29320 151	TRAILS LLC	3077 W W ARM SPRING NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A				A TR OF LAND IN W1/2 SW1/4 SW1/4 NW1/4 IN SEC 15 T11N R2E CO NT 5.0 AC M/L KA PARCEL 84
1 8	10100 64230 22730 110	BEDROCK INVESTORS LIMITED % CENTERFIRE PROPERTY CO.	PO BOX 1 417	LOS LUN AS	N M	87 03 11 41 7	V	A1 A				TRACT 1 OF SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TR PARADISE HILLS CONT 68.75 AC /L
1 9	10100 64050 49220 122	DOUGHTY DANIEL H & CHRISTINE L	139 BIG HORN RIDGE RD NE	ALB UQU ERQ UE	N M	87 12 2	V	A1 A				T11N R2E SEC 15 TR BEING POR OF TR 3 IN E NW NW NW CONT 5 AC
2 0	10100 64050 42620 118	BINDRA RUPINDER S & GURPREET K & MONTOYA ERNEST P TRUSTEE MONTOYA RVT	550 SOUTH HILL ST SUITE 1085	LOS ANG ELE S	C A	90 01 3	V	A1 A				TR IN E1/2 SW1/4 NW1/4 NW1/4 CONT 5.00 AC SEC 15 T11N R2E
2 1	10100 64015 42620 139	BINDRA RUPINDER S & GURPREET K & MONTOYA ERNEST P TRUSTEE MONTOYA RVT	550 SOUTH HILL ST SUITE 1085	LOS ANG ELE S	C A	90 01 3	V	A1 A				TR OF LAND IN SEC 15 T11N R2E IN W SW NW CONT 5.0 AC
2 2	10090 64264 10530 144	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1 148	SAN TA F E	N M	87 50 41 14 8	V	A1 A				ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
2 3	10100 64014 22930 106	TRAILS LLC	3077 W W ARM SPRING NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A				TR IN SEC 15 T11N R2E CONT 500AC
2 4	10100 64118 47620 158	RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO DRAW ER D	ALB UQU ERQ UE	N M	87 10 3	V	A1 A				SLY POR E1/2 NE1/4 NW1/4 NW1/4 (AKA SLY PORT 4) SEC 15 T11N R2 E CONT 2.00 AC M/L
2 5	10100 64083 47620 124	RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO DRAW ER D	ALB UQU ERQ UE	N M	87 10 3	V	A1 A				TR OF LAND IN SEC 15 T11N R2E IN S POR W NE NW NW CONT 2 AC
2 6	10090 64264 10530 144	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1 148	SAN TA F E	N M	87 50 41 14 8	V	A1 A				ALL LTS 1 TO 4 S1/2 OF S1/2 OF SEC 16 T11N R2E
2 7	10100 64014 22930 106	TRAILS LLC	3077 W W ARM SPRING NGS RD	LAS VEG AS	N V	89 12 0	V	A1 A				TR IN SEC 15 T11N R2E CONT 500AC

Or Current Resident
ARCHDIOCESE OF SANTA FE
4000 ST JOSEPH PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
BEDROCK INVESTORS LIMITED %
CENTERFIRE PROPERTY CO.
PO BOX 1417
LOS LUNAS, NM 87031 1417

Jr Current Resident
BINDRA RUPINDER S & GURPREET K
& MONTOYA ERNEST P TRUSTEE
MONTOYA RVT
550 SOUTH HILL ST SUITE 1085
LOS ANGELES, CA 90013

Or Current Resident
CARRIAGA DAVID E & BEATRICE E
& STEVE D
6452 EDITH BLV NE
ALBUQUERQUE, NM 87107

Or Current Resident
CROWLEY PAUL J ETUX
15 OLD WESTON RD
WAYLAND, MA 01778 2123

Or Current Resident
DOUGHTY DANIEL H & CHRISTINE L
139 BIG HORN RIDGE RD NE
ALBUQUERQUE, NM 87122

Or Current Resident
INDUS DEVELOPMENT LTD CO
8224 CALLE PRIMERA NW
ALBUQUERQUE, NM 87120

Or Current Resident
JALSWAL KRISHNA & ANJU C
8135 SHEFFIELD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
RANSOM RICHARD E TRUSTEES
RICHARD & CECILIA RANSOM RVT
PO DRAWER D
ALBUQUERQUE, NM 87103

Or Current Resident
SELGADO JANET R
611 GENE AVE NW
ALBUQUERQUE, NM 87107

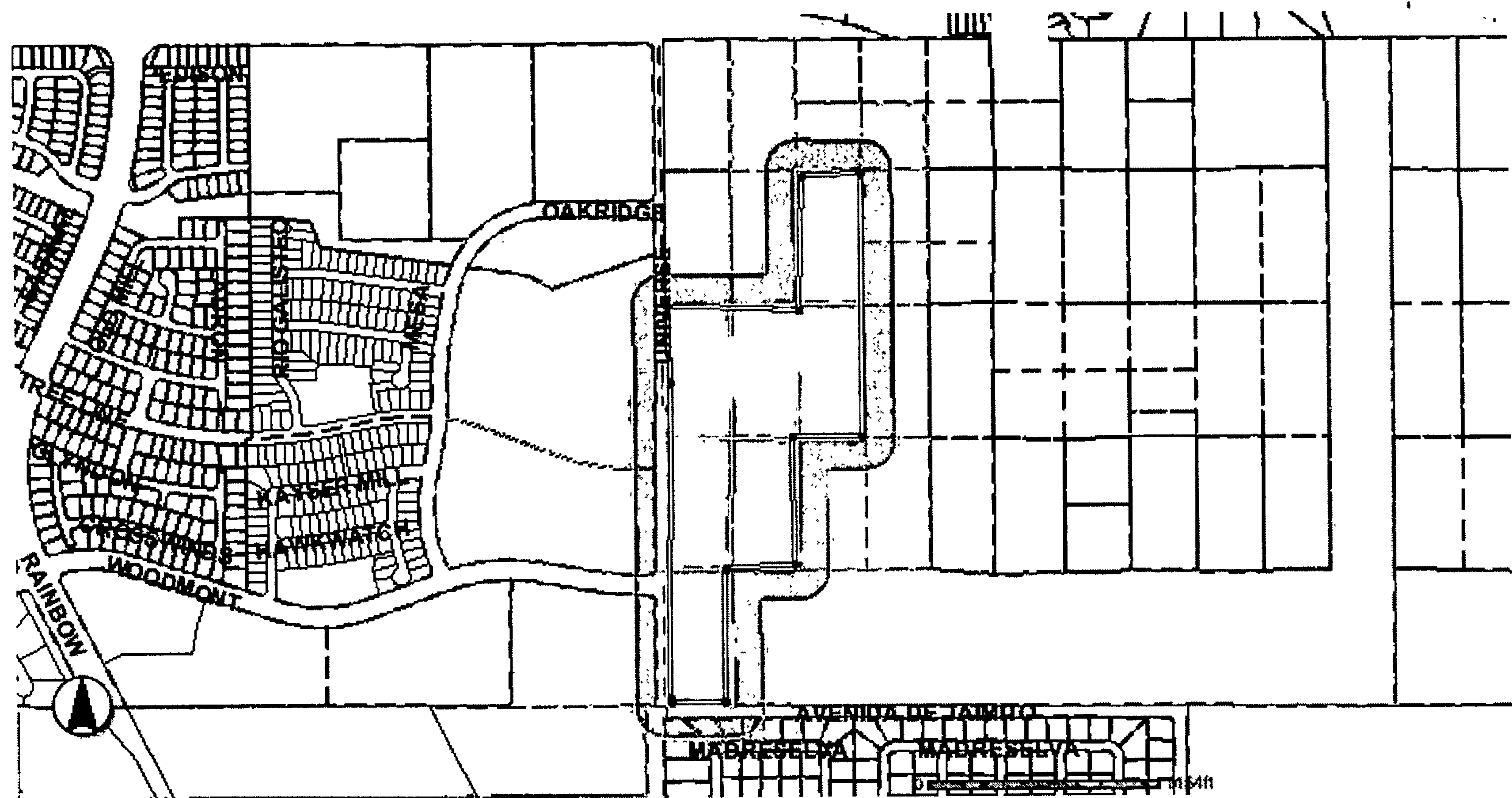
Or Current Resident
STATE OF NEW MEXICO STATE
LAND OFFICE
PO BOX 1148
SANTA FE, NM 87504 1148

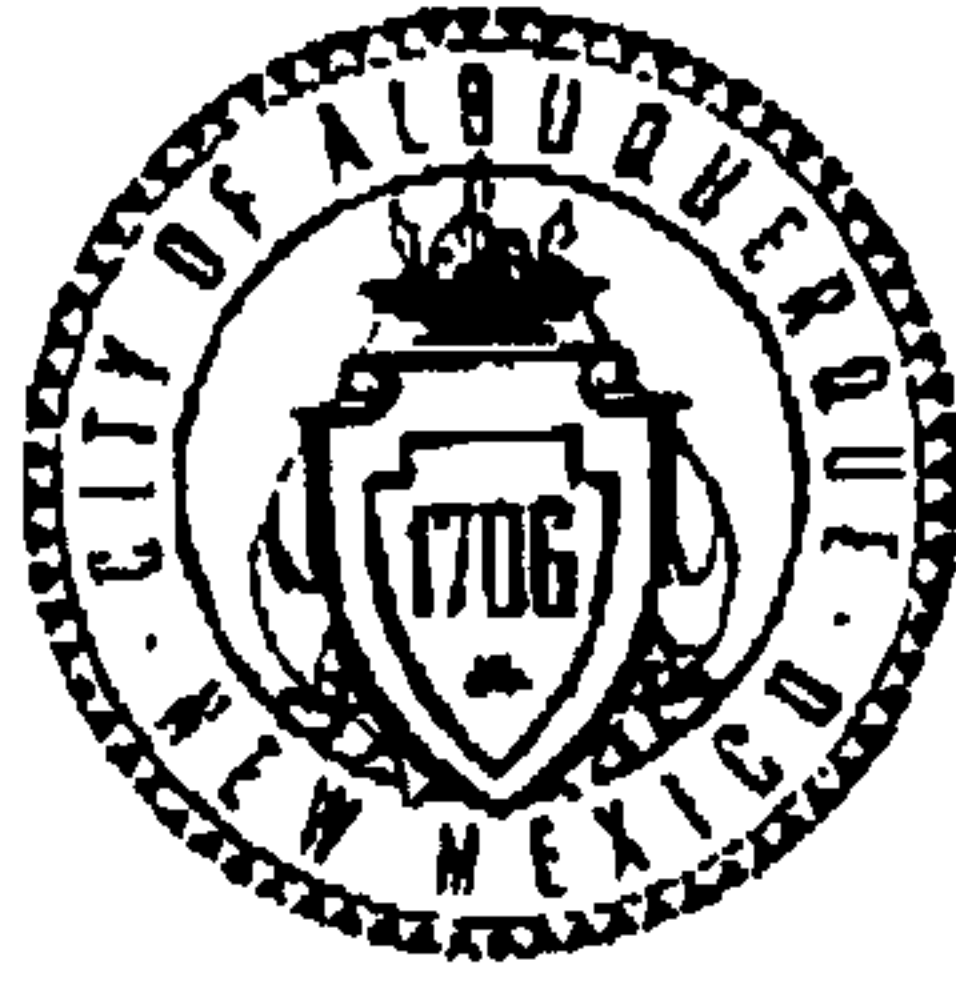
Or Current Resident
THE TRAILS LLC
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120

Or Current Resident
TRAILS LLC
7077 JEFFERSON ST NE SUITE A
ALBUQUERQUE, NM 87109 4450

Project# 1006854
BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM87109

Project# 1006854
THE TRAILS LLC
7007 JEFFERSON NE
ALBUQUERQUE, NM 87109





City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Date: 10 October 2007

Planning Department
 Plaza Del Sol Building
 600 Second St. NW
 Second Floor (924-3860)

This letter will serve to notify:

that on 10 October 2007
(date)

TO CONTACT NAME: Steve
 COMPANY/AGENCY: Boh
 ADDRESS/ZIP: Courtyard /
 PHONE/FAX #: 823-100

Eric Walton
man & Hutton
100 Jefferson St NE 87109 - 4335
/ FAX 798-7988

Contacted the Office of Neighborhood
 Recognized Neighborhood Association
 Site Development Plan, etc. at

Good Coordination requesting the contact names for any
 areas affected by their request concerning a Zoning Action or
The Trails Unit 4

zone map page(s) C-10

Our records indicate that as of

10 October 2007, there were **no Recognized**
(date)

Neighborhood Association

in this area.

If you have any questions about
 924-3914 or by fax at 924-3913.

For more information provided, please contact our office at (505)

Sincerely,

Stephanie
 OFFICE OF NEIGHBORHOOD COORDINATION

[Signature]
 OFFICE OF NEIGHBORHOOD COORDINATION

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan by the EPC, DRB, etc. are required to notify neighborhood associations **PRIOR TO FILING THE APPLICATION**. The purpose of the notification is to ensure communication as early as possible so that neighborhood associations may contact someone with questions or comments.

Development Plan approval or an amendment to a Sector Development Council Bill O-92 to notify all affected recognized neighborhood associations **BEFORE FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as early as possible so that neighborhood associations may contact someone with questions or comments, it is essential that the notification letter include the following information:

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location referenced to streets and existing land uses.
4. A complete description of the action requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the proposed category and primary use (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MAJOR DEVELOPMENT PLAN**, describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center, off Montgomery Blvd.")
 - c) If a **SECTOR DEVELOPMENT PLAN AMENDMENT**, a general description of the plan area, plan concept, the mix of zoning and land uses, and description of major features such as location of shopping centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location referenced to streets and existing land uses.
4. A complete description of the action requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the proposed category and primary use (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MAJOR DEVELOPMENT PLAN**, describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center, off Montgomery Blvd.")
 - c) If a **SECTOR DEVELOPMENT PLAN AMENDMENT**, a general description of the plan area, plan concept, the mix of zoning and land uses, and description of major features such as location of shopping centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from

Office of Neighborhood Coordination

The following information should always be included in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant -OR-
- The ONC "Official" Letter (if there are neighborhood associations).
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

in each application packet that you submit for an EPC or DRB application. Items needed.

- (if there are associations). A copy must be submitted with application packet -OR-
- no associations). A copy must be submitted with application packet.
- sociations (if there are associations). A copy must be submitted with application packet.
- hborhood Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Shani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Shani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

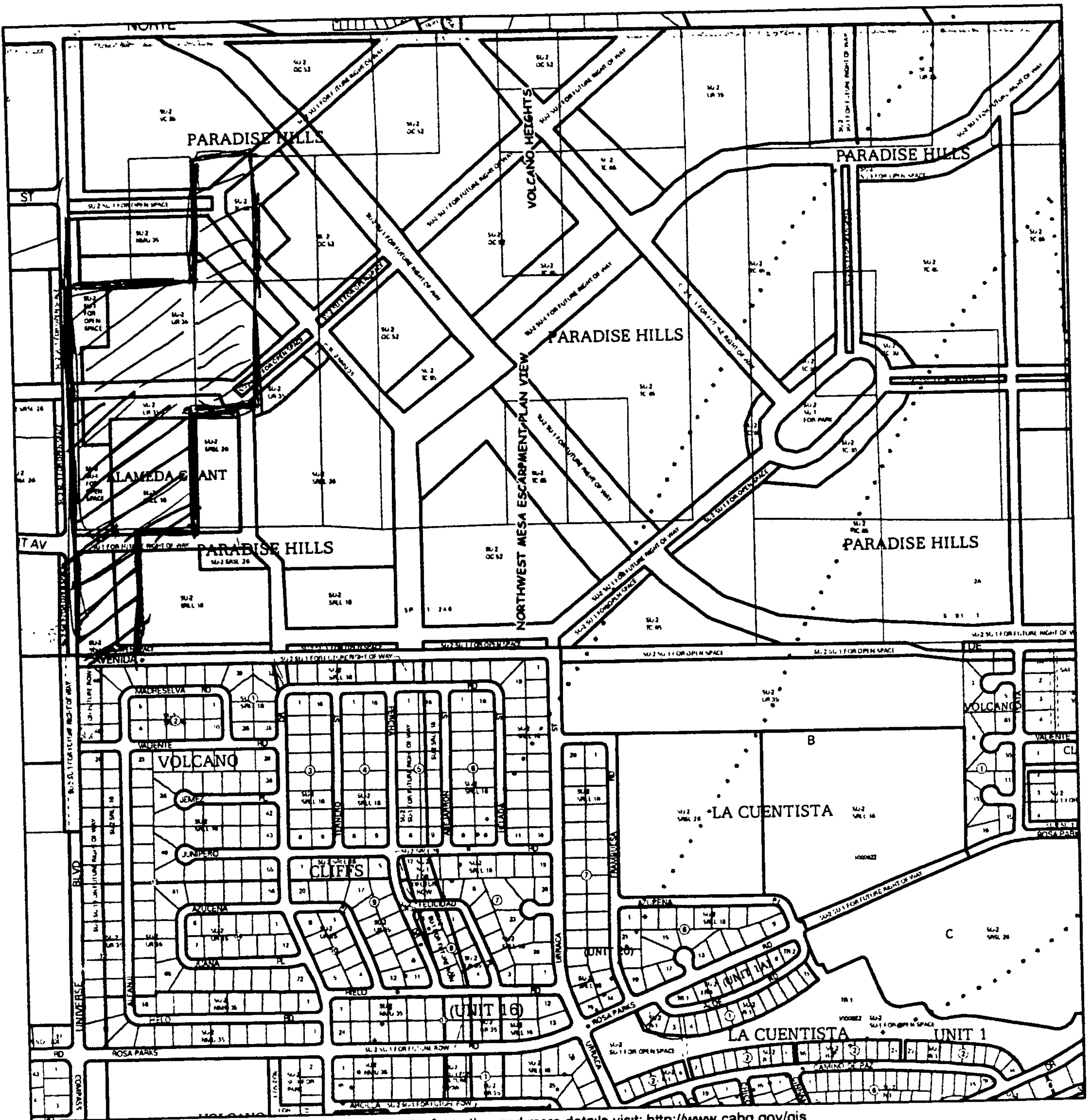
Thank you for your cooperation on this matter.

.....
(below this line for ONC use only)

Date of Inquiry: 10 Oct 07

Time Entered: 10:38

ONC Rep. Initials: 



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-10-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

Map amended through: 9/6/2007

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 12

SUBJECT:

Preliminary Plat – Extension

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () EXTN: () AMEND: ()

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(C-20/D056)

DATE: MAY 2, 2007



11
11
11
11

**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 2, 2007

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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:20 P.M.

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

- | | |
|--|--|
| <p>1. Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval</p> | <p>ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as VILLA LOMA ESTATES) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] [Deferred from 3/28/07 & 4/11/07 & 4/25/07] (F-22) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL</p> |
|--|--|

PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.

07DRB-00353 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] [**Carmen Marrone for Petra Morris, EPC Case Planner**] [*Deferred from 3/28/07 & 4/11/07 & 4/25/07*] (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

2. Project # 1005493

07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a **VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a **VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

3. Project # 1003973

07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, **THE TRAILS UNIT 2** (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [*Deferred from 4/18/07 & 4/25/07*] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).*[Deferred from 3/07/2007]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07 & 05/02/07]*. (R-16, Q-16, R-15, R-17, S-

14, S-16, S-17, T-16) DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.

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.

6. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER**) zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] [Carol Toffaleti, EPC Case Planner] [Deferred from 05/02/07] (H-9) DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) ~~THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.~~

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

8. **Project # 1000809**
07DRB-00519 Minor-Ext of SIA for Temp
Defer SDWK
- PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS**, zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07*] (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**
9. **Project # 1005529**
07DRB-00537 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION**, zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1004717**
07DRB-00534 Major-Final Plat Approval
- SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION**, zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**
-

11. **Project # 1003655**
07DRB-00522 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

~~12.~~ **Project # 1003703**
07DRB-00521 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES**, zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. **Project # 1003800**
07DRB-00539 Minor-Extension of
Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. **Project # 1003674**
07DRB-00532 Minor-Final Plat Approval
07DRB-00533 Minor-Vacation of Private
Easements

JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1003885**
07DRB-00523 Minor-Prelim&Final Plat
Approval
07DRB-00525 Minor-Vacation of Private
Easements

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, **BELL TRADING POST HOMES** (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15TH St NW and 16TH St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

16. **Project # 1004228**
07DRB-00538 Major-Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ~~HEADSTART ENTERPRISES~~ request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] [*Defer from 05/02/07*] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

17. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION**, zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). [Defer from 05/02/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**
07DRB-00536 Minor-Prelim&Final Plat
Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS**, zoned R-1 located on UTE RD NW between 47TH ST NW and 50TH ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000337**
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1**, zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 2, 2007
DRB Comments**

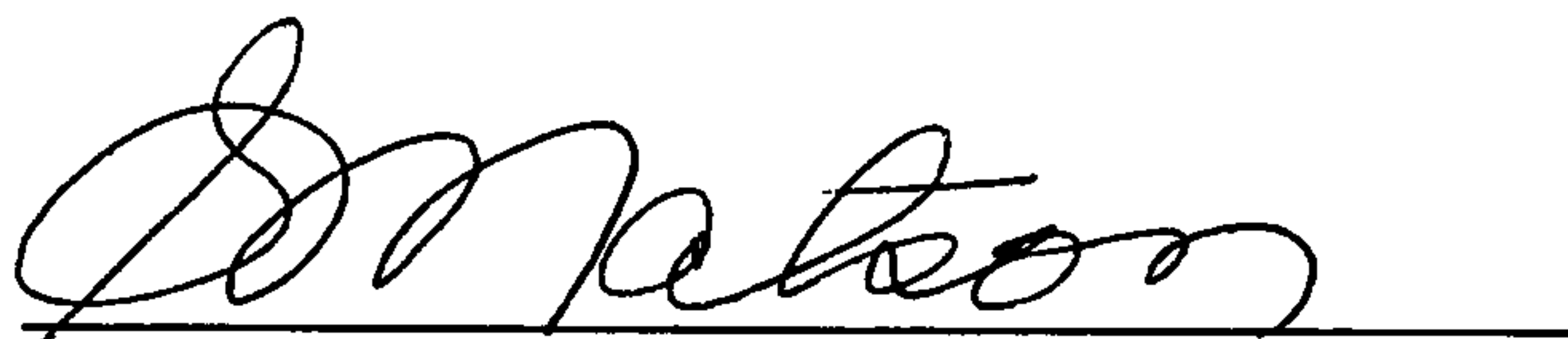
ITEM # 12

PROJECT # 1003703 APPLICATION # 07-00521

RE: Eagle View Estates/ext pp

The preliminary plat for this subdivision was approved on July 12, 2006.

Planning has no objection to the extension.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

10. Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

At the July 12, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 7/12/06 and approval of the grading plan engineer stamp dated 10/24/05 the preliminary plat was approved with the following conditions of final plat approval:

The dedication along Eagle Rock shall be shown on the final plat prior to approval.

The Fire Department must approve the hammerhead prior to final plat approval.

If the final plat is approved after 10/31/06, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS).

The provision of a grading plan for Ms. Ott-Myer's lot is requested.

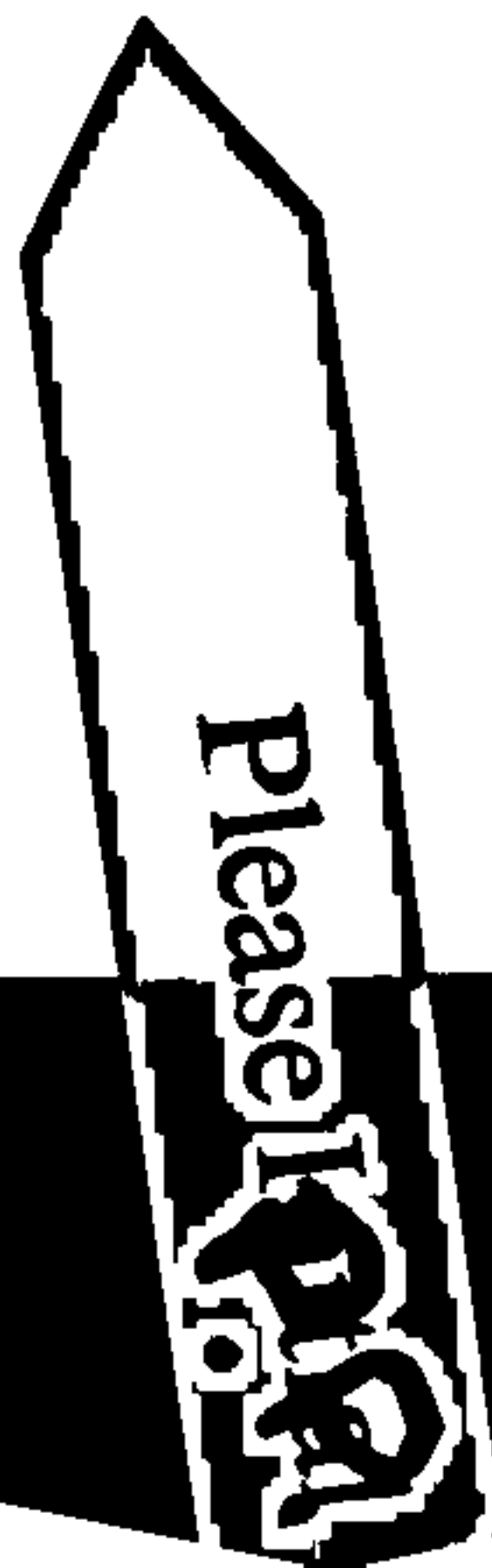
The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.





OFFICIAL NOTICE OF DECISION

PAGE 2

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 27, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in cursive script, reading "Sheran Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc:Adil Rizvi, 2340 Menaul NE, Suite 200, 87107

Kristy Ott-Meyer, 8900 Eagle Rock NE, 87122

Lynn Miller, 8801 Oakland Ave NE, 87122

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003703 AGENDA#: 10 DATE: 7.12.06

✓ 1. Name: Lynn Miller Address: 8801 Oakland Ave NE Zip: 87122

2. Name: Adel Requi Address: _____ Zip: _____

✓ 3. Name: Kristy Ott Meyer Address: 8900 Eagle Rock NE Zip: 87122

4. Name: Engineer for Adel Roy Macy Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0461
CONNECTION TEL 9p2923904
SUBADDRESS
CONNECTION ID
ST. TIME 06/27 15:20
USAGE T 00'52
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: ADIL RIZVI

FAX NUMBER: 292-3904 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 06/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: EAGLES VIEW
ESTATES APPLICATION NO: _____



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: ADIL RIZVI

FAX NUMBER: 292-3904 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 06/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: EAGLES VIEW
ESTATES APPLICATION NO: _____

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

On March 16, 2005, when this preliminary plat was originally approved, there were two conditions of final plat. They were: (1) The dedication along Eagle Rock shall be shown on the final plat prior to approval and (2) The Fire Department must approve the hammerhead prior to final plat approval.

Even though that preliminary plat has expired, the conditions still apply.

The previously approved perimeter wall design is still valid.

Planning has no objection to any of these requests.

Project # 1004240

06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

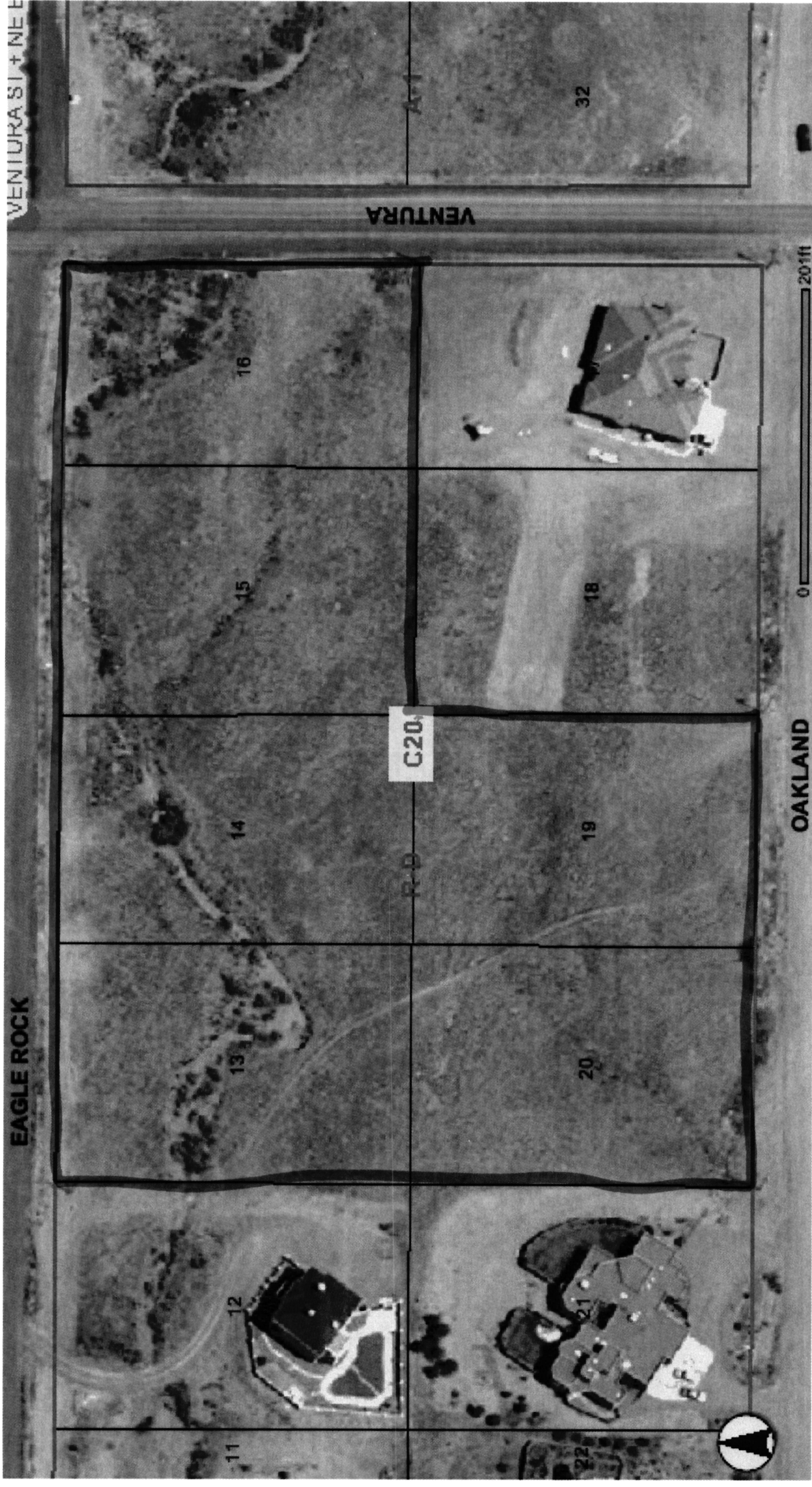
ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

The Wall Design needs a few corrections & additions. (1) The location map is confusing. It is difficult to tell exactly where one section begins & ends. Please revise the location map using different patterns to indicate the 3 sections & provide a legend indicating which pattern is for which section. (2) The portion of the wall along Rio Grande must meet the requirements of the Rio Grande Boulevard Corridor Plan Design Overlay Zone requirements. (3) the Zone Atlas Page should appear below the DRB Project Number on the location map. (4) The block wall design should indicate the "Cap 2" offset on the public side and the pilaster projected 2" on the public side.

Actually, a stuccoed wall along Rio Grande only would be more in character with other existing walls.

A cursory glance at the Rio Grande Boulevard Corridor Plan Design Overlay Zone requirements indicated at least two policies affecting this development. Policies 6 and 11. This property lies within Subarea 3.

Planning will reserve additional comments on the plat until the site plan final signoff application is received.



#10
#1003703
7/12/06

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 10

SUBJECT:

Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 10-24-05 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

signed I.L.

www.cabq.gov

APPROVED X; 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: July 12, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

July 12, 2006

Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
 06DRB-00887 Major-Vacation of Public Right-of-Way
 06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

AMAFCA No adverse comments.

COG The Long Range Bikeway System identifies Ventura Blvd as having on street bike lanes. Please ensure adequate ROW and project inclusion as appropriate.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to North Albuquerque Acres NA (R) and Vineyard Estates NA (R).

APS **Eagle's View Estates** will consist of 15 residential homes. The proposed development will affect North Star Elementary, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2006-07 Capacity	Space Available
North Star	510	850	340
Desert Ridge	1,215	1,240	25
La Cueva	2,284	2,300	16

North Star Elementary will open in Jan 2007. Prior to Jan 2007, students attending North Star Elementary will be temporarily located at Double Eagle Elementary until the new school opens. North Star will help address future growth at the elementary school level in the far northeast area.

APS

Desert Ridge Middle School and La Cueva High School will be nearing capacity as developments such as the one being proposed continue to build out.

Police Department No crime prevention or CPTED comments at this time.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is on file for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

Why isn't the original infrastructure list being used? (Why the changes?) The previous conditions of final plat will apply

Parks & Recreation

No objection to the preliminary plat or temp deferral of sidewalks. Defer to Transportation regarding vacation request.

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval. No objection to Sidewalk deferral.

Planning Department

On March 16, 2005, when this preliminary plat was originally approved, there were two conditions of final plat. They were:

(1) The dedication along Eagle Rock shall be shown on the final plat prior to approval and (2) The Fire Department must approve the hammerhead prior to final plat approval.

Even though that preliminary plat has expired, the conditions still apply.

The previously approved perimeter wall design is still valid.

Planning has no objection to any of these requests.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Impact Fee Administrator

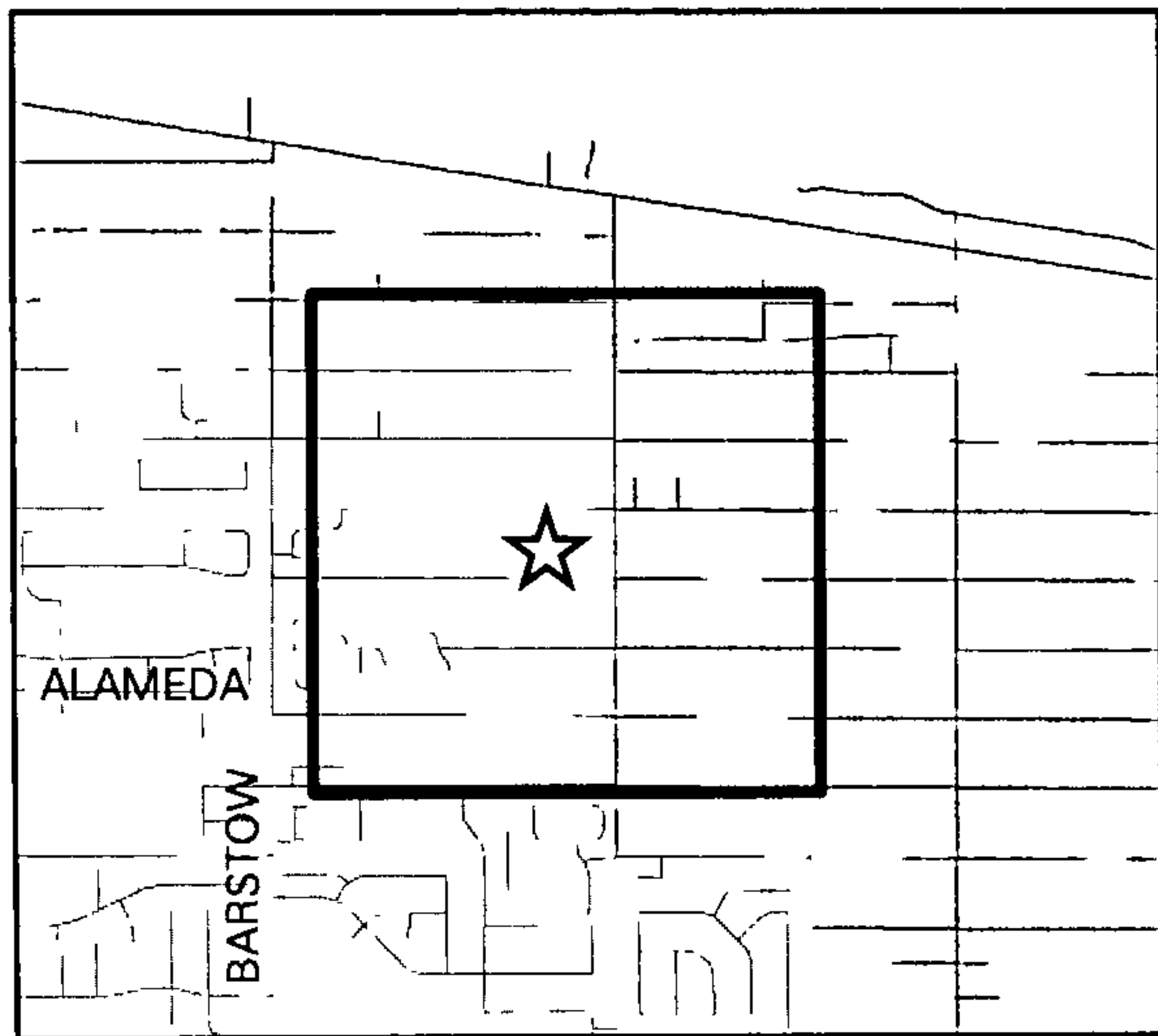
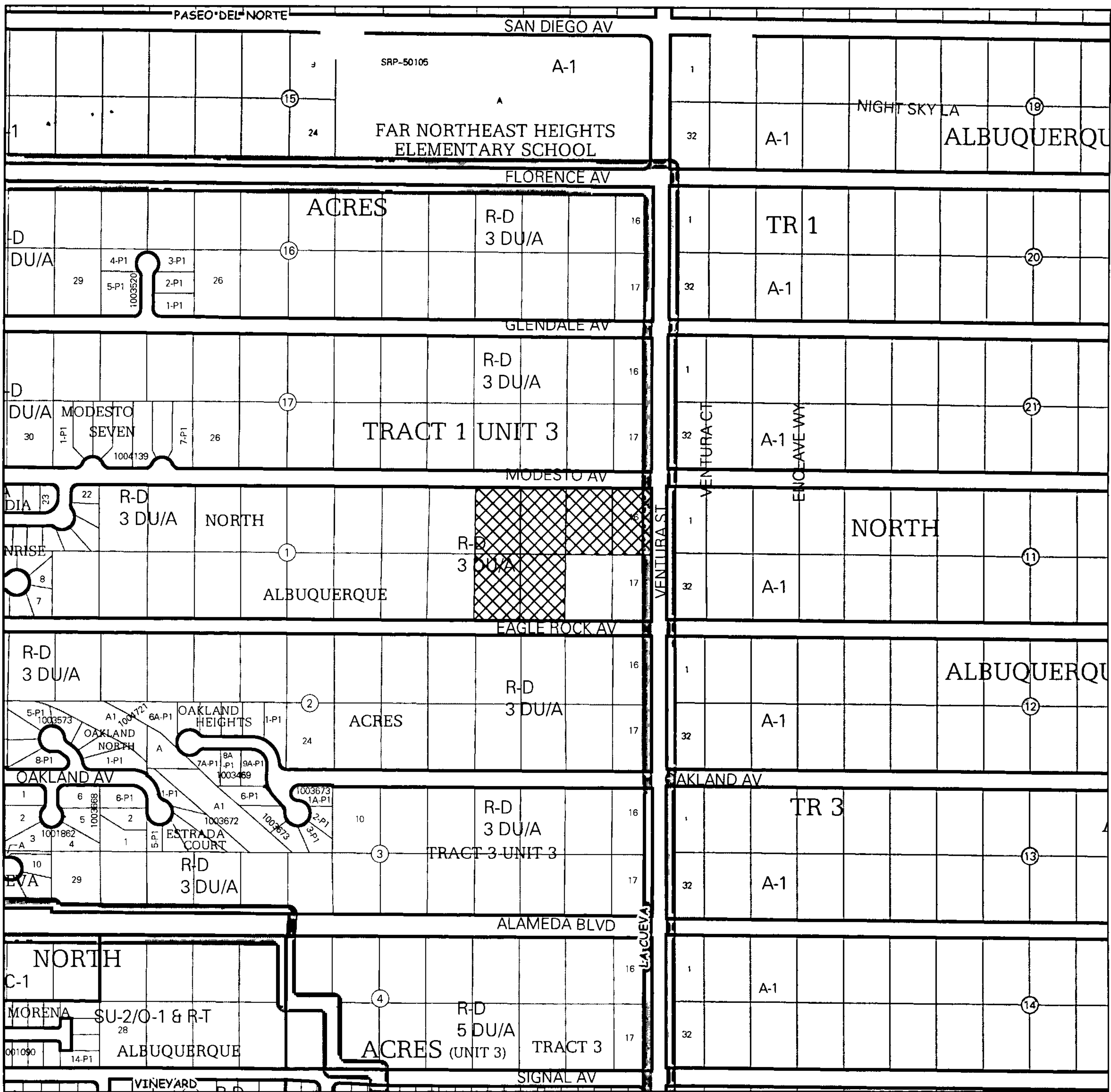
The creation of a 15 lot subdivision and the vacation of 5 feet of public right of way will not require impact fees. However, Impact Fees will be required at the time of building permit for each home in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

1. Roadway Facilities for the Far NE Heights: \$1,585.00
2. Public Safety Facilities for the Eastside: \$552.00
3. Parks Trails, Open Space for North Albuquerque Acres area: \$3100.00
4. Drainage Facilities for the Far NE: \$510.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Adil Rizvi, 2340 Menaul Blvd NE, Ste. 200, 87107



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1003703

Hearing Date:

7/12/06

Zone Map Page:

C-20

Additional Case Numbers:

06DRB-00886 06DRB-00887

06DRB-00888



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, July 12, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004355

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102

06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184

06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715

06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, **JUAN TABO HILLS, UNIT 1** (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003613

06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469

06DRB-00882 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-
Way
06DRB-00864 Major-Vacation of Public
Easements
06DRB-00863 Minor-Vacation of Private
Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 3

Project # 1004974

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF:AX-84-9,Z-84-41] (C-18)

Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240

06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2008, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004355
06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, VISTA VIEJA, UNIT 2, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as THE SOFT LOFTS) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00238, 06EPC-00148, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, LANDS OF SALAZAR FAMILY TRUST ETAL, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as JUAN TABO HILLS, UNIT 2) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .



**PUBLIC HEARING-DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003613

06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as SUNSET VILLA ADDITION) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as CORONA DEL SOL) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469

06DRB-00882 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, OAKLAND HEIGHTS, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-
Way
06DRB-00864 Major-Vacation of Public
Easements
06DRB-00863 Minor-Vacation of Private
Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as SILVER LEAF SUBDIVISION) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .

10



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 3

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF: AX-84-9, Z-84-41] (C-18)

Project # 1003703
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as EAGLE'S VIEW ESTATES, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, MONTE VISTA ADDITION, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

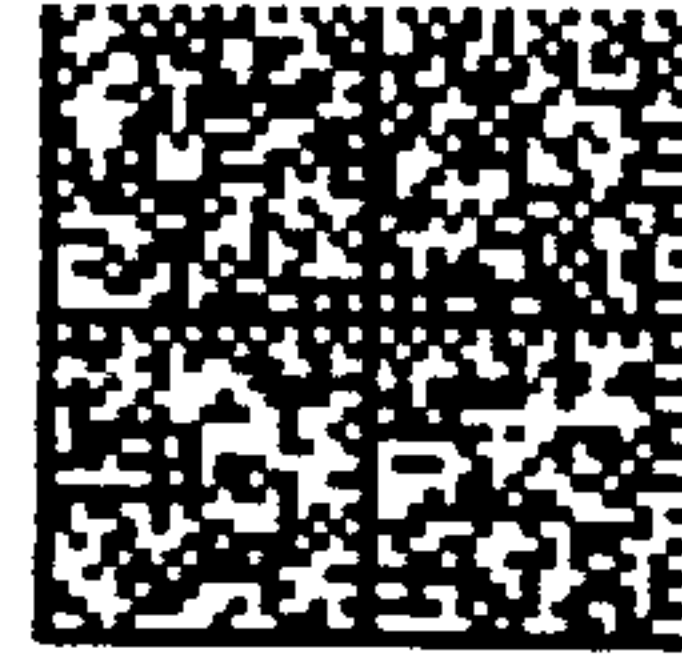
Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

CITY OF ALBUQUERQUE



Planning Department

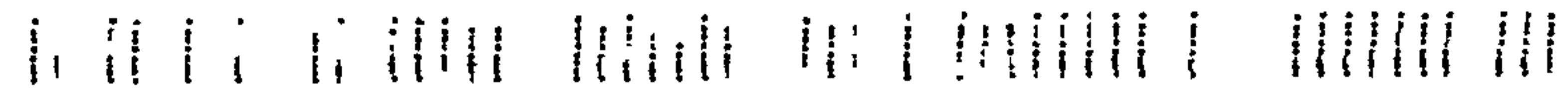


02 1A \$ 00.39⁰
0004329277 JUN 23 2006
MAILED FROM ZIP CODE 87102

LINK

102006419041020321

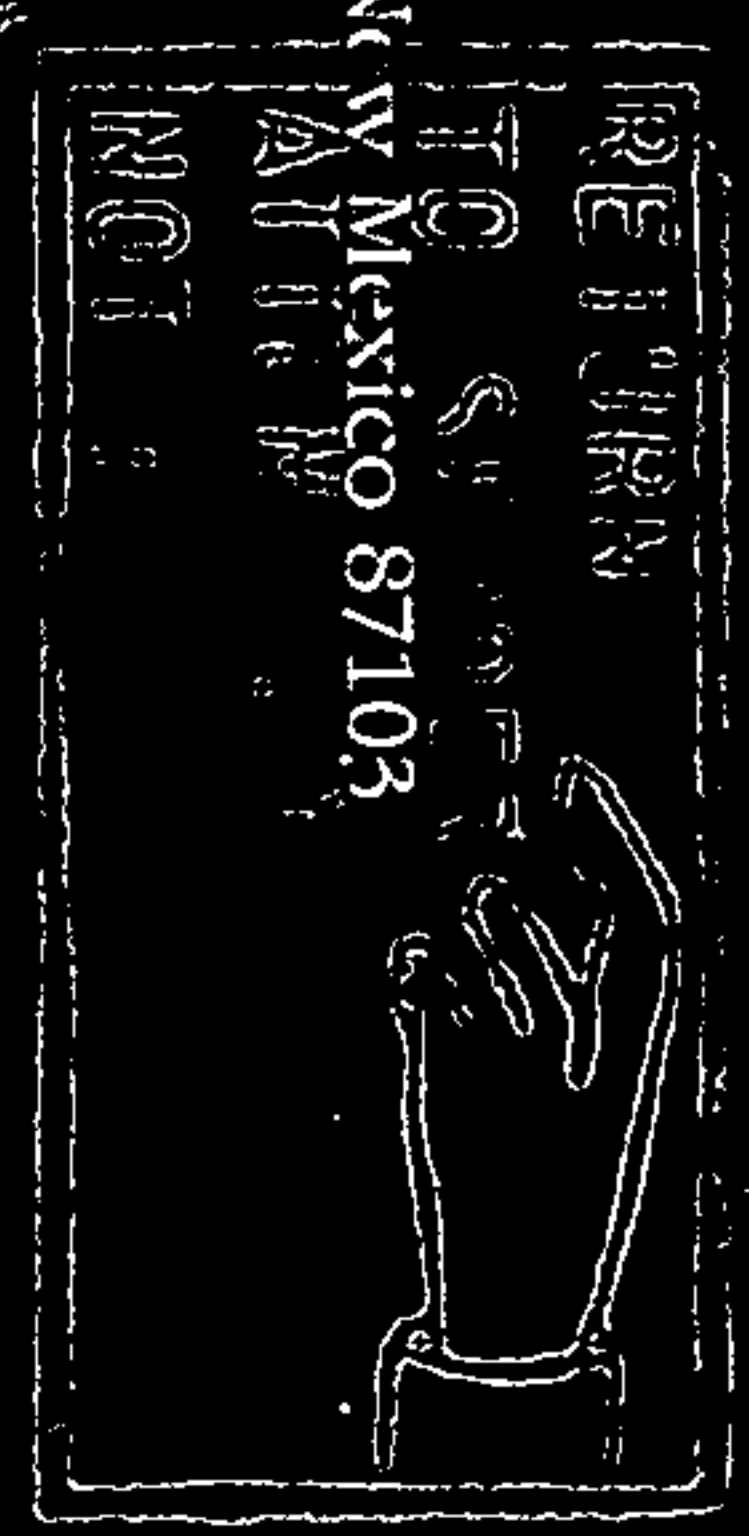
QURAIISHI SHAIKH MOHAMMED & RI
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109



DRB



P O Box 1293 Albuquerque, New Mexico



Vertical column of small, illegible markings or characters on the left side of the page.



**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JULY 12, 2006
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 1003703
App#06DRB-00886
App#06DRB-00887
App#06DRB-00888

Cross Reference and Location: VENTURA NE BETWEEN EAGLE ROCK NE AND
OAKLAND NE

Applicant: ADIL RIZVI
Address: 2340 MENAUL NE STE # 200
ALBUQUERQUE, NM 87107

Agent: SAME AS ABOVE

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: JUNE 23, 2006
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003703
APPLICATION # _____

PAGE 1 **OF** 3

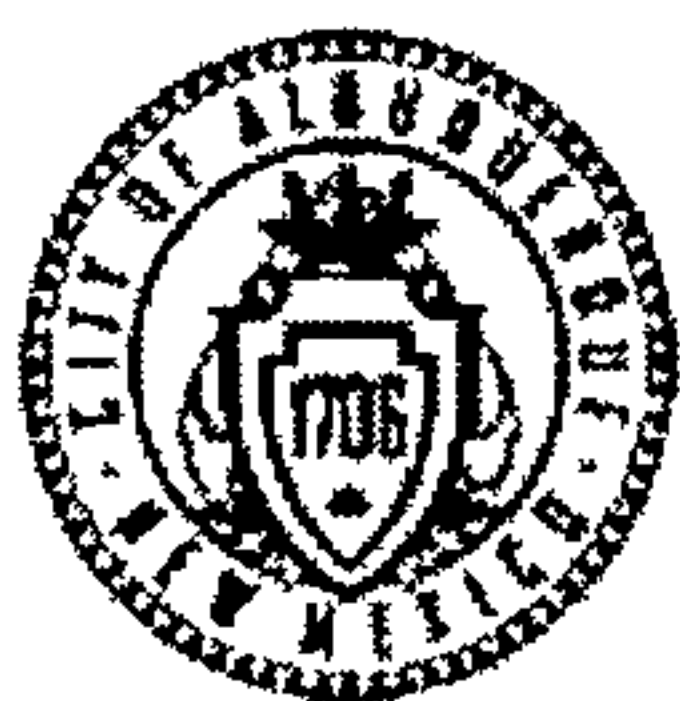
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-20	1020064	254-462	204-17	✓ Dup
		239-462	18	✓ Dup ²
		221-462	19	✓ Dup ²
		207-462	20	✓ Dup ²
		207-440	13	✓
		222-440	14	✓ Dup ²
		238-440	15	✓
		254-440	16	✓
		190-462	21	✓
		173-463	22	✓
		173-440	11	✓
		189-440	12	✓
		157-463	23	✓
		157-440	10	✓
		157-495	205-10	✓
		173-495	11	✓

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1003703
APPLICATION # _____

PAGE 2 **OF** 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
C-20	1020064	189-495	205-12	✓
		207-495	13	✓
		222-496	14	✓
		239-495	15	✓
		254-494	16	✓
		157-410	203-23	✓
		173-410	22	✓
		190-410	21	✓
		206-410	20	✓
		222-410	19	✓
		240-410	18	✓
		254-410	17	✓
		273-410	103-32	✓
		289-410	31	✓
		273-440	104-01	✓
		289-440	02	✓



mainframe@coa1mp3.ca

bq.gov

06/23/2006 02:11 PM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01020064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102006425446220417 LEGAL: 016 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: HAIDARI ESMAIL
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0102006423946220418 LEGAL: 015 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: HAIDARI ESMAIL
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0102006422146220419 LEGAL: 014 002N ORTH ALBUQ ACRES TRACT 3 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: HAIDARI ESMAIL
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0102006420746220420 LEGAL: 013 002N ORTH ALBUQ ACRES TRACT 3 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: HAIDARI ESMAIL
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0102006420744020413 LEGAL: 020 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: QURAIISHI SHAIKH MOHAMMED & RIZ
OWNER ADDR: 07049 LUELLA ANNE NE
ALBUQUERQUE NM 87109
0102006422244020414 LEGAL: 019 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: HAIDARI ESMAIL
OWNER ADDR: 12008 GAZELLE PL NE
ALBUQUERQUE NM 87111
0102006423844020415 LEGAL: 018 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MOORE JASON J & PAMELA
OWNER ADDR: 09021 OAKLAND AV NE
ALBUQUERQUE NM 87122
0102006425444020416 LEGAL: 017 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MEYER-HAGEN RONALD O & LISA
OWNER ADDR: 09051 OAKLAND AV NE
ALBUQUERQUE NM 87122

PAGE 2

0102006419046220421 LAND USE:	LEGAL: 012 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: OTT-MEYER KRISTY & OWNER ADDR: PO BOX 90513	
ALBUQUERQUE NM 0102006417346320422 LAND USE:	87199 LEGAL: 011 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: HALE DELWIN S OWNER ADDR: 08850 EAGLE ROCK	AV NE
ALBUQUERQUE NM 0102006417344020411 LAND USE:	87122 LEGAL: 022 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 OAKLAND OWNER NAME: GRABOWSKI GARY L & DEBRA J OWNER ADDR: 08851 OAKLAND	AV NE
ALBUQUERQUE NM 0102006418944020412 LAND USE:	87122 LEGAL: 021 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 OAKLAND OWNER NAME: BRANDON HOLLY HITZMAN TR FOR OWNER ADDR: 08901 OAKLAND	AV NE
ALBUQUERQUE NM 0102006415746320423 LAND USE:	87122 LEGAL: 010 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: APODACA LEONARD L & BONNIE L OWNER ADDR: 08300 EAGLE ROCK	AV NE
ALBUQUERQUE NM 0102006415744020410 LAND USE:	87122 LEGAL: 023 002N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 OAKLAND OWNER NAME: MILLER KENNETH L & LYNN E OWNER ADDR: 08801 OAKLAND	AV NE
ALBUQUERQUE NM 0102006415749520510 LAND USE:	87122 LEGAL: 023 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: NELLOS BROTHERS INC OWNER ADDR: 04516 WYOMING	BL NE
ALBUQUERQUE NM 0102006417349520511 LAND USE:	87111 LEGAL: 022 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: BAUMANN DAVID C & ANNA MARIA OWNER ADDR: 08851 EAGLE ROCK	NE
ALBUQUERQUE NM 0102006418949520512 LAND USE:	87122 LEGAL: 021 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 EAGLE ROCK OWNER NAME: BARELA ROBERT M OWNER ADDR: 01144 LESTER	DR NE
ALBUQUERQUE NM	87112	

PAGE 3

0102006420749520513	LEGAL: 020 001T RACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: KUCA ANDRZEJ I & BOZENNA M	
	OWNER ADDR: 08925 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	
0102006422249620514	LEGAL: 019 001T RACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: RODRIGUEZ SANDY A & CHRIS R	
	OWNER ADDR: 08951 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	
0102006423949520515	LEGAL: 018 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: LEE & D LLC	
	OWNER ADDR: 12229 VICTORIA FALLS	NE
ALBUQUERQUE NM	87111	
0102006425449420516	LEGAL: 017 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: SAENZ RANDO N & KRISTIN K	
	OWNER ADDR: 09007 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	
0102006415741020323	LEGAL: 010 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: CADENA EDWARD J & DOLORES A	
	OWNER ADDR: 08800 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006417341020322	LEGAL: 011 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: HAIDARI ESMAIL	
	OWNER ADDR: 12008 GAZELLE	PL NE
ALBUQUERQUE NM	87111	
0102006419041020321	LEGAL: 012 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: QURAIISHI SHAIKH MOHAMMED & RIZ	
	OWNER ADDR: 07049 LUELLA ANNE	NE
ALBUQUERQUE NM	87109	
0102006420641020320	LEGAL: 013 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ROWTEN RICHARD M & SOMPORN	
	OWNER ADDR: PO BOX 824 RAS TANUR	
31311		
0102006422241020319	LEGAL: 014 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: BROWN L MICHAEL & GENA L	
	OWNER ADDR: 09000 OAKLAND	AV NE
ALBUQUERQUE NM	87122	

PAGE 4

0102006424041020318	LEGAL: 015 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: MOYA STEVEN A & ALISSA M	
	OWNER ADDR: 09020 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006425441020317	LEGAL: 016 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: HIGHTOWER CHARLES T & GLORIA T	
	OWNER ADDR: 09208 PEBBLE BEACH	NE
ALBUQUERQUE NM	87111	
0102006427341010332	LEGAL: 001 013N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: BARUDIN THEODORE W & PHYLLIA A	
	OWNER ADDR: 09100 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006428941010331	LEGAL: 002 013N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: LAMBERT DONNA JEAN TRUSTEE LAM	
	OWNER ADDR: 09707 SAN BERNARDINO	AV NE
ALBUQUERQUE NM	87122	
0102006427344010401	LEGAL: 032 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: GARCIA ANNA MARIE & VINCE	
	OWNER ADDR: 04109 OJOS PRIETO	NW
ALBUQUERQUE NM	87120	
0102006428944010402	LEGAL: 031 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: STRIZICH MICHAEL P & ROBYN L	
	OWNER ADDR: 09125 OAKLAND	NE
ALBUQUERQUE NM	87122	
0102006427346410432	LEGAL: 001 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: HAIDARI ESMAIL	
	OWNER ADDR: 12008 GAZELLE	PL NE
ALBUQUERQUE NM	87111	
0102006428946410431	LEGAL: 002 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: CARIDI BRUNO J & LOPEZ ANGELIC	
	OWNER ADDR: 09124 EAGLE ROCK	NE
ALBUQUERQUE NM	87122	
0102006427349410501	LEGAL: 032 011N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: HERRERA LORENZ A & TROYCE A	
	OWNER ADDR: 02729 HERMOSA	NE
ALBUQUERQUE NM	87110	

PAGE 5

0102006428949410502 LEGAL: 031 011N ORTH ALBUQ ACRES UN3 TR3
LAND USE:

PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: CASALE ANTONIO & ANITA M
OWNER ADDR: 09121 EAGLE ROCK

AV NE

ALBUQUERQUE NM

87122

QUIT

102006419046220421

LEGAL: *012 002 NORTH ALBUQ ACRES UN3 TR 3
PROPERTY ADDR: 8900 EAGLE ROCK AVE NE

OWNERS NAME: OTT-MEYER KRISTY
OWNERS ADDR: PO BOX 90513
ALBUQUERQUE, NM 87199

102006420641020320

LEGAL: *013 003 NORTH ALBUQ ACRES UN3 TR 3
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: ROWTEN RICHARD M & SOMPORN
OWNERS ADDR: PO BOX 824 RAS TANUR
31311

102006422241020319

LEGAL: *014 003 NORTH ALBUQ ACRES UN3 TR3
PROPERTY ADDR: 9000 OAKLAND AVE NE

OWNERS NAME: BROWN L MICHAEL & GENA L
OWNERS ADDR: 9000 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

Project #1003703

ADIL RIZVI
2340 MENAUL NE STE# 200
ALBUQUERQUE, NM 87107

Project # 1003703

PAT VERRELLE
Vineyard Estates N.A.
8415 Vintage Dr NE
ALBUQUERQUE, NM 87122

102006420744020413

QURAIISHI SHAIKH MOHAMMED & RI
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

102006419046220421

OTT-MEYER KRISTY
PO BOX 90513
ALBUQUERQUE, NM 87199

102006418944020412

BRANDON HOLLY HITZMAN TR FOR
8901 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006415749520510

NELLOS BROTHERS INC
4516 WYOMING BL NE
ALBUQUERQUE NM 87111

102006420749520513

KUCA ANDRZEJ I & BOZENNA M
8925 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006425449420516

SAENZ RANDO N & KRISTIN K
9007 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006420641020320

ROWTEN RICHARD M & SOMPORN
PO BOX 824 RAS TANUR
31311

102006425441020317

HIGHTOWER CHARLES T & GLORIA
9208 PEBBLE BEACH NE
ALBUQUERQUE NM 87111

Project # 1003703

CYNTHIA REINHART
North Albuquerque Comm. Assoc.
11300 OAKLAND NE
ALBUQUERQUE, NM 87122

Project # 1003703

KEITH COULTER
Vineyard Estates N.A.
8500 VINA DEL SOL NE
ALBUQUERQUE, NM 87122

102006423844020415

MOORE JASON J & PAMELA
9021 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006417346320422

HALE DELWIN S
8850 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006415746320423

APODACA LEONARD L & BONNIE L
8300 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006417349520511

BAUMANN DAVID C & ANNA MARIA
8851 EAGLE ROCK NE
ALBUQUERQUE NM 87122

102006422249620514

RODRIGUEZ SANDY A & CHRIS R
8951 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006415741020323

CADENA EDWARD J & DOLORES A
8800 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006422241020319

BROWN L MICHAEL & GENA L
9000 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006427341010332

BARUDIN THEODORE W & PHYLLIA
9100 OAKLAND AV NE
ALBUQUERQUE NM 87122

Project # 1003703

JACKIE MCDOWELL
North Albuquerque Comm. Assoc.
7820 BEVERLY HILLS AVE NE
ALBUQUERQUE, NM 87122

102006425446220417

Haidari Esmail
12008 GAZELLE PL NE
ALBUQUERQUE NM 87111

102006425444020416

MEYER-HAGEN RONALD O & LISA
9051 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006417344020411

GRABOWSKI GARY L & DEBRA J
8851 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006415744020410

MILLER KENNETH L & LYNN E
8801 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006418949520512

BARELA ROBERT M
1144 LESTER DR NE
ALBUQUERQUE NM 87112

102006423949520515

LEE & D LLC
12229 VICTORIA FALLS NE
ALBUQUERQUE NM 87111

102006419041020321

QURAIISHI SHAIKH MOHAMMED & RI
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

102006424041020318

MOYA STEVEN A & ALISSA M
9020 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006428941010331

LAMBERT DONNA JEAN TRUSTEE LA
9707 SAN BERNARDINO AV NE
ALBUQUERQUE NM 87122

102006427344010401

GARCIA ANNA MARIE & VINCE
4109 OJOS PRIETO NW
ALBUQUERQUE NM 87120

102006428944010402

STRIZICH MICHAEL P & ROBYN L
9125 OAKLAND NE
ALBUQUERQUE NM 87122

102006428946410431

CARIDI BRUNO J & LOPEZ ANGELI
9124 EAGLE ROCK NE
ALBUQUERQUE NM 87122

102006427349410501

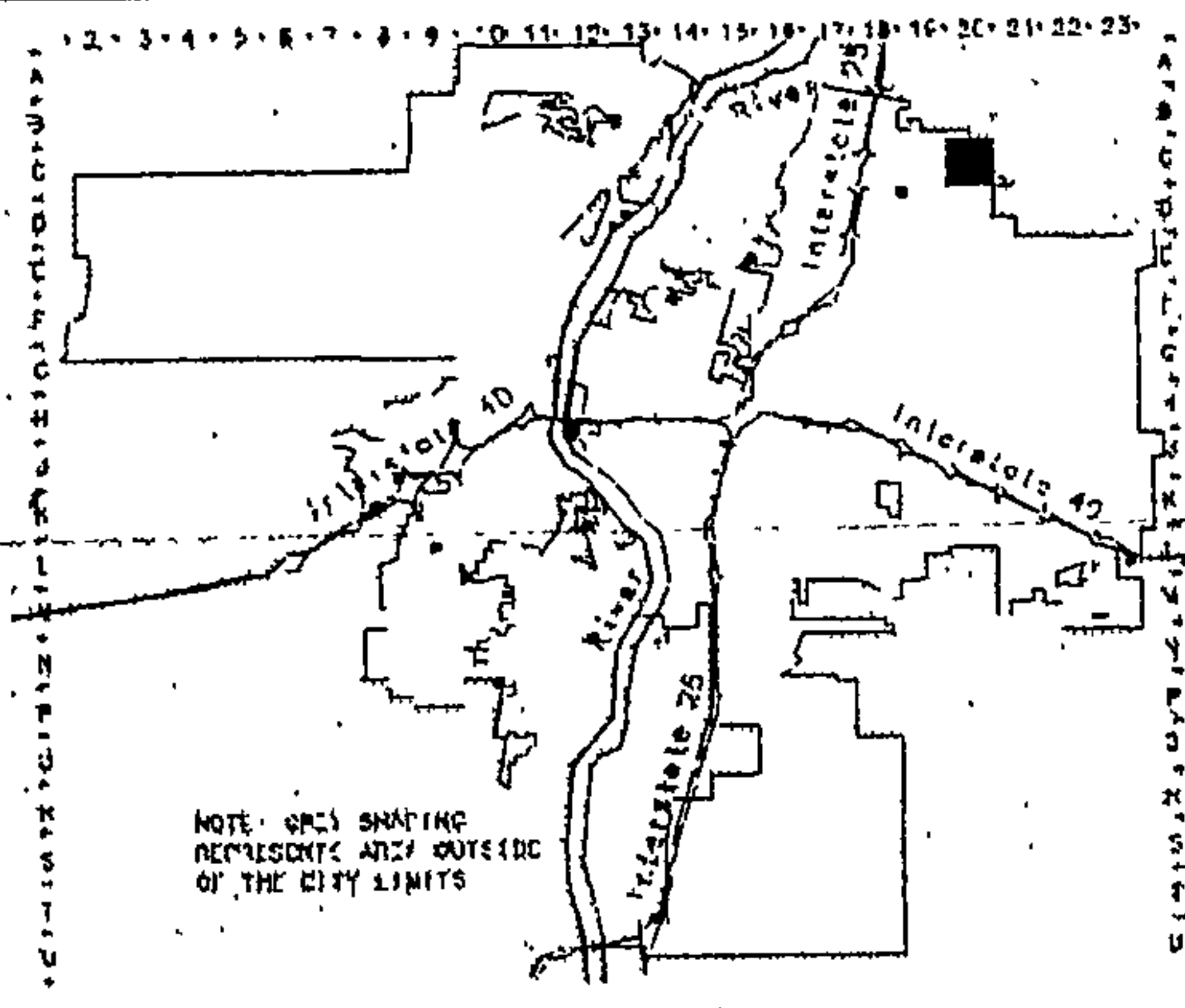
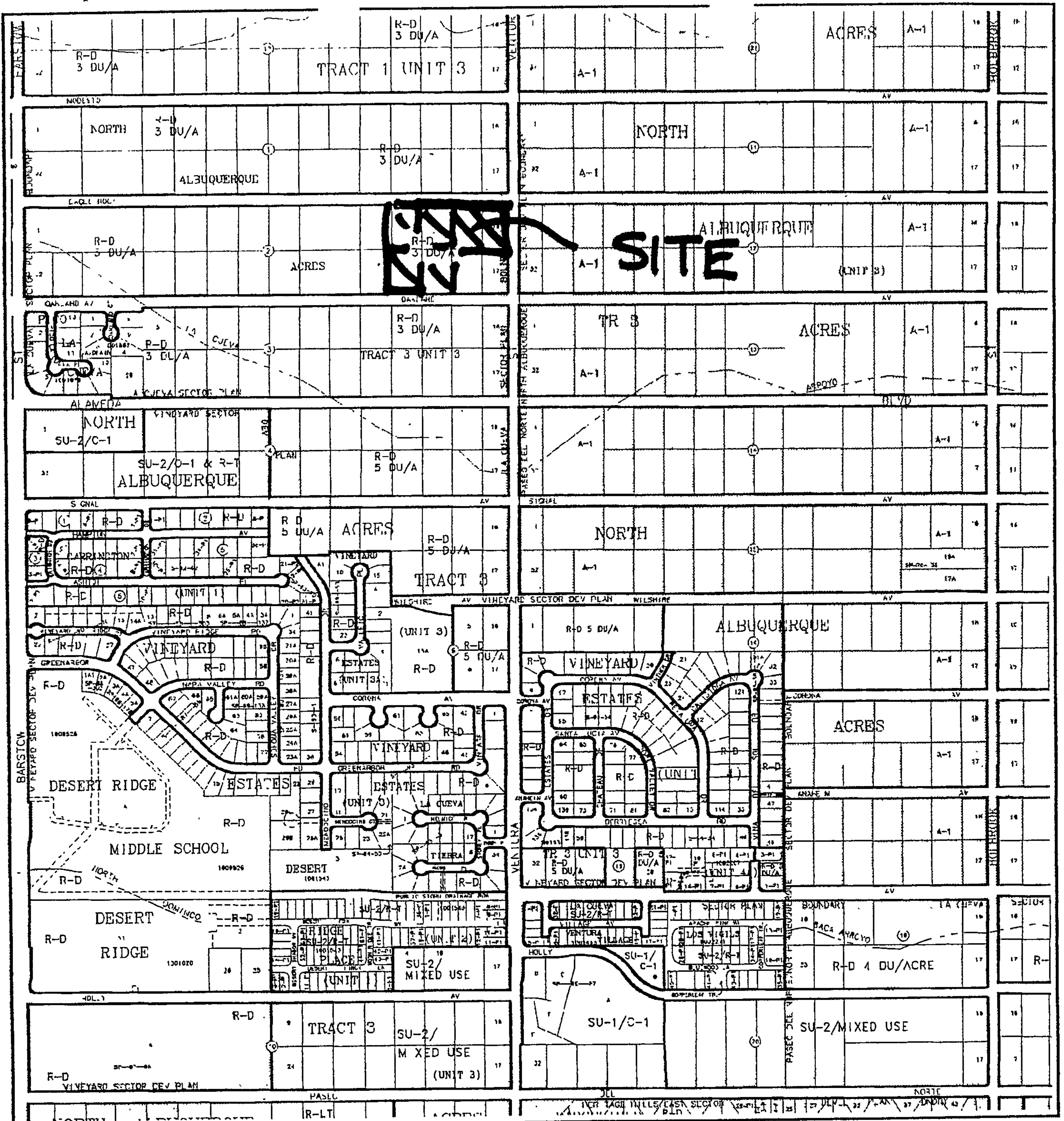
HERRERA LORENZ A & TROYCE A
2729 HERMOSA NE
ALBUQUERQUE NM 87110

102006428949410502

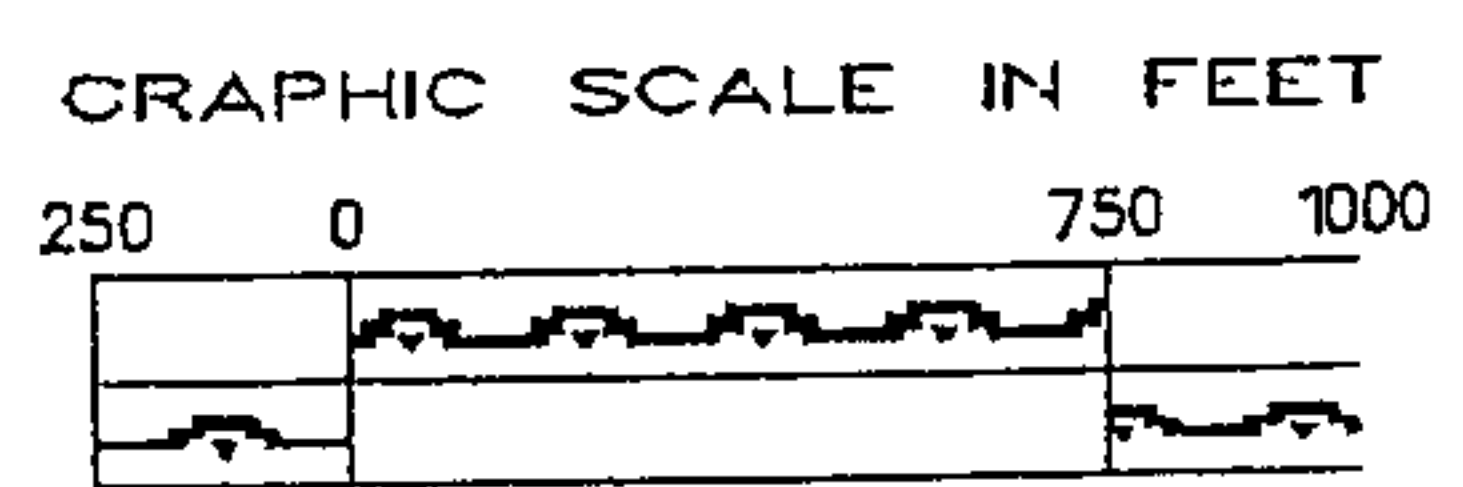
CASALE ANTONIO & ANITA M
9121 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006422241020319

BROWN L MICHAEL & GENA L
9000 OAKLAND AVE NE
ALBUQUERQUE, NM 87122



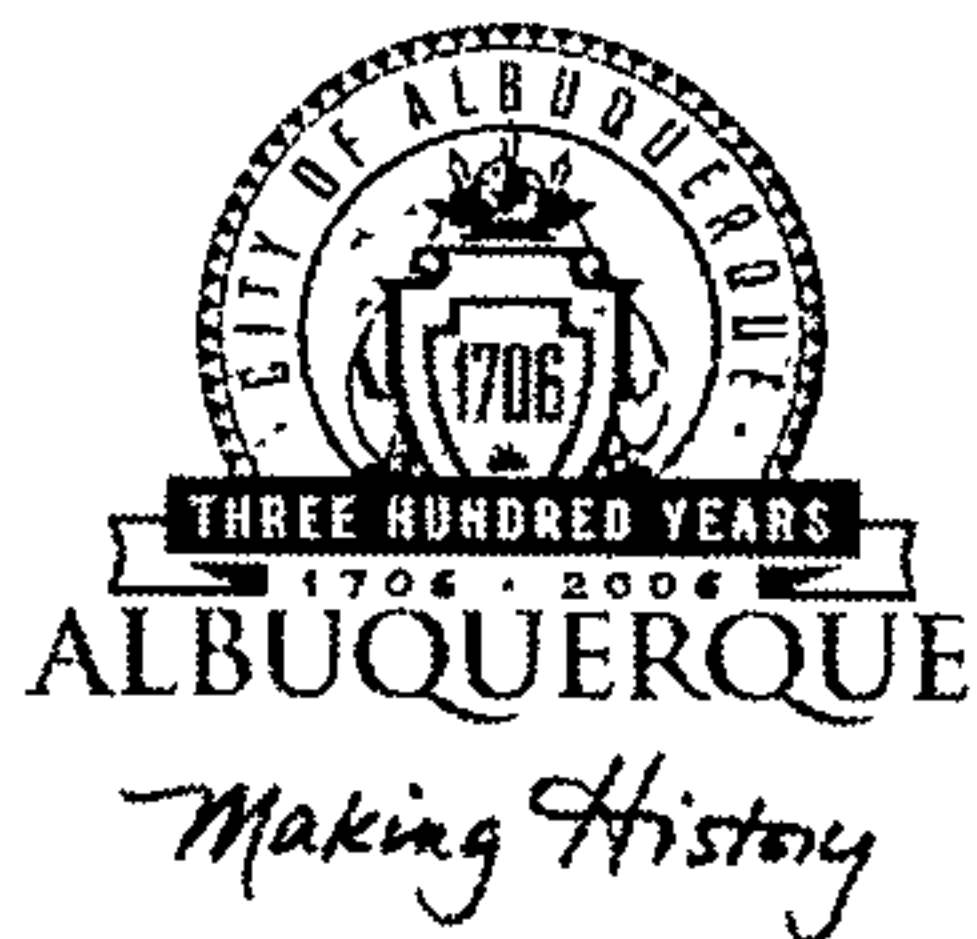
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 31, 2003



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 1, 2006

Shakeel Rizvi
8504 Waterford Pl. NE
Phone: 315-6563/Fax: 292-3904

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Shakeel:

Thank you for your inquiry of **June 1, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON EAGLE ROCK NE BETWEEN VENTURA STREET NE AND WYOMING BOULEVARD NE** zone map **C-20**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (w)

VINEYARD ESTATES N.A. (VYE) "R"

***Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

Keith Coulter

8500 Vina Del Sol NE/87122 856-5721 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

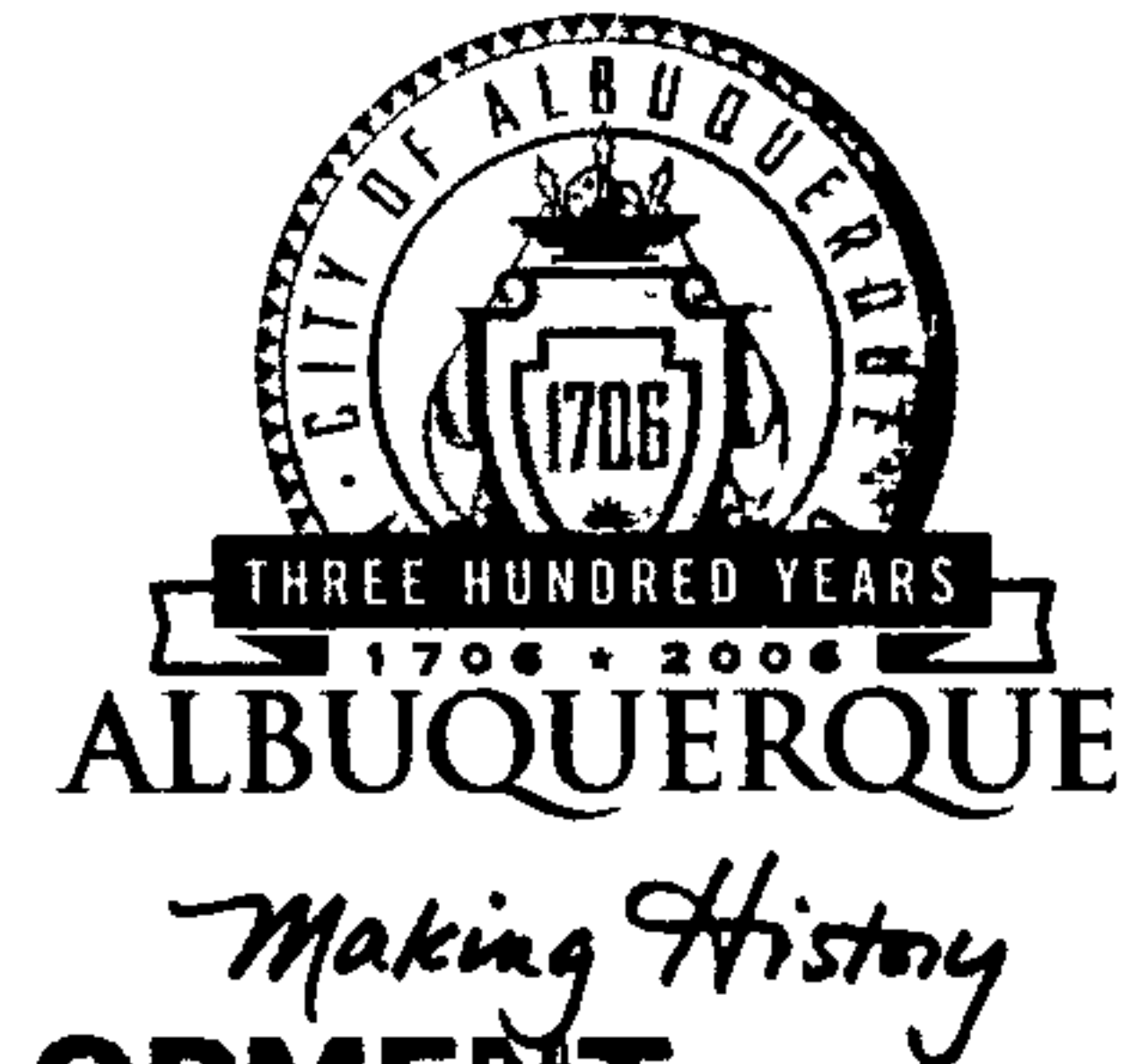
Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

planningrnaform(10/08/05)



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 23, 2006

TO: Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres Comm. Assoc.
Pat Verrelle and Keith Coulter, Vineyard Estates Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately six (6) acre(s) - Major Preliminary Plat Approval; Major Vacation of Public Right-of-Way; and Minor Temporary Deferral of Sidewalks for a proposed fifteen (15) lot subdivision - "Eagle's View Estates Subdivision".

Proposed by: Adil Rizvi at 315-6484

Agent for: Adil Rizvi

P.O. Box 1293

For property located: On or near Ventura Street NE between Eagle Rock Avenue NE and Oakland Avenue NE

Albuquerque

The case number(s) assigned is: 06DRB- 00886, 00887, 00888, Project # 1003703

City Planning accepted application for this request on June 16, 2006.

New Mexico 87103

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested*.

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, July 12, 2006 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at 924-3946 to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at 924-3902 or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 16, 2005

2. Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 04DRB-01533]
[Deferred from 2/23/05 & 3/9/05] (C-20)

At the March 16, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 3/16/05 and approval of the grading plan engineer stamp dated 3/14/05 the preliminary plat was approved with the following conditions of final plat approval:

The dedication along Eagle Rock shall be shown on the final plat prior to approval.

The Fire Department must approve the hammerhead prior to final plat approval.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.



OFFICIAL NOTICE OF DECISION
PAGE 2

The temporary deferral of construction of sidewalks was approved as shown on Exhibit C in the Planning file

If you wish to appeal this decision, you must do so by March 31, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Sheran Matson, AICP, DRB Chair

Cc:Adil Rizvi, 4001 Juan Tabo Blvd NE, Suite A, 87111
Lynn Miller, 8801 Oakland Ave NE, 87122
Kristy Ott-Meyer, 8900 Eagle Rock NE, 87122
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003703 AGENDA#: 2 DATE: 3.16.05

Notice ✓

1. Name: Lynn Miller Address: 8801 Oakland Ave NE Zip: 87122

✓ 2. Name: Tim Ott Address: _____ Zip: 87122

✓ 3. Name: Kristy Ott-Meyer Address: 8900 Eagle Rock NE Zip: 87122

✓ 4. Name: Adi Ryne Address: _____ Zip: _____

✓ 5. Name: David Cube Address: Agart Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

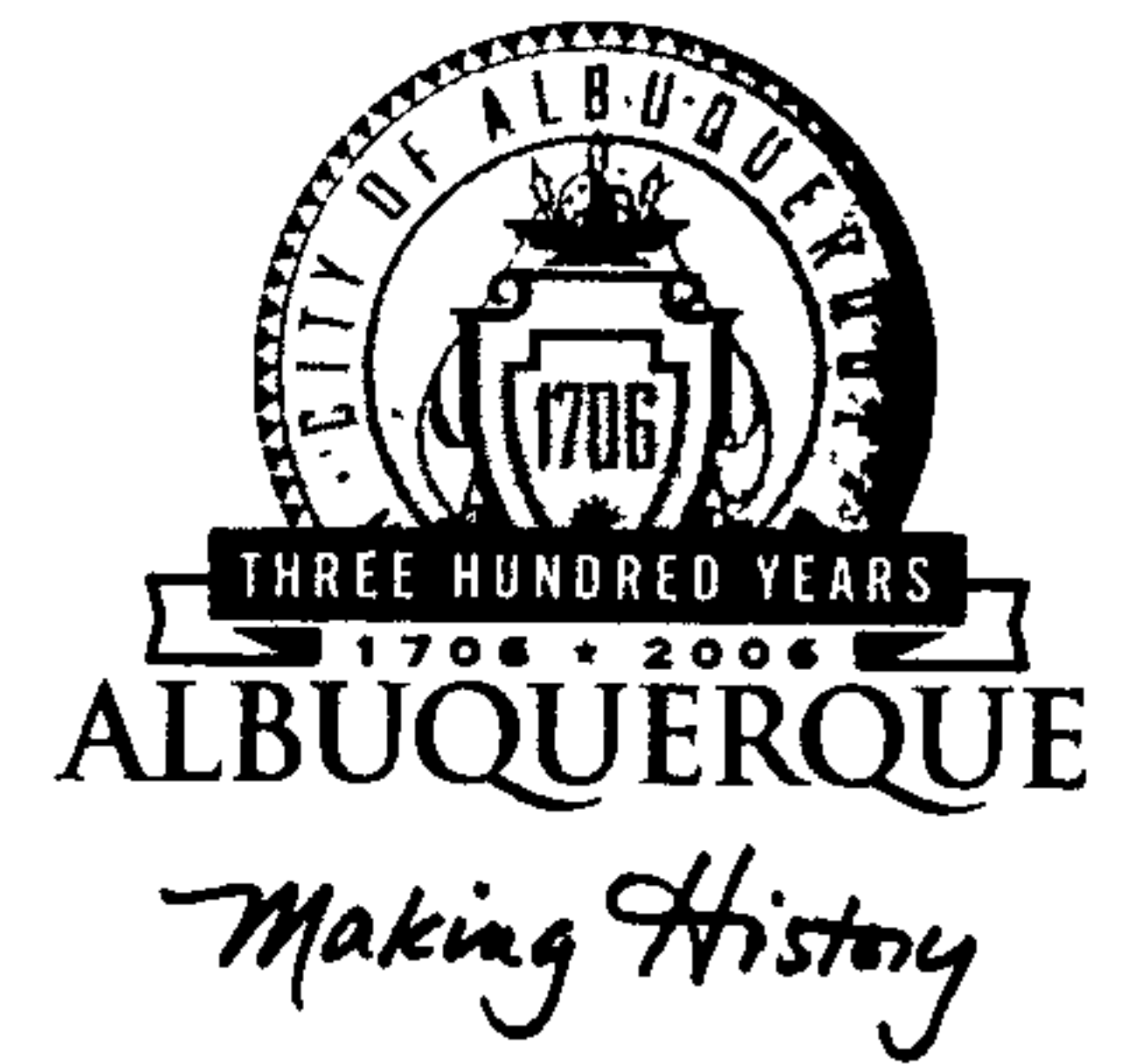
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 2

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 | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 3-14-05 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED X; 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: March 16, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 9, 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: 11:50 a.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 # 1003703-**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [Deferred from 2/23/05 & 3/9/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST-TO-3/16/05.**

2. **Project # 1000965**
05DRB-00270 Major-Preliminary Plat Approval
05DRB-00275 Major-Vacation of Public Easements
05DRB-00272 Major-Vacation of Pub Right-of-Way
05DRB-00277 Minor-Sidewalk Waiver
05DRB-00278 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B & 2, LANDS OF RAY GRAHAM III (to be known as **VALLE PARAISO SUBDIVISION @ ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857, 05DRB-00124, 05DRB00129] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/11/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: SECURING THE OFFSITE LIFT STATION ACCESS EASEMENT OR USING THE EXISTING EASEMENT IS REQUIRED TO THE SATISFACTION OF THE WATER UTILITY DEPARTMENT. THE HOME OWNERS ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00345 Minor-Amnd SiteDev Plan Subd/EPC
05DRB-00346 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS/ANDALUCIA DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3, 4, 5, 6A, 6B & A, LANDS OF RAY A GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **ANDALUCIA @ LA LUZ**, zoned SU-1 FOR PRD 5 DU/AC, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 227 acre(s). [REF: 04EPC-00855, 04EPC-00857, 03EPC-01103, 03DRB-01714] (F-11) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF TREES, CORRECTION OF VARIOUS NOTES ON THE SITE PLAN.**

3. **Project # 1003030**
05DRB-00282 Major-Preliminary Plat Approval
05DRB-00285 Major-Vacation of Public Easements
05DRB-00287 Minor-Sidewalk Waiver
05DRB-00288 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01737, 03DRB01738, 03DRB01739, 03DRB01740] (N-8/N-9) **WITH THE RESIGNING OF THE INFRASTRUCTURE LIST AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/03 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [*Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05*] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

5. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub
Right-of-Way
05DRB-00121 Major-Preliminary Plat
Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05, 2/23/05 & 3/2/05*] (A-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [*Deferred from 12/1/04, 12/15/04, 1/12/05 & 2/9/05 & 3/9/05*] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

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 # 1003470**
05DRB-00339 Minor-Amnd SiteDev Plan
Subdivision
- WILSON & COMPANY agent(s) for MESA VERDE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, LANDS OF MONTBEL-KUSSUBA, (to be known as VISTA VIEJA) zoned R-D, located on 81ST ST NW, between SCENIC BLVD NW and GILA NW containing approximately 158 acre(s). [REF: Z-85-84 AX-85-20 DRB-97-274, 04DRB00824, 04DRB01460] (D-9) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

8. **Project # 1003874**
05DRB-00342 Minor-Subd Design (DPM)
Variance
- ISAACSON & ARFMAN, P.A. agent(s) for CURB, INC request(s) the above action(s) for all or a portion of Tract(s) 16-E, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located at the west terminus of GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 25 acre(s). [REF: 04DRB-01892, 04DRB-0717, 05DRB-00032, 05DRB-00033, 05DRB-00034, 05DRB-00035, 05DRB-00126, 05DRB-00199](N-8) **A SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**
9. **Project # 1001133**
05DRB-00337 Minor - Ext of SIA for
Temp Deferral of Sidewalk
- THE TRIAD GROUP request(s) the above action(s) for all or a portion of Tract(s) 6, 9, 11, 23 & 29, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW, between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

10. **Project # 1002856**
05DRB-00340 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **THE MEADOWS @ ANDERSON HILLS, UNITS 2 & 5**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH ST SW containing approximately 49 acre(s). [REF: Z-99-58, 03DRB01194, 03DRB01195, 03DRB01196, 03DRB01197, 03DRB01198] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
11. **Project # 1002857**
05DRB-00341 Minor-Extension of Preliminary Plat
- MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT (to be known as **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**) zoned RLT, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW containing approximately 62 acre(s). [REF: Z-99-58] (P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
12. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/16/05.**

13. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04][Deferred from 11/17/04] [Indef. Deferred on 12/29/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/9/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: ALL ACCESS AND DRAINAGE EASEMENTS SHOWN ON THE PRELIMINARY PLAT TO BE VACATED MUST ACTUALLY BE VACATED PRIOR TO FINAL PLAT APPROVAL. A PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1000570**
05DRB-00347 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH SUBDIVISION**, zoned SU-2 RLT, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 99 acre(s). (K-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003982**
05DRB-00338 Minor-Sketch Plat or
Plan

MARY ANN & TAIHI JONES request(s) the above action(s) for all or a portion of Lot(s) A-15MS16 & A-15MS17, **LANDS OF ARCHDIOCESE OF SANTA FE**, zoned SU-2 NRC, located on EDITH NE, between MOUNTAIN RD NE and INDIAN SCHOOL NE containing approximately 1 acre(s). [REF: Z-78-124,ZA-74-84] (J-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003983**
05DRB-00344 Minor-Sketch Plat or
Plan

KIRA SOWANICK agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RICHFIELD PARK SUBDIVISION**, zoned IP, located on ALAMEDA BLVD NE, between JEFFERSON ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: ZA-94-267] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003703 AGENDA#: 1 DATE: 3.9.05

✓ 1. Name: Kristy Ott-Meyer Address: 8900 Eagle Rock NE Albuquerque, NM 87122 Zip: 87122

Notice ✓ 2. Name: Bob Still Address: 8901 Old Road NE Zip: 87122
GRABOWSKI

✓ 3. Name: Debra Grabowski Address: 8851 Oakland Ave Zip: 87122

Notice 4. Name: Lynn Miller Address: 8801 Oakland Ave NE Zip: 87122 291-0556

Notice 5. Name: Ron Meyer-Hagen Address: 9051 Oakland Ave Zip: 87122

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

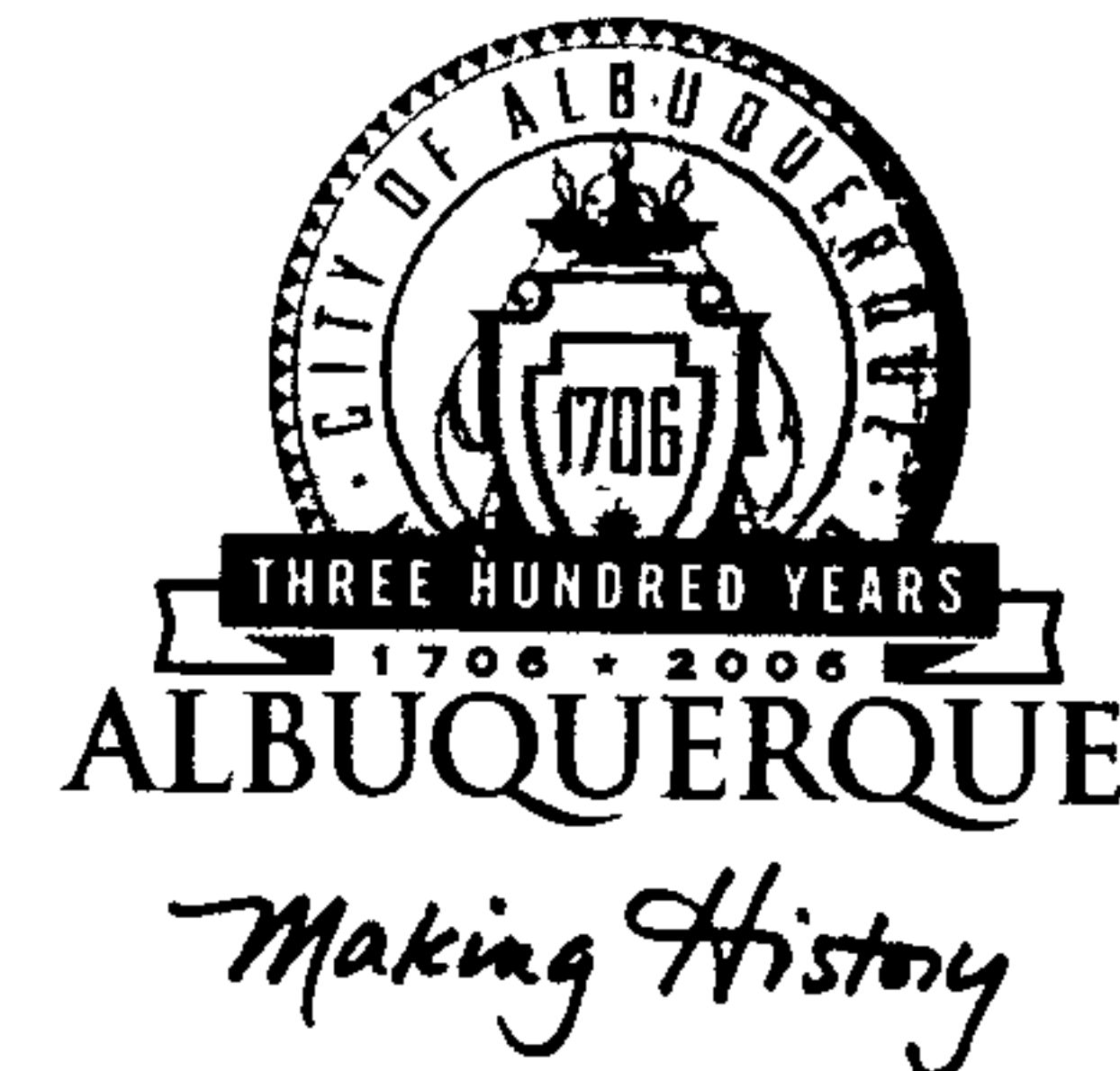
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 1

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 | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

3-16-05

APPROVED ____; DENIED ____; DEFERRED X; 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: March 9, 2005

60 min
of
comments
total

DRB# 1003703 E-123/05

Ken Miller -

1. 600' per exit point. Natashi does not meet Clearness to Ventura
2. Wall construction
3. H.O. & Sewer along Oakland No pro rata on his property
4. Sidewalks, storm drains & gutters - along his section of street? Any charges?

Not in SAD.

5. PNM - charged for underground

Lynn Miller - - Wall hts

Same as # 1 above. City requirement -

Wilfred Sarp "no."

Ed Cadena - ↑

1. Cores
2. Park

Walter Kaye -

1. Park?
2. Nazish - straight into Eagle Rock
3. #3 above
4. Single story on lots 1 & 2 & maybe 3.

[over]

Ron Meyer-Hagen

1. Lot 10 = 1 story
 2. Storm drain tap in front of his home.
- no curb in front of
Lots 18 & 17

Done in grading plan

Kristy Ott-Meyer

1. Bring binder
2. Comp plan issues
3. View corridors
3. No sidewalks

Pamela Moore

1. Driveway
2. wall ht
3. 2 story home

2. **Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] [*Deferred from 2/23/05*] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**
05DRB-00118 Major-Vacation of Pub Right-of-Way
05DRB-00121 Major-Preliminary Plat Approval
05DRB-00119 Minor-Sidewalk Waiver
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443] [*Deferred from 2/16/05 & 2/23/05*] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**
05DRB-00085 Major-Vacation of Public Easements
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-00158 Minor-SiteDev Plan Subd
- DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**
- 05DRB-00165 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK
- WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLTL, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**
05DRB-00161 Minor-Amnd SiteDev Plan
BldPermit/EPC
05DRB-00162 Minor-SiteDev Plan
Subd/EPC
05DRB-00163 Minor-SiteDev Plan
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**
05DRB-00297 Major-Amnd Prelim Plat Approval
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**
05DRB-00238 Minor-Amnd Prelim Plat Approval
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**
05DRB-00210 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003420**
05DRB-00295 Minor-Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**
05DRB-00305 Minor-Prelim&Final Plat
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s).[REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**
05DRB-00306 Minor-Final Plat
Approval
- TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**
18. **Project # 1002639**
05DRB-00307 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] [*Deferred from 2/23/05*] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
19. **Project # 1002743**
04DRB-00888 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) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] [*Final Plat was Indef Deferred for SIA 6/16/04*] [*Deferred from 2/9/05 & 2/16/05*] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**
05DRB-00292 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1000795**
05DRB-00302 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12TH ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**
05DRB-00293 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4TH ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003975**
05DRB-00301 Minor-Sketch Plat or Plan
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1003973**
05DRB-00299 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
25. **Project # 1003974**
05DRB-00300 Minor-Sketch Plat or Plan
- ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

60 mins of comments

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003703 AGENDA#: 4 DATE: 2.23.05

✓ 1. Name: Ken Miller Address: 8801 Oakland Ave NE Zip: 87122

✓ 2. Name: Lynn Miller Address: 8801 Oakland Ave NE Zip: 87122

✓ 3. Name: Ed Cadena Address: 8800 Oakland AVNE Zip: 87122

✓ 4. Name: Walter Kaye Address: 8901 OAKLAND Zip: 87122

✓ 5. Name: Ron Meyer-Hager Address: 9051 Oakland Ave NE Zip: 87122

✓ 6. Name: David Arbe Address: THE Group 4001 Juan Tabo NE Suite A Zip: 87111

✓ 7. Name: Adil Binji Address: _____ Zip: _____

✓ 8. Name: Kristy Ott Meyer Address: 8900 Eagle Rock ME Zip: 87122

✓ 9. Name: Pamela Moore Address: 9021 Oakland, NE Zip: 87122

10. Name: _____ Address: _____ Zip: _____

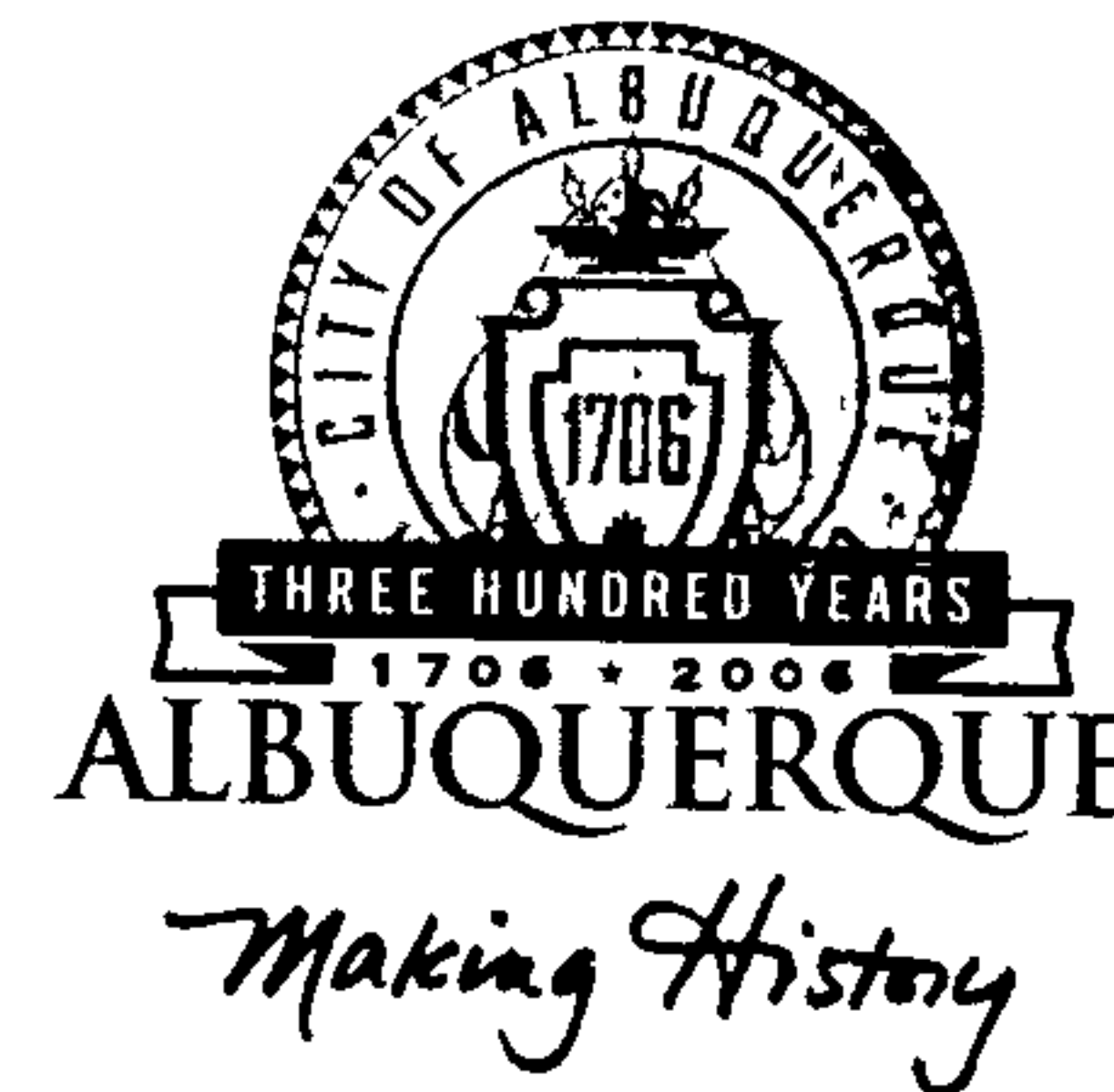
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 4

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 | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

3-9-05

APPROVED ____; DENIED ____; DEFERRED X; 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)

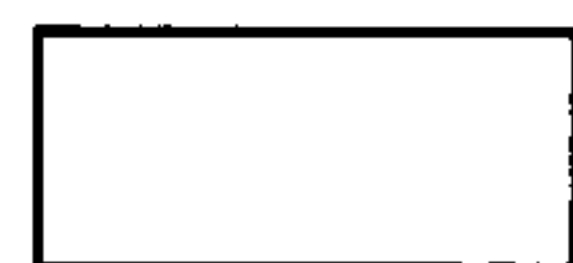
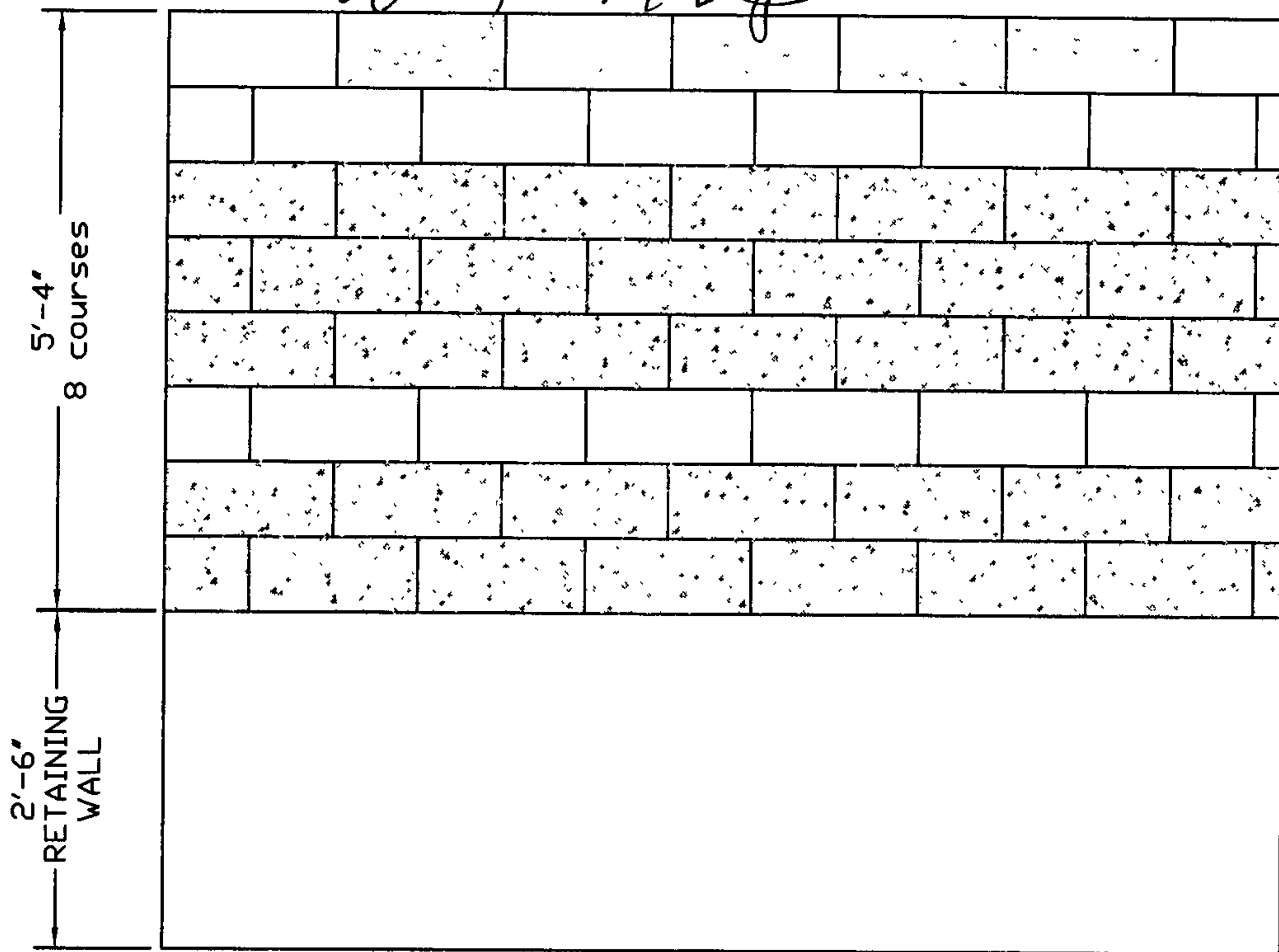
FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

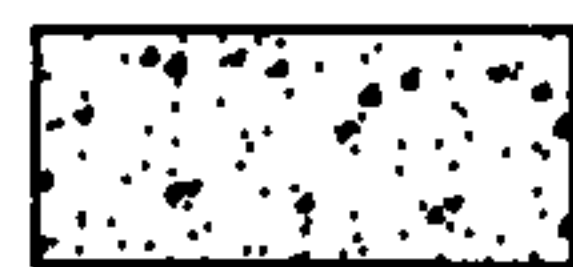
DATE: February 23, 2005

GARDEN WALL DESIGN FOR EAGLE'S VIEW ESTATES
DRB NO1003703 / ZONE ATLAS PAGE C 20
LOCATION - VENTURA AND EAGLE ROCK NE.

needs layout feature location map



SPLIT FACED BROWN BLOCK



SPLIT FACED TAN BLOCK

MAXIMUM WALL HEIGHT INCLUDING RETAINING DOES NOT EXCEED EIGHT FEET

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 2973
CONNECTION TEL 92923904
SUBADDRESS
CONNECTION ID
ST. TIME 02/14 14:06
USAGE T 00'45
PGS. 2
RESULT OK

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Adil Rizvi **FAX #** 292-3904

PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair **FAX #** 924-3864 **PHONE #** 924-3880

COMMENTS:

Comments on project # 1003703

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately acre(s). [REF: 04DRB-01533] (C-20)

No objections to this request.

Must include at least one of the layout design features as described in the general design regulations for walls in the City of Albuquerque Zoning Code.

Must include a location map as part of the perimeter walls to show where walls will be placed.

Need a clearer delineation of the two colors of CMU block on the wall design.

Project # 1001031

05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

No objections to this request. Deferred to Hydrology, and Traffic.

Sandia Science and Technology Park Master Plan requires a site plan for building permit submittal to DRB Chair before submitting for a building permit.

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No adverse comments.

Zoning Enforcement

The zoning of R-D 3DUA will require development of the lots to conform to R-1 regulations per the La Cueva Sector Development Plan. Building pad areas should conform to the R-1 regulations.

Neighborhood Coordination

Letter sent to North Albuquerque Acres Community Assoc (R).

APS No comments received.

Police Department No comments at this time.

Fire Department Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST

No comments received.

Environmental Health

Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

Radius dedication is needed at Eagle Rock and Ventura. Ventura is classified as a Minor Arterial and requires 86' of right-of-way. The section also calls for bike lanes (30' F-F arterial section with 6' sidewalk) Turn bay needs to be provided to Eagle Rock. You may need temporary paving to provide tapers. Eagle Rock and Oakland are Major Locals and require 6' sidewalks. ½ Street sections may be 12' permanent pavement with 12' temporary pavement to provide access. Cross-sections of existing streets need to be provided to evaluate. No objection to vacation requests if the surrounding streets are able to accommodate the new major local criteria. The internal streets need to be 26' F-F to fit within a 44' right-of-way. Use of hammerhead requires both Solid Waste and Fire Department approval. What happened to alternate layout that would eliminate the hammerhead?

Parks & Recreation

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat).

Parks & Recreation

Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

**Note: This option is only applicable to land covered by a Sector Development Plan.*

Defer to Transportation regarding the Vacation request.

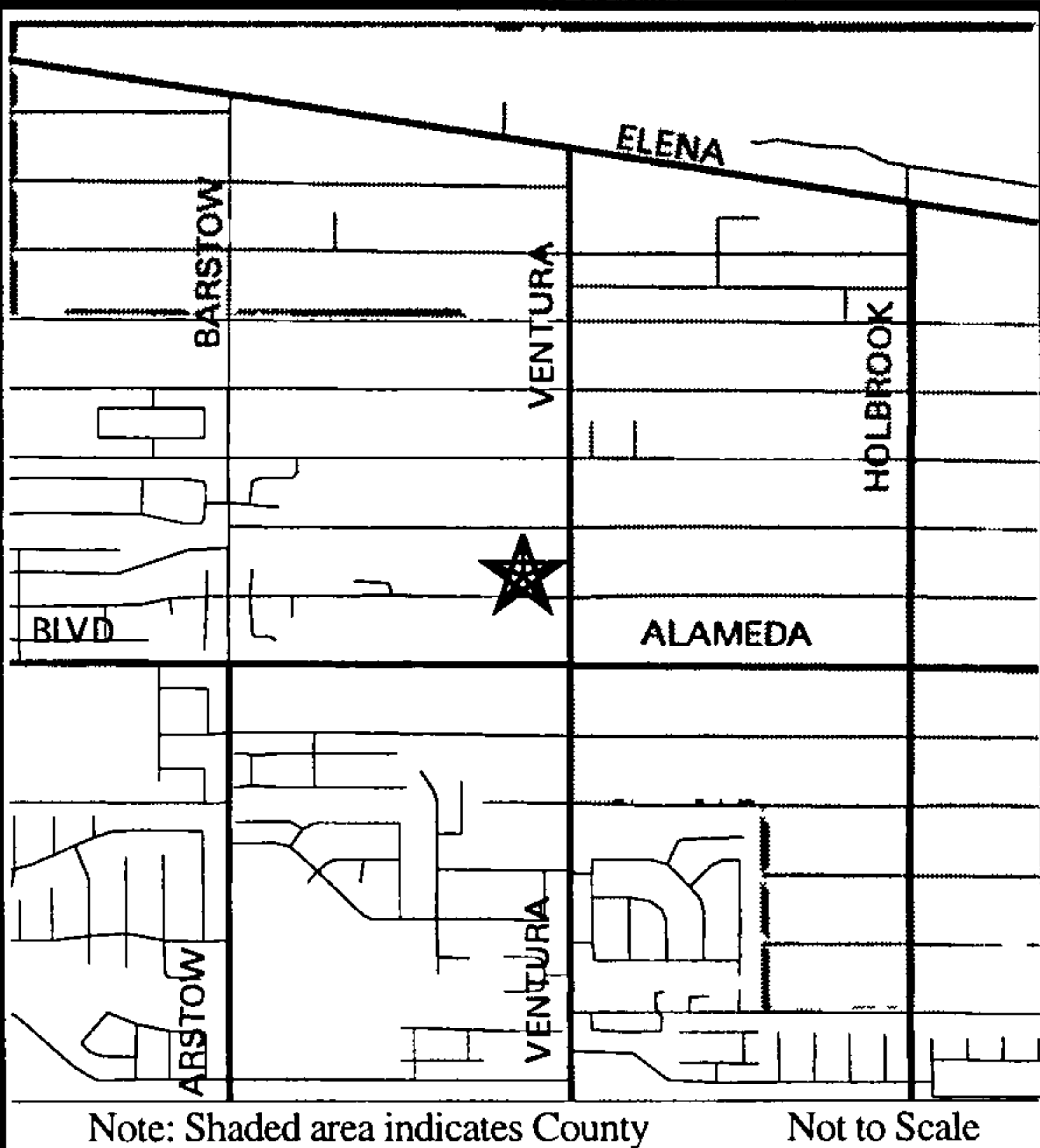
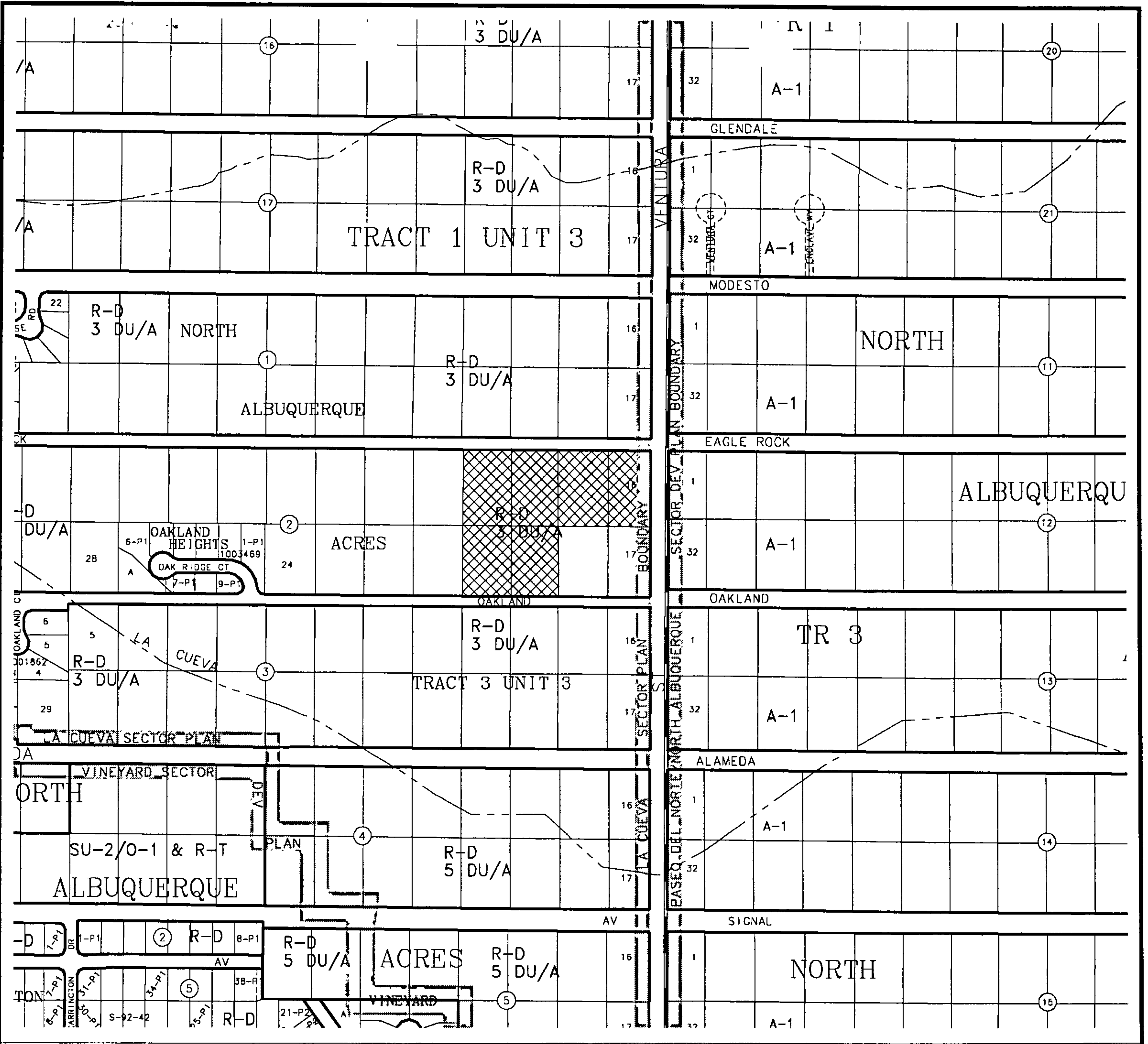
Utilities Development

No objection to Vacation request. Minor comments on infrastructure list.
No objection to Sidewalk Variance.

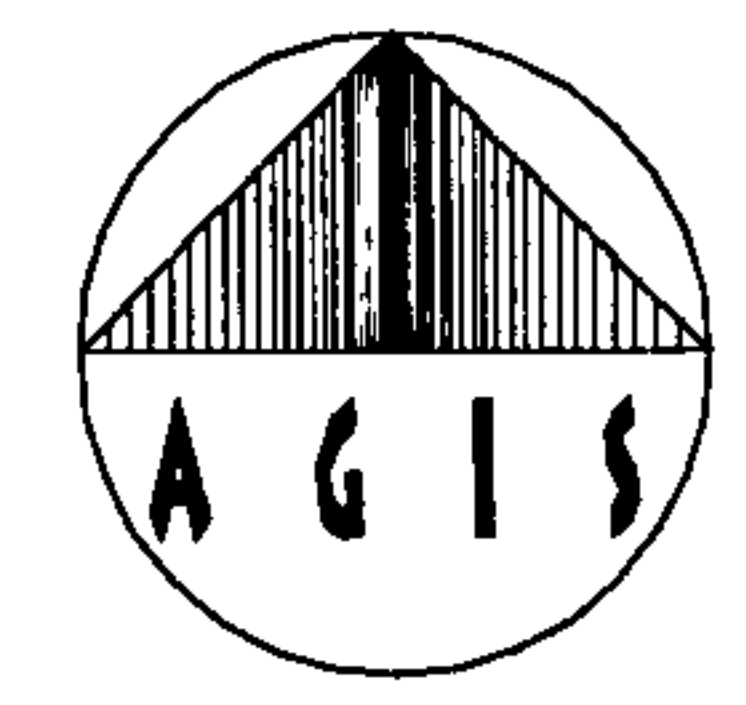
Planning Department

No objections to this request. Must include at least one of the layout design features as described in the general design regulations for walls in the City of Albuquerque Zoning Code. Must include a location map as part of the perimeter walls to show where walls will be placed.

Need a clearer delineation of the two colors of CMU block on the wall design.
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc: Adil Rizvi, The Group, 4001 Juan Tabo Blvd NE, Suite A, 87111



ZONING MAP



Scale 1" = 481'

PROJECT NO. 1003703
HEARING DATE 2-23-05
MAP NO. C-20
ADDITIONAL CASE NUMBER(S) 05DRB-00150 05DRB-00151 05DRB-00153



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001085

05DRB-00133 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)

Project # 1003905

05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)

Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 **NOR ESTE, NORTH ALBUQUERQUE ACRES**, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)

Project # 1001031

05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
<i>10/13/04</i>	<i>1003703</i>	<i>sketch</i>	<i>comments</i>

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: FEBRUARY 23, 2005
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 1003703
App# 05DRB-00150
App# 05DRB-00151
App# 05DRB-00153

Cross Reference and Location:

Applicant: ADIL RIZVI
Address: 4001 JUAN TABO BLVD NE, STE# A
ALBUQUERQUE NM 87111

Agent: THE GROUP
ATTN: DAVE AUBE
Address: 4001 JUAN TABO BLVD NE, STE# A
ALBUQUERQUE NM 87111

Special Instructions:

**Notice must be mailed from the
City's 15 day prior to the meeting.**

Date Mailed: FEBRUARY 4, 2005

Signature: KYLE TSEHLIKAI



PROPERTY OWNERSHIP / LEGAL LIST

App# _____
Proj# _____

Date: _____

Page 1 / Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-20	1020064	207-440	204-13	✓ 1020064
		222-440	14	✓
		254-462	17	✓
		289-462	18	✓
		221-462	19	✓ mp
		207-462	20	✓ mp
		190-462	21	✓
		173-463	22	✓
		173-440	11	✓
		189-440	12	✓
		238-440	15	✓ mp
		254-440	16	✓ mp
		254-410	203-17	✓ mp
		240-410	18	✓
		222-410	19	✓
		206-410	20	✓
		190-410	21	✓
		173-410	22	✓
		173-495	205-11	✓

Dnp
Dnp
Dnp
mp



<mainframe@coa1mp3.cabq.gov>

02/03/2005 09:29 AM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01020064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102006420744020413 LEGAL: 020 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MILLER JAMES H & MARY LUCILLE
OWNER ADDR: 11530 CHAPEL RD
CLIFTON VA 20124
0102006422244020414 LEGAL: 019 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: RALPH DALE L & TAZMIN
OWNER ADDR: 05816 MIMOSA NE
ALBUQUERQUE NM 87111
0102006425446220417 LEGAL: 016 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: J W DEVELOPMENT LLC
OWNER ADDR: 06425 TORREON DR NE
ALBUQUERQUE NM 87109
0102006423946220418 LEGAL: 015 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: GRANFORS CARL E & VERA L
OWNER ADDR: 06901 WILDWOOD LN NE
ALBUQUERQUE NM 87111
0102006422146220419 LEGAL: 014 002N ORTH ALBUQ ACRES TRACT 3 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SCHIELEIN HENRY E & CAROL A TR
OWNER ADDR: 01221 W COAST HIGHWAY
NEWPORT BEACCA 92663
0102006420746220420 LEGAL: 013 002N ORTH ALBUQ ACRES TRACT 3 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: SCHIELEIN HENRY E & CAROL A TR
OWNER ADDR: 01221 W COAST HIGHWAY
NEWPORT BEACCA 92663
0102006419046220421 LEGAL: 012 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: OTT-MEYER KRISTY &
OWNER ADDR: PO BOX 90513
ALBUQUERQUE NM 87199
0102006417346320422 LEGAL: 011 002N ORTH ALBUQ ACRES UN3 TR3
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: HALE DELWIN S
OWNER ADDR: 08850 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

0102006417344020411	LEGAL: 022 002N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: GRABOWSKI GARY L & DEBRA J	
	OWNER ADDR: 08851 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006418944020412	LEGAL: 021 002N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: KAYE GERARD W & NANCY J	
	OWNER ADDR: 08901 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006423844020415	LEGAL: 018 002N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ULTIMA HOMES INC	
	OWNER ADDR: 06620 BRIARCLIFF	NE
ALBUQUERQUE NM	87111	
0102006425444020416	LEGAL: 017 002N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ULTIMA HOMES INC	
	OWNER ADDR: 06620 BRIARCLIFF	NE
ALBUQUERQUE NM	87111	
0102006425441020317	LEGAL: 016 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ULTIMA HOMES INC	
	OWNER ADDR: 06620 BRIARCLIFF	NE
ALBUQUERQUE NM	87111	
0102006424041020318	LEGAL: 015 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ETZ JAMES B	
	OWNER ADDR: 09020 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006422241020319	LEGAL: 014 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: BROWN L MICHAEL & GENA L	
	OWNER ADDR: 09000 OAKLAND	AV NE
ALBUQUERQUE NM	87122	
0102006420641020320	LEGAL: 013 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: ROWTEN RICHARD M & SOMPORN	
	OWNER ADDR: PO BOX 824	
RAS TANURA	31311	
0102006419041020321	LEGAL: 012 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: SHAW JEANNE P	
	OWNER ADDR: 03117 CAMINO CABALLETE	NW
ALBUQUERQUE NM	87107	

0102006417341020322	LEGAL: 011 003N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: NATHOO AMIR & RASHIDA A	
	OWNER ADDR: 05715 CENTRAL	AV NE
ALBUQUERQUE NM	87109	
0102006417349520511	LEGAL: 022 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: BAUMANN DAVID C & ANNA MARIA	
	OWNER ADDR: 08851 EAGLE ROCK	NE
ALBUQUERQUE NM	87122	
0102006418949520512	LEGAL: 021 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: BARELA ROBERT M	
	OWNER ADDR: 01144 LESTER	DR NE
ALBUQUERQUE NM	87112	
0102006420749520513	LEGAL: 020 001T RACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: KUCA ANDRZEJ I & BOZENNA M	
	OWNER ADDR: 08925 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	
0102006422249620514	LEGAL: 019 001T RACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: JENKINS JOE & BRENDA	
	OWNER ADDR: 08300 WYOMING	BL NE
ALBUQUERQUE NM	87113	
0102006423949520515	LEGAL: 018 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: CHAVEZ CHARLES D & VIOLA E	
	OWNER ADDR: 04418 6TH	ST NW
ALBUQUERQUE NM	87107	
0102006425449420516	LEGAL: 017 001N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: SAENZ RANDO N & KRISTIN K	
	OWNER ADDR: 09007 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	
0102006427349410501	LEGAL: 032 011N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: HERRERA LORENZ A & TROYCE A	
	OWNER ADDR: 03521 DELAMAR	AV NE
ALBUQUERQUE NM	87107	
0102006428949410502	LEGAL: 031 011N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:		
	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: CASALE ANTONIO & ANITA M	
	OWNER ADDR: 09121 EAGLE ROCK	AV NE
ALBUQUERQUE NM	87122	

PAGE 4

0102006428946410431	LEGAL: 002 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: DABABNEH ANTON K M	
	OWNER ADDR: 05016 LA FIESTA	DR NE
ALBUQUERQUE NM	87109	
0102006427346410432	LEGAL: 001 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 EAGLE ROCK	
	OWNER NAME: DABABNEH ANTON K M	
	OWNER ADDR: 05016 LA FIESTA	DR NE
ALBUQUERQUE NM	87109	
0102006427344010401	LEGAL: 032 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: DABABNEH ANTON K M	
	OWNER ADDR: 05016 LA FIESTA	DR NE
ALBUQUERQUE NM	87109	
0102006428944010402	LEGAL: 031 012N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: DABABNEH ANTON K M	
	OWNER ADDR: 05016 LA FIESTA	DR NE
ALBUQUERQUE NM	87109	
0102006428941010331	LEGAL: 002 013N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: LAMBERT DONNA JEAN TRUSTEE LAM	
	OWNER ADDR: 13000 TURQUOISE	AV NE
ALBUQUERQUE NM	87123	
0102006427341010332	LEGAL: 001 013N ORTH ALBUQ ACRES UN3 TR3	
LAND USE:	PROPERTY ADDR: 00000 OAKLAND	
	OWNER NAME: HARRISON JESUS	
	OWNER ADDR: 09100 OAKLAND	AV NE
ALBUQUERQUE NM	87122	

QUIT

"Attachment A"

SKYBLUE INVESTMENTS, SHAKEEL RIZVI
ZONE MAP: C-20

North Albuquerque Acres Comm. Assoc. (R)

*Cynthia Reinhart

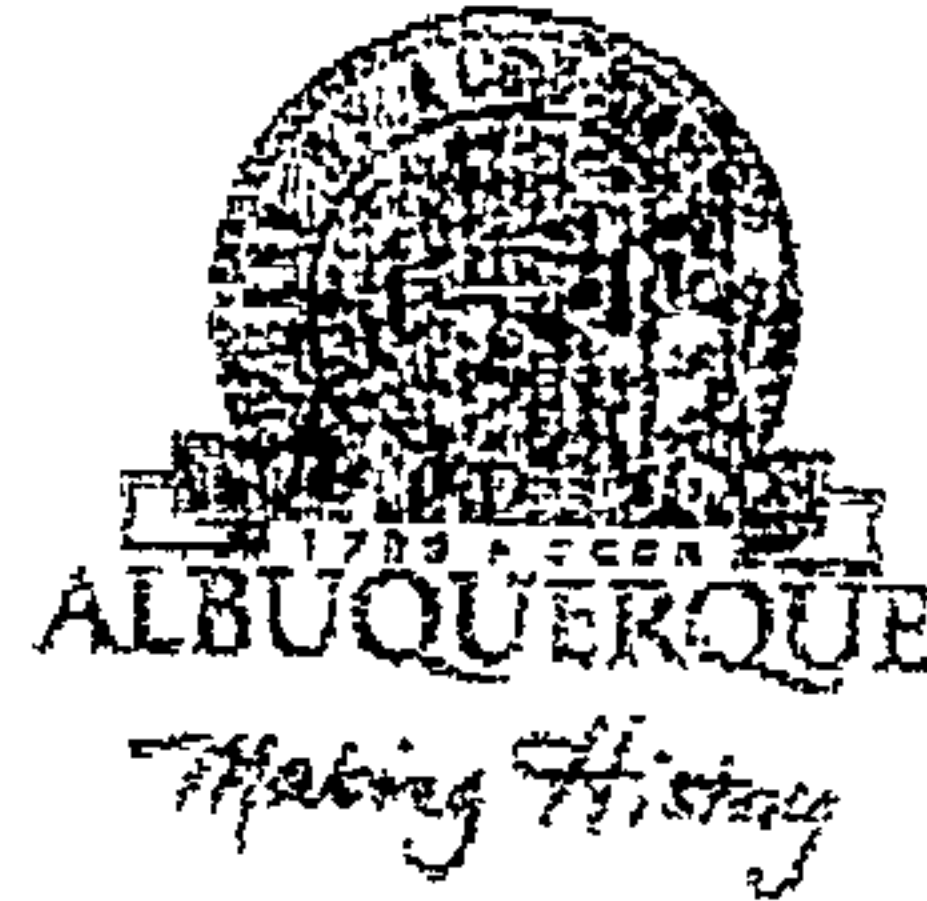
11003 Anaheim Ave. NE / 87122 856-6054 (h)

Jackie McDowell

7820 Beverly Hills Ave. NE / 87122 828-2430 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

December 21, 2004

Shakeel Rizvi
Skyblue Investment
7049 Luella Avenue NE / 87109
Phone: 315-6558 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of December 21, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2, TRACT 5, UNIT 3, NORTH ALBUQUERQUE ACRES, EAGLE ROCK ESTATES SUBDIVISION, SOUTHWEST CORNER OF VENTURA AND EAGLE ROCK zone map C-20

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by certified mail return receipt requested, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at jking@ceba.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmafom(10/27/04)

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Project# 1003703

ADIL RIZVI
4001 JUAN TABO BLVD NE, STE# A
ALBUQUERQUE NM 87111

JACKIE McDOWELL
North Albuquerque Comm. Assoc.
7820 BEVERLY HILLS AVE NE
ALBUQUERQUE NM 87122

102006425446220417

J W DEVELOPMENT LLC
6425 TORREON DR NE
ALBUQUERQUE NM 87109

102006419046220421

OTT-MEYER KRISTY &
PO BOX 90513
ALBUQUERQUE NM 87199

102006418944020412

KAYE GERARD W & NANCY J
8901 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006422241020319

BROWN L MICHAEL & GENA L
9000 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006417341020322

NATHOO AMIR & RASHIDA A
5715 CENTRAL AV NE
ALBUQUERQUE NM 87109

102006420749520513

KUCA ANDRZEJ I & BOZENNA M
8925 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006425449420516

SAENZ RANDO N & KRISTIN K
9007 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006428946410431

DABABNEH ANTON K M
5016 LA FIESTA DR NE
ALBUQUERQUE NM 87109

THE GROUP
Attn: Dave Aube
4001 JUAN TABO BLVD NE, STE# A
ALBUQUERQUE NM 87111

102006420744020413

MILLER JAMES H & MARY LUCILLE
11530 CHAPEL RD
CLIFTON VA 20124

102006423946220418

GRANFORS CARL E & VERA L
6901 WILDWOOD LN NE
ALBUQUERQUE NM 87111

102006417346320422

HALE DELWIN S
8850 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006423844020415

ULTIMA HOMES INC
6620 BRIARCLIFF NE
ALBUQUERQUE NM 87111

102006420641020320

ROWTEN RICHARD M & SOMPORN
PO BOX 824
RAS TANURA 31311

102006417349520511

BAUMANN DAVID C & ANNA MARIA
8851 EAGLE ROCK NE
ALBUQUERQUE NM 87122

102006422249620514

JENKINS JOE & BRENDA
8300 WYOMING BL NE
ALBUQUERQUE NM 87113

102006427349410501

HERRERA LORENZ A & TROYCE A
3521 DELAMAR AV NE
ALBUQUERQUE NM 87107

102006428941010331

LAMBERT DONNA JEAN TRUSTEE LA
13000 TURQUOISE AV NE
ALBUQUERQUE NM 87123

CYNTHIA REINHART
North Albuquerque Comm. Assoc.
11003 ANAHEIM AVE NE
ALBUQUERQUE NM 87122

102006422244020414

RALPH DALE L & TAZMIN
5816 MIMOSA NE
ALBUQUERQUE NM 87111

102006422146220419

SCHIELEIN HENRY E & CAROL A T
1221 W COAST HIGHWAY
NEWPORT BEACH CA 92663

102006417344020411

GRABOWSKI GARY L & DEBRA J
8851 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006424041020318

ETZ JAMES B
9020 OAKLAND AV NE
ALBUQUERQUE NM 87122

102006419041020321

SHAW JEANNE P
3117 CAMINO CABALLETE NW
ALBUQUERQUE NM 87107

102006418949520512

BARELA ROBERT M
1144 LESTER DR NE
ALBUQUERQUE NM 87112

102006423949520515

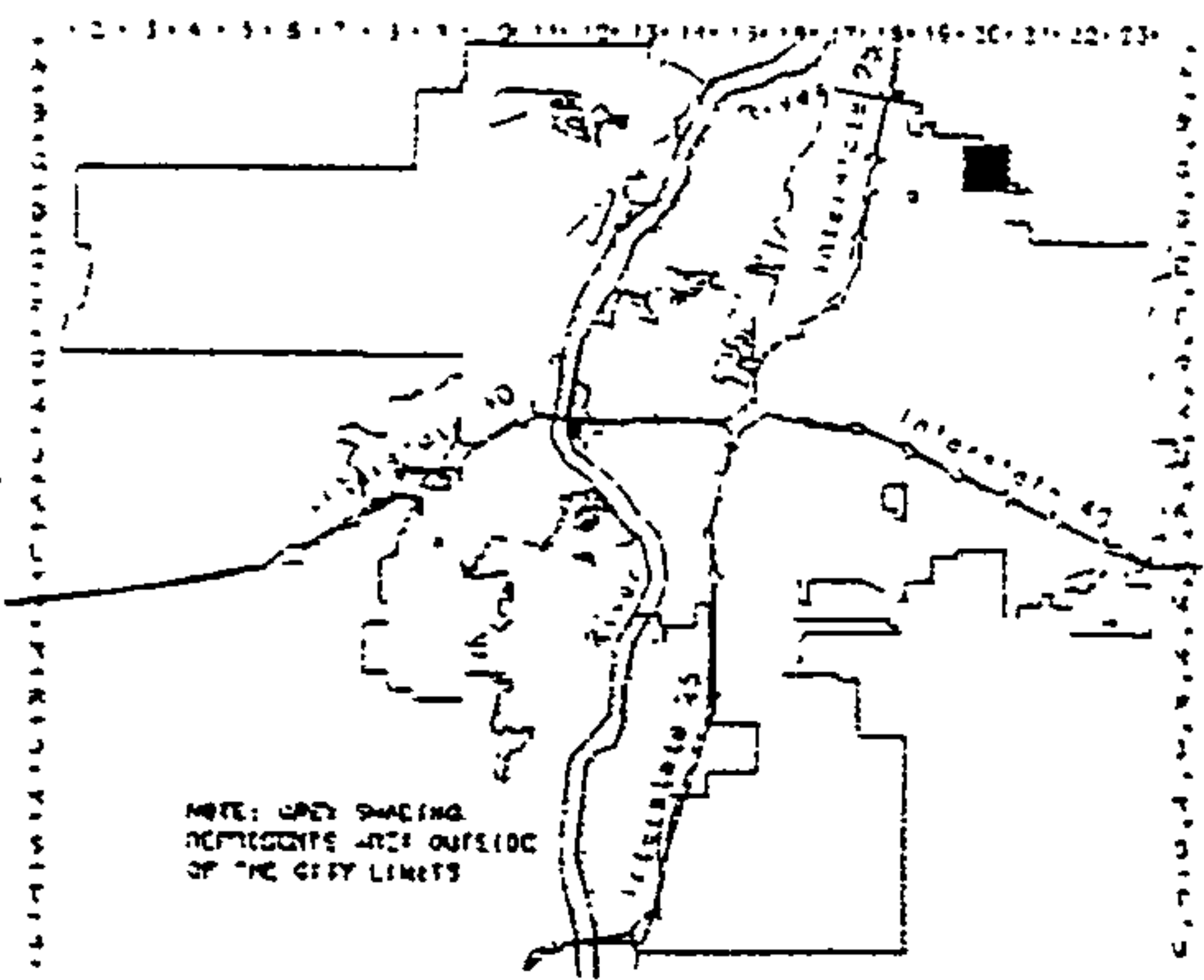
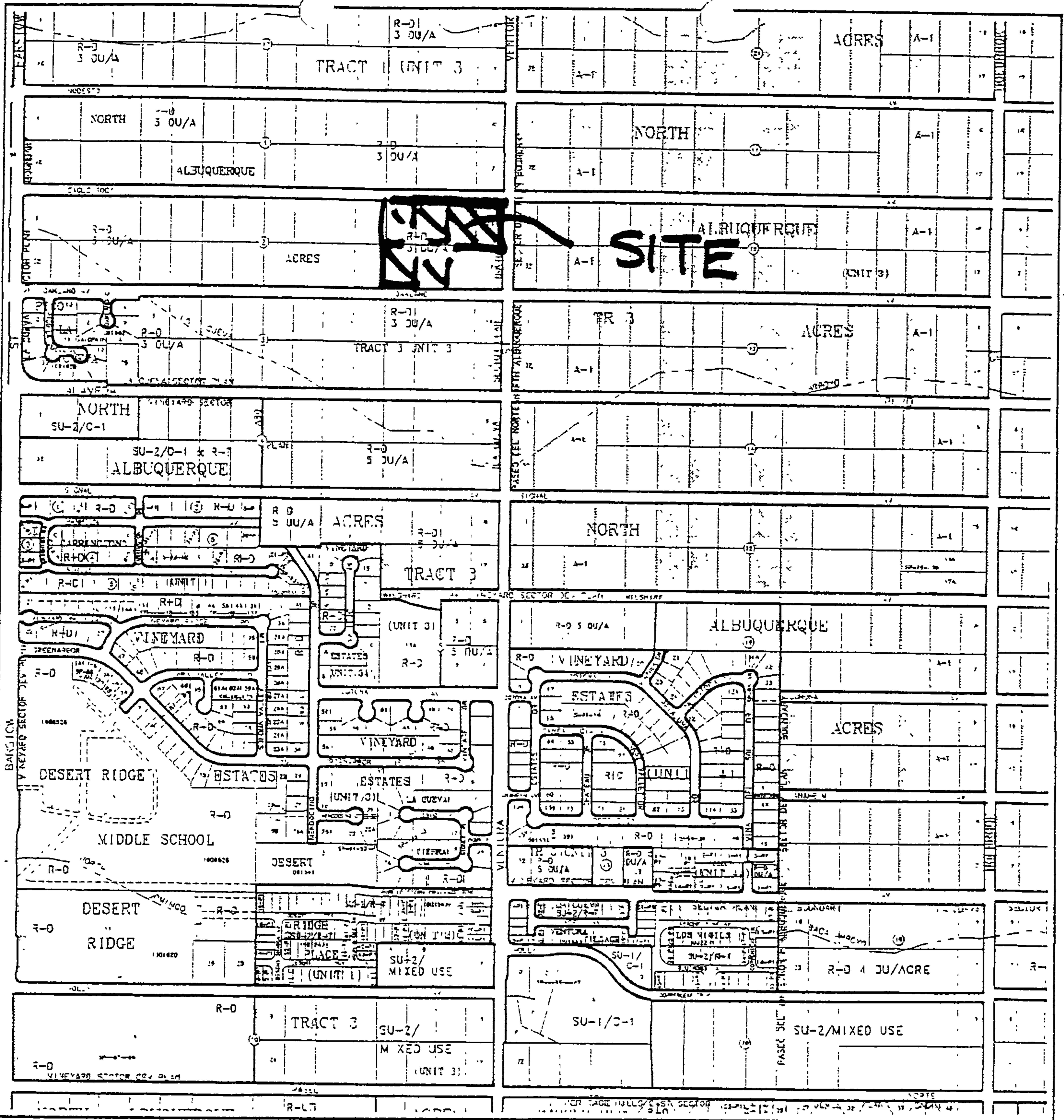
CHAVEZ CHARLES D & VIOLA E
4418 6TH ST NW
ALBUQUERQUE NM 87107

102006428949410502

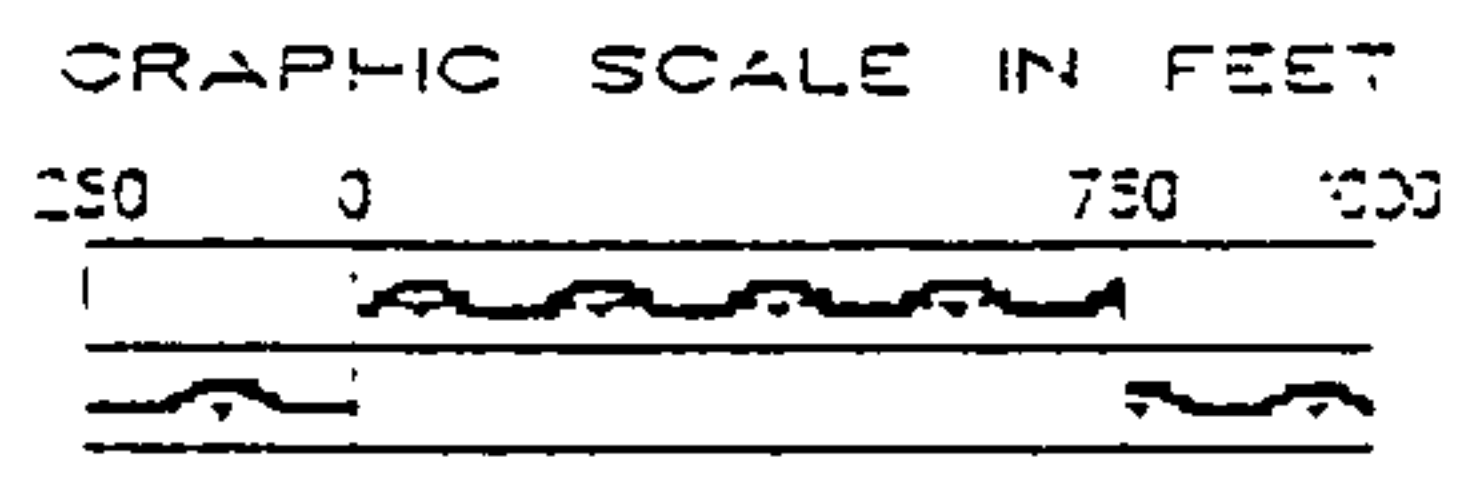
CASALE ANTONIO & ANITA M
9121 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

102006427341010332

HARRISON JESUS
9100 OAKLAND AV NE
ALBUQUERQUE NM 87122



CITY OF
Albuquerque
A BOUNDARY GROWTH INNOVATION S
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-20-Z
Map Amended through July 31, 2003



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004355

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, VISTA VIEJA, UNIT 2, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102

**06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK**

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as THE SOFT LOFTS) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184

**06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval**

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, LANDS OF SALAZAR FAMILY TRUST ETAL, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715

**06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK**

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as JUAN TABO HILLS, UNIT 2) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 2

Project # 1003613

06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public
Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as SUNSET VILLA ADDITION) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as CORONA DEL SOL) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469

06DRB-00882 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, OAKLAND HEIGHTS, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-
Way
06DRB-00864 Major-Vacation of Public
Easements
06DRB-00863 Minor-Vacation of Private
Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as SILVER LEAF SUBDIVISION) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .



**PUBLIC HEARING-DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 3

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF: AX-84-9, Z-84-41] (C-18)

Project # 1003703
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as EAGLE'S VIEW ESTATES, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as VILLAS LAS MANANITAS SUBDIVISION, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, MONTE VISTA ADDITION, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

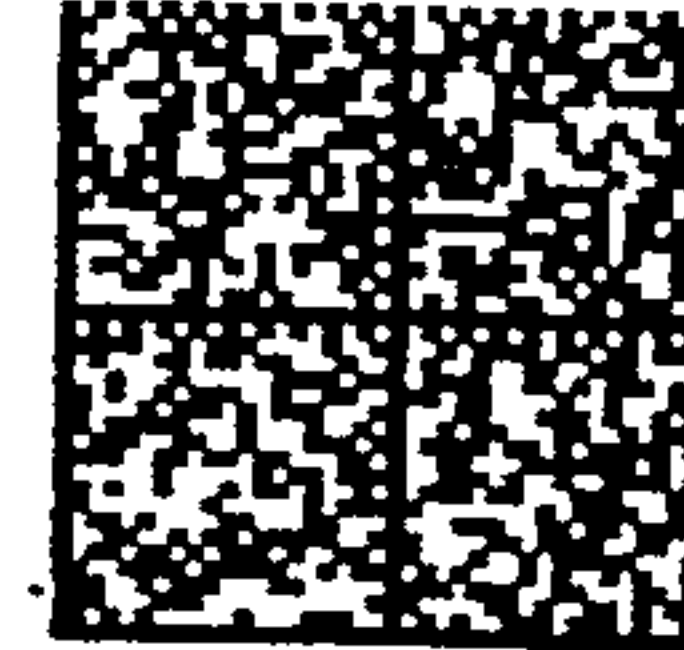
Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Sheran Matson, AICP, DRB Chair
Development Review Board

CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.39⁰
0004329277 JUN 23 2006
MAILED FROM ZIP CODE 87102

Not to be used for postage
addressed to this envelope
RETURN TO
SUNSHINE



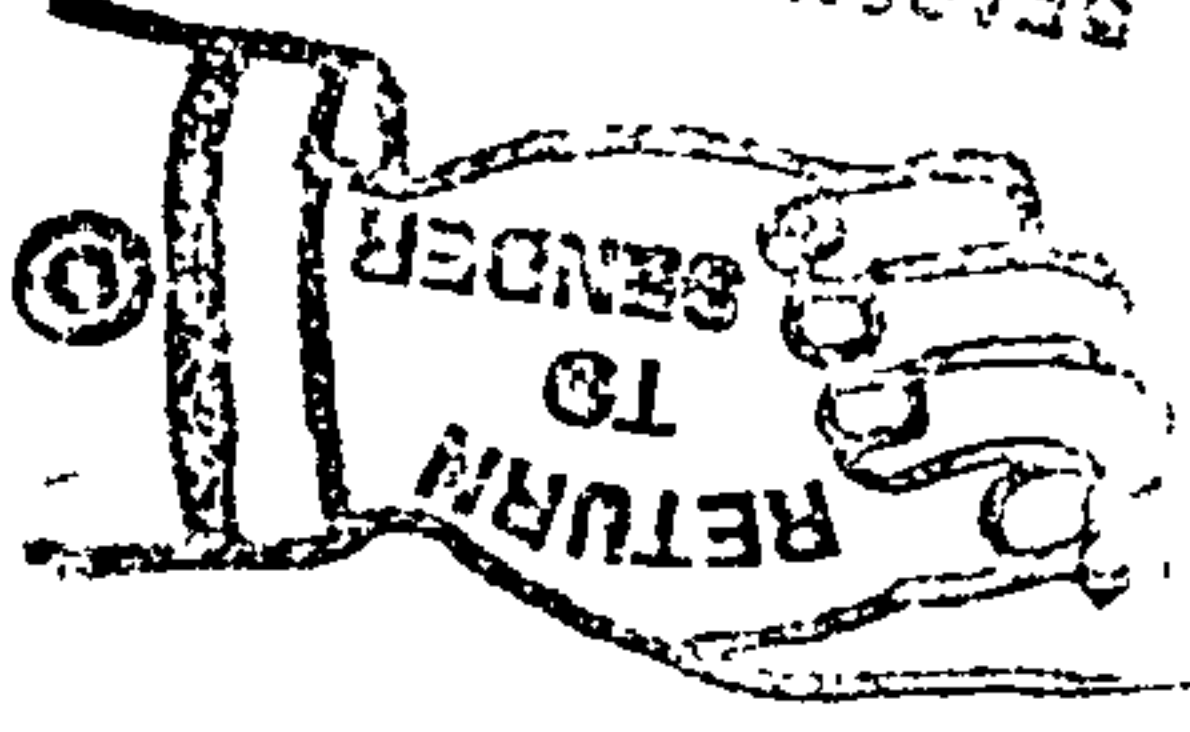
102006420641020320

ROWTEN RICHARD M & SOMPORN
PO BOX 824 RAS TANUR
31311

DRB

P O Box 1293 Albuquerque, New Mexico 87103

RETURN TO SENDER
REASON CHECKED
UNDELIVERED
REASON: INCORRECT ADDRESS
REASON: NO SUCH STREET NUMBER
REASON: NO SUCH OFFICE NUMBER
DO NOT RETURN IN THIS ENVELOPE
POSTAGE WILL BE PAID BY ADDRESSEE





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

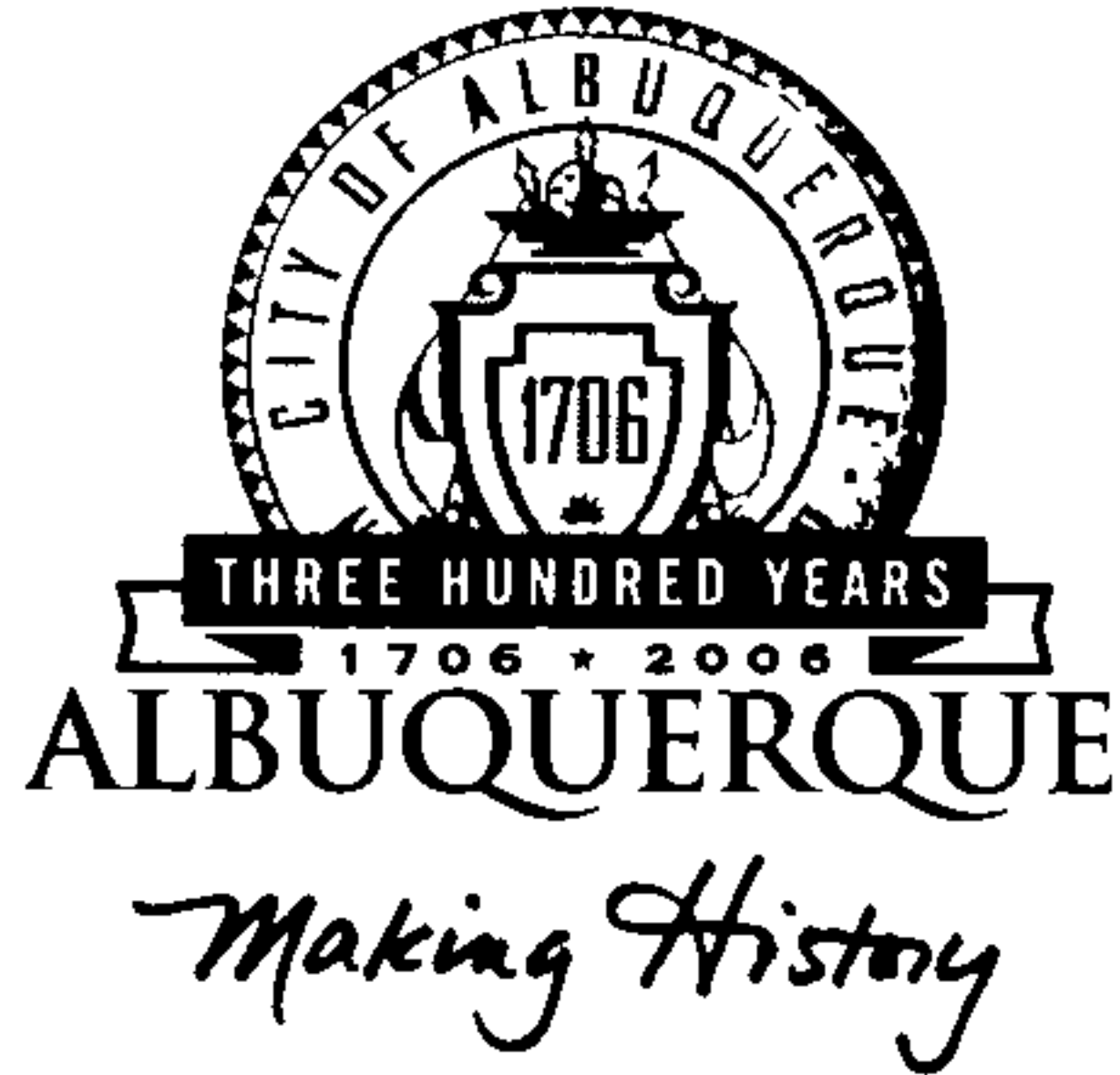
- Project # 1001085**
05DRB-00133 Major-Vacation of Public Easements
- ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)
- Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements
- ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)
- Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance
- FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)
- Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK
- THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 **NOR ESTE, NORTH ALBUQUERQUE ACRES**, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)
- Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements
- BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.

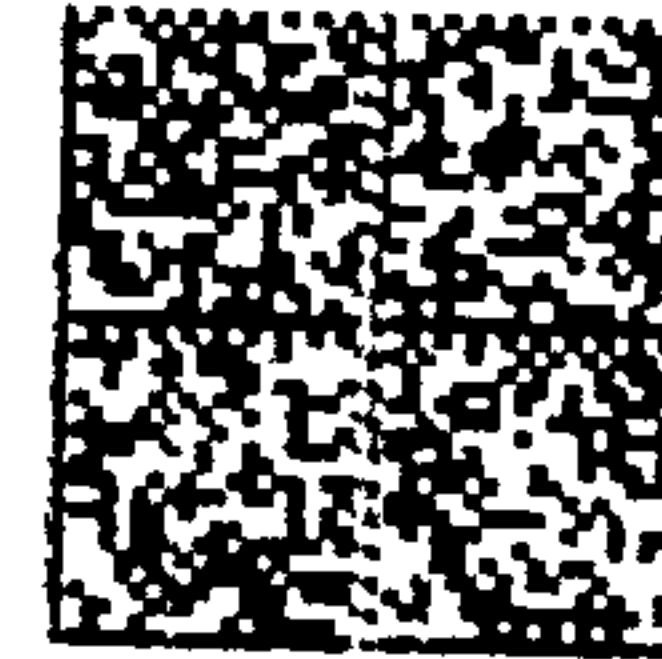

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
0004329277 FEB 03 2005
MAILED FROM ZIP CODE 87102

102006423844020415

ULTIMA HOMES INC
6620 BRIARCLIFF NE
ALBUQUERQUE NM 87111

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

ULTI620 871112004 IN 20 02/09/05
RETURN TO SENDER

NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER

871112004





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

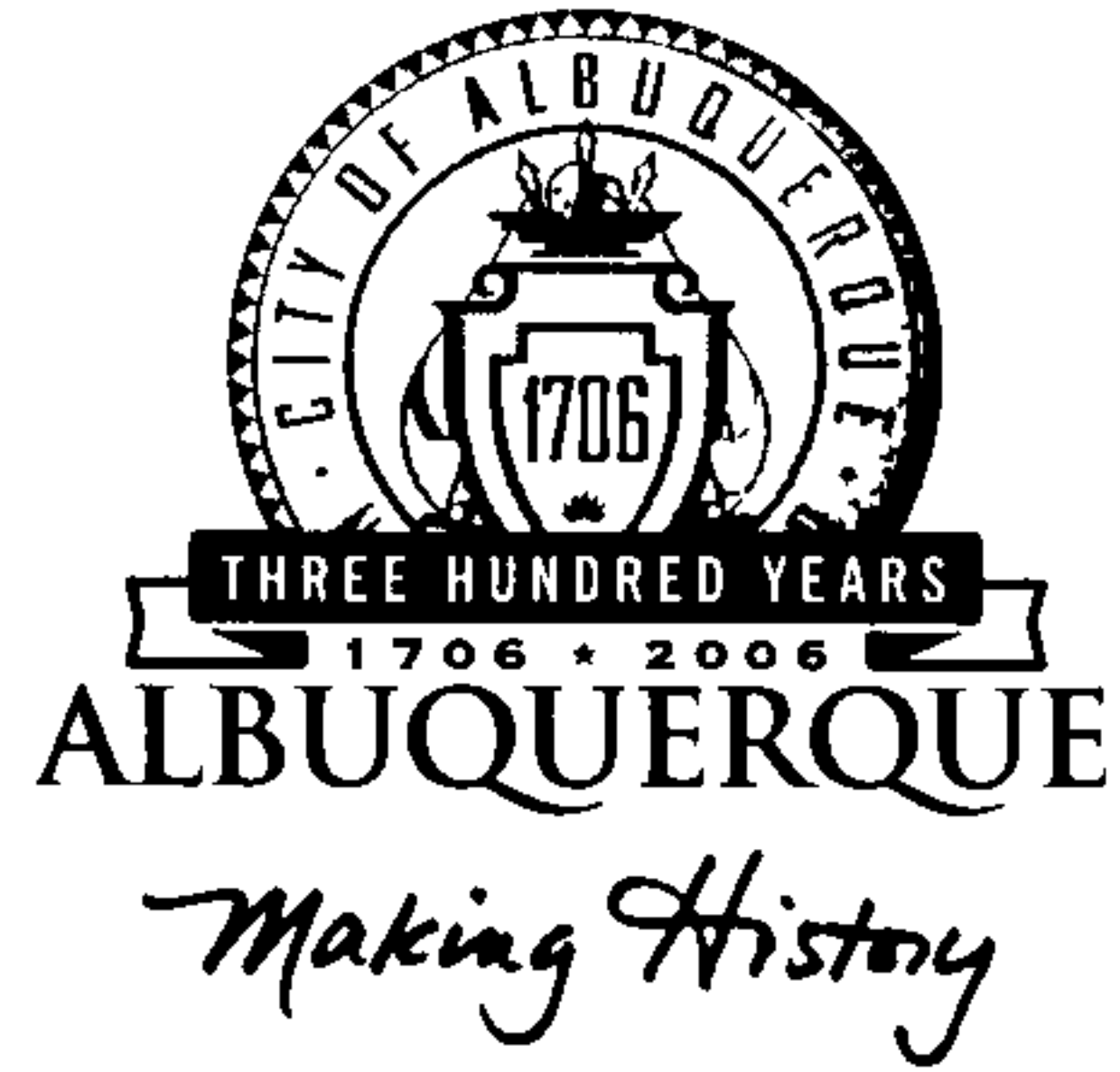
- Project # 1001085**
05DRB-00133 Major-Vacation of Public Easements
- ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)
- Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements
- ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)
- Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance
- FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)
- Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK
- THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)
- Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements
- BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.

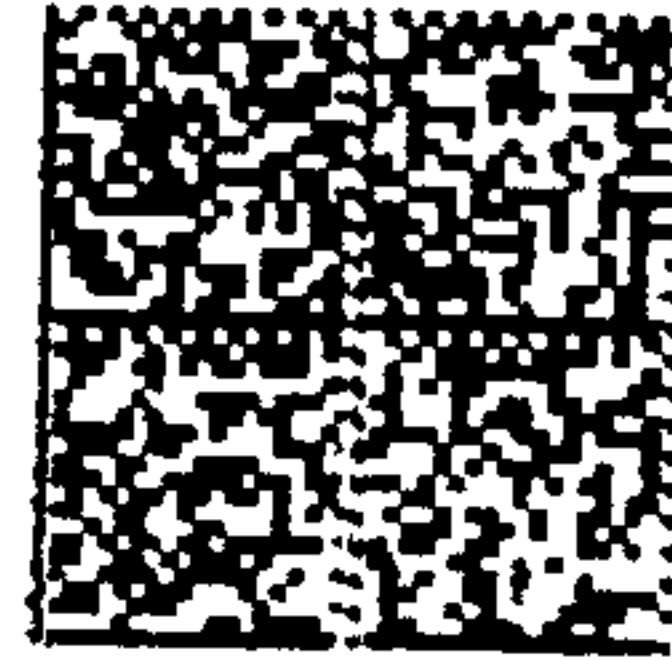

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

CITY OF ALBUQUERQUE



DRB



02 1A \$ 00.37⁰
0004329277 FEB 03 2005
MAILED FROM ZIP CODE 87102

102006422146220419

SCHIELEIN HENRY E & CAROL A T
1221 W COAST HIGHWAY
NEWPORT BEACH CA 92663

• Planning Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN
TO SENDER
INSUFFICIENT

RETURN
TO SENDER

32450000123/1293





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001085

05DRB-00133 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)

Project # 1003905

05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)

Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)

Project # 1001031

05DRB-00140 Major-Vacation of Public Easements

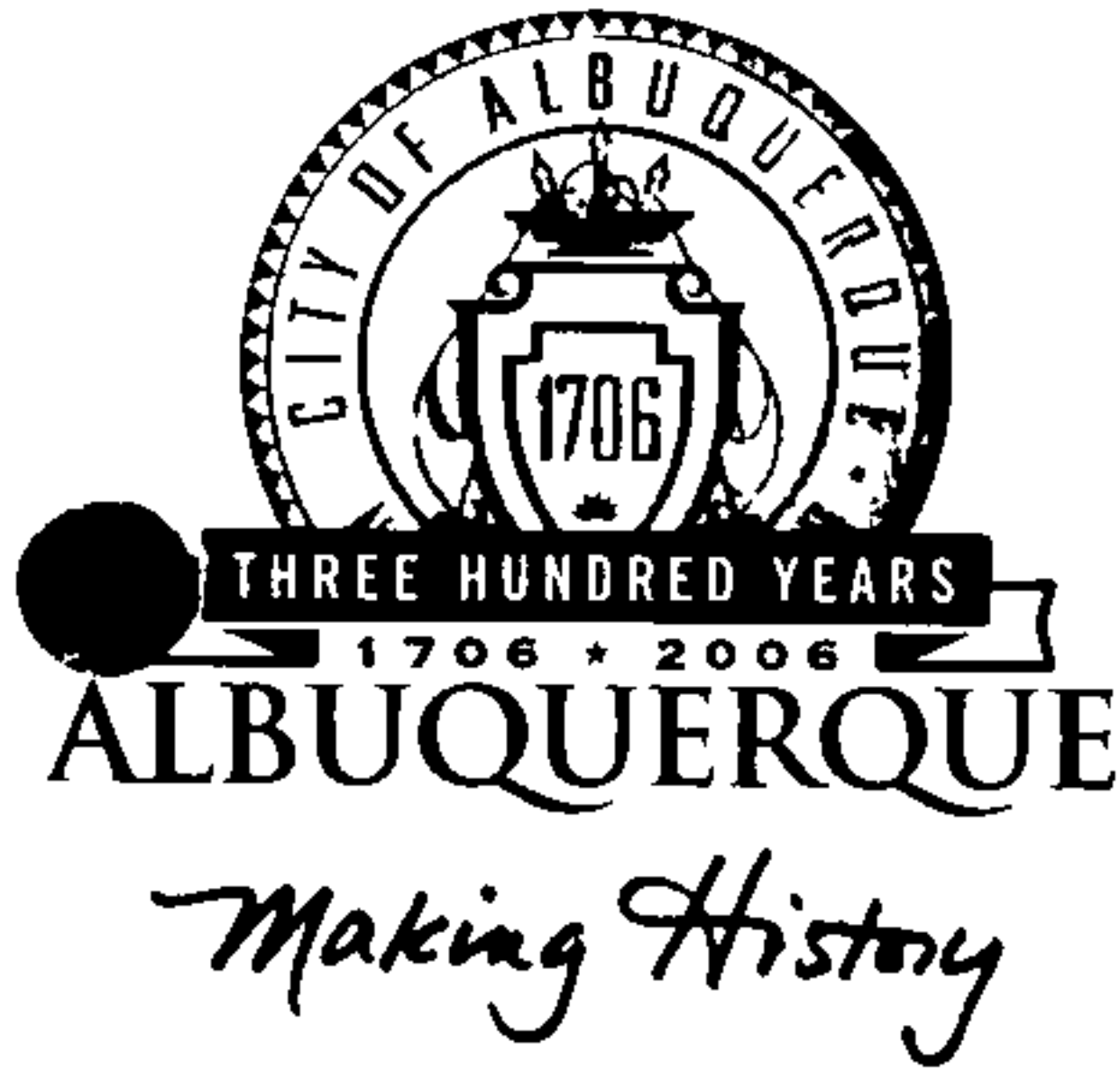
BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.

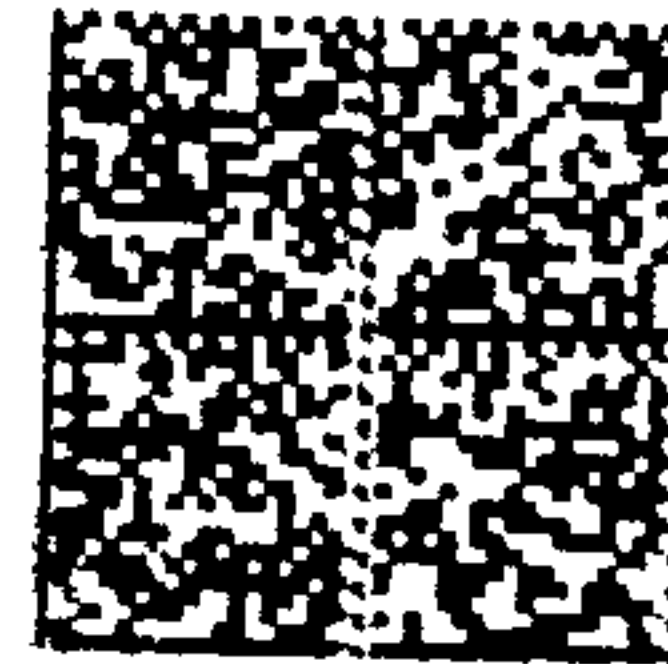

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

CITY OF ALBUQUERQUE



DRB



UNITED STATES POSTAGE
PITNEY BOWES
02 1A \$ 00.37⁰
0004329277 FEB 03 2005
MAILED FROM ZIP CODE 87102

102006422249620514

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

JENKINS JOE & BRENDA
8300 WYOMING BL NE
ALBUQUERQUE NM 87113

JENK300 871133020 1C03 20 02/09/05
FORWARD TIME EXP RTN TO SEND
JENKINS
8020 OSO ABRAZO DR NE
ALBUQUERQUE NM 87122-1362

RETURN TO SENDER

87113+4397348233






Handwritten marks: a large 'X' and a '4'.

**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

- Project # 1001085**
05DRB-00133 Major-Vacation of Public Easements
ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)
- Project # 1003905**
05DRB-00134 Major-Vacation of Public Easements
ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)
- Project # 1003713**
05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance
FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)
- Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK
THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 **NOR ESTE, NORTH ALBUQUERQUE ACRES**, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)
- Project # 1001031**
05DRB-00140 Major-Vacation of Public Easements
BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.


Sheran Matson, AICP, DRB Chair,
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

CITY OF ALBUQUERQUE



THREE HUNDRED YEARS

1706 * 2006

ALBUQUERQUE

Making History

Planning Department

[REDACTED]

[REDACTED]

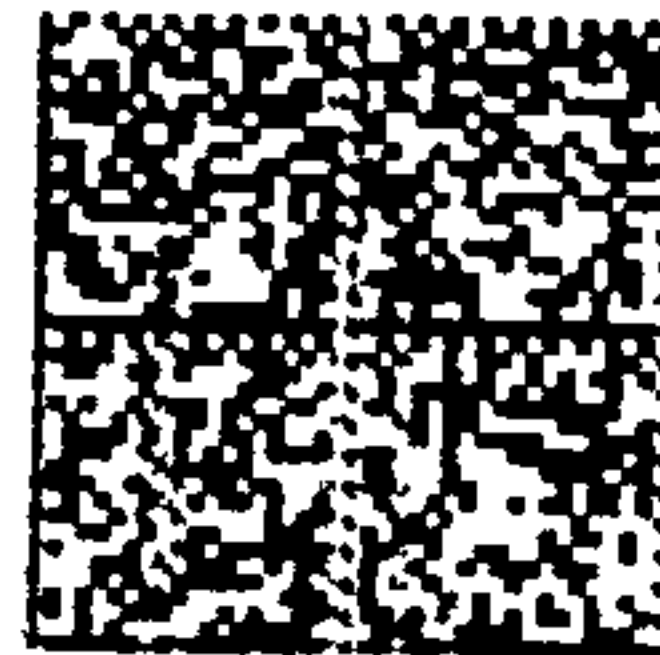
[REDACTED]

RETURN FOR BETTER ADDRESS.
SHOW COUNTRY OF DESTINATION IN
ENGLISH.
DO NOT ABBREVIATE.

DRB

102006420641020320

ROWTEN RICHARD M & SOMPORN
PO BOX 824
RAS TANURA 31311



02 1A

0004329277

\$ 00.37⁰

FEB 03 2005

MAILED FROM ZIP CODE 87102



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

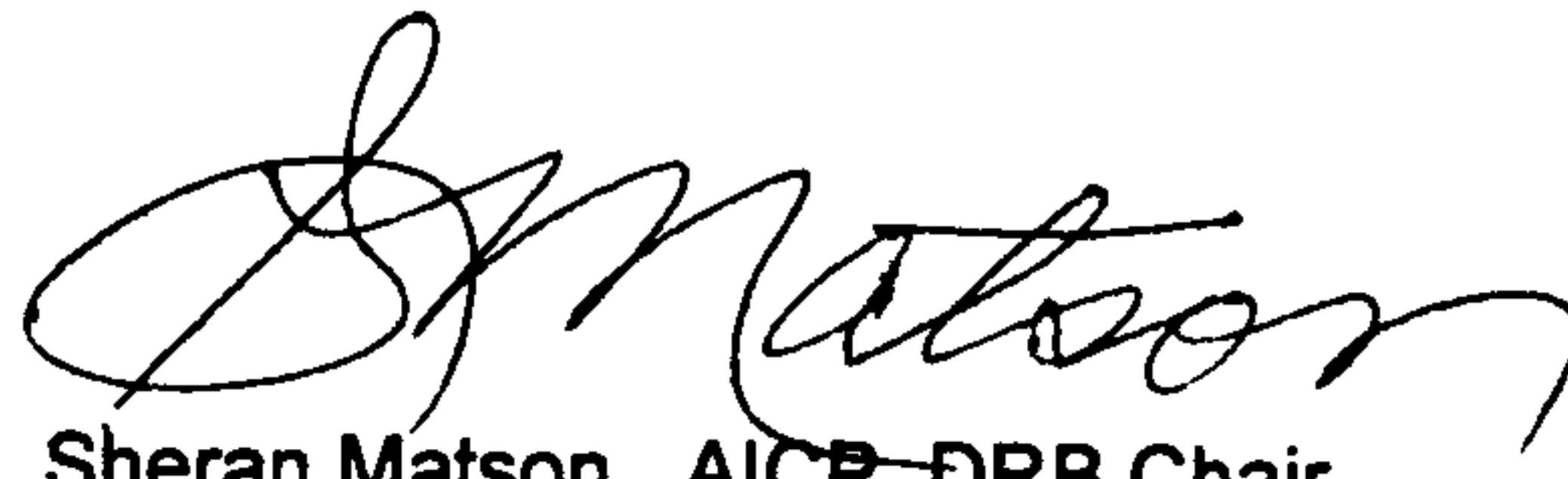
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 21, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

- Project# 1003520**
07DRB-70337 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
- MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as BENJAMIN PLACE SUBD)**, zoned RD 3 DU/AC, located on GLENDALE AVE NE BETWEEN BARSTOW NE AND VENTURA NE containing approximately 2 acre(s). (B-20)
- Project# 1003655**
07DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15-17 & a portion of Lot 18, Block 1, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)**, zoned RD/5 & 7du/a, located on WYOMING BLVD NE BETWEEN EAGLE ROCK NW AND MODESTO NE containing approximately 2.5 acre(s). (C-19)
- Project# 1003703**
07DRB-70338 VACATION OF PUBLIC
RIGHT-OF-WAY
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 1-P1 & 15-P1, Block(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as EAGLE'S VIEW ESTATE)**, zoned RD/3du/a, located on VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE containing approximately 6 acre(s). (C-20)
- Project# 1005536**
07DRB-70344 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70345 MINOR - TEMP DEFR SWDK
CONST
- AMY NIESS, ISAACSON & ARFMAN PA agent(s) for BCR CONSTRUCTION (BILLY BACA) request(s) the above action(s) for all or a portion of Lot(s) 57-59, **ROSSITER ADDITION (to be known as 12TH STREET VILLAS)** zoned R-2, located on 12TH ST NW BETWEEN CANDELARIA RD NW AND GRIEGOS RD NW containing approximately 1.1 acre(s). (G-14)

Project# 1006854
07DRB-70340 VACATION OF PUBLIC
EASEMENT
07DRB-70341 VACATION OF PUBLIC
RIGHT-OF-WAY
07DRB-70342 BULK LAND VARIANCE
07DRB-70343 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for THE TRAILS
LLC request(s) the above action(s) for all or a portion of
**UNPLATTED LAND SECTION 15 (to be known as THE
TRAILS UNIT 4)**, zoned SU2-UR35, SU2-SRLL18, SU-1
FOR OPEN SPACE, SU2-TC65 & SU2-NMU35, located on
UNIVERSE BLVD NW BETWEEN AVENIDA DE
JAIMITO NW AND WOODMONT AVE NW containing
approximately 34.85 acre(s). (C-10)

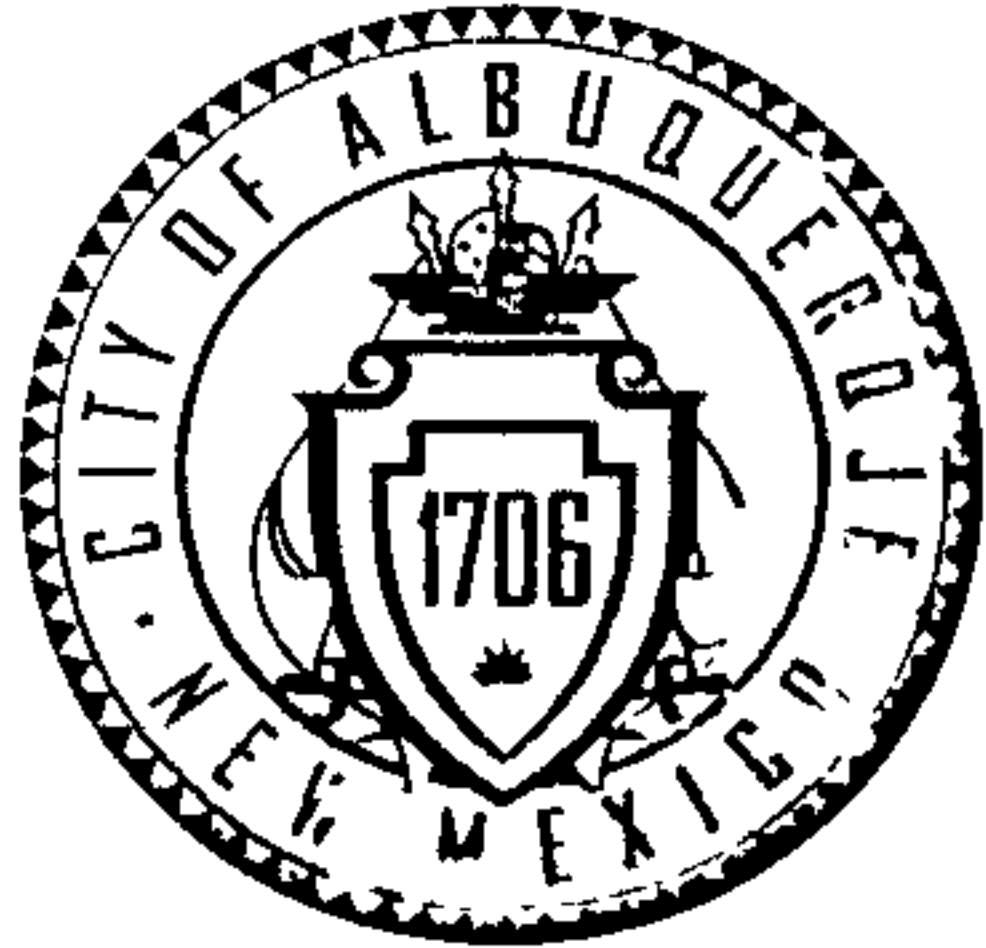
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, 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.



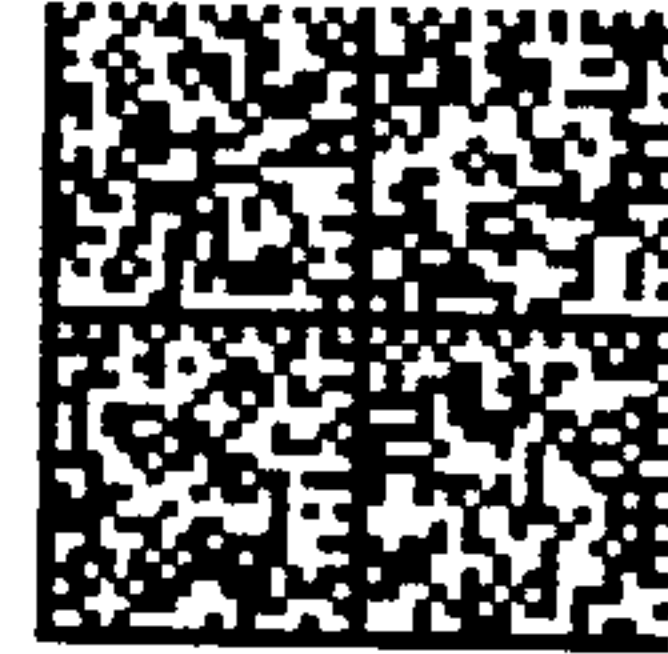
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 5, 2007.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.41⁰
0004219022 OCT 31 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
ROWTEN RICHARD M & SOMPORN
8950 OAKLAND AVE NE
ALBUQUERQUE, NM 87122

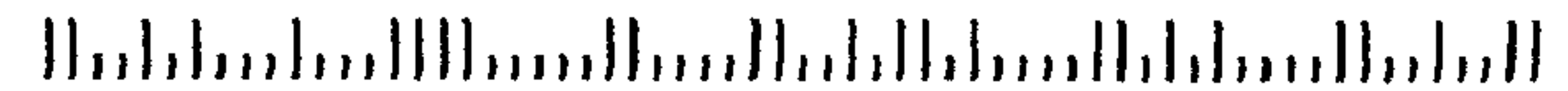
NIXIE 871 CC 1 70 11/09/07

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0368-03836-01-31

DRB

87122+395 87103129393
8712209998



P O Box 1293 Albuquerque New Mexico 87103

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/25/2007 Issued By: PLNABG

Permit Number: 2007 070 338 **Category Code 910**

Application Number: 07DRB-70338, Vacation Of Public Right-Of-Way

Address:

Location Description: VENTURA ST NE BETWEEN EAGLE ROCK AVE NE AND OAKLAND ST NE

Project Number: 1003703

Applicant

Adil Rizvi
Adil Rizvi
2340 Menaul Blvd Ne Suite 200
Albuquerque, NM 87107

adilr@thegroup.cc

Agent / Contact

Adil Rizvi
Adil Rizvi
2340 Menaul Blvd Ne Suite 200
Albuquerque, NM 87107

adilr@thegroup.cc

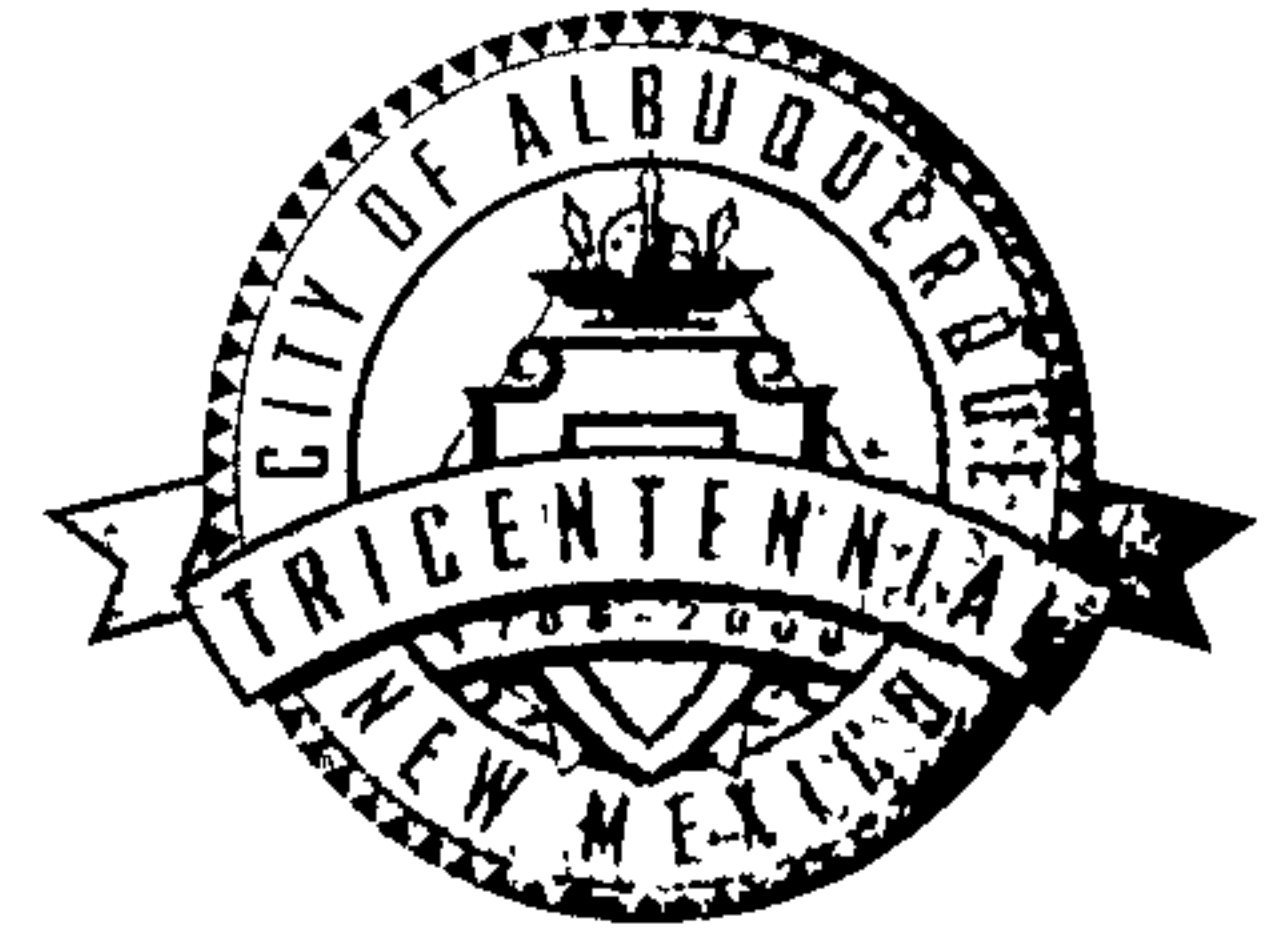
Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$395.00

City Of Albuquerque
Treasury Division

10/25/2007 1:36PM LOC: ANMX
US# 008 TRANS# 0029
RECEIPT# 00083269-00083269
PERMITH 2007070338 TRSLJS
Trans Amt \$395.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$300.00
OK

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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
924-3986

DATE: November 21, 2007



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - 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.

APPLICATION INFORMATION:

Professional/Agent (if any): Adil Rizvi and Esmail Haideri PHONE: 315-6484

ADDRESS: 2340 Menaul Blvd. NE, Suite 200 FAX: 888-1906

CITY: Albuquerque STATE N.M. ZIP 87107 E-MAIL: adilr@thegroup.cc

APPLICANT: Agent/Owner PHONE: _____

ADDRESS: Same as above FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Right of Way

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

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

Lot or Tract No. Lots 1-P. 1 & 15-P. 1 Block: 2 Unit: Tr. 3, U. 3

Subdiv/Addn/TBKA: North Albuquerque Acres TBKA Eagle's View Estate

Existing Zoning: R-D / 30' / 9' Proposed zoning: ~~R-D~~ MRGCD Map No _____

Zone Atlas page(s): C-20 UPC Code: 102006420746220420

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003703

06DRB-00886

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 6

LOCATION OF PROPERTY BY STREETS: On or Near: Ventura St. NE

Between: Eagle Rock Ave. NE and Oakland Ave. NE

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

SIGNATURE _____ DATE 10/23/2007

(Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>07DRB-70338</u>	<u>VRW</u>	<u>Y</u>	<u>\$ 300.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	<u>\$ _____</u>
_____	_____	_____	<u>\$ _____</u>

Hearing date 11/21/07

Total
\$ 395.00

Sandy Handley 10/25/07
Planner signature / date

Project # 1003703

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.


- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

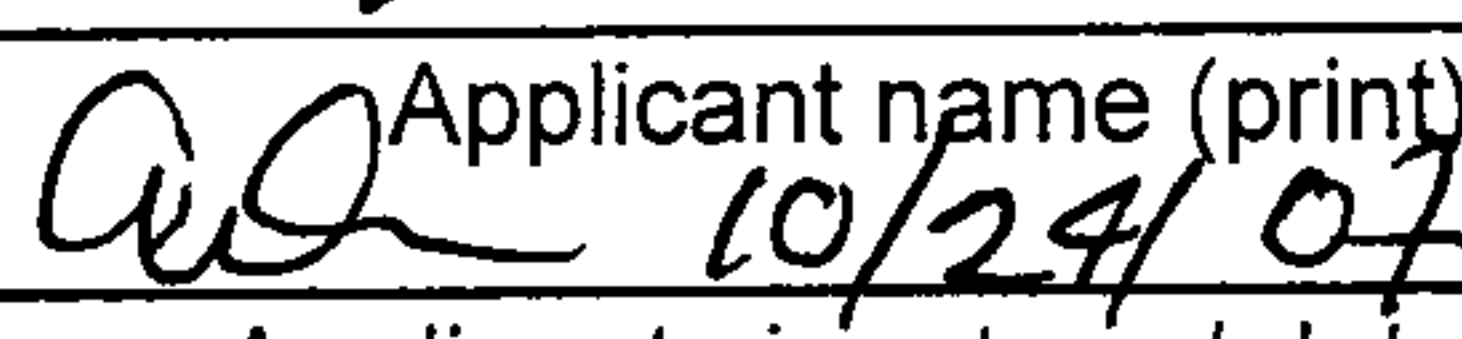
- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
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.

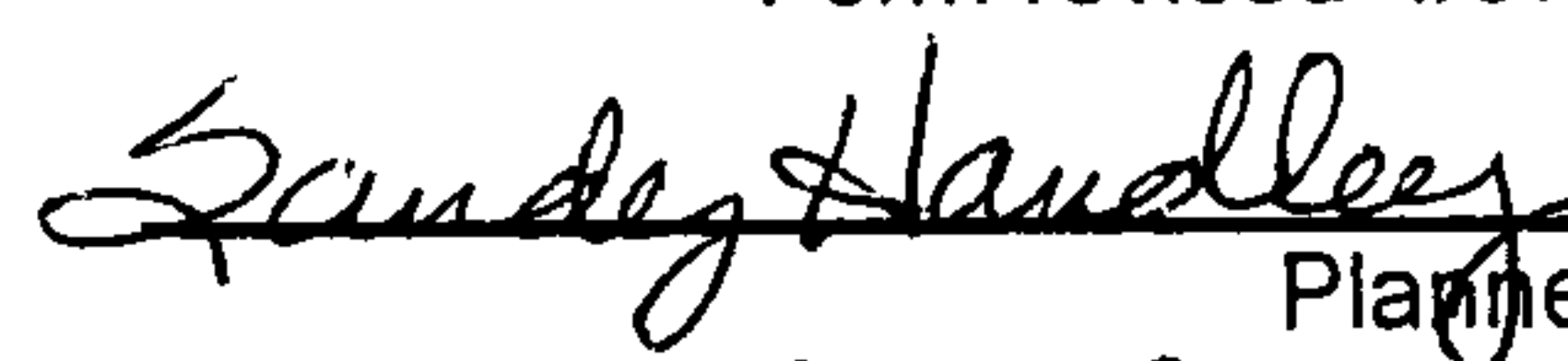
AD12 Rizvi


 Applicant name (print)

 Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 0 DRB - 10338

Sandy Handley


 Planner signature / date
 Project # 1003703

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from November 6, 2007 To November 21, 2007

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

10/25/07
(Date)

I issued 2 signs for this application, 10/25/07 Andrew Janice
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003703

October 23, 2007

*Jeff Peterson
7800 Eagle Rock NE
Albuquerque, NM 87111*

*Re: Eagle's View Estates Subdivision
South West Corner of Ventura and Eagle Rock*

Dear Sir:

The vacation of Public Right-of-Way (ROW) for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision has not been completed. Therefore, the City of Albuquerque has required us to resubmit for Vacation of this Public ROW.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build an 8-lot subdivision. This project includes a 4' public right-of-way on the south side of Eagle Rock Avenue and also on the north side of Oakland Avenue. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,


Adil Rizvi

October 25, 2007

Ms. Sheran Matson, AICP
DRB Chairperson
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87102

RE: EAGLE'S VIEW ESTATES SUBDIVISION, DRB #1003703
REQUEST FOR VACATION APPROVAL

Dear Ms. Matson:

I am requesting approval for Vacation for the above referenced Subdivision.

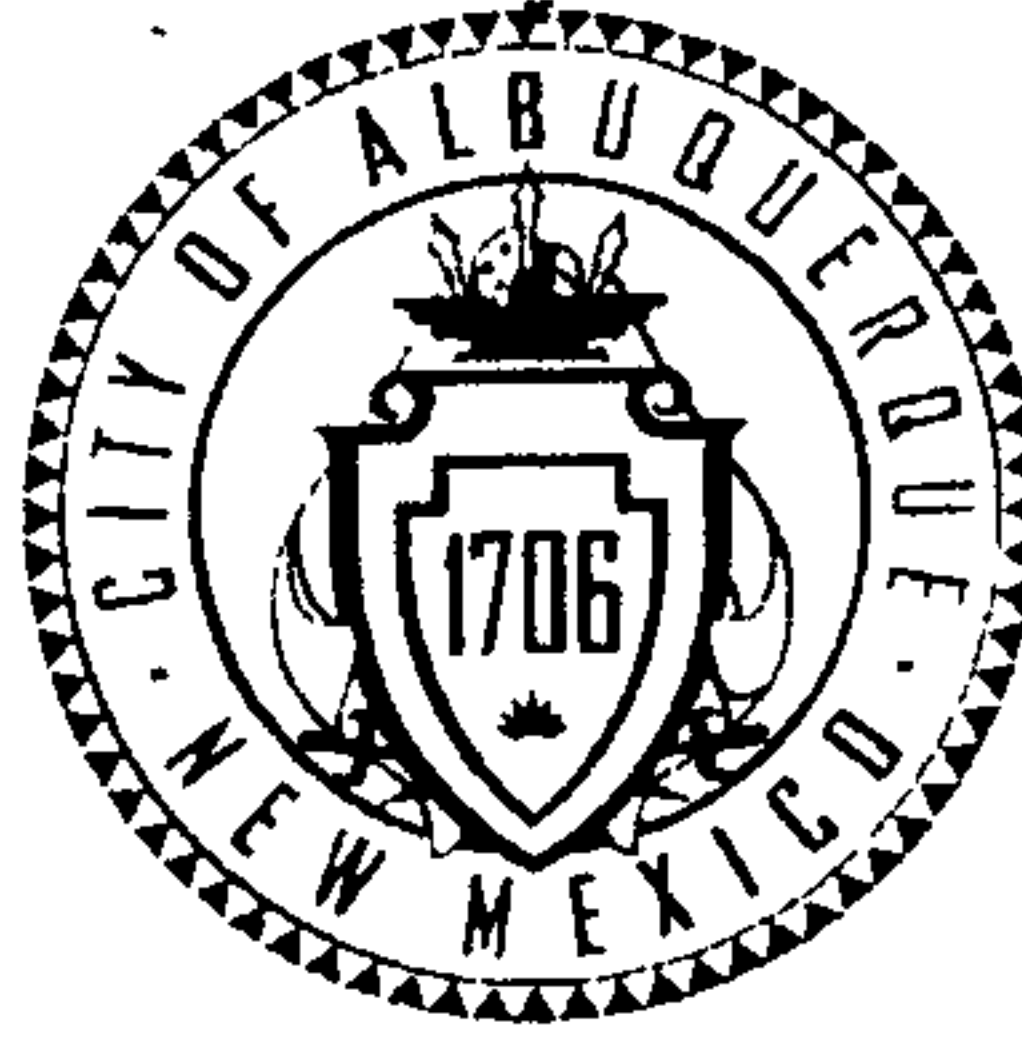
The Developer is requesting Vacation of 5-feet of public Right-of-Way on Oakland Avenue.

Thank you, in advance, for your consideration. If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,



Adil Rizvi



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case

Date: 18 October 2007

TO CONTACT NAME: Adil Ruzic or Arlene Portello
COMPANY/AGENCY: Skyblue Investment LLC
ADDRESS/ZIP: 2340 Manual Blvd. NE Suite 200, 87107
PHONE/FAX #: 888-1900 / FAX 888-1906

Thank you for your inquiry of 315-6484 18 Oct 2007 321-0369 requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 13, 14, 15, 16, 19 and 20; Block 2, Jr. 3 Unit 3, N.A.A. Located Ventura Street NE between Eagle Rock Ave. NE and Oakland Ave. NE zone map page(s) C-20

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

NOR ESTE NA

Neighborhood Association

Contacts Jeff Peterson

7800 Eagle Rock Ave. NE 87111

797-3477(h) 846-3476(w) 615-6729 (c)

Joe Yardumian

7801 R.C. Gorman Ave. NE 87122-2748

797-1851 (h) website www.noreste.org

North Albug. Acres NA

Neighborhood Association

Contacts Cynthia Reinhart

11300 Oakland NE 87122

856-6054(h)

Op Hunter

9805 San Bernardino NE 87122

897-2939(h) website www.naacn.net

See reverse side for additional Neighborhood Association Information: YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan Winks
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 18 Oct 2007 Time Entered: 3:58 PM ONC Rep. Initials: 



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development [] (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: Adil Rizvi or Arlene Portillo

COMPANY NAME: Skyblue Investment, LLC

ADDRESS/ZIP: 2340 Menaul Blvd NE, Suite 200, Albuq., NM, 87107

PHONE: 505-888-1900 FAX: 505-888-1906
or Adil: 315-6484 or Arlene: 321-0369

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Lots 13, 14, 15, 16, 19 and 20, Block 2, Tr. 3, Unit 3, N.A.A.

LEGAL DESCRIPTION

LOCATED ON Ventura Street N.E.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Eagle Rock Ave. NE. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

Oakland Ave. N.E.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-20).
 (PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
 (Zone Map **MUST** be provided with request)

7006 3450 0002 6144 6406

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87111

Postage	\$ 0.41	0118
Certified Fee	\$2.65	13
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	OCT 24 2007 10/24/2007

Sent To Jeff Peterson
 Street, Apt. No., or PO Box No. 7800 Eagle Rock NE
 City, State, ZIP+4 Alb., NM. 87111

PS Form 3800, August 2006 See Reverse for Instructions

7006 3450 0002 6144 6406

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122

Postage	\$ 0.41	0118
Certified Fee	\$2.65	13
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	OCT 24 2007 10/24/2007

Sent To Cynthia Reinhardt
 Street, Apt. No., or PO Box No. 11300 Oakland Ave SE
 City, State, ZIP+4 Albuquerque, New Mexico 87122

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122

Postage	\$ 0.41	0118
Certified Fee	\$2.65	13
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	OCT 24 2007 10/24/2007

Sent To Joe Hunter USPS
 Street, Apt. No., or PO Box No. 9805 San Bernardino NE
 City, State, ZIP+4 Alb., NM. 87122

PS Form 3800, August 2006 See Reverse for Instructions

7006 3450 0002 6144 6406

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122

Postage	\$ 0.41	0118
Certified Fee	\$2.65	13
Return Receipt Fee (Endorsement Required)	\$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	OCT 24 2007 10/24/2007

Sent To Joe Yardumian
 Street, Apt. No., or PO Box No. 7801 R.L. Gorman Ave. NE
 City, State, ZIP+4 Alb., NM. 87122

PS Form 3800, August 2006 See Reverse for Instructions

October 23, 2007

*Cynthia Reinhart
11300 Oakland NE
Albuquerque, NM 87122*

*Re: Eagle's View Estates Subdivision
South West Corner of Ventura and Eagle Rock*

Dear Ms. Reinhart:

The vacation of Public Right-of-Way (ROW) for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision has not been completed. Therefore, the City of Albuquerque has required us to resubmit for Vacation of this Public ROW.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres, is proposing to build an 8-lot subdivision. This project includes a 4' public right-of-way on the south side of Eagle Rock Avenue and also on the north side of Oakland Avenue. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,


Adil Rizvi

October 23, 2007

*Jo Hunter
9805 San Bernardino NE
Albuquerque, NM 87122*

*Re: Eagle's View Estates Subdivision
South West Corner of Ventura and Eagle Rock*

Dear Ms. Hunter:

The vacation of Public Right-of-Way (ROW) for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision has not been completed. Therefore, the City of Albuquerque has required us to resubmit for Vacation of this Public ROW.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres, is proposing to build an 8-lot subdivision. This project includes a 4' public right-of-way on the south side of Eagle Rock Avenue and also on the north side of Oakland Avenue. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,


Adil Rizvi

October 23, 2007

*Joe Yardumian
7801 R. C. Gorman Ave., NE
Albuquerque, NM 87122*

*Re: Eagle's View Estates Subdivision
South West Corner of Ventura and Eagle Rock*

Dear Sir:

The vacation of Public Right-of-Way (ROW) for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision has not been completed. Therefore, the City of Albuquerque has required us to resubmit for Vacation of this Public ROW.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres, is proposing to build an 8-lot subdivision. This project includes a 4' public right-of-way on the south side of Eagle Rock Avenue and also on the north side of Oakland Avenue. Attached is a Zone Atlas Page identifying the related parcel.

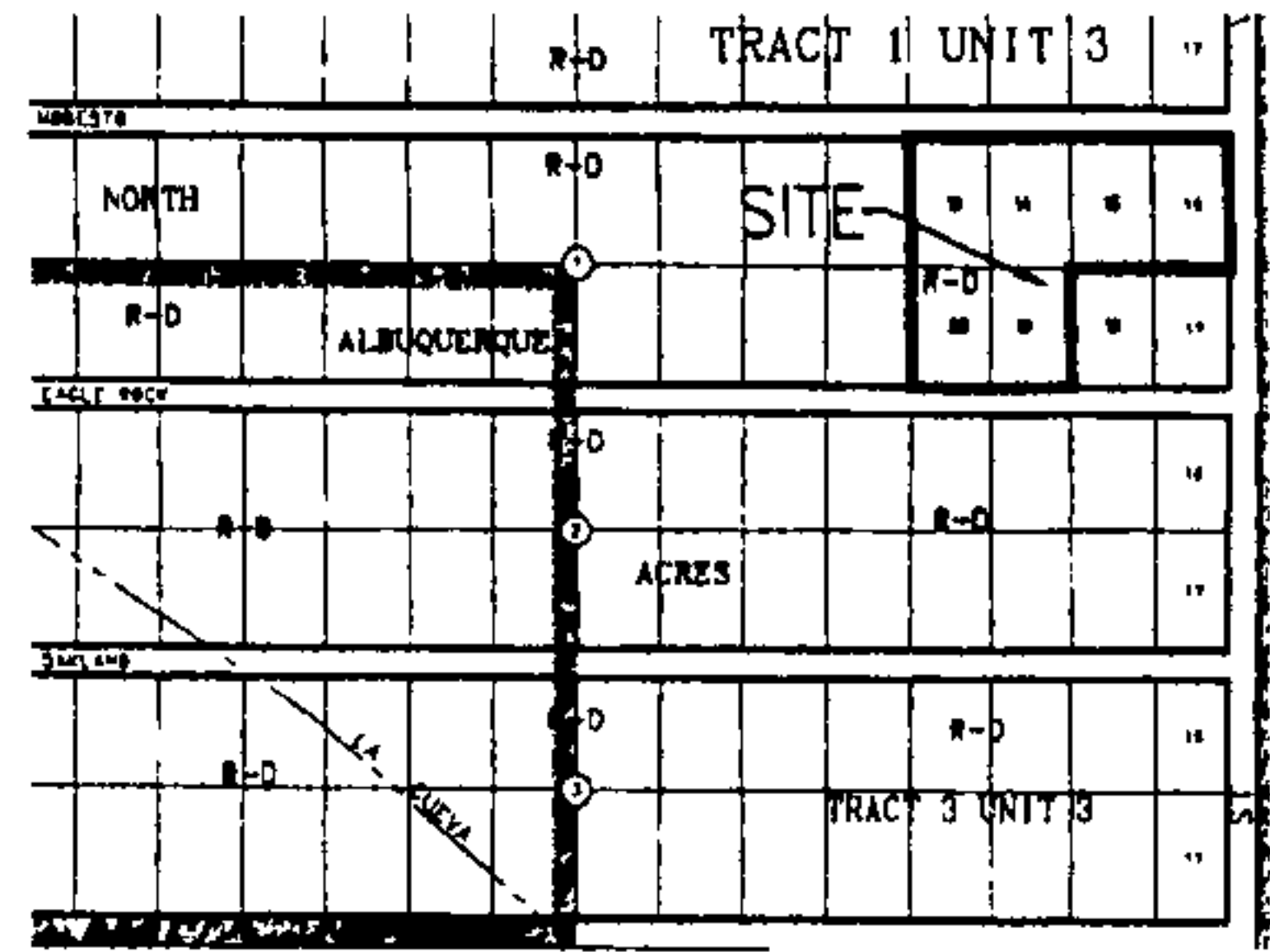
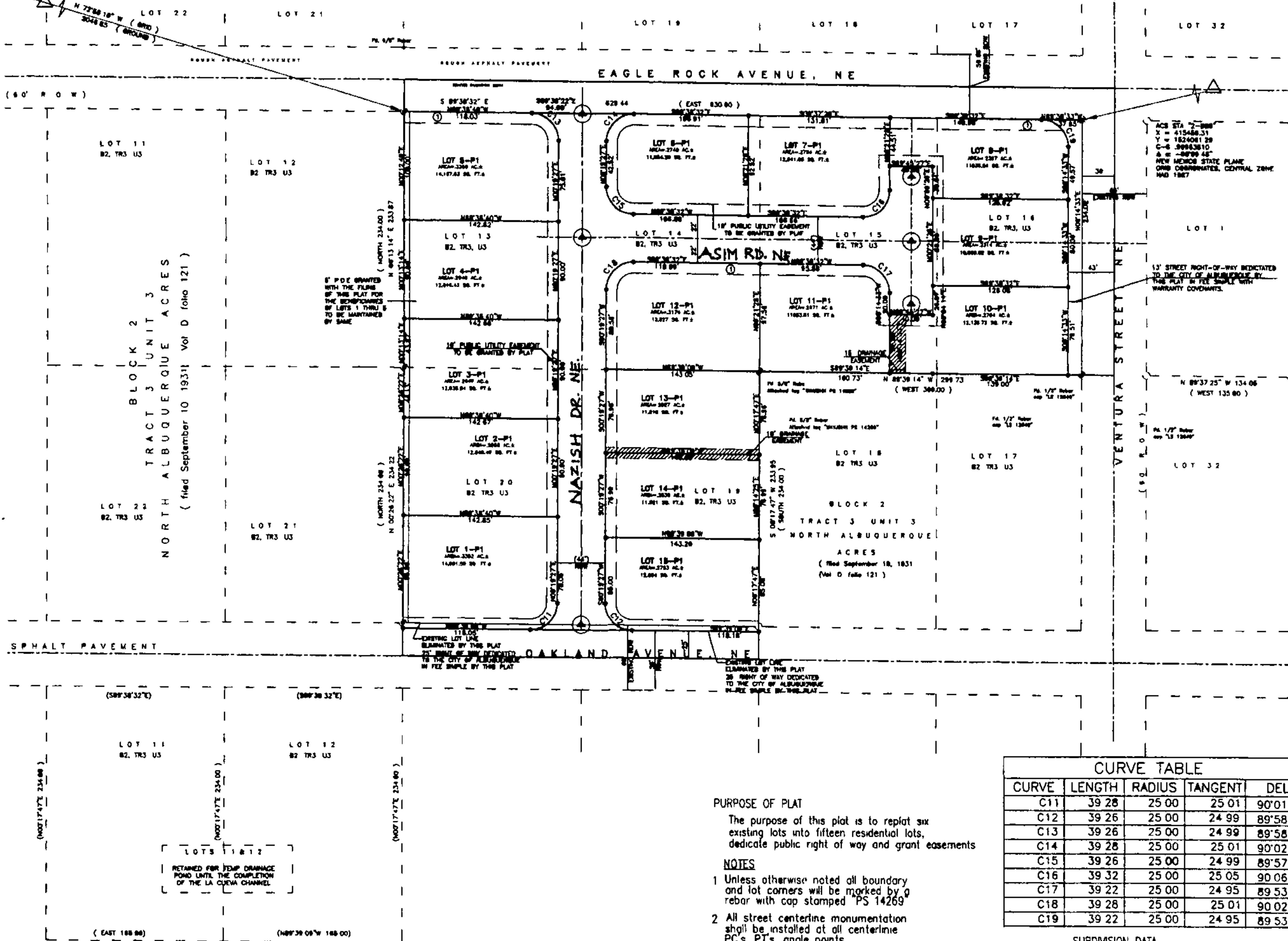
If you have any questions, please call Adil Rizvi at 315-6484 or Shakeel Rizvi at 315-6563.

Sincerely,


Adil Rizvi

ACS STA. 11-807
 C = 410337.86
 Y = 1524822.48
 S = 399847.68
 Δ = -89°09'25"
 NEW MEXICO STATE PLANE
 GRID COORDINATES, CENTRAL ZONE
 NAD 1927

BLOCK 1
 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES
 (filed September 10, 1931, Vol D, folio 121)



LOCATION MAP C-20-Z
 SCALE NOT TO SCALE

PRELIMINARY PLAT OF
 EAGLE'S VIEW ESTATES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES
 WITHIN PROJECTED SECTION 21, T 11 N., R 4 E., NMPM
 ELENA CALLEGOS GRANT
 JUNE 2006

APPROVED:
 Glen Haikin, P.S.
 City Surveyor, City of Albuquerque, New Mexico
 DATE 6/2/06
 Email Haikin
 DATE 6/2/06
 Adil Rizvi & Shakeel Rizvi
 DATE 6/2/06

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C11	39.28	25.00	25.01	90°01'24"
C12	39.26	25.00	24.99	89°58'36"
C13	39.26	25.00	24.99	89°58'07"
C14	39.28	25.00	25.01	90°02'01"
C15	39.26	25.00	24.99	89°57'59"
C16	39.32	25.00	25.05	90°06'55"
C17	39.22	25.00	24.95	89°53'05"
C18	39.28	25.00	25.01	90°02'01"
C19	39.22	25.00	24.95	89°53'05"

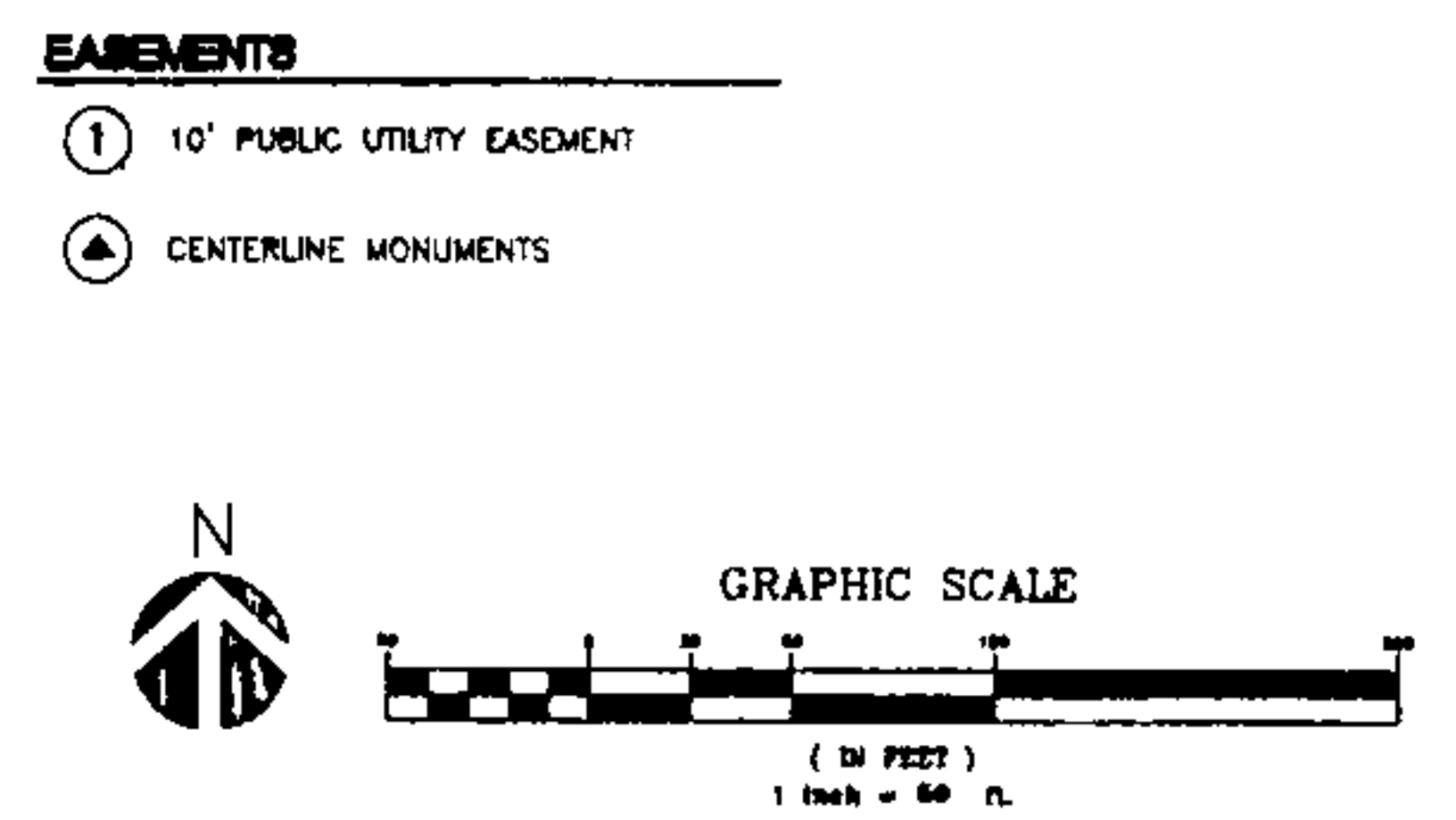
PURPOSE OF PLAT
 The purpose of this plat is to replat six existing lots into fifteen residential lots, dedicate public right of way and grant easements

- NOTES
- Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
 - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14269"
 - Boundary will be tied to the New Mexico State Plane Coordinate System as shown
 - Basis of bearing will be New Mexico State Plane grid bearings
 - Distances will be ground distances
 - Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation

- SUBMISSION DATA
- DRB Proj. No 1003703
 - Zone Atlas Index No C-20
 - Current Zoning R-D 3 DU/ACRE
 - Gross acreage 6.0, Net Acreage 5.16 Acres
 - Total Number of Lots created - 15 -
 - No of existing tracts 6
 - Miles of full width streets created 0.32 mi
 - Date of Survey 9-30-04

LEGAL DESCRIPTION
 Lots numbered Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Nineteen (19), and (20) in Block numbered Two (2) Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, in Book D1, Page 20 on September 10, 1931, filed in the office of the County Clerk of Bernalillo

- NOTES
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "1-B20" and "2-B20" found monuments and adjacent subdivision plats
 - All distances are ground
 - Monuments recovered and accepted or set are noted on plat
 - Record bearings in parenthesis Record bearings from the following sources
 - Tract 3, Unit 3, North Albuquerque Acres ()
 - Seven foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat
 - All open space requirements are met on the lot with dwelling per the provisions of Sec 14-16-3-B (A)(1)
- NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENT", DO NOT DISTURB, "PLS 14269"



VACATION
 EXHIBIT B
 Date 11/21/07



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 2340 Menaul NE, Suite 200 FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: adilr@thegrp.com
 Proprietary interest in site: Agent/owner List all owners: Esmail Haidari & Shalced Rizvi
 AGENT (if any): same as above PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Extension of Preliminary 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 13, 14, 15, 16, 19 and 20 Block: 2 Unit: 3, TRACT 3
 Subdiv. / Addn. Nordeste, North Albuquerque Acres TRK: EAGLE VIEW ESTATE
 Current Zoning: R-D / 3044 Ann Proposed zoning: R-D
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 15
 Total area of site (acres): 6.0 Density if applicable: dwellings per gross acre: 5 dwellings per net acre: 3
 Within city limits? Yes. No. Within 1000FT of a landfill?
 UPC No. 102006420746220420 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA NE.
 Between: EAGLE ROCK NE. and OAKLAND, NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003703

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

SIGNATURE adilr DATE 4/17/07
 (Print) ADIL RIZVI _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04, 3/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DR13 - 00521</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 70.⁰⁰</u>

Hearing date May 2, 2007

Andrew Garcia 4/19/07
 Planner signature / date

Project # 1003703

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
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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
- Copy of recorded SIA
- 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.
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- 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

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.

Adil Rizvi
Applicant name (print)

ADIL RIZVI
Applicant signature / date



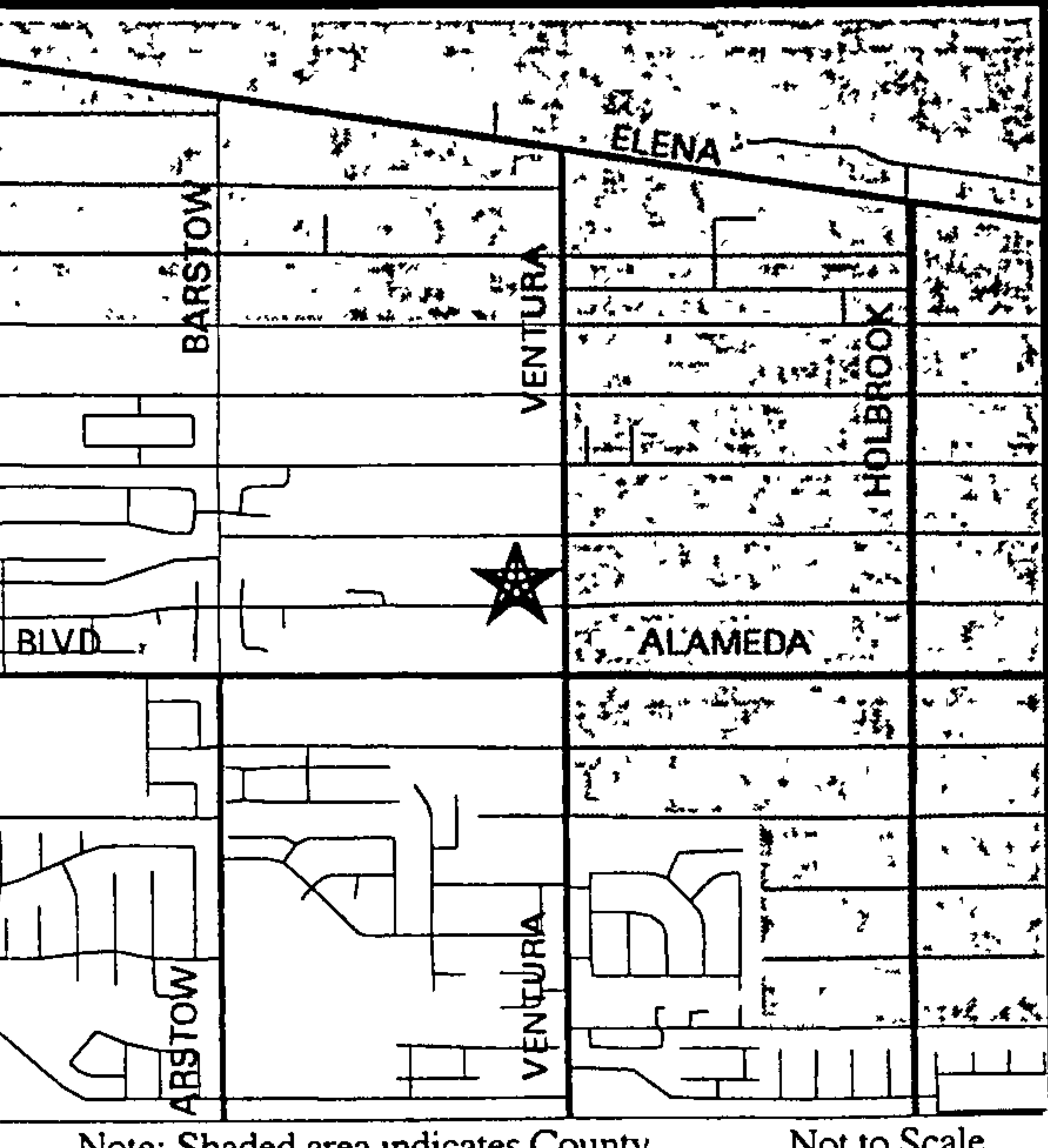
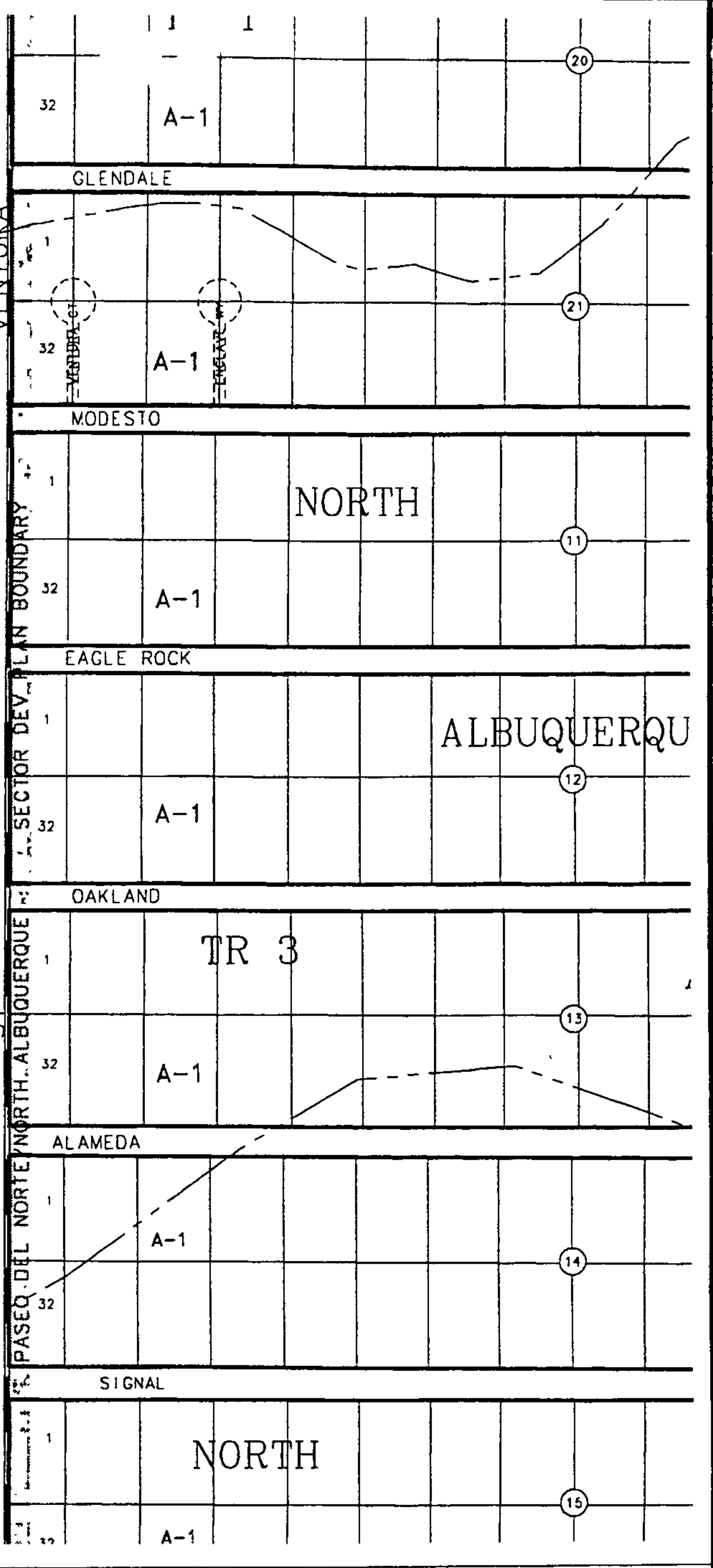
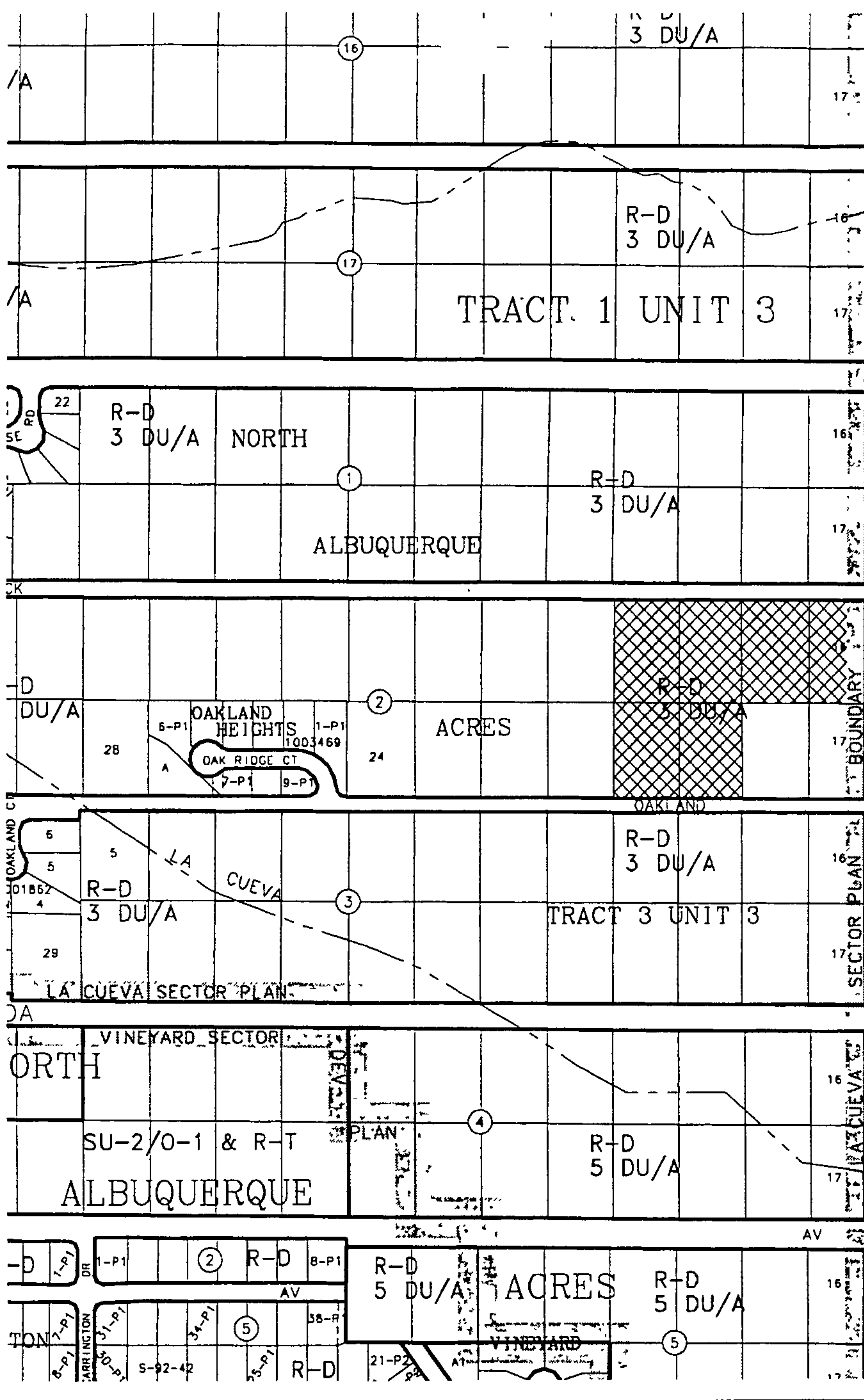
Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
 07DRB - _____ - 00521
 _____ - _____ - _____
 _____ - _____ - _____

Andrew Garcia 4/19/07
Planner signature / date

Project # 1003703



ZONING MAP



Scale 1"=481'

PROJECT NO.
1003703

HEARING DATE
2-23-05

MAP NO.
C-20

ADDITIONAL CASE NUMBER(S)
05DRB-00150
05DRB-00151
05DRB-00153

100 3703

Ms. Sheran Matson, AICP
DRB Chair
City of Albuquerque
Albuquerque, NM 87102

April 17, 2007

REQUEST FOR EXTENSION OF PLAT FOR:
EAGLE VIEW ESTATES SUBDIVISION: DRB NO: 1003703 – Zone
Atlas C-20

Dear Ms. Matson:

We are requesting for the extension of the plat for the above referenced property located between Oakland and Eagle Rock, west of Ventura. Should you have any questions, please call me at 315-6484. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adil Rizvi', written in a cursive style.

Adil Rizvi
2340 Menaul NE, Suite 200
Albuquerque, NM 87107

ORIGINAL

INFRASTRUCTURE LIST

Curent DRC
Project Number:

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/16/2005 REV 6/1/06
 DATE SITE PLAN APPROVED:
 DATE PRELIMINARY PLAT APPROVED: 7/12/06
 DATE PRELIMINARY PLAT EXPIRES: 7/12/07
 DRB PROJECT NO.: 1003703
 DRB APPLICATION NO 05DRB-00450 06DRB-00881

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE'S VIEW ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 13, 14, 15, 16, 19 AND 20 BLOCK 2, Tr 3, UNIT 3, NAA.

LOTS 11, AND 12, BLOCK 1, Tr 3, UNIT 3, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	Res Pavement, Std. Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Sanitary Sewer	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Water Line	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		24"	RCP Storm Drain Line	Nazish Dr.	Oakland	25' North of Oakland	/	/	/
		26' F-F	Res Pavement, Mountable Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Asim Road	Nazish Dr.	Asim Road Hammerhead	/	/	/
		8"	Sanitary Sewer	Asim Road	Nazish Dr.	Asim Road Hammerhead	/	/	/
		6"	Water Line	Asim Road	Nazish Dr.	135 feet East of Nazish Dr.	/	/	/
		4"	Water Line	Asim Road	135 feet East of Nazish Dr.	Asim Road Hammerhead	/	/	/
		24' F-F	Res Pavement, Mountable Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term	/	/	/
		8"	Sanitary Sewer	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term	/	/	/

		4"	Water Line	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term.	/	/	/
		Face of Curb to Centerline <i>30'</i>	Perm Pavement with Std. C&G and 6' S/W on South Side Only with Transitions	Eagle Rock	West Pl. Lot 5	SW PC Return at Ventura Eagle Rock Inter.	/	/	/
		8'	Temporary Pavement from Centerline to the North	Eagle Rock	West Pl. Lot 5	SW PC Return at Ventura Eagle Rock Inter.	/	/	/
		12"	Water Line	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		8"	Sanitary Sewer	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		16' Face of Curb to Centerline	Perm Pavement with Std. Curb and Gutter and 6' Sidewalk on North Side Only	Oakland	East Pl. Lot 15	West Pl. Lot 1	/	/	/
		8'	Temporary Pavement from Centerline to the South	Oakland	East Pl. Lot 15	West Pl. Lot 1	/	/	/
		24'	Temporary Pavement with Transitions	Oakland	West Pl. Lot 23 Oakland South Subdivision	West Pl. Lot 1	/	/	/
		24'	Temporary Pavement with Transitions	Oakland	East Pl. Lot 15	Ventura	/	/	/
		8"	Sanitary Sewer	Oakland	West Pl. Lot 23 Oakland South Subdivision	East Pl. Lot 15	/	/	/
		0"	Water Line	Oakland	West Pl. Lot 23 Oakland South Subdivision	East Pl. Lot 15	/	/	/
		48"	RCP Storm Drain	Oakland	West Pl. Lot 23 Oakland South Subdivision	Ventura	/	/	/
		30' Face of Curb to Centerline	Perm Pave w/ Std. C&G and 6' S/W on West Side Only (Financcally Guaranteed)	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		12'	Temporary Pavement (Financcally Guaranteed)	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		24'	Temporary Pavement including connections to Pavement on Eagle Rock and Oakland	Ventura	North of Eagle Rock	South of Oakland	/	/	/
		6"	Temporary Concrete Header Curb on West Side Only	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		24" Dia	Temporary Drainage Inlet on West Side Only	Ventura		SW Corner Ventura Eagle Rock Inter.	/	/	/
		54"	RCP Storm Drain	Ventura	Midway Lot 10	Oakland	/	/	/



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

10. Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

At the July 12, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 7/12/06 and approval of the grading plan engineer stamp dated 10/24/05 the preliminary plat was approved with the following conditions of final plat approval:

The dedication along Eagle Rock shall be shown on the final plat prior to approval.

The Fire Department must approve the hammerhead prior to final plat approval.

If the final plat is approved after 10/31/06, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS).

The provision of a grading plan for Ms. Ott-Myer's lot is requested.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

PAID RECEIPT

APPLICANT NAME Adil Rizvi
AGENT Adil Rizvi
ADDRESS 2340 Menaul NE Suite 200
PROJECT & APP # 1003703 / 07 DRB-00521
PROJECT NAME Extension of P.P. Eagles View

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 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
\$ 70.00 TOTAL AMOUNT DUE

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

4/19/2007 9:44AM LOC: ANNX
RECEIPT# 00074350 WSH 008 TRANSH 0003
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$140.00
J24 Misc \$50.00
Counterreceipt.docx 6/21/04
Thank You

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

4/19/2007 9:44AM LOC: ANNX
RECEIPT# 00074349 WSH 008 TRANSH 0003
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt \$140.00
J24 Misc \$20.00

Thank You

ORIGINAL

INFRASTRUCTURE LIST

Curent DRC
Project Number:

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/16/2005 REV 6/1/06
DATE SITE PLAN APPROVED:
DATE PRELIMINARY PLAT APPROVED: 7/12/06
DATE PRELIMINARY PLAT EXPIRES: 7/12/07
DRB PROJECT NO.: 1003703
DRB APPLICATION NO.: 05DRB-00450 06DRB-00886

10

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE'S VIEW ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 13, 14, 15, 16, 19 AND 20 BLOCK 2, Tr 3, UNIT 3, NAA.

LOTS 11, AND 12, BLOCK 1, Tr 3, UNIT 3, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	Res Pavement, Std. Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Sanitary Sewer	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Water Line	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		24"	RCP Storm Drain Line	Nazish Dr.	Oakland	25' North of Oakland	/	/	/
		26' F-F	Res Pavement, Mountable Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Asim Road	Nazish Dr.	Asim Road Hammerhead	/	/	/
		8"	Sanitary Sewer	Asim Road	Nazish Dr.	Asim Road Hammerhead	/	/	/
		6"	Water Line	Asim Road	Nazish Dr.	135 feet East of Nazish Dr.	/	/	/
		4"	Water Line	Asim Road	135 feet East of Nazish Dr.	Asim Road Hammerhead	/	/	/
		24' F-F	Res Pavement, Mountable Curb and Gutter, 4' Sidewalk Both Sides (S/W deferred)	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term	/	/	/
		8"	Sanitary Sewer	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term	/	/	/

ORIGINAL

		4"	Water Line	Asim Road Hammerhead	Asim Road	Asim Road Hammerhead Term.	/	/	/
		Face of Curb to Centerline	Perm Pavement with Std. C&G and 8' S/W on South Side Only with Transitions	Eagle Rock	West Pl. Lot 5	SW PC Return at Ventura Eagle Rock Inter.	/	/	/
		8'	Temporary Pavement from Centerline to the North	Eagle Rock	West Pl. Lot 5	SW PC Return at Ventura Eagle Rock Inter.	/	/	/
		12"	Water Line	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		8"	Sanitary Sewer	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		16' Face of Curb to Centerline	Perm Pavement with Std. Curb and Gutter and 6' Sidewalk on North Side Only	Oakland	East Pl. Lot 15	West Pl. Lot 1	/	/	/
		8'	Temporary Pavement from Centerline to the South	Oakland	East Pl. Lot 15	West Pl. Lot 1	/	/	/
		24'	Temporary Pavement with Transitions	Oakland	West Pl. Lot 23 Oakland South Subdivision	West Pl. Lot 1	/	/	/
		24'	Temporary Pavement with Transitions	Oakland	East Pl. Lot 15	Ventura	/	/	/
		8"	Sanitary Sewer	Oakland	West Pl. Lot 23 Oakland South Subdivision	East Pl. Lot 15	/	/	/
		8"	Water Line	Oakland	West Pl. Lot 23 Oakland South Subdivision	East Pl. Lot 15	/	/	/
		48"	RCP Storm Drain	Oakland	West Pl. Lot 23 Oakland South Subdivision	Ventura	/	/	/
		30' Face of Curb to Centerline	Perm Pave w/ Std. C&G and 6' S/W on West Side Only (Financially Guaranteed)	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		12'	Temporary Pavement (Financially Guaranteed)	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		24'	Temporary Pavement including connections to Pavement on Eagle Rock and Oakland	Ventura	North of Eagle Rock	South of Oakland	/	/	/
		6"	Temporary Concrete Header Curb on West Side Only	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		24" Dia	Temporary Drainage Inlet on West Side Only	Ventura		SW Corner Ventura Eagle Rock Inter.	/	/	/
		54"	RCP Storm Drain	Ventura	Midway Lot 10	Oakland	/	/	/

ORIGINAL

		30"	RCP Storm Drain	Ventura	Oakland	20' South Stub	/	/	/
		18"	RCP Storm Drain	Ventura	Midway Lot 10	Eagle Rock	/	/	/
		12"	Water Line	Ventura	South Pl. Lot 10	Eagle Rock	/	/	/
		Pond *	Temporary Drainage Pond with Agreements, Covenants and Easement	Lot 12 B1, Tr3, Unit 3 NAA	Lot 12 B1, Tr3, U3, NAA	Lot 12 B1, Tr3, U3, NAA	/	/	/
		36"	RCP Storm Drain	Lot 12 B1, Tr3, U3, NAA	Oakland	Pond	/	/	/
		62'	Conc. Channel	6' Private drainage easement lots 1-3	Lot-3	Oakland	/	/	/
			Collection structure w/ Easement	E. Side on Lot 1 on Ventura			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 Temporary pond to be constructed if La Cueva Channel is not completed to create outfall for 48" Storm Drain in Oakland
- 2 STREET LIGHTS PER DPM
Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.
- 3 Streets per DEC

Shakeel Rizvi

NAME

Design & Development Partners

FIRM

Signature: *[Handwritten Signature]*
DATE: 06/09/2006

SIGNATURE DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS

Signature: *[Handwritten Signature]*
DATE: 07/12/06

DRB CHAIR . DATE

Signature: *[Handwritten Signature]*
DATE: 7-12-06

TRANSPORTATION DEVELOPMENT . DATE

Signature: *[Handwritten Signature]*
DATE: 7/12/06

UTILITY DEVELOPMENT . DATE

Signature: *[Handwritten Signature]*
DATE: 7/12/06

CITY ENGINEER . DATE

INFRASTRUCTURE LIST

Signature: *[Handwritten Signature]*
DATE: 7/12/06

PARKS & GENERAL SERVICES . DATE

AMAFCA . DATE

. DATE

. DATE

DATE SUBMITTED:

DATE SITE PLAN APPROVED:

DATE PRELIMINARY PLAT APPROVED:

Current DRC

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

4. Provide Street Lights per DPM

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- 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)
- Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- D 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: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 2340 Menaul NE, Suite 200 FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Agent/owner PHONE: _____
 ADDRESS: same as above FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL
VACATION OF R/W, TEMP Deferral of Sewer

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 13, 14, 15, 16, 19 and 20 Block: 2 Unit: TR 3, U 3
 Subdiv./ Addn. North Albuquerque Acres TBK EAGLE VIEW
 Current Zoning: R-D. Blue Sky Proposed zoning: R-D ESTATES
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 15
 Total area of site (acres) 6 Acres Density if applicable: dwellings per gross acre: 5 dwellings per net acre: 3
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102006420746220420 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA NE
 Between: EAGLE ROCK NE and OAKLAND NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003703
04DRB-01533

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

SIGNATURE ADIL RIZVI DATE 6/2/06
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
06DRB - 00886
06DRB - 00887
06DRB - 00888
 Hearing date 7-12-06

Action	S.F.	Fees
<u>PP</u>	<u>5(2)</u>	<u>\$ 790.⁰⁰</u>
<u>VZU</u>		<u>\$ 300.⁰⁰</u>
<u>TDS</u>		<u>\$ 0</u>
<u>CMF</u>		<u>\$ 20.⁰⁰</u>
<u>ADU</u>		<u>\$ 75.⁰⁰</u>
Total		<u>\$ 1185.00</u>

Lin Sis 6/16/06

Project # 100 3703

FORM S(2): SUBDIVISION D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
 - 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
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - 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
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the 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.

Adil Rizvi ADIL RIZVI
 Applicant name (print)
Adil Rizvi 6/8/06
 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - 00886
 _____ - _____
 _____ - _____
- Kim Sim 4/12/06
 Planner signature / date
- Project # 1003703

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

- Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 variance or waiver
 - 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.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **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 deferral or extension
 - 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.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF RECORDED PLAT

- 6 copies** of the recorded plat to be vacated.
 - 6 copies** of documents justifying the vacation.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter describing, explaining, and justifying the vacation
 - Any original and/or related file numbers are listed on the cover application
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

ADIL RIZVI
 Applicant name (print)
[Signature] 6/9/06
 Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
04DRB-00887
06DRB-00888

Kim Siss 6/16/06
 Planner signature / date
 Project # 1003203

June 8, 2006

Ms. Sheran Matson
Chairman of the Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Eagle's View Estates Subdivision
Lots 13,14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, NAA
DRB 1003703

Dear Ms Matson:

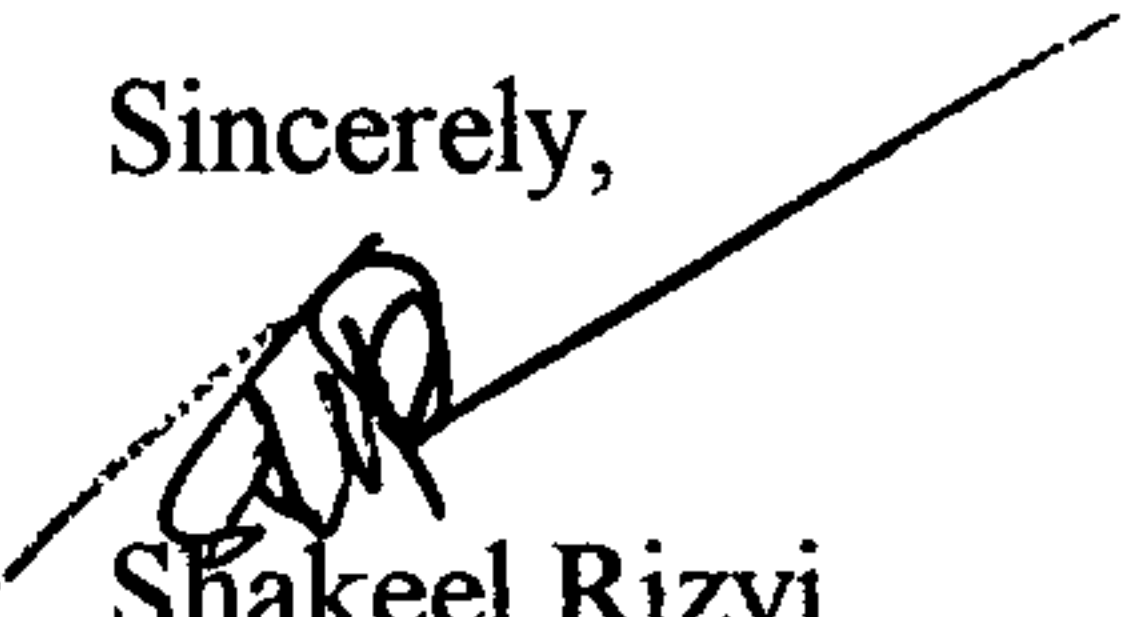
Attached is the Preliminary Plat Submittal for a proposed subdivision submitted for DRB review. The developer desires to construct the 15-lot subdivision as shown on the attached Plat.

The property lies within the La Cueva Sector Development Plan. As presented, the subdivision meets the existing zoning requirement for three (3) dwelling units per acre based on net acreage.

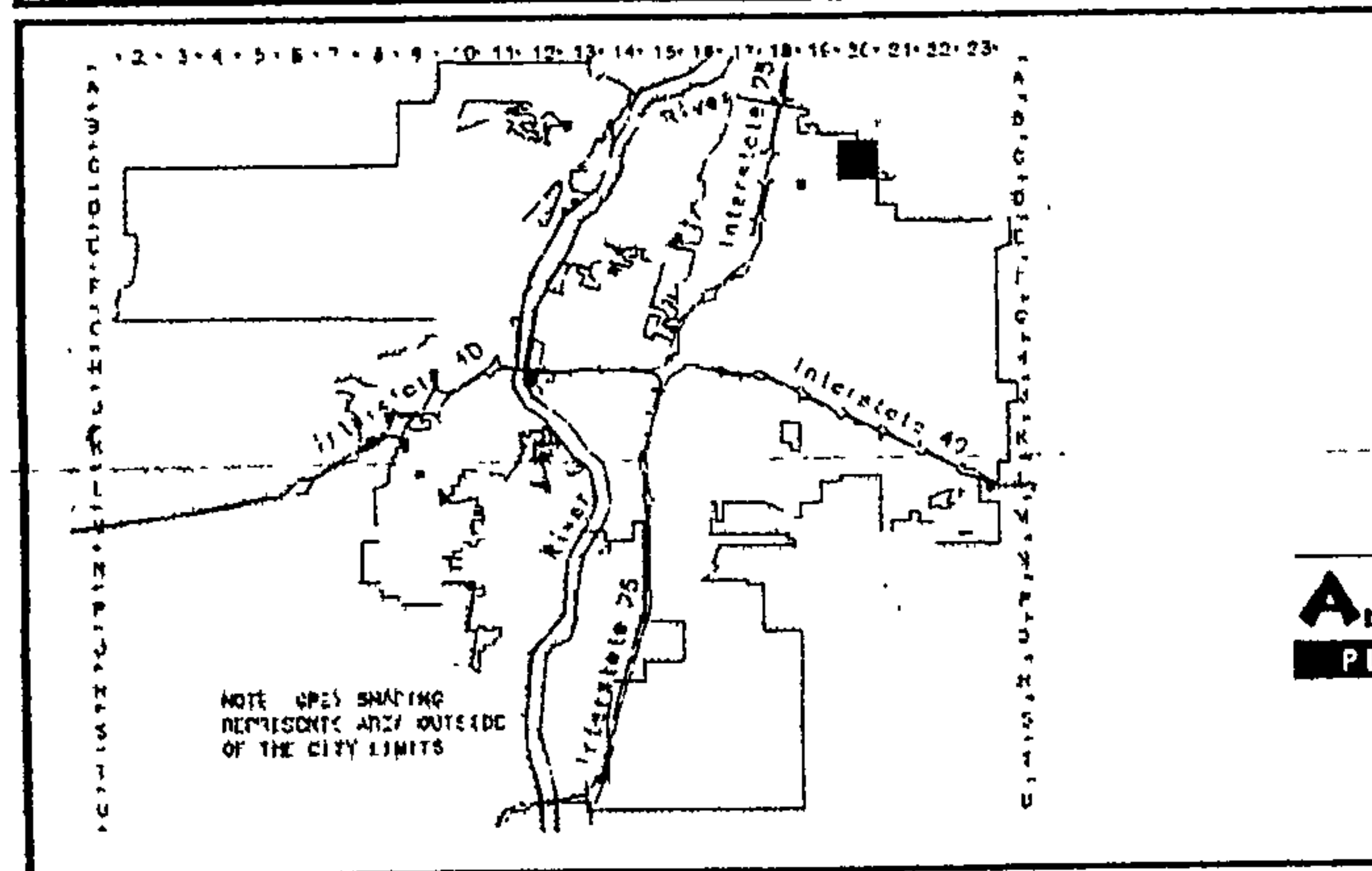
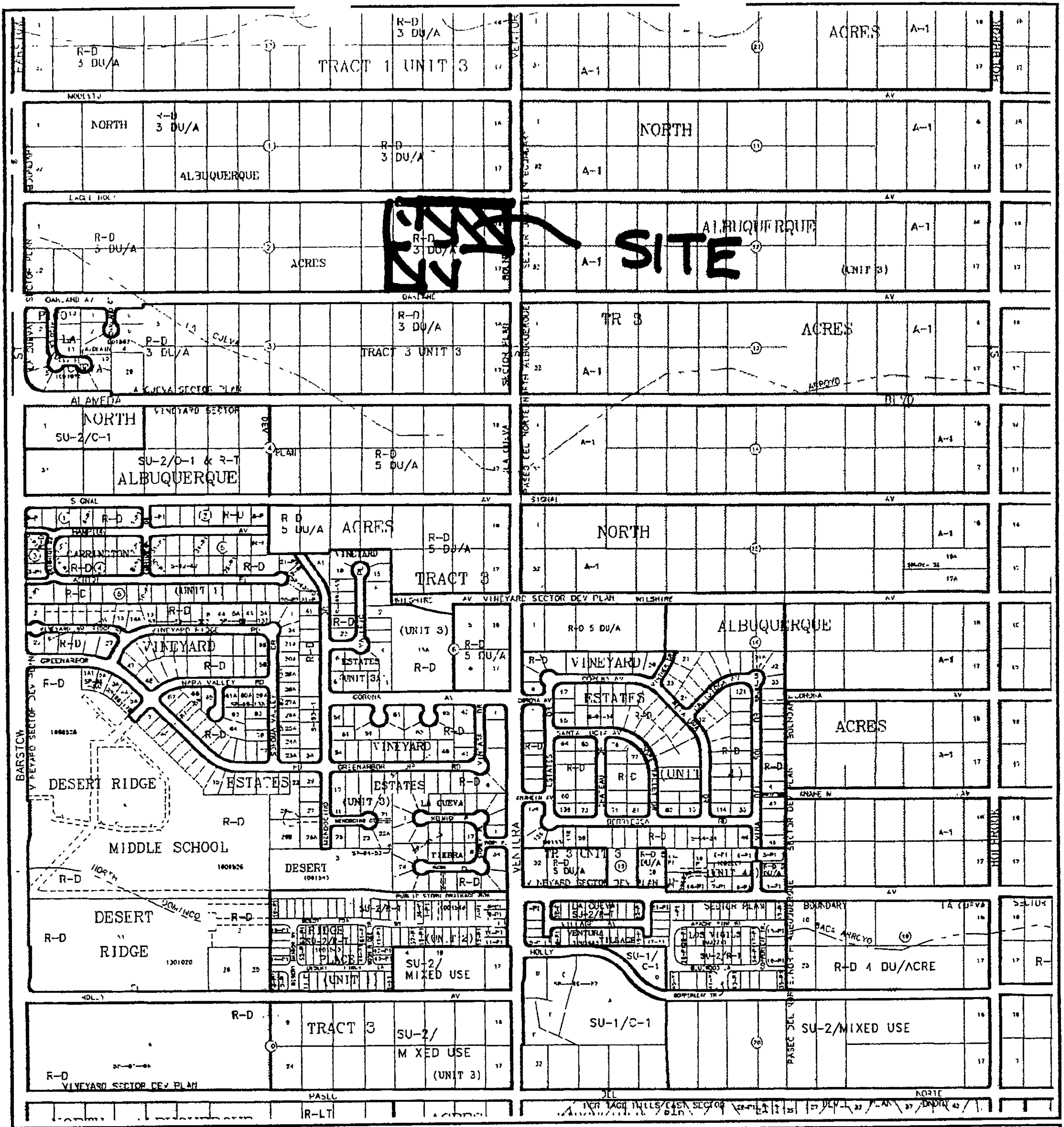
The developer is also requesting vacation of five (5) feet of public Right of Way on Oakland Ave and deferral of all internal sidewalks within the subdivision as shown in the attached exhibits.

If you have any questions, please call me at 315-6563

Sincerely,



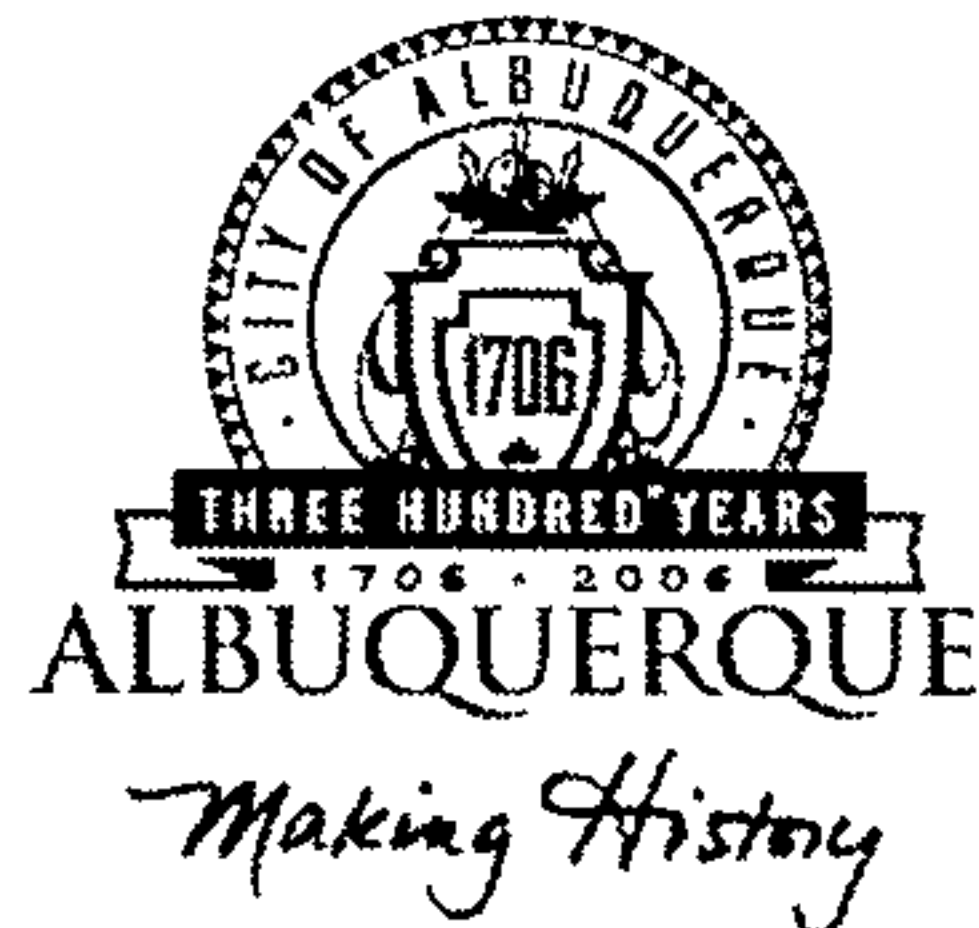
Shakeel Rizvi
8504 Waterford Pl., NE
Albuquerque, NM 87122



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-20-Z
Map Amended through July 31, 2003



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 1, 2006

Shakeel Rizvi
8504 Waterford Pl. NE
Phone: 315-6563/Fax: 292-3904

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Shakeel:

Thank you for your inquiry of **June 1, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON EAGLE ROCK NE BETWEEN VENTURA STREET NE AND WYOMING BOULEVARD NE** zone map **C-20**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (w)

VINEYARD ESTATES N.A. (VYE) "R"

***Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

Keith Coulter

8500 Vina Del Sol NE/87122 856-5721 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

planningrnaform(10/08/05)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: 06/01/06 Time Entered: 1:30 p.m. ONC Rep. Initials: SW

7478 8147
7518 7518
0000 0000
0810 0810
7006 7006

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Postmark Here
Clerk: KGNFG6
06/02/06

Sent To Pat Varrelle
Street, Apt. No.; or PO Box No. 8415 Vintage Dr. NE.
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

2978 8162
7518 7518
0000 0000
0810 0810
7006 7006

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Postmark Here
Clerk: KGNFG6
06/02/06

Sent To Jackie McDowell
Street, Apt. No.; or PO Box No. 7820 Beverly Hills, NE.
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

8153 8153
7518 7518
0000 0000
0810 0810
7006 7006

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Postmark Here
Clerk: KGNFG6
06/02/06

Sent To CYNTHIA REINHART
Street, Apt. No.; or PO Box No. 11300 Oakland NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

8153 8153
7518 7518
0000 0000
0810 0810
7006 7006

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Postmark Here
Clerk: KGNFG6
06/02/06

Sent To Keith Coulter
Street, Apt. No.; or PO Box No. 8500 Vima Del Sol, NE
City, State, ZIP+4 Albuquerque, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

Fuller's
S/D Differential --
S/D inches. Vascular
S/D Venous
Savor left to slow

June 1, 2006

Pat Verrelle
8415 Vintage Dr., NE
Albuquerque, NM 87122

RE: Proposed Eagle's View Estates Subdivision
Eagle Rock Ave. NE west of Ventura. NE

Dear Sir or Madam:

The plat for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 18-lot subdivision. The project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563

Sincerely,

A handwritten signature in black ink, appearing to read 'Shakeel Rizvi', written over a diagonal line.

Shakeel Rizvi

June 1, 2006

Jackie McDowell
7820 Beverly Hills, NE
Albuquerque, NM 87122

RE: Proposed Eagle's View Estates Subdivision
Eagle Rock Ave. NE west of Ventura. NE

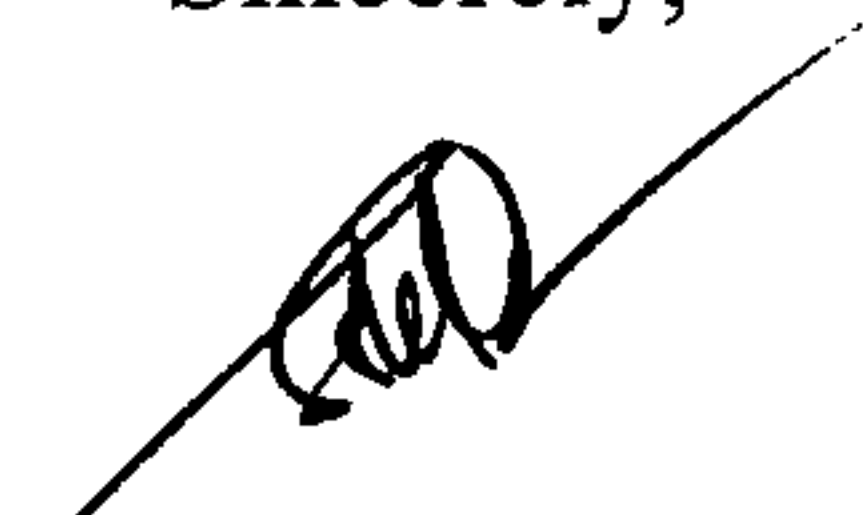
Dear Madam:

The plat for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 18-lot subdivision. The project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563

Sincerely,



Shakeel Rizvi

June 1, 2006

Cynthia Reinhart
11300 Oakland, NE
Albuquerque, NM 87122

RE: Proposed Eagle's View Estates Subdivision
Eagle Rock Ave. NE west of Ventura. NE

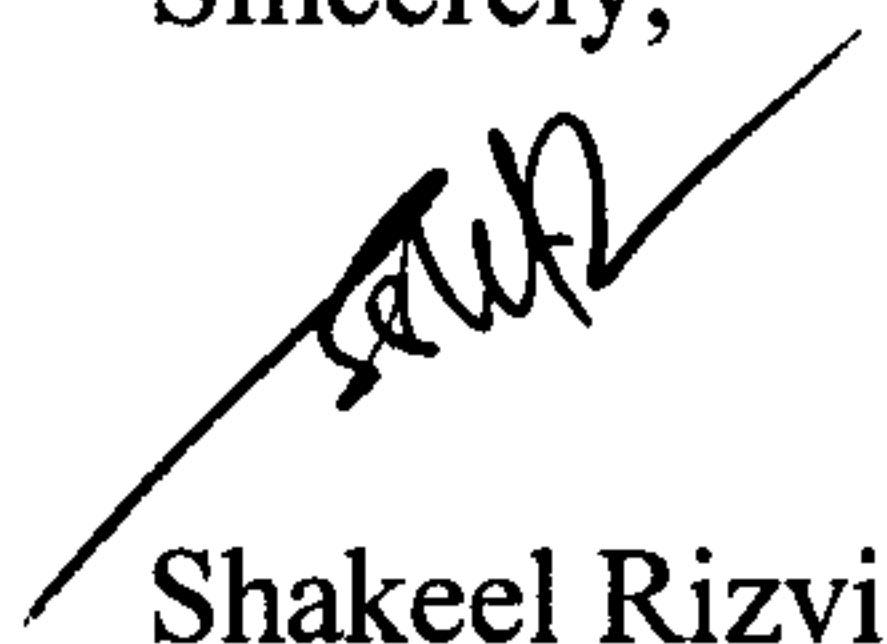
Dear Madam:

The plat for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 18-lot subdivision. The project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563.

Sincerely,



Shakeel Rizvi

June 1, 2006

Keith Coulter
8500 Vina Del Sol, NE
Albuquerque, NM 87122

RE: Proposed Eagle's View Estates Subdivision
South West corner of Ventura and Eagle Rock, NE

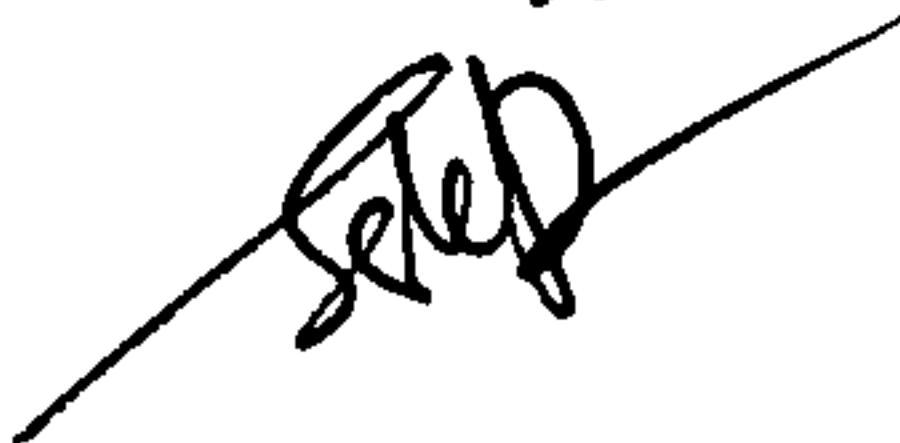
Dear Sir:

The plat for Eagle's View Estates subdivision was approved last year. However, due to some uncontrollable circumstances, the construction of the subdivision was delayed. The City of Albuquerque has asked us to resubmit this plat.

The developer of Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 18-lot subdivision. The project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563 .

Sincerely,

A handwritten signature in black ink, appearing to read "Shakeel", is written over a diagonal line that extends from the bottom left towards the top right.

Shakeel Rizvi

ITY OF ALBUQUER E

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: ADIL RIZVI DATE OF REQUEST: 6/9/06 ZONE ATLAS PAGE(S): C-20-2

CURRENT:

ZONING R-D

LEGAL DESCRIPTION:

LOT OR TRACT # 13, 14, 15, 16, 19 & 20 BLOCK # 2 TR 3, U3

PARCEL SIZE (AC/SQ. FT.) 6.0 Acres

SUBDIVISION NAME EAGLE'S VIEW

REQUESTED CITY ACTION(S):

- ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN:
COMP. PLAN [] ZONE CHANGE [] A) SUBDIVISION [x] BUILDING PERMIT []
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: 15
NEW CONSTRUCTION [x] BUILDING SIZE: 3000 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 6/9/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [x] BORDERLINE []

THRESHOLDS MET? YES [] NO [x] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS

[Signature] DATE 6-15-06
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [x]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] DATE 6/15/06
APPLICANT

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / -FINALIZED / /
TRAFFIC ENGINEER DATE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 6/27/06 To 7/12/06

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 6/16/06 (Date)

I issued 3 signs for this application, 6/16/06 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003703

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

PAID RECEIPT

APPLICANT NAME ADIL RIZVI
AGENT ADIL RIZVI
ADDRESS _____
PROJECT & APP # 1603703
PROJECT NAME EAGLE VIEW ESTATES

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 1090 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.50 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

\$ 1185.50 TOTAL AMOUNT DUE

DUPLICATE
City Of Albuquerque
Treasury Division

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

6/16/2006 9:55AM LOC: ANN
RECEIPT# 00064414 WSH 007 TRANS# 0005
Account 441032 Fund 010
Activity 3424000 TRSKAI
Trans Amt \$1,185.00
J24 Misc

\$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

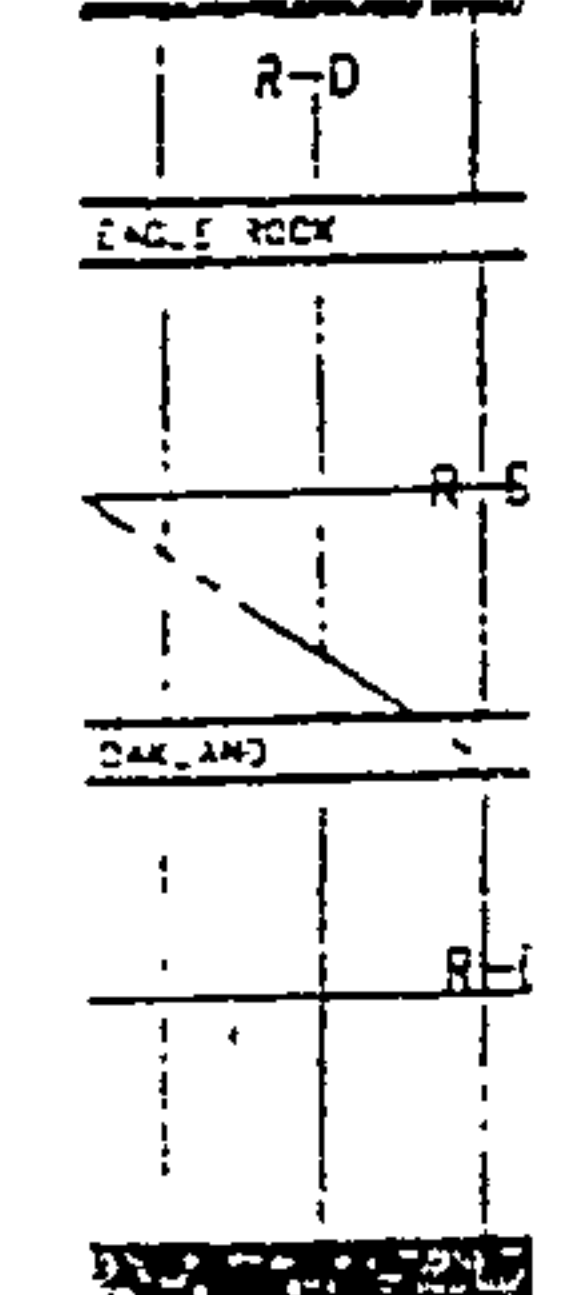
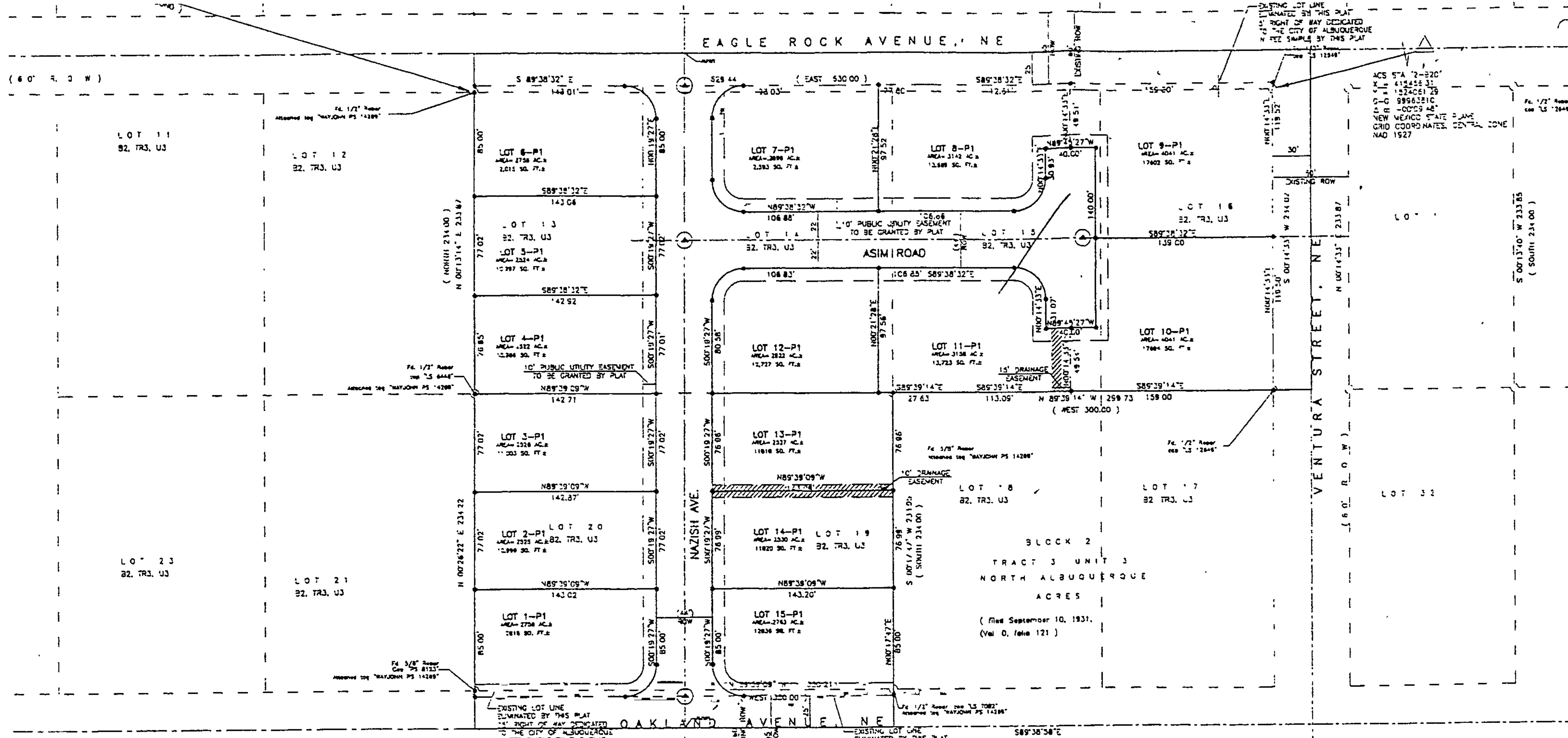
DUPLICATE
City Of Albuquerque
Treasury Division

6/16/2006 9:55AM LOC: ANN
RECEIPT# 00064415 WSH 007 TRANS# 0005
Account 441006 Fund 0110
Activity 4983000 TRSKAI
Trans Amt \$1,185.00
J24 Misc

\$1,090.00
Thank You

6/16/2006 9:55AM LOC: ANN
RECEIPT# 00064416 WSH 007 TRANS# 0005
Account 441018 Fund 0110
Activity 4971000 TRSKAI
Trans Amt \$1,185.00
J24 Misc

\$75.00
CR \$1,185.00
CHANGE \$0.00
Thank You



LOCAT SC

PRELIMI
EAGLE'S
ALBUQUERQUE, BERNALILLO
A REPLAT OF LOTS 13,
TRACT 3, UNIT 3,
WITHIN PROJECTED SECTION
ELENA

APPROVED:

Glen Haikin, P.S.
City Surveyor, City of Albuquerque

Esmail Haidari

Adil Rizvi & Shakeel R

CURVE TABLE

CURVE	ANG	RADIUS	TANGENT	DELTA
C1:1	39.25	25.00	24.991	57.8759
C1:2	39.28	25.001	25.011	57.8759
C1:3	39.25	25.001	24.991	57.8759
C1:4	39.32	25.001	25.031	57.8759
C1:5	39.22	25.001	24.971	57.8759
C1:6	39.28	25.001	25.011	57.8759
C1:7	39.26	25.001	24.991	57.8759
C1:8	39.26	25.001	25.011	57.8759

LEGAL DESCRIPTION
Lots numbered thirteen (13), fourteen (14), fifteen (15), sixteen (16), Nineteen (19), and twenty (20) of Tract 3, Unit 3, North Albuquerque, Bernalillo, New Mexico, and designated on the plat of September 10, 1931, filed Bernalillo

EXHIBIT B
5' ROW VACATION

PURPOSE OF PLAT:
The purpose of this plat is to replot six existing lots into fifteen residential lots, dedicate public right of way and grant easements.

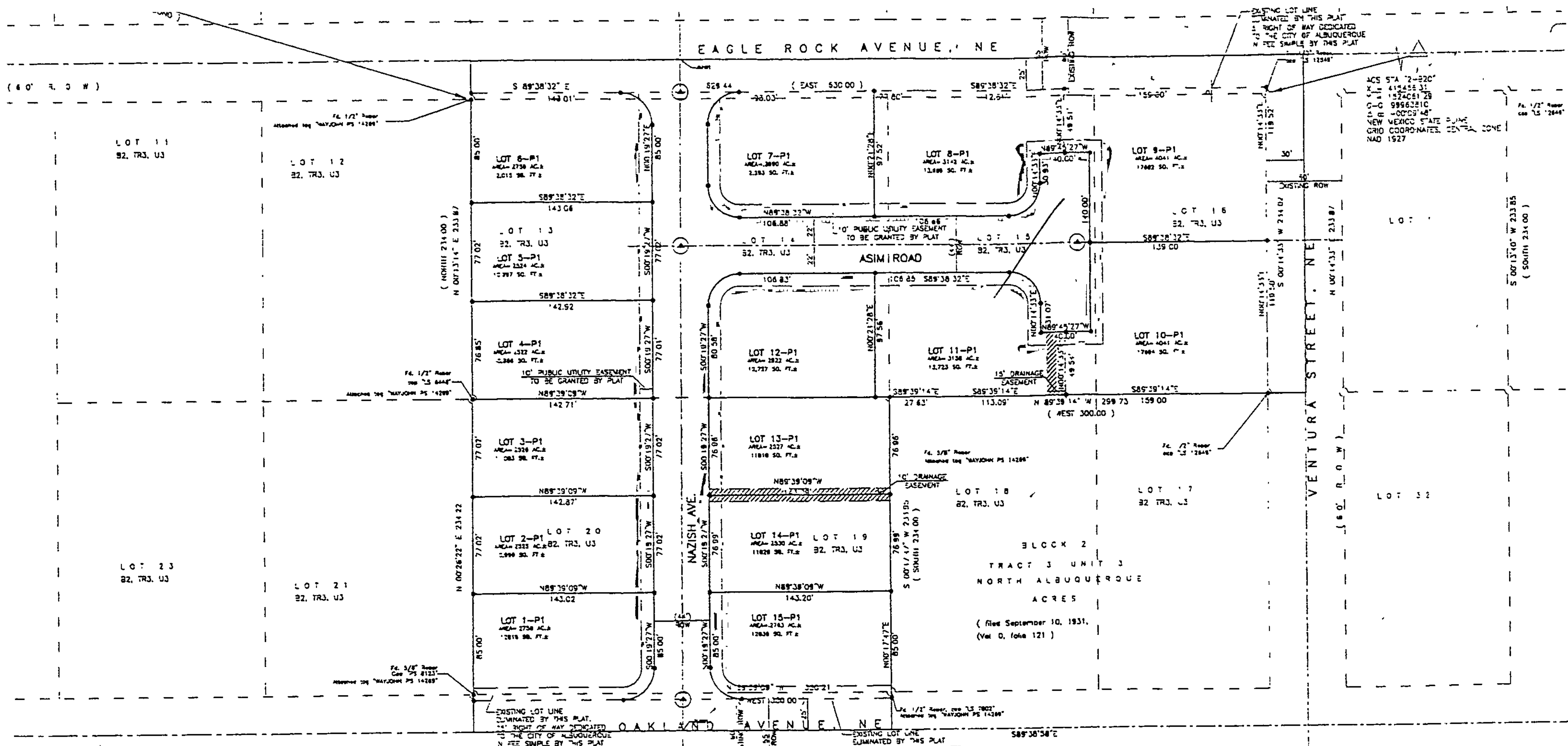
- NOTES
1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14259"
 2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14259"
 3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown

- SUBDIVISION DATA
1. DRB Proj. No. _____
 2. Zone Atlas Index No. C-20
 3. Current Zoning R-D 3 DU/ACRE
 4. Gross acreage 6.0, Net Acreage 5.16 Acres
 5. Total Number of Lots created - 15 -
 6. No. of existing tracts: 6

- NOTES
1. Bearings are Grid
 2. All distances are
 3. Monuments rec
 4. Record bearings sources: - Tract 3, Unit
 5. Seven foot (10')

- EASEMENTS
1. 10' PUBLIC UTILITY EASEMENT
 2. CENTERLINE MONUMENTS

RESERVED FOR TEMP DRAINAGE POND UNTIL THE COMPLETION OF THE LA CUEVA CHANNEL



PRELIMI
EAGLE'S
ALBUQUERQUE, BERNALILLO
A REPLAT OF LOTS 13,
TRACT 3, UNIT 3,
WITHIN PROJECTED SECTION
ELENA

APPROVED:

Glen Haikin, P.S.
City Surveyor, City of Albuquerque

Esmail Haidari

Adil Rizvi & Shakeel R

CURVE	LEN	RADIUS	TANGENT	DELTA
C-1	39.25'	25.00'	24.89'	37.2° 59'
C-2	39.26'	25.00'	25.01'	37.24° 59'
C-3	39.26'	25.00'	24.99'	37.27° 59'
C-4	39.32'	25.00'	25.05'	37.28° 59'
C-5	39.22'	25.00'	24.95'	37.23° 59'
C-6	39.28'	25.00'	25.01'	37.25° 59'
C-7	39.26'	25.00'	24.99'	37.24° 59'
C-8	39.26'	25.00'	25.01'	37.24° 59'

LEGAL DESCRIPTION
Lots numbered Thirteen (13), Nineteen (19), and Twenty (20), Tract 3, Unit 3, North Albuquerque, Bernalillo, New Mexico, as shown on the plat of September 10, 1931, filed in the Office of the City Surveyor, Albuquerque, New Mexico.

EXHIBIT C
Date 7/12/06

PURPOSE OF PLAT:
The purpose of this plat is to replat six existing lots into fifteen residential lots, dedicate public right of way and grant easements.

- NOTES
1. Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped PS 14269.
 2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14269".
 3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown.

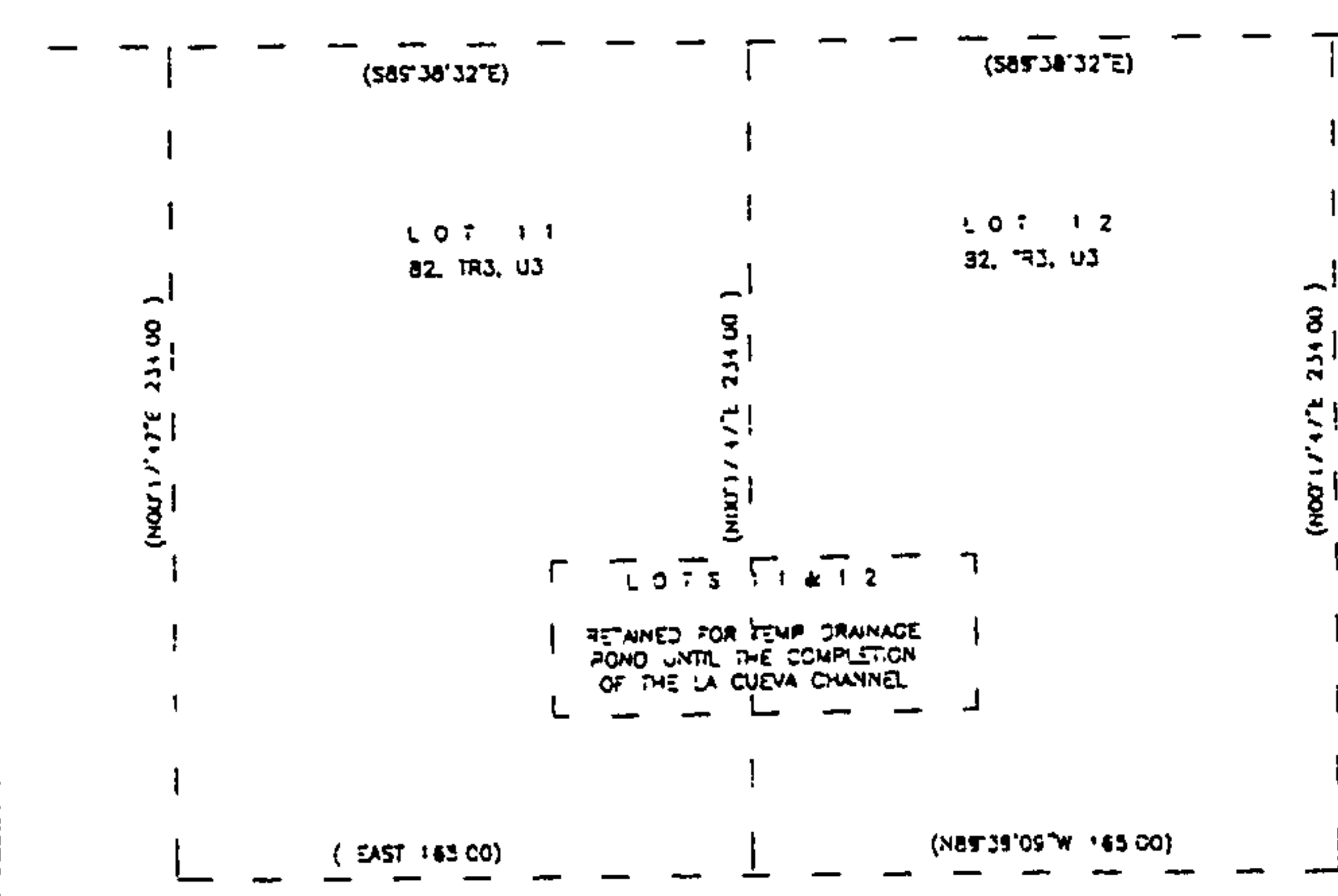
- SUBDIVISION DATA
1. JRB Proj. No. _____
 2. Zone Atlas Index No. C-20
 3. Current Zoning R-D 3 DU/ACRE.
 4. Gross acreage 6.0, Net Acreage 5.16 Acres
 5. Total Number of Lots created - 15 -
 6. No. of existing tracts 6

- NOTES
1. Bearings are, Grid monuments 1-2 subdivision plats.
 2. All distances are
 3. Monuments recd
 4. Record bearings sources: - Tract 3, Unit
 5. Seven foot (10'

- EASEMENTS
1. 10' PUBLIC UTILITY EASEMENT
 2. CENTERLINE MONUMENTS

SIDEWALK DEFERRAL

LOTS 1 & 12
RETAINED FOR TEMP DRAINAGE POND UNTIL THE COMPLETION OF THE LA CUEVA CHANNEL



2

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 3/16/2005
DATE SITE PLAN APPROVED: N/A
DATE PRELIMINARY PLAT APPROVED: 3/16/05
DATE PRELIMINARY PLAT EXPIRES: 3/16/10
DRB PROJECT NO.: 1003703
DRB APPLICATION NO.: 05 DRB-00150

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

EAGLE'S VIEW ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 13, 14, 15, 16, 19 AND 20 BLOCK 2, Tr 3, UNIT 3, NAA.

LOTS 11, AND 12, BLOCK 1, Tr 3, UNIT 3, NAA.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26'	8' F-F Res Pavement, std. Curb and Gutter 4' Sidewalk Both Sides	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Sanitary Sewer	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		8"	Water Line	Nazish Dr.	Oakland	Eagle Rock	/	/	/
		24"	RCP Storm Drain Line	Nazish Dr.	Oakland	Asim Ct.	/	/	/
		26'	8' F-F Res Pavement, std. Curb and Gutter 4' Sidewalk Both Sides	Asim Road	Nazish Dr.	Hammerhead Term	/	/	/
		8"	Sanitary Sewer	Asim Road	Nazish Dr.	Hammerhead Term	/	/	/
		4"	Water Line	Asim Road	Nazish Dr.	Hammerhead Term	/	/	/
		16' F-Center Line	Perm Pavement, std. Curb and Gutter. 6' Sidewalk South Side Only w/ Drains	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		8'	Temporary Pavement	Eagle Rock	West Pl. Lot 5	CenterLine Ventura	/	/	/
		12"	Water Line	Eagle Rock	West Pl. Lot 5	CenterLine	/	/	/

NAME OF PLAT AND/OR SITE PLAN

ORIGINAL

NOTES

- 1 Temporary pond to be constructed if La Cueva Channel is not completed to create outfall for 48" Storm Drain in Oakland
- 2 Engineer Certification of grading and drainage plan required prior to release of SIA and Financial Guarantee.

3 STREET LIGHTS PER DPA

David A. Aube
NAME

[Signature] 3/16/05
DRB CHAIR - DATE

Christina Sandomal 3/16/05
PARKS & GENERAL SERVICES - DATE

F.H.E. Group
FIRM

[Signature] 3-16-05
TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

[Signature] 3-16-05
SIGNATURE DATE

Rogent Green 3/16/05
UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO CONSTRUCT HE IMPROVEMENTS

Bradley J. Bingham 3/16/05
CITY ENGINEER - DATE
INFRASTRUCTURE LIST

- Date

Curent DRC

DATE SUBMITTED: _____
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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: ADIL RIZVI
 ADDRESS: 4001 JUAN TABO NE, SUITE A
 CITY: ALBUQUERQUE
 Proprietary interest in site: AGENT/ OWNER
 AGENT (if any): DAVE AUBE - THE GROUP
 ADDRESS: 4001 JUAN TABO NE, SUITE A
 CITY: ALBUQUERQUE

STATE NM ZIP 87111

 STATE NM ZIP 87111

Adil Rizvi 315-6484
 PHONE: 292-3202
 FAX: 292-3904
 E-MAIL: adilr@thegroup.cc

 PHONE: 292-3202
 FAX: 292-3904
 E-MAIL: davea@thegroup.cc

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL

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 13,14,15,16,19 and 20 Block: 2 Unit: TR 3 UNIT 3
 Subdiv. / Adn. NORESTE, NORTH ALBUQUERQUE ACRES TBK (EAGLES VIEW ESTATES)
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 15
 Total area of site (acres): 1.75 Density if applicable: dwellings per gross acre: 5 dwellings per net acre: 3
 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA
 Between: EAGLEROCK and OAKLAND

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-1003703
04DRB01533(SK)
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10-12-04

SIGNATURE

(Print) Shadceel Rizvi

DATE 11/27/05

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

05DRB - -00150
05DRB - -00151
05DRB - -00153

Action

PP
VRW
S
TDS
Adv
CMF

S.F.

Fees

\$ 790.00
 \$ 600.00
 \$ 0
 \$ 0
 \$ 75.00
Total 2000
 \$ 1485.00

Hearing date 2-23-05

Project # 1003703

[Signature] 1/28/05
 Planner signature / date

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List.
- 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
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant 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, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- 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
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**


MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- 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
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the 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.



 Applicant name (print) Shakeel Rizvi

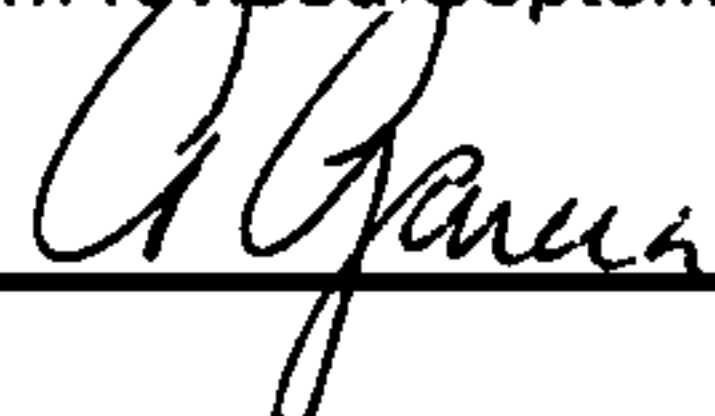
 Applicant signature / date 1/27/05



Form revised September 2001

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

Application case numbers
05DRB - - 00150



 Planner signature / date 1/28/05
Project # 1003703

FORM V: SUBDIVISION VAF . . . ICES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

- Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (24 copies)
 - Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
 - Any original and/or related file numbers are listed on the cover application
- DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 variance or waiver
 - 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.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through 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 deferral or extension
 - 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.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (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 vacation
- Letter of authorization from the grantors and the beneficiaries
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. 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.

_____ Shakael Rizvi
Applicant name (print)
_____ 1/27/05
Applicant signature / date



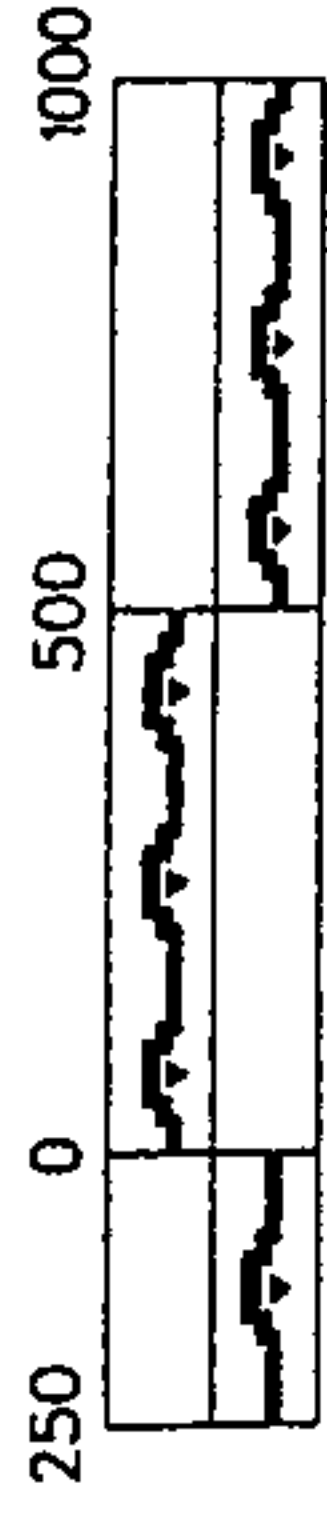
Form revised September 2001

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

Application case numbers
OS DRB - 00151
OS DRB - 00153

_____ A. Garcia 1/28/05
Planner signature / date
Project # 1003703

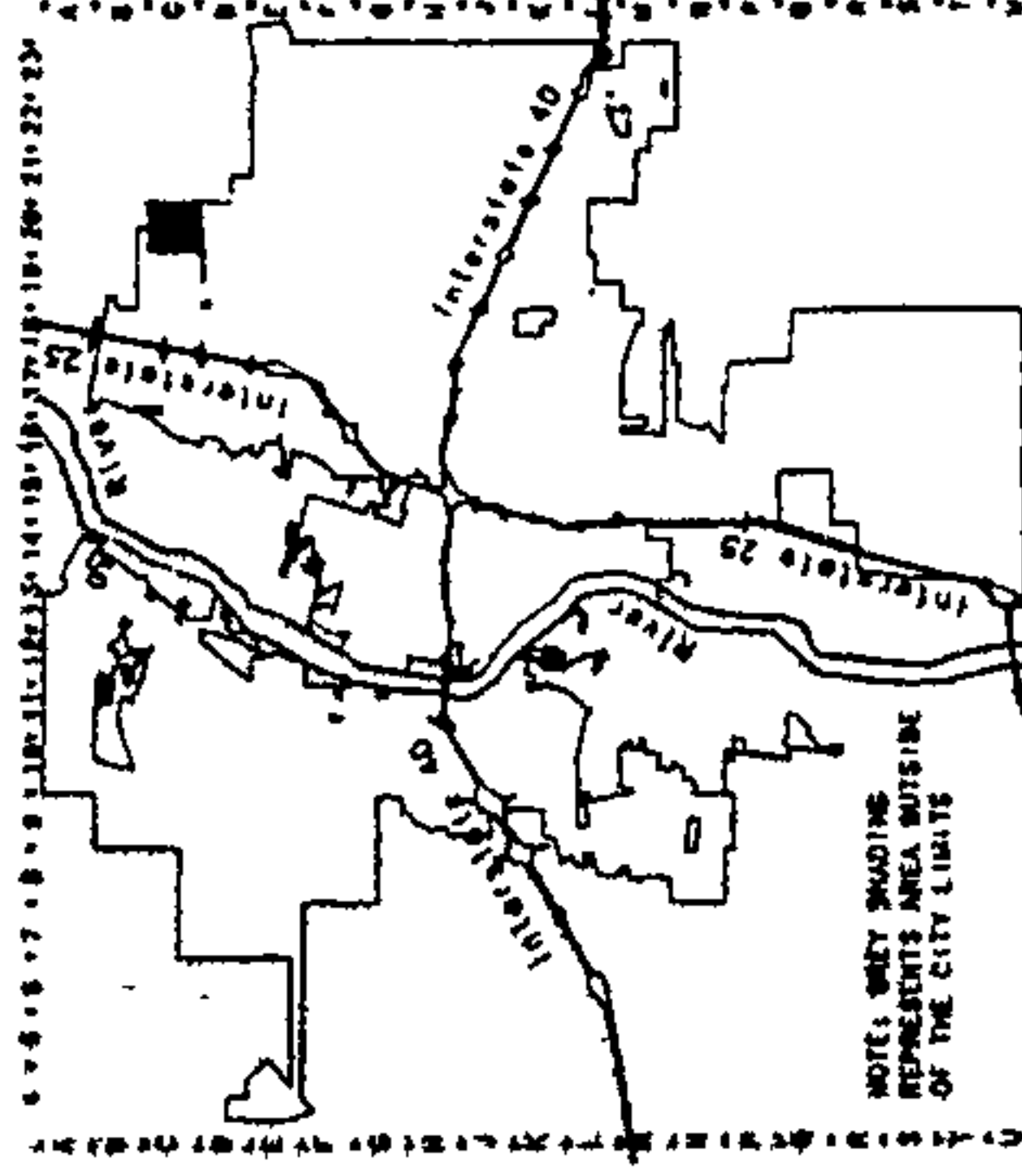
GRAPHIC SCALE IN FEET



CITY OF
Albuquerque

A **G** **S**
Albuquerque
PLANNING DEPARTMENT
© Copyright 1997

Map Amended through February 14, 1997



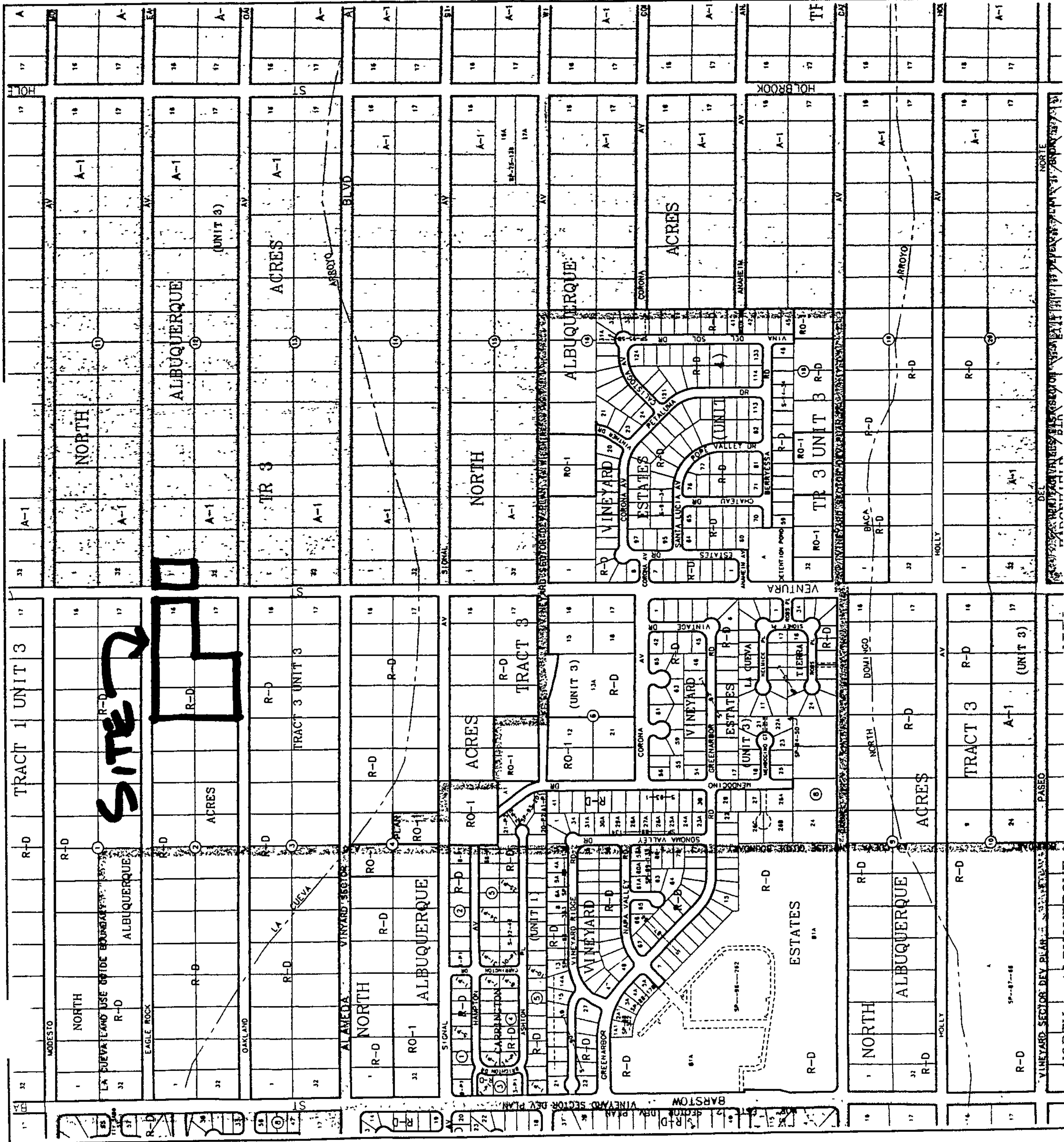
LEGAL DESCRIPTION

T11N
R4E
SEC 17

UNIFORM PROPERTY CODE

1-020-044

C-20-Z





**TELCK - HENSLEY
ENGINEERING GROUP**

Ms Sheran Matson, AICP
DRB Chair
City of Albuquerque
P.O.Box 1293
Albuquerque , New Mexico 87102

10-04-2004

**EAGLE ROCK ESTATES SUBDIVISION : DRB NO : 100XXX
REQUEST FOR SKETCH PLAT APPROVAL**

Dear Ms Matson:

Attached is a sketch plat submission for a subdivision located within zone atlas page C-20-Z. The subdivision located at the intersection of Ventura and Eagle Rock in North Albuquerque Acres.

Drainage from the east side will be conveyed through the property within storm drainage piping and discharged into the La Cueva Channel approximately 1/8 mile west along Oakland. There is a 1 acre parcel on the east side of Ventura that will be used for channelization and collection of water from the east. The master plan called for a 48" pipe for collection and conveyance to the La Cueva Channel.

The properties along the La Cueva Channel are currently being design for subdivision and it is anticipated that the La Cueva channel improvements will be constructed prior to commencement of earthwork for this project.

We are proposing vacation of 5' of existing right of way dedication along Eagle Rock and Oakland.

The developer is still considering names for the street.

If you have any questions or comments please give me a call at 292-3202 or on my cell 463-4503.

Respectfully submitted;

A handwritten signature in cursive script, appearing to read "David A. Aube".

David A. Aube
THE Group
Civil Engineering Department

Zoning: R-D 3 DU/A
ZoneMap Page: C20

LEGAL : BLOCK 2 TR 3 UNIT 3 NAA

UPC CODES

102006420746220420- LOT 13

102006422146220419 - LOT 14

102006423946220418- LOT 15

102006425446220417-LOT 16

102006422244020414-LOT 19

102006420744020413-LOT 20

3/15/05 P.H.

Kristy Ott-Miller BDSND
• wall changes - ~~drainage~~
plan changes

Debra Grabowski

• keep grade changes

• 1 storm trap

Others: notice only

3/16/05 P.H.

Jim Ott -

1. B + D Issues - agree - contours

Kristy's lot

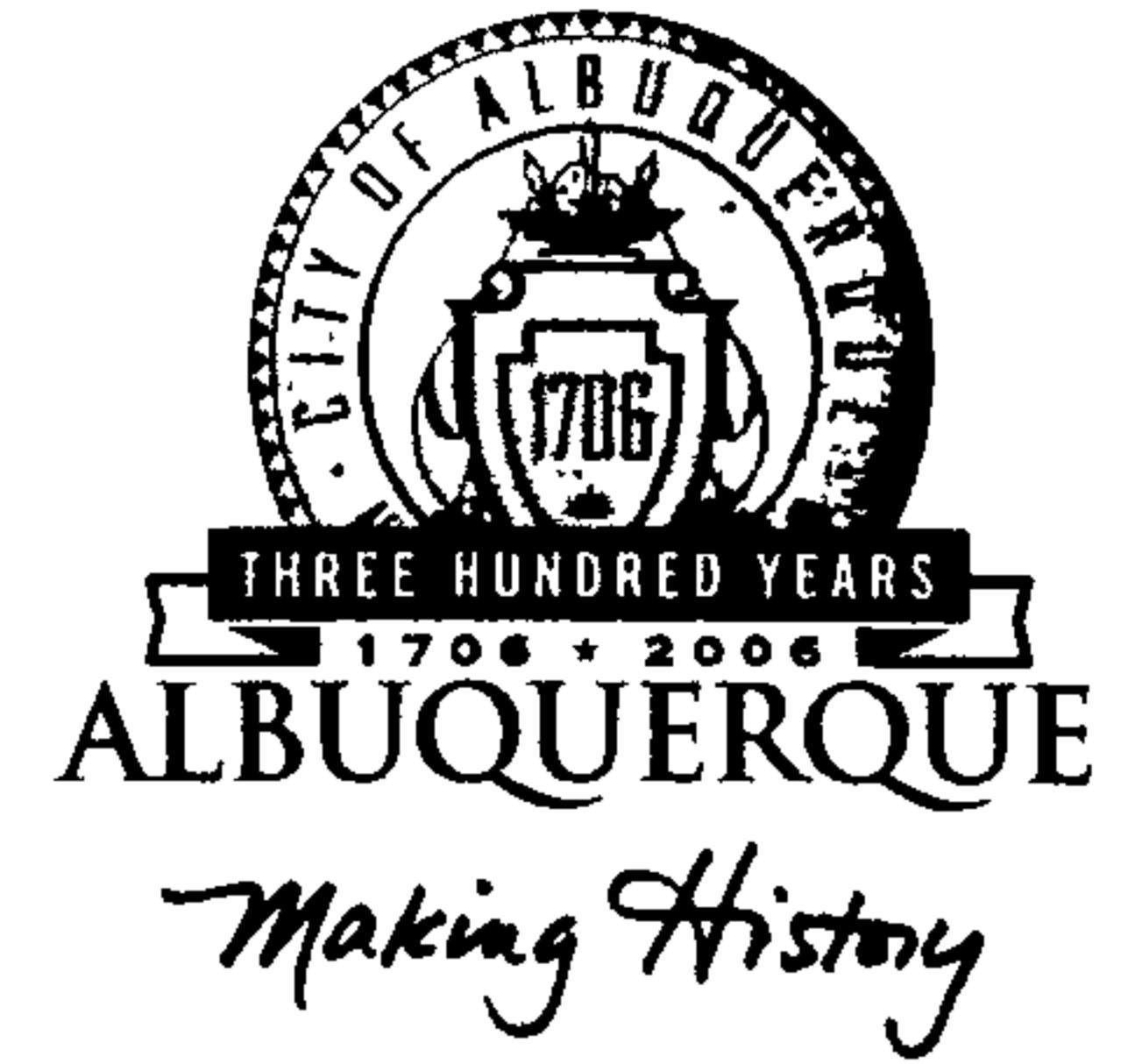
2. Eagle Rock - realignment

DRC at driveway of Kristy's lot
Issue - offset widening: safety
issue

Kristy Ott-Meyer -

Who makes drainage issues?

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003703

AGENDA ITEM NO: 14

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 | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Cost Allocation Plan |

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Suggest early discussions with AMAFCA and County regarding pond east of Ventura.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussal* **X**; 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

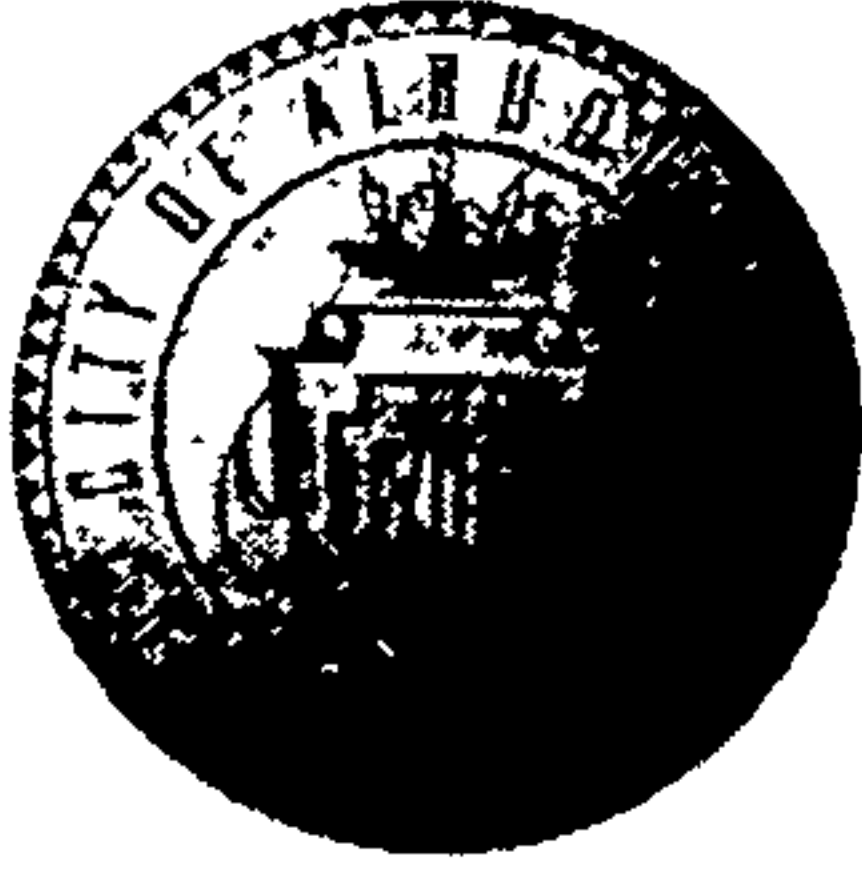
DATE: October 13, 2004

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003703
Application Number: 04DRB-01533

DRB Date: 10/13/04
Item Number: 14

Subdivision: Eagle Rock Estates Subdivision
 Lots 13-16 & 19 -20, Blocks 2, Tract 3, NAA, Unit 3

Zoning: RD

Zone Page: C-20

New Lots (or units) : 18

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 18 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003703 Item No. 14 Zone Atlas C-20

DATE ON AGENDA 10-13-04

INFRASTRUCTURE REQUIRED YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Standard infrastructure per DPM will be required.
- 2) Ventura is classified as a minor arterial. Requires 86' + 12' of right-of-way.
- 3) Use of hammerhead requires both fire department and solid waste approval.
- 4) Eagle Rock and Oakland are both major locals. Need to show that other platting actions have vacated 5' from right-of-way.
- 5) May need to provide pedestrian access from hammerhead to Eagle Rock to meet new major local criteria.
- 6) Radii dedications will be required.
- 7) Is the east lot a part of the platting action?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB COMMENTS
OCTOBER 13, 2004

ITEM # 14

PROJECT # 1003703

APPLICATION # 04-01533

RE: Lots 13-16, 19 & 20, Block 2, Tract 3, Ventura Eagle Rock
Subdivision/sketch

AGIS shows more than one property owner for these parcels. When applicant comes in for platting, etc, proof should be provided of change in ownership or each owner should sign the plat.

Most of this property lies within the La Cueva Sector Plan area. The tract to the east of Venture lies within the Paseo Del Norte SDP. That tract also shows A-1 zoning indicating it is still in the County. Proof of annexation & zone change must also be given at the time of subsequent platting, etc action.

Planning defers to Hydrology & Transportation on issues related to those fields.



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

*See
Bonding
only
- not
part
of plan*

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

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

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: <u>Adil Rizvi</u>	PHONE: <u>292-3202</u>
ADDRESS: <u>4001 JUAN TABO NE, SUITE A</u>	FAX: <u>292-3904</u>
CITY: <u>ALBUQUERQUE</u>	E-MAIL: <u>adilr@thegroup.cc</u>
STATE <u>NM</u>	ZIP <u>87111</u>
Proprietary interest in site: <u>AGENT</u>	
AGENT (if any): <u>THE Group</u>	PHONE: <u>292-3202</u>
ADDRESS: <u>4001 JUAN TABO NE, SUITE A</u>	FAX: <u>292-3904</u>
CITY: <u>ALBUQUERQUE</u>	E-MAIL: <u>davea@thegroup.cc</u>
STATE <u>NM</u>	ZIP <u>87111</u>

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW

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 13, 14, 15, 16, 19 and 20 Block: 2 Unit: TR 3 UNIT 3

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES *TBK Eagle Rock Estates*

Current Zoning: R-D Proposed zoning: R-D

Zone Atlas page(s): C-20-Z No. of existing lots: 6 No. of proposed lots: 18

Total area of site (acres): 6.00 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3 DU / AC

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. 102006420746220420- LOT 13, 102006422146220419 - LOT 14 MRGCD Map No. see additional lot info attached.

LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA and OAKLAND

Between: EAGLE ROCK

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 David A. Aube DATE 10-05-04

(Print) DAVID A AUBE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB-01533</u>	<u>SK</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>10.13.04</u>			Total \$ <u>0</u>

Clare Senora 10/5/04
Planner signature / date

Project # 1003703

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - Solid Waste Management Department signature on Site Plan
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

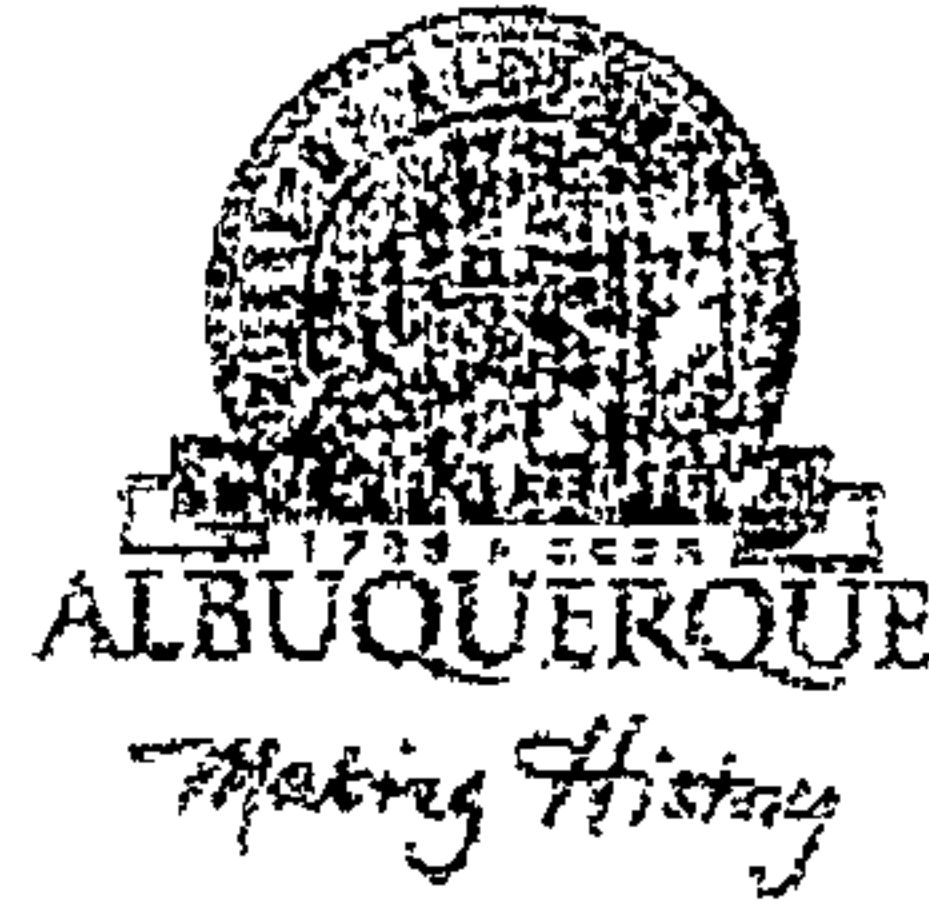
DAVID A. AUBE Applicant name (print)
[Signature] Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
04DRB-01533

Planner signature / date
Project # 1003703



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

December 21, 2004

Shakeel Rizvi
Skyblue Investment
7049 Lueella Anne NE / 87109
Phone: 315-6563 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of December 21, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, EAGLE ROCK ESTATES SUBDIVISION, SOUTHWEST CORNER OF VENTURA AND EAGLE ROCK zone map C-20

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your Application Hearing being deferred for 30 days. If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliasaking@ceba.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/27/04)

"Attachment A"

SKYBLUE INVESTMENTS, SHAKEEL RIZVI
ZONE MAP: C-20

North Albuquerque Acres Comm. Assoc. (R)
*Cynthia Reinhart
11003 Anaheim Ave. NE / 87122 856-6054 (h)
Jackie McDowell
7820 Beverly Hills Ave. NE / 87122 828-2430 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY
O-92, you are most welcomed to notify the following
"Unrecognized" neighborhood associations of this project.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

January 28, 2005

Ms. *Sheran Matson*
Chairman of the Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Proposed Eagle's View Estates Subdivision
Lots 13,15,15,16,19 and 20 Block 2, Tract 3, Unit 3, NAA
DRB 1003703

Dear Ms. *Sheran Matson*

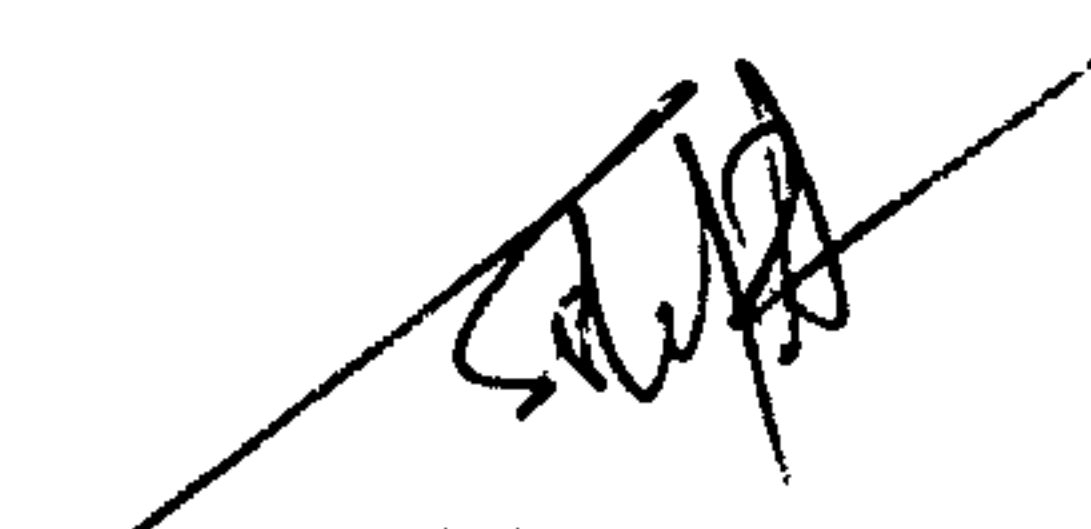
Attached is the Preliminary Plat Submittal for a proposed new subdivision submitted for DRB review. The developer desires to construct the 15-lot subdivision as shown on the attached Plat.

The property lies within the La Cueva Sector Development Plan. As presented, the subdivision meets the existing zoning requirements for three (3) dwelling units per acre based on net acreage.

The developer is also requesting vacation of five (5) feet of public Right of Way on Oakland Ave as well as Eagle Rock Ave .

If you have any questions or comments, please call me at 315-6484

Sincerely,


Adil Rizvi
7049 Luella Anne NE ,
Albuquerque , NM 87109

January 21, 2005

Jackie McDowell
7820 Beverly Hills Ave, NE
Albuquerque, NM 87122

RE: Proposed Eagle View Estates Subdivision
South West corner of Ventura and Eagle Rock, NE.

Dear Ms. McDowell:

The developer of Lot 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 15-lot subdivision. This project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563 .

Sincerely,



Shakeel Rizvi

January 21, 2005

Cynthia Reinhart
11003 Anaheim Ave, NE
Albuquerque, NM 87122

RE: Proposed Eagle View Estates Subdivision
South West corner of Ventura and Eagle Rock, NE.

Dear Ms. Reinhart :

The developer of Lot 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3, North Albuquerque Acres is proposing to build 15-lot subdivision. This project would include 4' of public right-of-way on the south side of Eagle Rock Ave. and also on the north side of Oakland Ave. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563 .

Sincerely,

A handwritten signature in black ink, appearing to read 'SR', with a long horizontal line extending to the left.

Shakeel Rizvi

9458 8546
7232 3231
E000 0003
0990 0860
2002 7002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87122

Postage	\$ 0.37	UNIT ID: 0112 ALBUQUERQUE, NM MANZANITA Postmark Here Clerk: KJV000 01/28/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Cynthia Reinhart
Street, Apt. No.; or PO Box No. 11003 Anaheim Ave, NE
City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, April 2002 See Reverse for Instructions

6558 8553
7232 3231
E000 0003
0990 0860
2002 7002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE
ALBUQUERQUE, NM 87122

Postage	\$ 0.37	UNIT ID: 0112 ALBUQUERQUE, NM MANZANITA Postmark Here Clerk: KJV000 01/28/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Jackie McDowell
Street, Apt. No.; or PO Box No. 7820 Beverly Hills Ave, NE
City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3231 8546

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0112 ALBUQUERQUE, NM 87122 JAN 28 2005 Postmark Here Clerk: KJV000 01/28/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Cynthia Reinhart
 Street, Apt. No.; or PO Box No. 11003 Anaheim Ave, NE
 City, State, ZIP+4 Albuquerque, NM 87122

7002 0860 0003 3231 8553

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 0.37	UNIT ID: 0112 ALBUQUERQUE, NM 87122 JAN 28 2005 Postmark Here Clerk: KJV000 01/28/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To Jackie McDowell
 Street, Apt. No.; or PO Box No. 7820 Beverly Hills Ave, NE
 City, State, ZIP+4 Albuquerque, NM 87122

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

PAID RECEIPT

APPLICANT NAME Adil Rizvi
 AGENT The Group
 ADDRESS The
 PROJECT & APP # 1003703
 PROJECT NAME Noreste, North Albuquerque, Acres

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

1/28/2005 12:13PM LOC: ANNX
 RECEIPT# 00035292 WSH 008 TRANSH 0009
 Account 441018 Fund 0110
 Activity 4971000 TRSDMM
 Trans Amt \$1,485.00
 J24 Misc \$75.00
 CK \$1,485.00
 CHANGE \$0.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 1390.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 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
- \$ 1485.00 TOTAL AMOUNT DUE

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

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

*****DUPLICATE***
City Of Albuquerque
Treasury Division**

1/28/2005 12:13PM LOC: ANNX
 RECEIPT# 00035290 WSH 008 TRANSH 0009
 Account 441032 Fund 0110
 Activity 3424000 TRSDMM
 Counterreceipt date 6/21/04 \$1,485.00
 J24 Misc \$20.00

1/28/2005 12:13PM LOC: ANNX
 RECEIPT# 00035291 WSH 008 TRANSH 0009
 Account 441006 Fund 0110
 Activity 4983000 TRSDMM
 Trans Amt \$1,485.00
 J24 Misc \$1,390.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 2-8-05 To 2-23-05

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 1/28/05 (Date)

I issued 3 signs for this application, 1/28/05 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 100 3703

Zoning: R-D 3 DU/A LEGAL : BLOCK 2 TR 3 UNIT 3 NAA
ZoneMap Page: C20

UPC CODES

102006420746220420- LOT 13

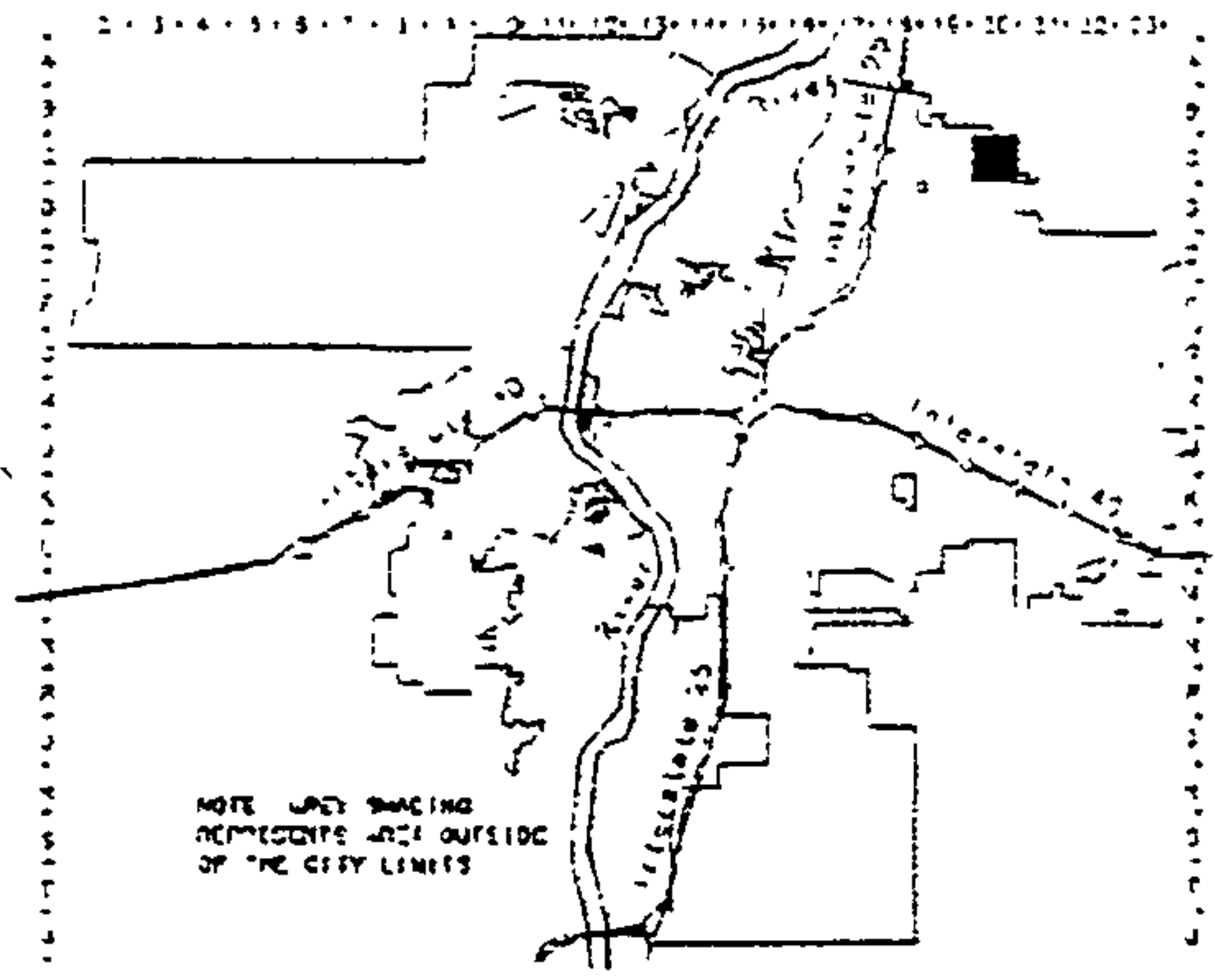
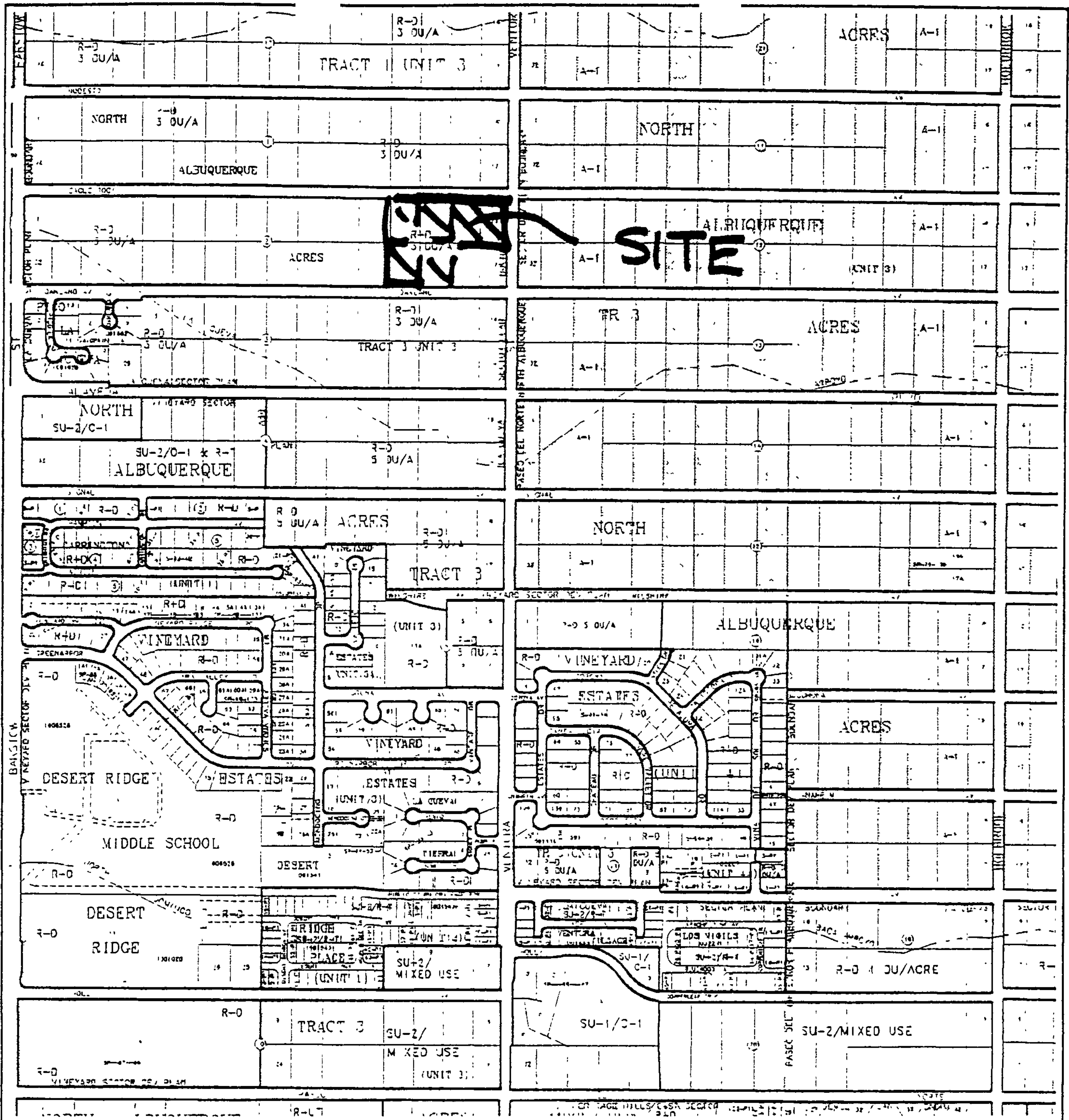
102006422146220419 - LOT 14

102006423946220418- LOT 15

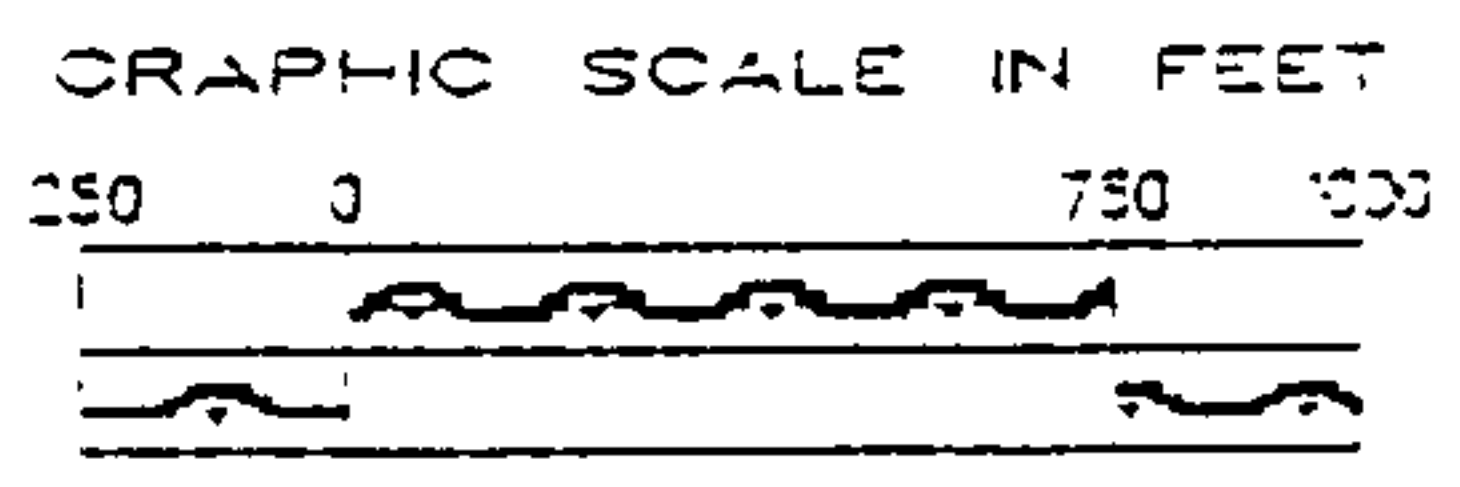
102006425446220417-LOT 16

102006422244020414-LOT 19

102006420744020413-LOT 20



CITY OF
Albuquerque
A Bureau of Geographic Information Systems
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 31, 2003

City of Albuquerque
Utility Development
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Utility Development Section
Development & Bldg. Services**

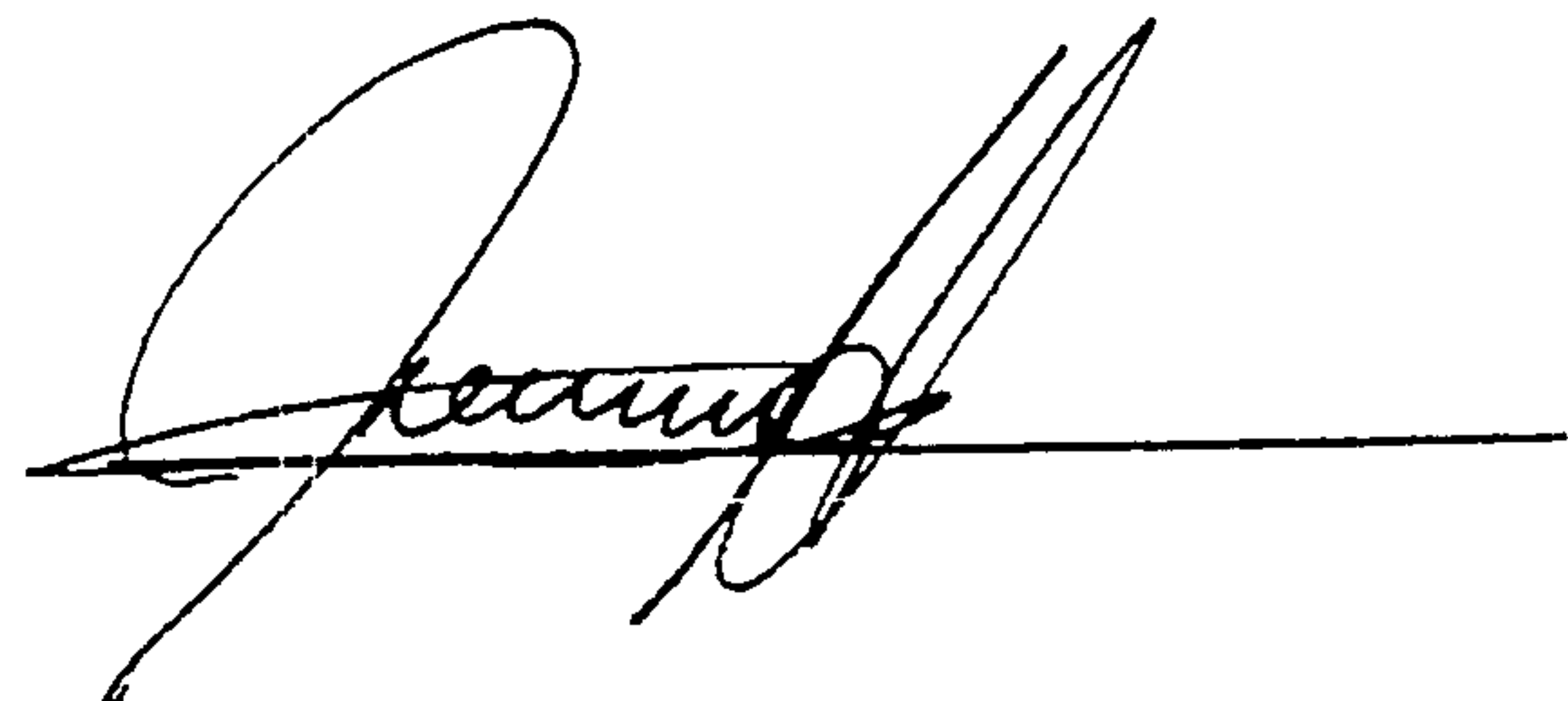
*New Availability Statement
for Eagle Rock Ventura
Project.*

Fax

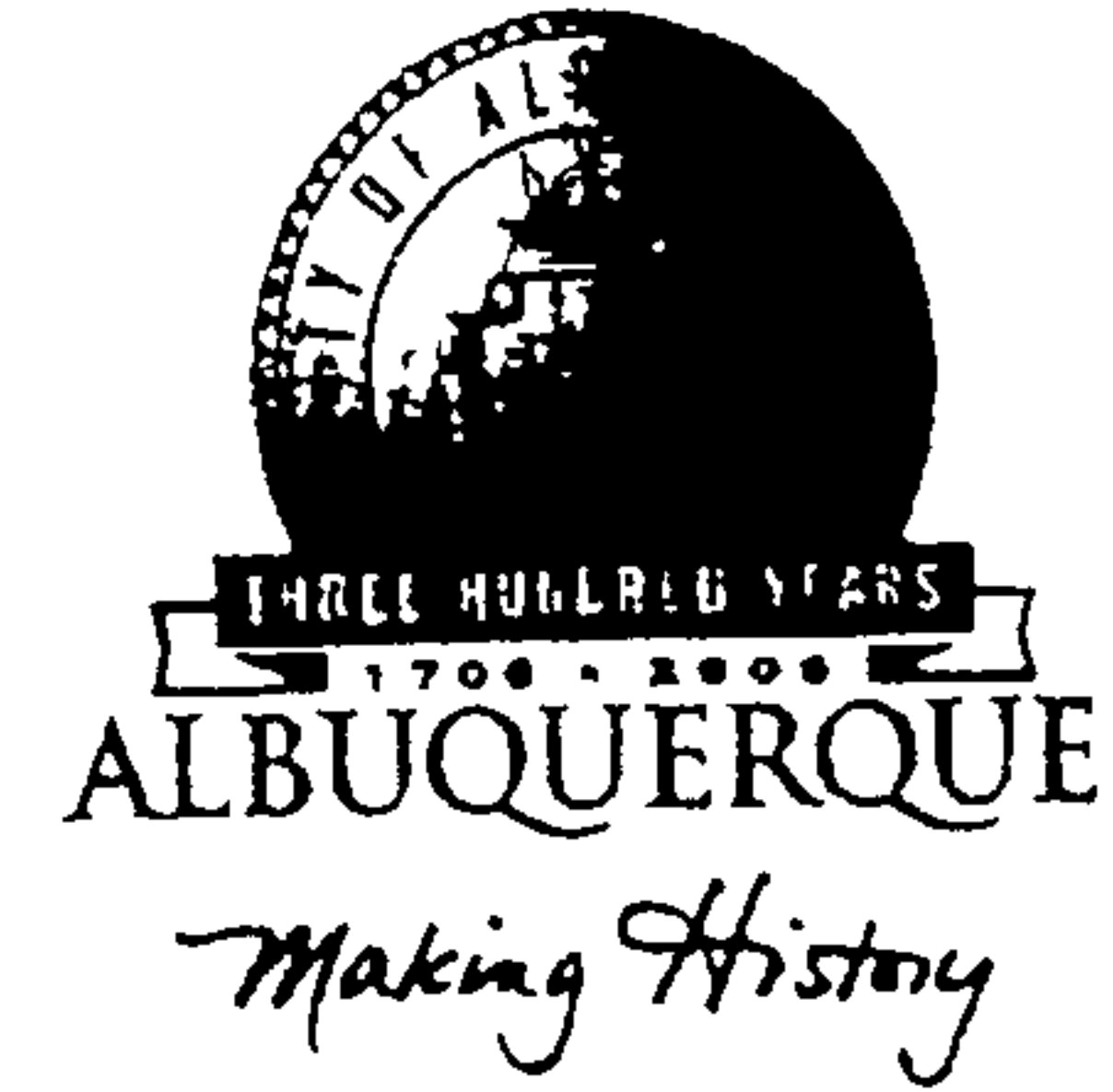
To: Adil Rizvi	From: Jeremy Hoover, E.I.T.
Fax: 292-3904	Pages Sent: 6
Phone: 315-6484	Date: August 12, 2004
Subject: Availability Statement – North Albuquerque Acres	Time: 2:31 PM

Urgent For Review Please Comment Please Reply Please Recycle

Comments: Please feel free to contact me at (505) 924-3987 or by fax at (505) 924-3864 if you have any questions or need additional information.



CITY OF ALBUQUERQUE



August 12, 2004

Mr. Adil Rizvi
 Skyblue Investments, LLC
 7049 Luella Anne NE
 Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement C-20
 Lots 13, 14, 15, 16, 19 and 20, Block 2, Tract 3, Unit 3 of North Albuquerque Acres

Mr. Rizvi:

This letter is issued pursuant to your August 5 request for renewal of the Availability Statement for a portion of the subject property dated August 8, 2003. Since the issuance of that correspondence, the proposed development has been modified. Specifically, the scope has been expanded to include a total of 18 new lots. The original statement did not address service to lots 19 and 20. Subsequently, additional infrastructure beyond that described in the original document will be required. Said infrastructure is described in the following sections of this document.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Project Information: The project site includes approximately 5.3 acres of undeveloped property located west of Ventura between Eagle Rock and Oakland in northeast Albuquerque. Current zoning is R-D for 3 DU per acre as governed by the La Cueva Sector Plan. According to your request for availability, development would include subdivision of the site so as to create a total of 18 individual lots which would subsequently be developed as single family residences. This density would exceed that allowed under the current zoning. Due to this increased density, Site Plan approval through the DRB will be required.

Existing Conditions: There are currently no lines adjacent to the site. The nearest sanitary sewer is an 8-inch in Oakland which terminates just east of Oakland Court. There is a project, the Oakland Subdivision, which is to extend this sewer line to the eastern boundary of lot 25. This project will also construct an 8-inch water line in the same portion of Oakland. However, it has not been completed as of the date of this correspondence. Please refer to project #744081 for specific details.

Sanitary Sewer Service: As with all subdivisions, service will be contingent on the construction of perimeter lines as well as the installation of minimum 8-inch collectors within each of the rights-of-way internal to the subdivision. Internal sewers will drain south to Oakland and west to the existing 8-inch. External sewers must be designed at a sufficient depth so as to allow for future easterly extensions. Stubs to each of the lots, as well as manholes spaced at regular intervals must be included in the design of the new sewer. Completion and acceptance of the improvements associated with project #744081 will also be a prerequisite to service availability. Should those improvements not be completed, then the 8-inch must be further extended to the lot 28 / 29 boundary as part of this project. The line in Eagle Rock will be a "dry" line sloping to the west. Upon completion of these improvements, service will be available via routine connection. Application for pro rata may be considered.

Metered Water Service and Fire Protection will require the construction of both internal and external infrastructure. The 8-inch in Oakland must be extended west to Ventura. A portion of this line will be installed in conjunction with the development of the Oakland Subdivision. As is the case with sewer service, completion and acceptance of this water line is a condition of availability. A 12-inch Master Plan line must be constructed in Ventura from Oakland to Eagle Rock. An additional 12-inch Master Plan line must be constructed west in Eagle Rock from Ventura to the lot 12 / 13 boundary. Due to the head losses associated with the initial dead-end configuration, internal lines must be no less than 8-inch and will connect to both the lines in Eagle Rock and Oakland. The line serving the eastern cul-de-sac may be a dead-end 4-inch. It is recommended that the proposed access to Eagle Rock be shifted to the east so as to minimize the number of lots served by the dead-end water line. Please be advised that, until future completion of the Master Plan connections, available flows will be limited to approximately 1,100 gpm. Fire flow rates are determined by the Fire Marshal based on both the size and the type of construction. The precise number and location of each new hydrant should be coordinated with the Fire Marshal and approved prior to DRC approval. Application for pro rata against those properties along Oakland and Eagle Rock may be considered.

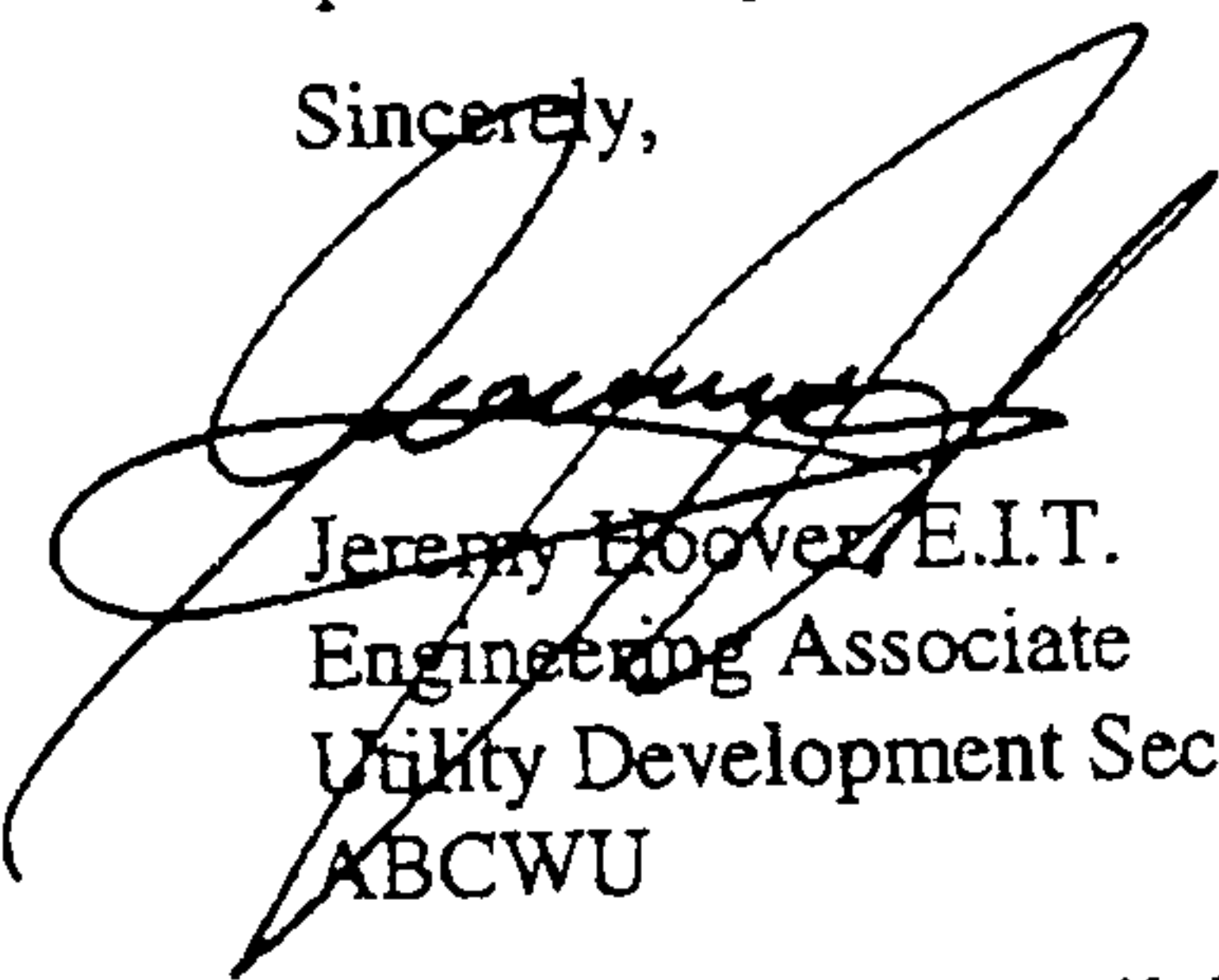
Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed and bonded public utility contractor.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility as soon as possible.

Please feel free to contact the undersigned at (505) 924-3987 or by fax at (505) 924-3864 if you have questions regarding the statements contained herein or need additional information.

Sincerely,

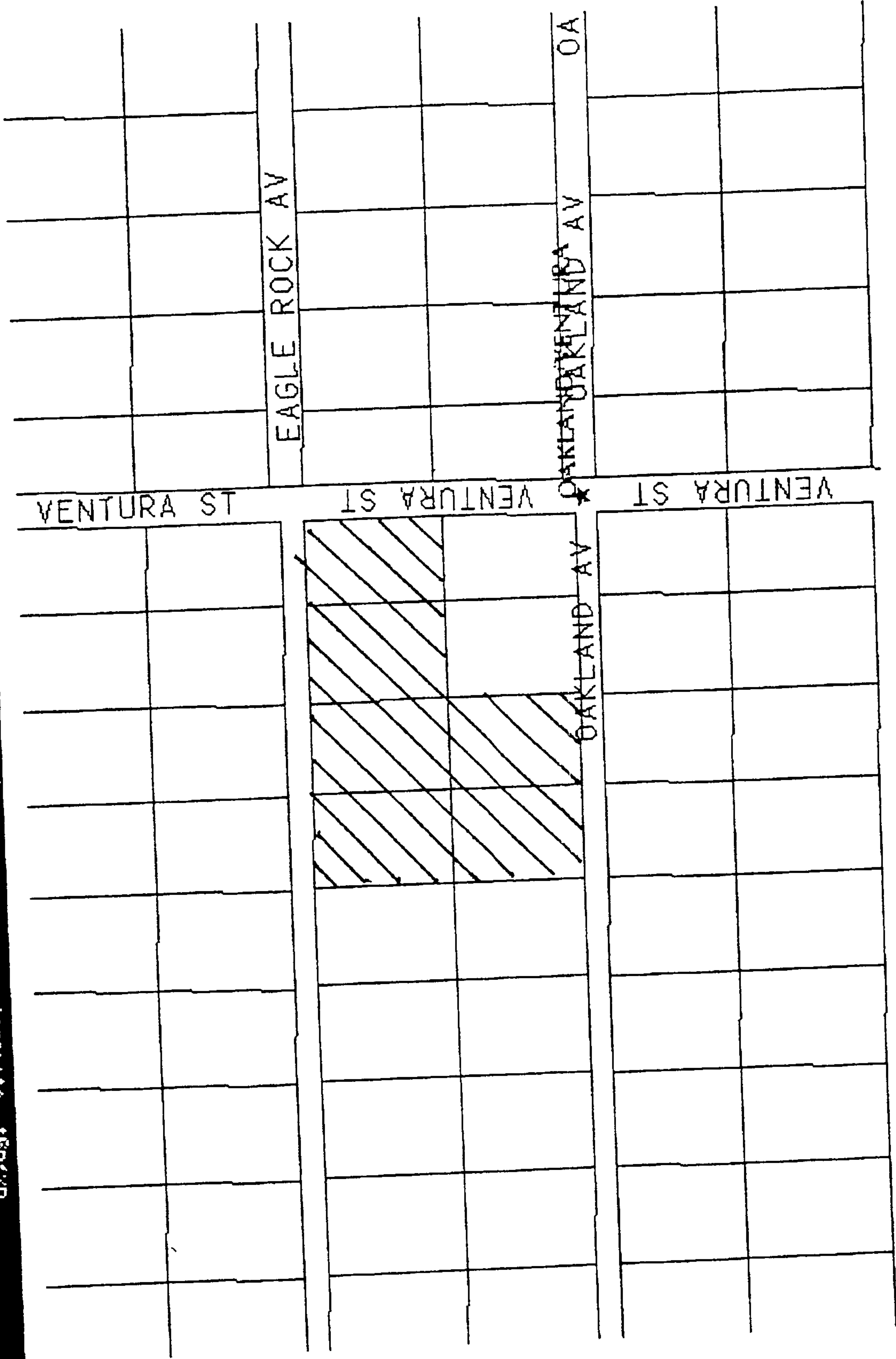


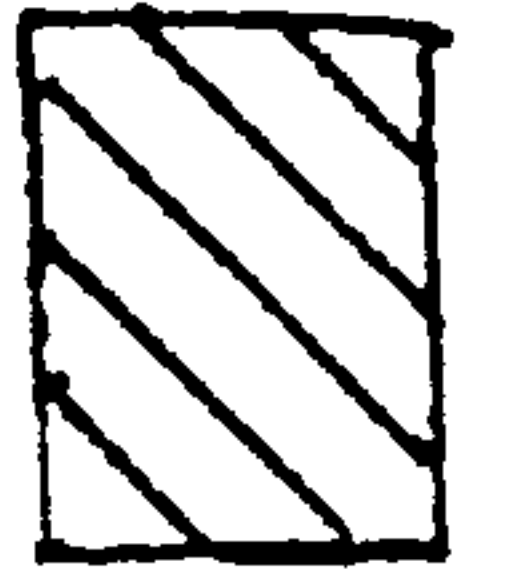
Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

f/ availability C-20
f/ readers #40804

SITE VICINITY MAP

Par/Zoom x,y: 3.34646,3.01427 dist: 0.13251
dx,dy: -0.04921,-0.12305



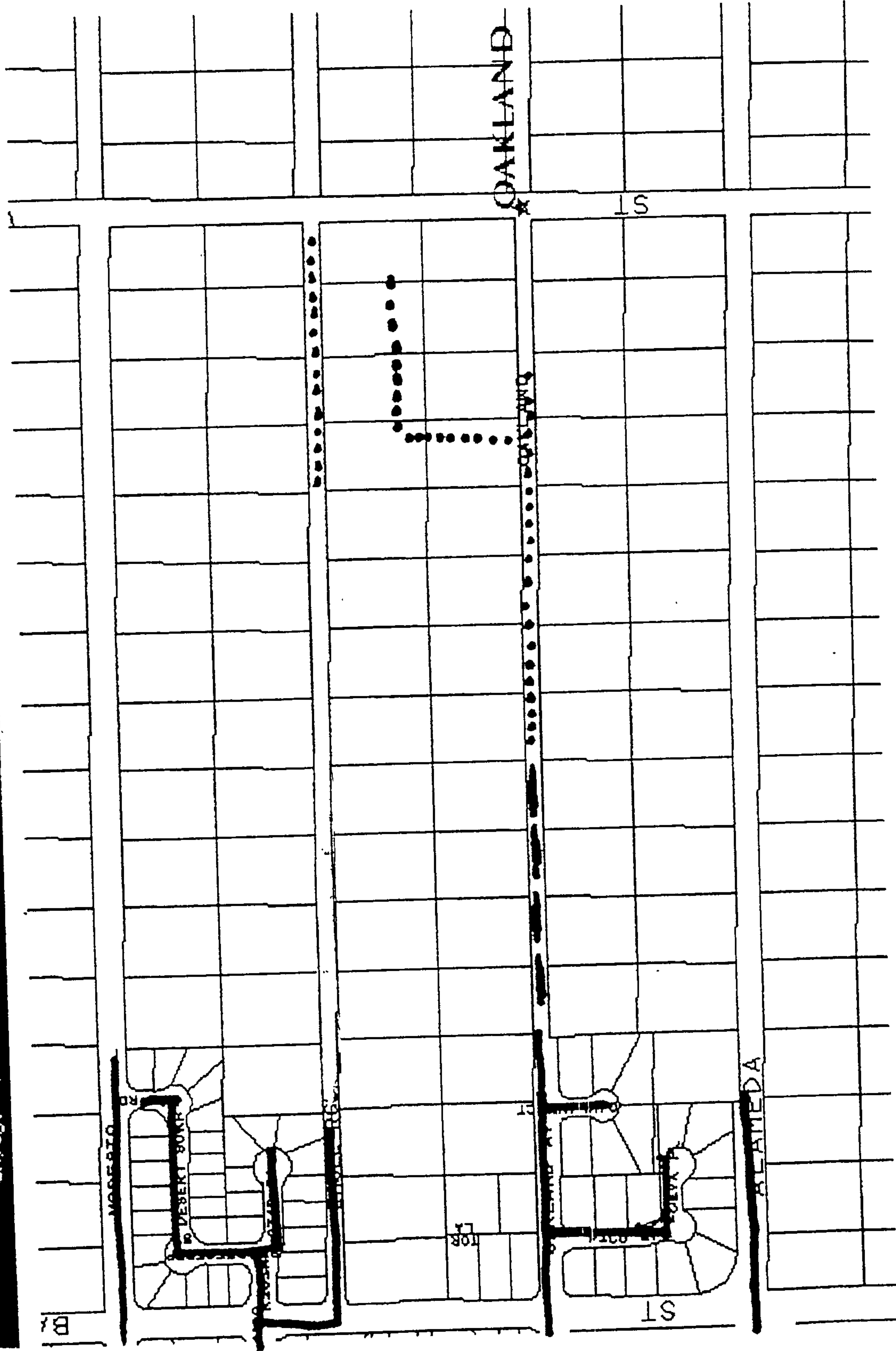
 PROJECT SITE

SANITARY SEWER

· Pan/Zoom x,y: 4.01083,2.94045

dx,dy: 0.0000,0.01250

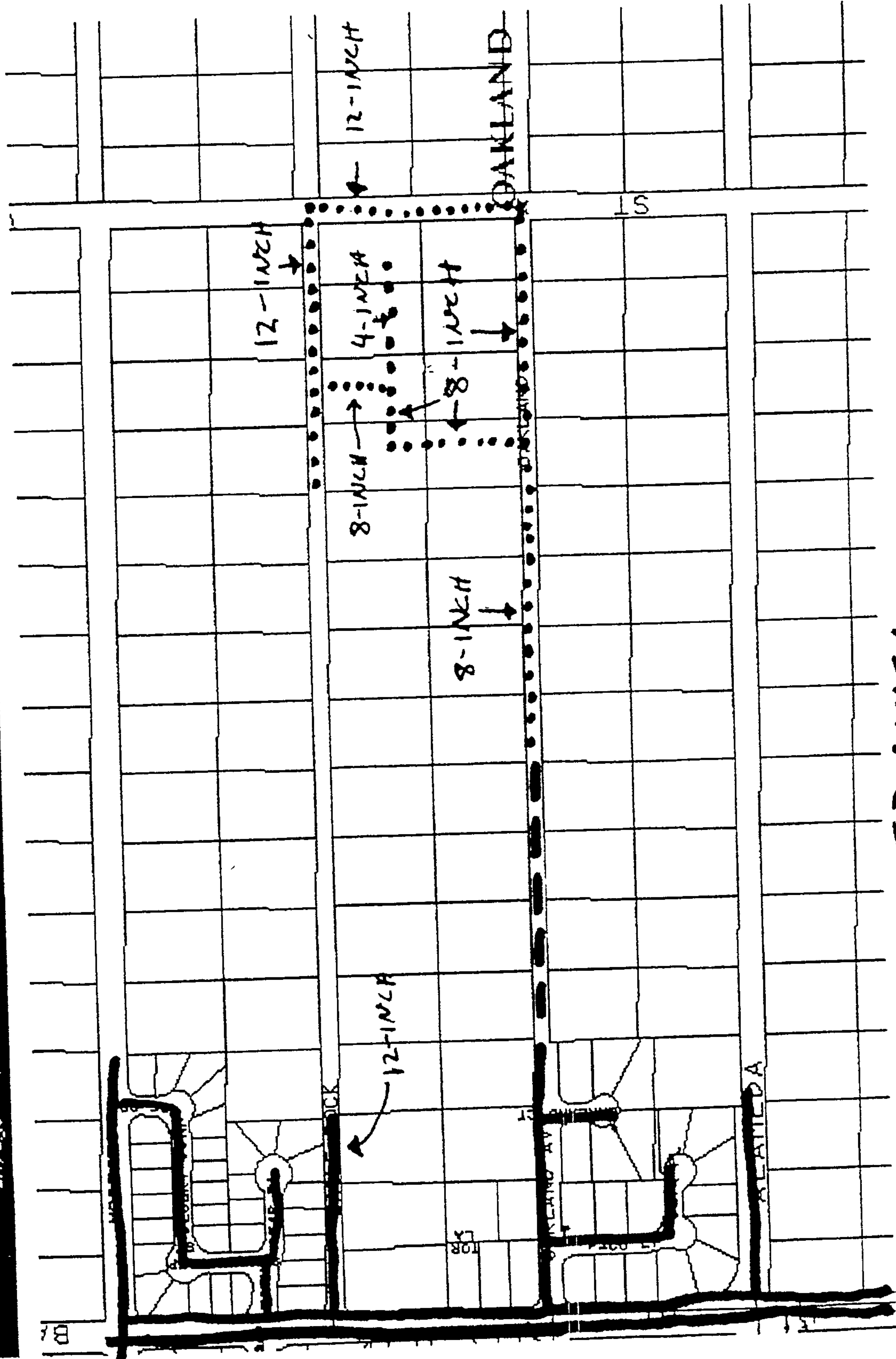
dist: 0.01250



- EXISTING SEWER LINES
- - - LINES TO BE CONSTRUCTED WITH PROJECT # 744081
- REQUIRED PUBLIC LINE EXTENSIONS

WATER

Pan/Zoom x,y: 4.31841,2.89124 dx,dy: -0.02461,0.00000 dist: 0.02461



— EXISTING WATER LINES
 - - - LINES TO BE CONSTRUCTED WITH PROJECT # 744081
 REQUIRED PUBLIC LINE EXTENSIONS

#4 PROJECT 1003703
An Informal Study of

**The City of
Albuquerque**

**Albuquerque/Bernalillo
2002 Comprehensive Plan &
Planned Growth Strategies**

February 23, 2004

**Presented to:
Development Review Board
Sheran Matson, AICP, DRB Chair**

**By
Kristy Ott-Meyer**

PROJECT 1003703

Table of Contents

Development Review Board Agenda	Tab 1
Albuquerque/Bernalillo County As Amended 2002 Comprehensive Plan	Tab 2
Freilich, Leitner & Carlisle Summary PGS Selected Slide Presentation & Planned Growth Strategy Adopted Bills	Tab 3
La Cueva Sector Development Plan (2002) Exhibits	Tab 4
Existing Photographs of Location and Road (Eagle Rock & Ventura)	Tab 5
Proposed Sub-Development of Area	Tab 6



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 23, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001085

05DRB-00133 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)

Project # 1003905

05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)

Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way

05DRB-00148 Minor-Prelim&Final Plat Approval

05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval

05DRB-00151 Major-Vacation of Pub Right-of-Way

05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)

Project # 1001031

05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. 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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

Reserve Area – rural area designated by the Comprehensive Plan as particularly appropriate for possible future development in one or more planned communities.

resource capacity – the potential or suitability of a given resource (soil, water) to accommodate a certain level of use or development . . . implies balance between preservation and use of the resource.

Rural Area – an area with either agriculture or open space potential, ecologic limitations, cultural/life style preferences, or any combination of the aforementioned factors that prohibit or impede urban densities except in planned communities: the term does not apply to Indian pueblo/reservation lands, which are not included in this plan.

Sandia Foothills – a steep hilly area generally bounded by the municipal limits to the north, the Cibola National Forest on the east, the municipal limits to the south, and Tramway Boulevard on the west.

sector development plan – a plan, at a scale of 1 inch to 200 feet, or 1 inch to 400 feet, which covers a large area satisfactory to the Planning Commission, and specifies standards for the area's and subarea's character, allowed uses, structure height, and dwellings per acre; the plan may specify lot coverage, floor area ratio, major landscaping features, building massing, flood water management, parking, signs, provisions for maximum feasible solar access, provisions for transportation, and other such features. Such plan constitutes a detailed part of the Comprehensive Plan and must be essentially consistent with it.

Semi-Urban Area – former rural areas that, as a consequence of development pressures, are now urbanizing, thus combining aspects of both rural and urban lifestyles. The semi-urban areas exhibit development restraints as well as cultural/lifestyle preferences that will limit overall densities to between 1 and 3 dwelling units per acre.

service level (level of service) – a qualitative measure of operational conditions. As used regarding transportation the term describes these conditions in terms of travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

southeast – the portion of the Plan area south of Central Avenue and east of the Atchison Topeka and Santa Fe north-south railroad tracks.

southwest – the portion of the Plan area south of Central Avenue and west of the Atchison Topeka and Santa Fe north-south railroad tracks.

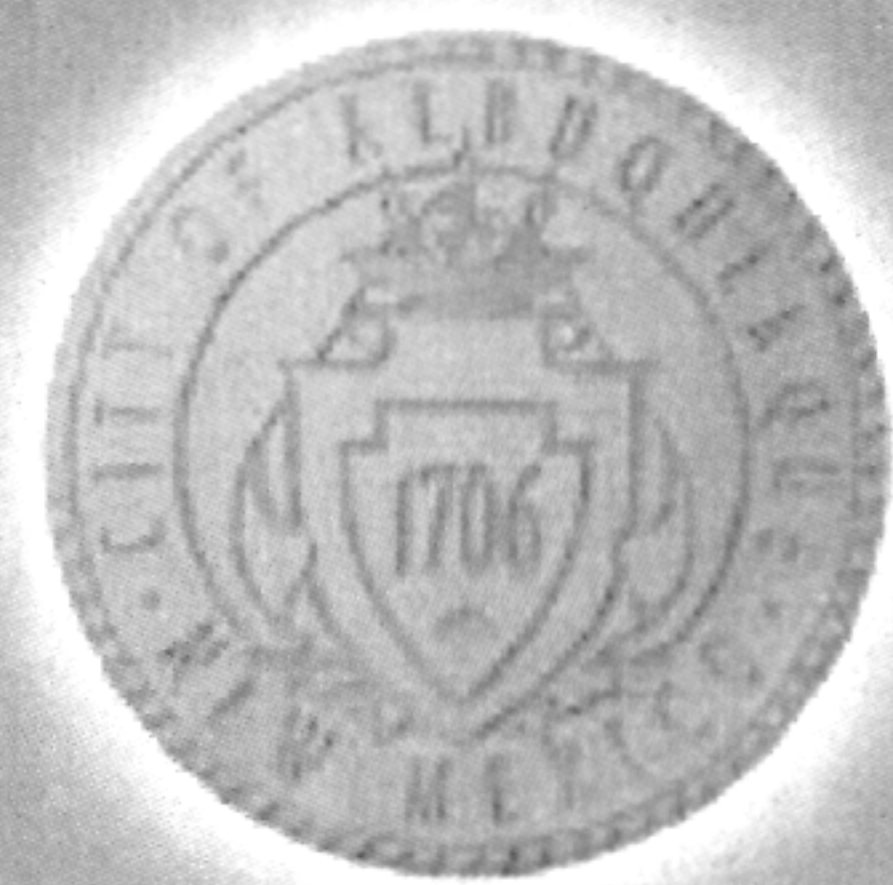
subdivision – the division of a lot, tract or parcel of land into two or more lots, tracts, or parcels or other divisions of land for sale, development or lease.

tax increment financing – the allocation of new development project taxes for public improvements financing.

trail – recreational paths for bicycles, pedestrians, equestrians, and off-road vehicles.

Albuquerque/ As Amended Bernalillo 2002 County

COMPREHENSIVE



P L A N

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

**As Adopted by the Mayor and by City Council
City Enactment No. 138-1988, August 30, 1988**

**As Adopted by the Board of County Commissioners
Bernalillo County Resolution No. 103-88, August 23, 1988**

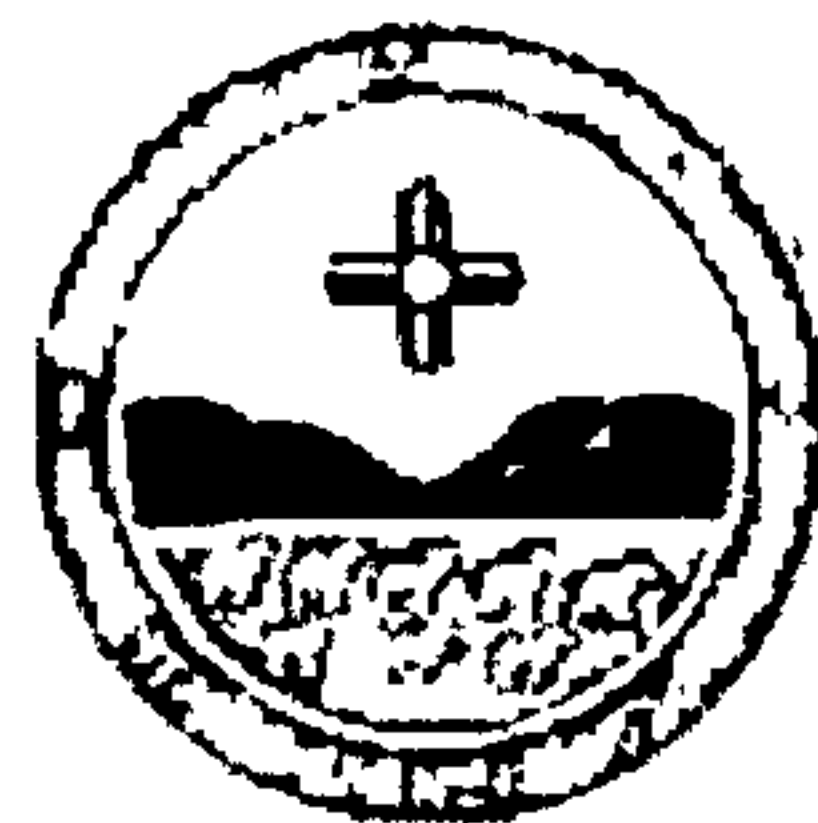
Amended through:

**Bernalillo County Resolution No. 2-2002, January 22, 2002
Bernalillo County Resolution No. 3-2002, January 22, 2002
Bernalillo County Resolution No. 6-2002, January 22, 2002
Bernalillo County Resolution No. 7-2002, January 22, 2002
City Enactment No: 171-2001, November 30, 2001
City Enactment No: 172-2001, November 30, 2001
City Enactment No: 145-2001, October 24, 2001
City Enactment No. 160-1991, October 25, 1991
City Enactment No. 56-1993, June 2, 1993
Bernalillo County Resolution No. AR 37-93, April 27, 1993
Bernalillo County Resolution No. AR 84-91, February 27, 1991
Bernalillo County Resolution No. AR 32-91, January 29, 1991**

**City of Albuquerque Planning Department
P.O. Box 1293**

**Albuquerque, New Mexico 87103-1293
(505) 924-3860 Fax: (505) 924-3339**

Website Address: cabq.gov/planning



**CITY OF
ALBUQUERQUE**

Mayor

Honorable Martin J. Chavez

Jay Czar, Chief Administrative Officer

City Council

Brad Winter, President, District 4
Eric Griego, District 3
Miguel Gomez, District 1
Vincent Griego, District 2
Michael Cadigan, District 5
Hess Yntema, District 6
Sally Mayer, District 7
Greg Payne, District 8
Tina Cummins, District 9

**Environmental
Planning
Commission**

Alan Schwartz, Chairman
Susan Johnson, Vice Chair
John Briscoe
Larry Chavez
Jeffrey Jesionowski
Mick McMahan
Elizabeth Begay
Camilla Serrano
Bevin Owens

**Planning
Department Staff**

Victor Chavez, P.E., Director,
Planning Department
Richard Sertich, AICP, Associate
Director, Planning Department
Joel C. Wooldridge, FAICP,
Manager, Advance Planning &
Urban Design
Jon P. Messier, Senior Planner
Advance Planning & Urban Design
Selim Demusaj, Municipal
Information Specialist
Joe Lujan, Layout Design/
Graphics

Jesse Garves, Cover Design
Ramona Gabaldon, Typing/
Layout
Barbara Findley, Typing/
Proofing
Alfredo Salas, Proofing/
Copy Technician
Neil Weinberg, Division
Manager, AGIS
Colleen Griever, GIS
Coordinator

**Former Mayor
1997-2001**

Honorable Jim Baca
Robert McCabe, AIA, Planning
Director, 1998-2001

**COUNTY
COMMISSION**

Ken Sanchez
Tim Cummins
Steve Gallegos
Les Houston
Tom Rutherford

**COUNTY OF
BERNALILLO**

Juan R. Vigil, County Manager

**COUNTY
PLANNING
COMMISSION**

Marion Cottrell, Chair
Steven Becerra, Co Vice-Chair
Ivonne Nelson, Co Vice-Chair
Duane Keating
Richard Elwell
Rex King
Steve Wentworth

**ALBUQUERQUE/BERNALILLO COUNTY
COMPREHENSIVE PLAN**

SECTION I. INTRODUCTION AND CONTEXT

A. BACKGROUND

1. Planning Process	I-1
2. Setting	I-5
3. Growth	I-9

B. LAND USE

1. Open Space Network	I-13
2. Reserve Area	I-17
3. Rural Area	I-19
4. Semi-Urban Area	I-21
5. Developing Urban and Established Urban Areas	I-23
6. Central Urban Area	I-25
7. Activity Centers	I-27

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

1. Air Quality	I-33
2. Water Quality	I-35
3. Solid Waste	I-37
4. Noise	I-39
5. Historic Resources	I-41
6. Archaeological Resources	I-43
7. Cultural Traditions and the Arts	I-45
8. Developed Landscape	I-47
9. Community Identity and Urban Design	I-49

D. COMMUNITY RESOURCE MANAGEMENT

1. Service Provision	I-53
2. Water Management	I-55
3. Energy	I-57
4. Transportation and Transit	I-59
5. Housing	I-71
6. Economic Development	I-73
7. Education	I-75
8. Human Services	I-77
9. Public Safety	I-79

SECTION II. GOALS AND POLICIES

A. SUMMARY AND INTENT II-1

B. LAND USE

- 1. Open Space Network II-5
- 2. Reserve Area II-11
- 3. Rural Area II-15
- 4. Semi-Urban Area II-21
- 5. Developing Urban and Established Urban Areas II-23
- 6. Central Urban Area II-33
- 7. Activity Centers II-35

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

- 1. Air Quality II-45
- 2. Water Quality II-51
- 3. Solid Waste II-55
- 4. Noise II-59
- 5. Historic Resources II-61
- 6. Archaeological Resources II-63
- 7. Cultural Traditions and the Arts II-65
- 8. Developed Landscape II-67
- 9. Community Identity and Urban Design II-71

D. COMMUNITY RESOURCE MANAGEMENT

- 1. Service Provision II-73
- 2. Water Management II-75
- 3. Energy Management II-77
- 4. Transportation and Transit II-81
- 5. Housing II-93
- 6. Economic Development II-97
- 7. Education II-99
- 8. Human Services II-103
- 10. Public Safety II-105

SECTION III. MONITORING AND IMPLEMENTATION

A. Key Ordinance and Policy Modification	III-1
B. Other Programs and Projects	III-3
C. Primary Planning Priorities	III-5
D. The Albuquerque Progress Report	III-7
E. Interjurisdictional Coordination	III-7
F. Plan Amendment	III-9

APPENDICES

A. Plan Revision Technical Team and Plan Revision Oversight Committee	A-1
B. Plan Ranking Ordinance	B-1
C. Selected Bibliography	C-1
D. Glossary	D-1
E. Statistical and Map Information	E-1
F. Plan Amendments approved differently by City and County	F-1
G. Comprehensive Plan Ordinances	G-1

TABLES AND FIGURES

Figure 1: Albuquerque Setting	I-7
Figure 2: Cross Section of the Rio Grande Valley at Albuquerque	I-5
Figure 3: Open Space Network Map (September, 2002)	I-15
Figure 4: Auto-oriented Strip Commercial Development	I-27
Figure 5: Typical Major Arterial Intersection and Auto-oriented Land use	I-28
Figure 6: Nob Hill Contains Good Examples of “Community Scale” center development	I-28
Figure 7: Arterial Intersection Showing Infill/redevelopment Which Would Convert the Area into a Community-scale Activity Center	I-29
Figure 8: Albuquerque’s Biopark Exemplifies the Uniqueness of Specialty Activity Centers	I-29
Figure 9: Downtown Albuquerque’s Original Major Activity Center	I-30
Figure 10: One Illustration of Downtown Developed with More Building Intensity, Transit and Pedestrian Opportunities	I-30
Figure 11: Community Areas Map	I-51
Figure 12: Sunport and KAFB Runways North of the Tijeras Arroyo	I-59

TABLES AND FIGURES (CONTINUED)

Figure 13: The International Sunport, New Mexico’s Major Air Traffic Hub and One of Albuquerque’s Specialty Activity Centers I-60

Figure 14: The Alvarado Transportation Center on the East Side of Downtown I-61

Figure 15: How a Major Transit Corridor Could Change Over Time I-63

Figure 16: Long Range Bikeway System I-66

Figure 17: How Moderate Intensity Mixed Land Uses Can Transform an Area I-67

Figure 18: Marked Bike Lanes are Safer and More Attractive to Riders I-67

Figure 19: Concept for Distribution of Land Use Intensity in a Transit Corridor Linking two Activity Centers I-68

Figure 20: Development Areas with Activity Centers and Transportation Corridors Map II-41

Figure 21: Comprehensive Plan Development Area Boundaries Map II-43

Table 1: Albuquerque Area Population at the Beginning of the Railroad Era I-9

Table 2: Population Growth and Density, 1890-1900 I-10

Table 3: Population Growth and Density, 1900-1950 I-10

Table 4: Population Growth and Density, 1960-2000 I-11

Table 5: Public and Tribal Land Ownership I-11

Table 6: Projected Passenger Enplanements, 2000-2015 I-61

Table 7: Percent of High School Graduates, 25 Years and Older I-75

Table 8: School District Enrollment Relative to County Population Growth I-75

Table 9: University of New Mexico Growth I-76

Table 10: Policy A: Types of Activity Centers II-37

Table 11: Policy A: Corridor Policies II-82

I. INTRODUCTION & CONTEXT

A. BACKGROUND

1. PLANNING PROCESS

The Comprehensive Plan in 2002

The Comprehensive Plan (as amended through 2002) incorporates all eight amendments since its 1988 adoption. A few paragraphs are slightly modified from the original to achieve internal consistency and for clarity.

Evolution of Comprehensive Planning in Albuquerque

Albuquerque's Master Plan, 1962-1974, was a compilation of several sequentially prepared and adopted elements. It was a Plan for a 1985 population of 500,000 persons.

The 1975 Albuquerque/Bernalillo County Comprehensive Plan (hereafter the 1975 Plan), was prepared with citizen assistance in response to the city's post 1960 growth. The 1975 Plan addressed area-wide resource, environmental, developmental and planning concerns. The Plan included both policies and maps which designated open space areas, "metropolitan" area with boundaries (with prescribed density ranges), and urban centers. The 1975 Plan was adopted in three parts: Policies, Metropolitan Areas and Urban Centers, and Major Open Space. In 1978, Senior Citizen Centers was added.

The 1975 Plan's development strategy was based upon the following objectives:

- 1) Accommodate a larger share of new growth through infill development.
- 2) Design public improvements, including utilities and transportation facilities to balance existing service area needs with proposed development.
- 3) Preserve major natural features and essential resources in an open space network.
- 4) Create and maintain distinctive smaller communities and diverse neighborhoods in the greater metropolitan area that offer residents a variety of neighborhoods and lifestyles that accommodate the citizenry's needs, preferences, and incomes.

The City and the County Planning Commissions began reviewing the Plan in 1981. The following year, the Mayor and the City Council established a Goals Committee to review adopted policies. It is the committee's recommendations that provided the foundation for this third (1988) Plan.

The Goals Commission, appointed by the Mayor, served as an advocate and monitoring group for the 1983-1984 Goals Committee Report. Additional concerns and issues addressed by the Plan include those expressed at public meetings held in April, 1986, and those raised by technical studies, in-house memoranda, and issue papers. Assisting the Planning staff were two special committees (Appendix A).

1975 Plan Update Issues

The two committees identified many issues which required attention. Primary among these are:

- Provide factual background material for policies and development strategies.
- Address new issues and policies (e.g. housing, archaeological resources, economic development) and re-examine or expand others (e.g. urban centers, sub-area planning).
- Refine boundaries between the development (“metropolitan”) and open space areas.
- Map categories which correspond to written policies.
- Combine the 1975 Plan’s three documents into one for clearer policy interpretation.
- Establish procedures to incorporate new input and technical information into the Plan.

These issues are the major changes incorporated in this 1988 Plan as subsequently amended. Section I is the Introduction and Context that includes explanatory text. Section II is the Goals and Policies and Section III discusses the Plan’s implementation and monitoring procedures. Maps identify development areas, the Open Space network, and other spatial concepts.

The Planning Framework

Successful Plan implementation requires many supporting plans. Broad development policy established in the Plan can be carried out systematically through subsequent planning efforts.

The City’s Planning Ordinance, adopted in 1982, established a hierarchy of plans. The Comprehensive Plan is the rank one plan; area and facility plans are rank two plans; and sector development, neighborhood, and corridor plans are rank three plans. All plans must be compatible with higher ranking plans for the same area. Metropolitan Redevelopment Area plans are also prepared as lower ranking plans which must conform to all higher ranking plans. (Appendix B)

Plan amendments may be recommended by these other plans to further refine the Plan’s policies, techniques, and development area boundaries. Changing conditions may also necessitate Plan alterations as do detailed issue analysis that may either uncover flaws or make valuable discoveries which would be added to the Plan. Amendments should precede or immediately follow adoption of lower ranking plans when changes are necessary.

Most planning and development decisions (except Federal, Tribal, or State) within Albuquerque’s municipal limits are considered by the Environmental Planning Commission, which advises the Mayor and the City Council. The City’s Development Commission and the Landmarks and Urban Conservation Commission also have related responsibilities.

The Bernalillo County Planning Commission similarly advises the Board of County Commissioners on planning matters in the unincorporated County. The City has planning and subdivision approval authority within a five mile extraterritorial jurisdiction where such authority is shared with the County. The City-County Air Quality Control Board also has statutory responsibilities related to both local governments.

Planning related functions are also exercised by special agencies: the Albuquerque Public School District, the Metropolitan Arroyo and Flood Control Authority, and the multi-county Middle Rio Grande Conservancy District.

Scope

The Plan scope addresses the City of Albuquerque and unincorporated Bernalillo County. The Plan continues the 1975 Plan's commitment to development areas (the "metropolitan" areas in the 1975 Plan) that differentiate development intensities and characteristics according to environmental and cultural features. The Plan (1988) proposes lower housing densities than proposed in the 1975 Plan. This Plan (unlike the 1975 Plan) originally proposed a Biennial Report (coordinated by the Planning Department) to evaluate implementation progress. It has been deleted, supplanted by the Albuquerque Progress Report, a different process.

The new Plan (1988, as subsequently amended) is intended to provide the foundation for subsequent rank two and three planning efforts. In addition, it will be used to provide background and perspective for decision-making by the City and the County planning commissions and elected officials. The public can use the Plan as a policy guide addressing development and growth.

The Plan has drawn upon several studies during its preparation. All pertinent studies which contributed to the Plan are referenced in the bibliography (Appendix C). Similarly, terms which may be unfamiliar to the general reader are defined in the glossary (Appendix D).

Regional and Metropolitan Contexts

Although neighboring jurisdictions are not within the Plan's scope, it encourages coordination with neighboring governments. Planning coordination will benefit the region's citizens, especially in resource management. Coordination with other jurisdictions is of particular importance because of their potential growth and effects upon the Plan area.

The larger region is generally defined as State Planning and Development District Three, which includes Bernalillo, Sandoval, Valencia, and Torrance Counties.

The metropolitan area (Metropolitan Statistical Area) is defined by the Census Bureau, and for the 2000 Census includes Bernalillo, Sandoval and Valencia Counties.

2. SETTING

Bernalillo County lies in north central New Mexico, east of the Continental Divide within the Middle Rio Grande Basin. Strong topographic features outline the city's setting, providing the foundation around which planning efforts should revolve. (Figure 1 on page 7)

Topography

Albuquerque is flanked by gentle mesa uplands which culminate in three mountain ranges on its eastern edge: The Sandia, Manzanitas, and the Manzanos, rise to 10,678 feet above Mean Sea Level. The City's elevation ranges from 4,920 to over 6,000 feet above sea level.

The high, wide Rio Grande Valley in which Albuquerque is situated is illustrated in cross section by Figure 2. The valley's outer edges are about twenty miles apart, about the same width as the Grand Canyon. The valley is about 700 feet deep between its lowest point (4,990, Downtown) and the 5,740 foot elevations at Nine Mile Hill (Central Avenue/I-40) and at Four Hills (Tramway Boulevard/I-40). The valley's width and the elevations at its edges result in one of the broadest panoramas in North America.

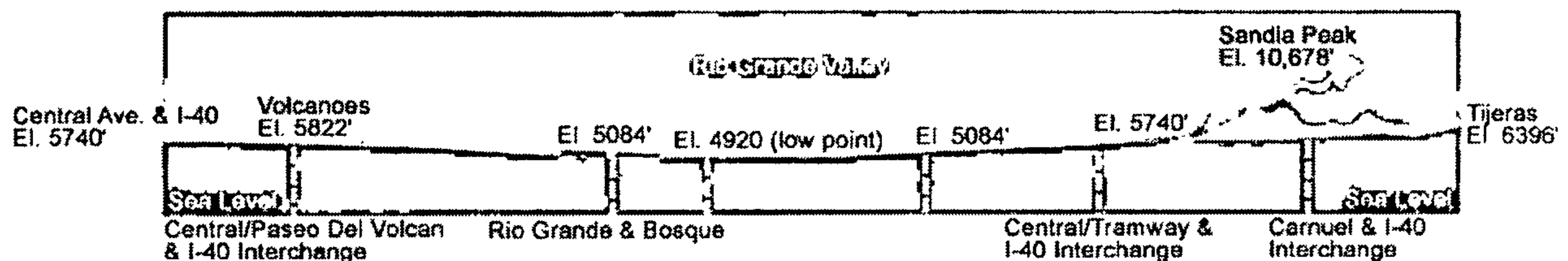


Figure 2: Cross Section of the Rio Grande Valley at Albuquerque.

The strong, defining features are distinct environmental regions. The mountainous eastern region is open forest (part of the Cibola National Forest), sparsely settled with a few pockets of denser habitation. Tijeras Canyon is the only major break in the mountain range. The mesa areas on either side of the valley are semi-arid, flat uplands. The east mesa stands as a shelf above the Rio Grande Valley. It is an alluvial fan, characterized by smooth, steep, slopes at the mountain's base, and tapers as it nears the valley; its slopes range from three to ten percent.

The Rio Grande passes through the city in the form of an "S". The areas locally known as the North and South Valley nestle in the hollows of the "S" formation, one east and the other west of the river. The valley contains a long, narrow flood plain that has been extensively modified by agriculture and development. The bosque (or narrow woodland along the river) provides a riparian wildlife habitat and a natural greenbelt area.

The west mesa's lower surface is a narrow bench between the Rio Grande and a 100 foot high cliff (escarpment). Beyond the escarpment the higher surface extends to the Rio Puerco which drains the county's western edge in a steeply sloping valley. It is characterized by volcanic cinder cones, basaltic lava flows, sandy soils, closed basins (playas) and sand dunes. The lava flow edges form a steep escarpment.

The Rio Grande Rift is a major geological feature in North America. Earthquakes are rare, but not unknown. Ten episodes of ground shaking have occurred in the area between 1893 and 1971.

Climate

Climatologically, Albuquerque is classified as a high altitude, arid, continental climate. The region's climate is one of its most attractive assets and is strongly affected by topography. The mountains shelter the city from all but the most severe continental air movements, affecting the distribution of precipitation and temperatures. The mountains receive sufficient moisture to support a dense forest; most vegetation in the adjacent lowlands and valley requires irrigation.

The dry, sunny weather produces an average annual temperature of 57 degrees and an average annual precipitation of 8.1 inches. There is a noticeable temperature difference between the valley and the mesa areas. This results in occasional air inversions trapping dust and other air pollutants above the city. Cool winters with occasional snow are followed by blustery springs. Summer daytime temperatures may be warm, but are moderated by short, frequent thunderstorms from July to September, and nights are invariably comfortably cool. The autumns are characterized by moderate temperatures.

Winds are normally light. Velocity occasionally increases in gusts to more than 25 MPH, but the mean hourly speed is only 9 MPH. The prevailing direction from April through October is from the southeast with the exception of July (the wettest and hottest month) when it is from the south. From November through January, winds prevail from the north, veering to the northwest during March. After periods of little or no precipitation, gusty winds may pick up dust. Spring wind velocities, the highest of the year, cause dust storms, the main climatic problem.

Humidity is relatively low, averaging about 43 percent. June, the driest month, averages 20 percent. The remainder of the year the warmer part of the day averages 30 percent humidity.

Sunshine is Albuquerque's outstanding year-round climatic characteristics. Over a year the sun shines from dawn to dusk about 75 percent of the time.

The city's climate has a direct impact on living conditions. Dress and daily life is more casual than in other parts of the country and the population spends more time outdoors. Our recreation and other leisure time activities reflect the beneficial conditions of climate, offered in abundance.

The city's climate has a direct impact on its economy. Climate is responsible for the city's role as a health resort. It still attracts people for health reasons or retirement, either because people want to live here or others who find the climate well suited to their needs. Tourism and convention activities benefit from the city's climate, attracting many people to the area to visit; many have returned to make it their home.

ALBUQUERQUE'S SETTING

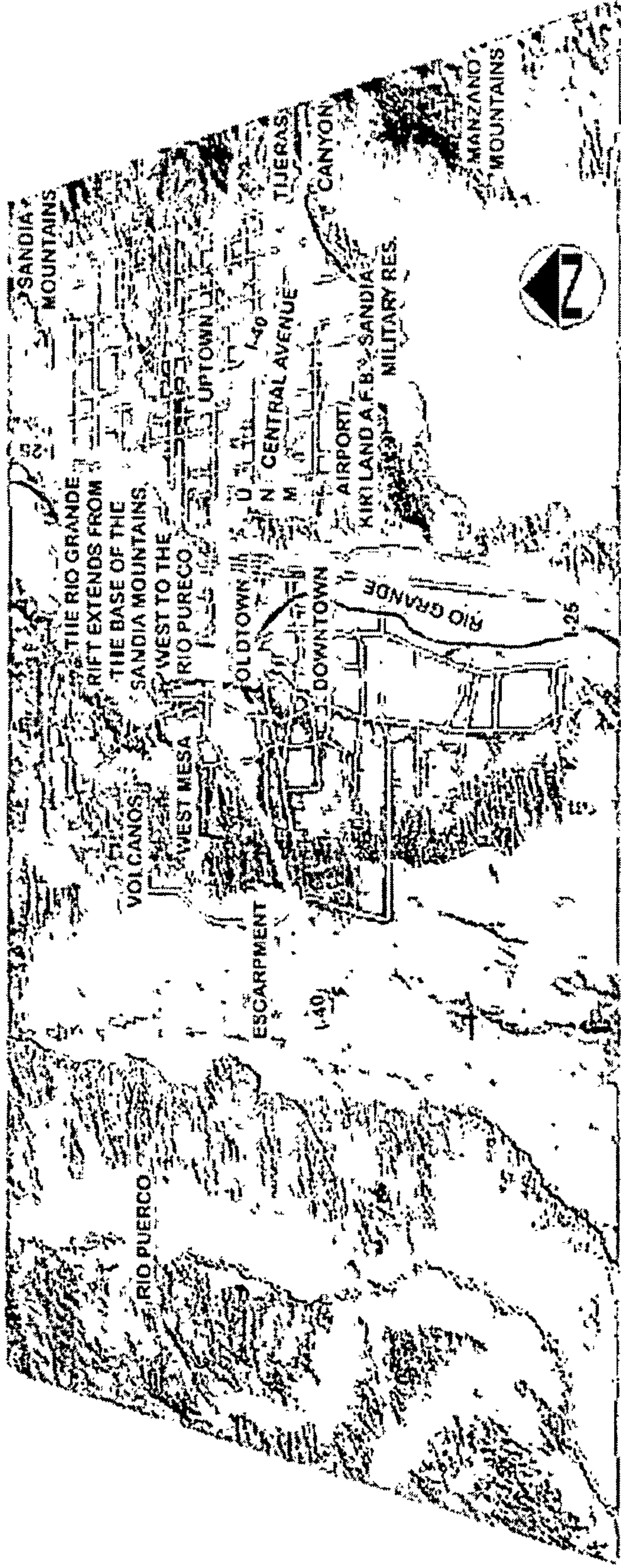


Figure 1: Albuquerque Setting

3. GROWTH AND DEVELOPMENT

Development

The Albuquerque area has one of the longest histories of human presence and habitation in North America.

Man has inhabited central New Mexico’s Middle Rio Grande region for about 12,000 years. Archaeological evidence suggests the first people in the Albuquerque area were here as early as 7500 BC. Nomadic hunters found the lush valley, the grassy mesas, and heavily vegetated mountain slopes very hospitable. Ancestors of today’s Pueblo people eventually developed a corn-based civilization, reaching maturity around 100 AD. Pit houses (underground dwellings) evolved to become today’s Pueblo villages. These Pre-Pueblo people are thought to have migrated from the Four Corners area to the Jemez and Rio Grande Valley around 1200 AD. Today the ancient Pueblo villages of Sandia, Isleta, and Laguna surround the city, and their respective reservations extend into Bernalillo County.

Nomadic Athabascan people, from whom the Navajos and Apaches are descended, settled in the region around 1300 AD. Portions of the Navajo Nation also extend into Bernalillo County.

European exploration and settlement of New Mexico began with Francisco Coronado’s 1540 exploratory expedition of the Southwest. Alameda and Atrisco were the area’s first settlements. In 1706 New Mexico Governor Don Francisco Cuervo y Valdes established a second Villa in New Mexico (Santa Fe being the first), San Felipe de Neri de Alburquerque. The Villa, a community founded by Royal Charter in accordance with the “Laws of the Indies”, incorporated European principals of city planning. The 1789 Spanish Royal Census recorded 1347 inhabitants, including its fourteen nearby “plazas” (outlying farming communities). The Mexican Republic’s 1822 Census recorded 2302 inhabitants in the area.

New Mexico became a United States Territory after the Mexican War. Albuquerque was later identified as an important point on one of several Federal surveys conducted before the Civil War for a Pacific Railroad connecting the Missouri River and California.

Railroad expansion and western settlement in the late Nineteenth Century initiated the city’s development in the early Twentieth Century. Table 1 describes Albuquerque’s population in the last decade before the presence of the railroad and the founding of the new town.

<u>Year</u>	<u>Population</u>			
	Albuquerque	Barelas	Los Griegos	Los Ranchos de Albuquerque
1870	1,307	N/A	N/A	N/A
1880	2,315	350	300	740

Table 1. Albuquerque Area Population at the Beginning of the Railroad Era

The railroad’s final survey established an alignment on the east side of the valley, by-passing Albuquerque’s riverside site. Local merchants, assured of the railroad’s construction, sold land two miles southeast of the town’s square to the New Mexico Town Company in 1879. The Town Company, a subsidiary of the Atchison, Topeka and Santa Fe Railroad, surveyed, marked, and laid out streets, blocks, and lots for a new town. It’s fifty blocks each contained twenty-four lots, each

twenty-five feet wide Copper Avenue, the railroad right-of-way, Barelas Road, and the adjacent Atlantic and Pacific Addition were the boundaries. The railroad’s extension to the new town was completed on April 5, 1880.

The new Albuquerque initially functioned as a base camp for contractors continuing to build the railroad south and west. Its first inhabitants were railroad employees and transient construction crews. The railroad established major servicing facilities here which remained the city’s largest single employer to about 1950.

The new town attracted a permanent population in its first ten years that surpassed the older (1706) community and its outlying villages.

It incorporated as a Town on June 4, 1885 and reincorporated as a City on April 1, 1891. It annexed the older settlement and several other valley neighborhoods in 1949. Table 2 describes Albuquerque’s growth in the late Nineteenth Century.

Census Year	Albuquerque			Old Albuquerque
	Population	Area	Pop./Sq. Mi.	Population
1890	3,785	3.12	1213.14	2,274
1900	6,238	3.12	1999.36	1,191

Table 2. Population Growth and Density 1890-1900

Steady growth characterized Albuquerque in the first half of the Twentieth Century. It was designated a Metropolitan Area in 1950. Between 1900-1930, the town evolved to a small city. Its dry climate attracted many persons convalescing from respiratory diseases. A major expansion of railroad facilities occurs (1922-1926). Jobs grow in agricultural processing: lumber and flour milling, meat packing, wool scouring, and brewing. Multi-floor steel frame buildings rise Downtown, including the County Court House (1926), replacing an Old Town building. The electric street railway system (1903-1927) closes.

The Conservancy District is established (1928) and begins to drain the valley. The cross roads role is strengthened in the 1930’s by the convergence of two National Highways (66, 85) and as a servicing point for early transcontinental air service. Kirtland Air Force Base (1940) and Sandia National Laboratory (1949) established.

Census Year	Total County	City Pop.	City Sq. Mi.	City Pop. Sq. Mi.
1910	23,606	11,020	3.12	3,532
1920	29,855	15,157	3.12	4,858
1930	45,430	26,570	3.12	8,516
1940	69,631	35,449	11.10	3,193
1950	145,673	96,815	48.27	2,005

Table 3: Population Growth and Density, 1900-1950

Rapid growth and extensive physical development characterized Albuquerque in the second half of the Twentieth Century. The expansion of governmental activities (especially in national defense) and an attractive climate were responsible for more recent development. The City's rapid growth is more impressive knowing that most of it occurred in the aftermath of World War Two. Employment opportunities created a dynamic prosperous metropolitan area.

Census Year	Total County	City Pop.	City Sq. Mi.	City Pop. Sq. Mi.
1960	262,199	201,189	61.0	3293.3
1970	314,774	244,501	80.6	3033.1
1980	420,262	332,920	97.6	3409.3
1990	480,577	384,736	132.9	2814.9
2000	556,768	446,607	186.92	2400.

Table 4 Population Growth and Density, 1960-2000

Albuquerque's development and growth has been influenced by its privileged position. A point to easily cross the Rio Grande, a transcontinental railroad, an important highway junction, early cross country airline service, selection as an atomic research center, a university, and climate gave the city its initial importance and its foundation for the future.

Growth

Population growth is expected to increase over the next decade from 1988's estimate of 378,500 persons (City) and 493,100 (County). The University of New Mexico's Bureau of Business and Economic Research projects a City population of 460,000 and a County population of 581,800 persons in 2000. A trend distribution suggests over 50 percent of the County's future population growth (1988-2000) will occur west of the Rio Grande.

Employment is also projected to increase at a pace that exceeds projected (1988) population growth. Almost 190,000 new jobs are projected for the area over the next two decades (1988-2010). These projections suggest Albuquerque will continue to attract employers while building an employment base that can sustain the projected population increase.

Land absorption for urban development is expected to continue at a high rate. Developable land in Bernalillo County is limited due to extensive public ownership. Barely half of the County's land area of 1169 square miles land area is privately owned.

Total Area	Forest Service	Bureau of Land Mgmt.	Indian Res. & Trust Lands	State Parks	Depts. of Energy & Defense	Other Public Land
1,169	150.3	8.4	355.3	10.9	31.3	3.3

Table 5: Public and Tribal Land Ownership

If the population, employment and housing projections are realized what will Albuquerque be like? What effect will growth have upon agricultural land, water availability, air and water quality, transportation systems, and sewer and water facilities? What will be the cost of public service and facilities expansion? These and other issues must be understood to make well informed choices about growth. Discouraging growth is not the answer. Ability to maintain a healthy growth rate effects upon the area's citizens and the local governments which serve them.

B. LAND USE

1. OPEN SPACE NETWORK

Open Space

The Open Space network is composed of Major Public Open Space, trail corridors, parks, and other low intensity uses (e.g. agriculture). The network conserves resources and environmental features, provides educational and recreational opportunities, and it places the built environment in context. The network preserves and protects many of the features of the city's physical setting as stewardship for the appreciation of residents and visitors. Figure 3 identifies the network.

Major Public Open Space areas are usually purchased fee simple by the City or they are jointly managed by the City and some other public agency (e.g. the Middle Rio Grande Conservancy District). These lands, primarily undeveloped, are managed to retain and enhance either their natural values or archaeological resources. They include major landforms and natural resource areas in the Sandia, Manzanita, and Manzano Mountains; the Rio Grande Bosque, and the volcanic cinder cones. In addition, portions of the Rio Puerco Valley, the playa lakes, the petroglyph-rich volcanic escarpment are among sites proposed for preservation as Major Public Open Space.

The 1975 Plan's open space network included over 40,000 acres of land, much of which is already protected either by the Federal government or by the City. The City has purchased land for open space since 1969, but fiscal constraints preclude the City's purchase of all land in the network. Open area protection options outside fee simple purchase include easements, development rights acquisition, and public/private agreements. Conservation can also be achieved through special zoning districts that provide for lower densities or development intensities.

Trail corridors will connect open areas and link the open space network wherever feasible. Mesa arroyo and valley irrigation ditch systems serve drainage, flood control and irrigation needs, and may also provide trail corridor rights-of-way. The arroyos identified in the Facility Plan for Arroyos present opportunities for recreational trail use. Native vegetation and special non-concrete stabilization techniques can provide a natural channel appearance that permits water infiltration. Safety issues such as water safety and animal control can be effectively addressed by subsequent planning efforts with the public and by education.

Parks

The Open Space network is complemented by a system of developed parks that provide convenient recreational opportunities and visual contrast to the built environment. Although many one to three acre parks were built in the post World War II era, the current number and location of neighborhood parks does not adequately serve the area's population.

The County and the City have approximately 30 and 175 developed parks, respectively, totaling over 800 acres. There are approximately 400 more acres contained in 38 undeveloped parks (1985). The ratio of developed parkland to population is about 438 persons per acre while the ratio for all parkland is about 292 persons per acre.

This compares favorably with City standards, but compares poorly with other cities of similar size, especially in the number of large and regional scale parks. The City and County are still below the national average for developed parks in the ten to twenty acre range. There are only fifteen developed parks greater than ten acres, seven greater than twenty acres and none greater than forty-one and one-half acres. The metropolitan area also lacks large, developed regional parks that can be used for major and multiple events which attract large attendance. Park dedication fees and subdivision requirements now provide for the City's growing park needs, and undeveloped park completion will improve the person to park acreage ratio.

Similar to other urban amenities, open space preservation and recreation are important "quality-of-life" factors vital to the area's growth and economic well-being.

OPEN SPACE NETWORK (SEPT, 2002)

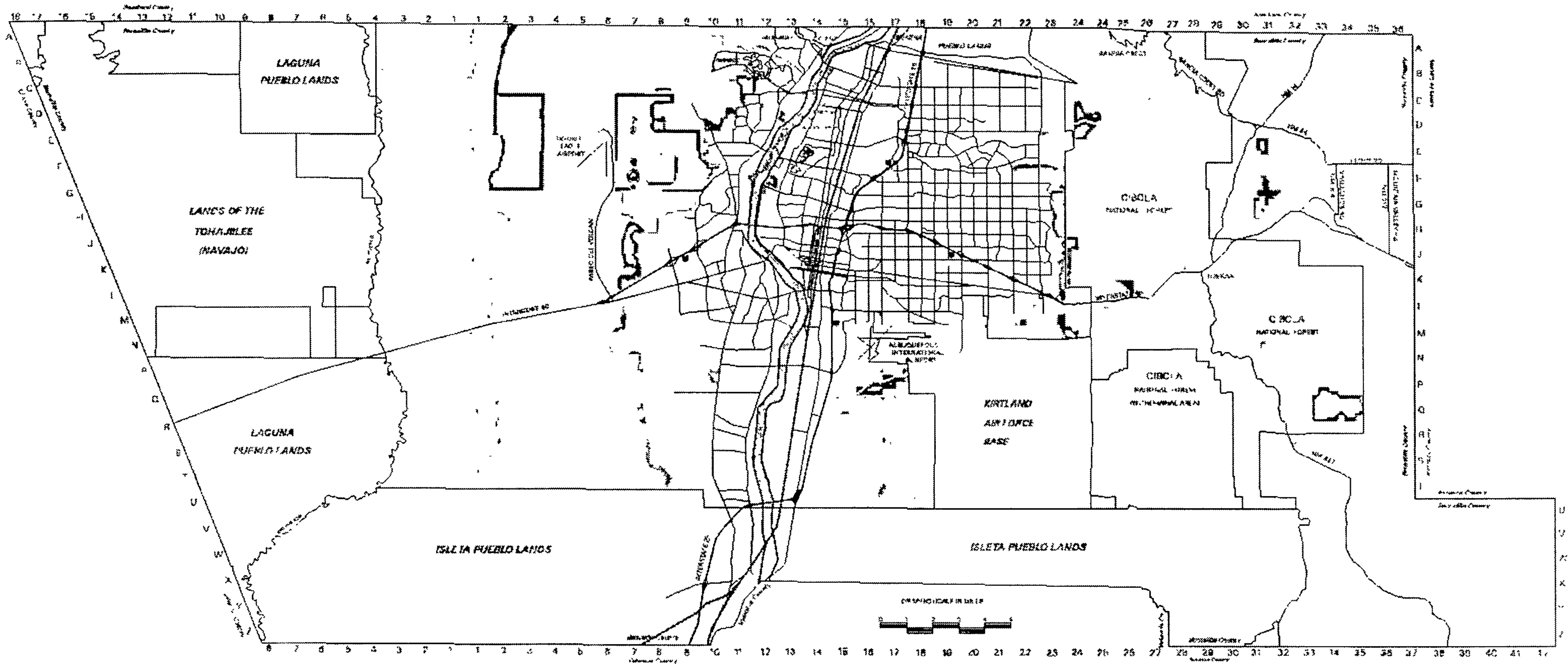


FIGURE 3

- City Owned
 - County Owned
- Federally Owned (National Monument)
 - Proposed Open Space

2. RESERVE AREA

The Plan designates two areas Reserve, about 156 square miles. One is Mesa del Sol, south of the Tijeras Arroyo. The other is located on the upper west mesa. These vast tracts of land on the southeast and west mesas, formerly designated as Private Grazing Areas by the 1975 Plan, may succumb to development pressures in the future. Portions of these areas have natural environmental importance in their undisturbed form. Environmental factors such as soils, drainage, and vegetation should play a role in determining development's location density.

Reserve Areas are particularly appropriate to be considered for siting planned communities somewhat spatially separate from the contiguous urban area. Local government policy makers will approve such communities if they determine that approval is justified by the balance between (1) desired infill and fringe-area development of the Established and Developing Urban Areas, weighed against (2) needed additional areas to expand a wide variety of urban activities in planned communities. Such planned communities provide residents some degree of self-sufficiency: provision of employment, services and housing in such new communities should minimize "bedroom communities" and unplanned leapfrog development.

Reserve Area planned development could take place on the basis of agreements with the City for provision of public services. To avoid creating incentives for independent utility districts, the City may enter into pre-annexation agreements with developers regarding equitable timing and cost of service extensions.

Planned community standards which follow City development regulations will assure quality development. Incentives for developer participation in planned community arrangements, and for maintaining undeveloped portions of the Reserve Area need to be investigated. Planned communities have no specific minimum size or population but would be large enough to allow for self-sufficiency. That is, they would provide for mixed uses that accommodate living, working, and shopping without commuting to the larger Urban Area. Each Reserve Area community would respect environmental features while facilitating transportation and energy efficiency. Open Space areas would be dedicated through the planning process and would separate each planned community. The Reserve Area may ultimately become a collection of planned communities.

3. RURAL AREA

The Plan designates fifteen areas Rural Areas, about 337.5 square miles. One of the fifteen areas was the subject of a 2001 Plan amendment, expanding the Rural Area designation in North Albuquerque Acres by reducing the Established Urban designation.

Some Rural Areas are suitable for a land use mix while others may preclude this type of development as a consequence of unique biological, soil, or groundwater characteristics. A site's environmental conditions should guide new development's location and character in Rural Areas.

Decisions authorizing development in the Rural Area should be made in conjunction with environmental analyses which highlight site suitability and potential effects. Furthermore, Rural Areas of great environmental or scenic value should be considered for Major Public Open Space designation.

Several Rural Areas are within or adjacent to, developed parts of the city. In the Rio Grande valley the acequias threading through the landscape are a reminder of agriculture's importance to the original settlers and to today's residents. Agriculture and rural lifestyles play an important part in Albuquerque's physical, social, and environmental character, yet development pressures threaten their existence. As land development and growth continue, the potential returns from agricultural production are outweighed by the land's potential developed value. Urbanization is accelerated when public services and facilities become available.

The largest Rural Area is east of the Cibola National Forest. It is addressed in more detail by the County's East Mountain Area Plan. Environmentally compatible development in Rural Areas would be encouraged to maintain the open, rural character. County A-1 and A-2 zoning is mapped for most undeveloped lands in the Rural Areas. The County A-1 zone (one dwelling unit per acre), in particular, provides little control over scattered development which erodes the rural character and lifestyle envisioned by the Plan. A-2 zoning (one dwelling unit on two acres) is preferable in many circumstances, since it is somewhat better than A-1 in providing for lots large enough for agriculture and for irrigation access.

The scattered development generally associated with A-1 (and to a lesser extent A-2) zoning has costly environmental and economic drawbacks. The proliferation of individual liquid waste disposal systems where the water table is shallow has polluted valley groundwater, creating a growing public health problem. The pattern of dispersed housing, characteristic of Rural Areas, dramatically increase public facility extension costs. Decisions to extend public facilities and services to designated Rural Areas should be made with careful consideration on both the public health and safety concerns and the effect that service extension will have upon future development in those areas.

If densities in remote portions of the Rural Area were limited to one dwelling unit for every 5 to 20 acres (depending on local environmental conditions), then the problems associated with development at A-1 and A-2 intensities could either be averted or minimized. Such very-large-lot zones could be considered for appropriate Rural Areas now zoned A-1 and A-2. Along with such required rural development patterns, there could be suitable locations for a limited number of planned communities, as described by the Reserve Area; these would most likely be west of the city. While clustering of development can be appropriate in the Rural Areas in the Rio Grande valley, planned communities would not be.

It is important to Rural Area preservation that the distinct character and value of these portions of the region be recognized. The unique rural attributes and environmental conditions warrant development standards that differ from those applied in Urban Areas.

4. SEMI-URBAN AREA

The Plan designates eight areas Semi Urban, about 18 square miles. Located in the Sandia Foothills, the west mesa, the north valley and the south valley, these areas are characterized by development limitations due to topography, soil conditions, water quality, flood potential, scenic qualities and recreational potential. Semi-Urban areas in the valley contain some of the County's best farming soil, with small scale agricultural potential.

An overall gross housing density of three dwellings per acre is appropriate in Semi-Urban Area. Housing densities above three dwelling units per acre, except where clustered with shared open land, are likely to be especially problematic in Semi-Urban areas. Standard urban residential development patterns eliminate openness, create traffic, alter drainage conditions, limit recreation and agriculture potential, and degrade water quality when either community or City services are not available.

Residents living in the areas the Plan designates Semi-Urban have preferences for the area's use. The residents expressed objectives reinforce important environmental and historical justifications for maintaining the Semi-Urban Areas' special character.

Semi-Urban Area development standards, (as in the Rural Area) should reflect residents' preferences, environmental constraints, and unique characteristics of these development areas.

3. RURAL AREA

The Goal is to maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

Policy a

Rural Areas as shown by a Plan map shall generally retain their rural character with development consisting primarily of ranches, farms and single-family homes on large lots; higher density development may occur at appropriate locations - within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre.

- Rural Area density patterns shall be more specifically defined through lower rank plans.
- Higher density development must provide local government with property rights ensuring appropriate overall-area gross density.
- Each higher density area is to be controlled by site development plan and is to be located well away from other such higher density areas.
- Small “rural villages” should contain compact housing areas - usually no more than 100 dwellings - with very few stores to serve the village.
- Planned communities will follow the Reserve Area policies concerning such communities, except:

Lower gross density requirements;

The automatic requirement for unified urban government; and

In the East Mountain area, the average net density of permanent residential areas will be urban, the exact density to be determined by lower ranking plans, not this Plan.

- New rural villages and planned communities will be approved only if all public infrastructure needed primarily to serve the proposed areas is provided at the cost of the developers.

Possible Techniques

- 1) Map agricultural zone districts on land qualifying for greenbelt tax status.
- 2) Prepare and adopt area plans specifying appropriate density patterns; implement through the Zoning and Subdivision Ordinances.

- 3) Use county zones which limit development densities to between 1 to 20 acres per dwelling unit based on land carrying capacity.
- 4) Provide incentives for development of cluster housing sensitive to natural constraints and adjacent development.
- 5) Consider extensions of City public services and facilities to Rural Areas only where:

Public health and safety are threatened and there is no safe alternative; or

A planned community is approved and being developed, for which extension of certain services and facilities is economically feasible and environmentally sound; or

The extension is part of an adopted policy of metropolitan area service.
- 6) Monitor development through a comprehensive data base.
- 7) Determine, through the rank two planning process, where Rural Area boundaries may be altered to reflect existing and planned conditions.
- 8) Include performance clauses in the Subdivision and the Zoning Ordinances which invalidates plans if construction has not begun within a specified period of time.

Policy b

Development in Rural Areas shall be compatible with natural resource capacities, including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

Possible Techniques

- 1) Develop design criteria for use in development review to minimize adverse environmental effects of development (e.g. require terracing and roads parallel to contours on steep slopes).
- 2) Develop and adopt area and sector plans specifying guidelines based on resource characteristics and unique community concerns and opportunities; implement through Zoning and Subdivision Ordinances.
- 3) Ensure compatible development and density through review and possible revision of the county Zoning and Subdivision ordinances.
- 4) Encourage and support development of community water and waste systems consistent with protecting the resource base and water quality.
- 5) Amend the Subdivision Ordinances to require dedication of designated trail corridors.

Policy c

Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

Possible Techniques

- 1) Apply flood hazard ordinance.
- 2) Map low density zoning districts in environmentally sensitive areas.
- 3) Use agricultural and greenbelt easements, land banks, land trusts, and voluntary agricultural districts.

Policy d

Land which is suitable for agriculture shall be maintained to the extent feasible in agricultural production and discouraged from non-agricultural development.

Possible Techniques

- 1) Apply flood hazard ordinance.
- 2) Use Greenbelt Law where applicable.
- 3) Support cooperative type farmers market at which growers can sell produce.
- 4) Investigate the voluntary preservation of agricultural land and associated uses.

Policy e

The following policies shall guide development of inhabited rural settlements of a distinctive historic and cultural character:

- **Existing buildings and spaces determined to be of significant local, State, and/or National interest should be maintained and integrated as viable elements of the community.**
- **New rural development shall be sensitive to existing historic, cultural and economic patterns.**

Possible Techniques

- 1) Encourage programs to develop building skills and use local materials as part of economic revitalization of historic villages in mountain and valley areas.
- 2) Investigate methods of funding revitalization of rural settlements.
- 3) Identify areas having a distinctive historic character for potential historic district designation.

Policy f

Development shall be carefully controlled in the East Mountain Area to prevent environmental deterioration, and be compatible with the resource base and natural recreational and scenic assets.

Possible Techniques

- 1) Use the East Mountain area plan; implement through zoning and subdivision processes.
- 2) Coordinate with the U.S. Forest Service and other governmental agencies in planning compatible development.
- 3) Consider extensions of public services/facilities to the East Mountain Area only where public health and safety are threatened.

4. SEMI-URBAN AREA

The Goal is to maintain the character and identity of the Semi-Urban areas which have environmental, social or cultural conditions limiting urban land uses.

Policy a

Development within the Semi-Urban area shown by a Plan map shall be consistent with development limitations imposed by topography, soil conditions, groundwater quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre.

Possible Techniques

- 1) Adopt performance standards to minimize impacts of development on soil stability, air and water quality, and on agricultural land.
- 2) Develop and adopt area and sector development plans to protect local resources and community values.
- 3) Ensure compatible development and density requirements through a comprehensive land development code and/or the City and the County Zoning Codes.
- 4) Implement City and County Floodplain Ordinances.
- 5) Develop a recreational trail system with efficient public access along appropriate arroyos and irrigation ditches.
- 6) Provide incentives for clustered housing development.
- 7) Use the Capital Implementation Program to implement development objectives.
- 8) Investigate use of fees on new development to help maintain a City/County major open space acquisition fund.
- 9) Monitor development through a comprehensive data base.
- 10) Amend the Subdivision Ordinance to include performance clauses which invalidates plans if construction has not begun within a specified period of time.

Policy b

Development in Semi-Urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community.

Possible Techniques

- 1) Investigate use of development criteria for Semi-Urban areas which incorporate historic and cultural community values.
- 2) Identify areas having a distinct historic or cultural character for potential historic district designation.
- 3) Guide development through area and sector development plans, facilities plans, and the Subdivision and Zoning Ordinances.

Policy c

The following policies shall govern industrial and commercial development in Semi-Urban areas:

- **Neighborhood-scale rather than regional-scale commercial centers are appropriate.**
 - **Strip commercial development is discouraged in favor of clustered commercial development.**
 - **Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.**
 - **Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential areas.**
- 1) Require detailed performance standards through a comprehensive land development code or City and County Zoning Ordinances.
 - 2) Guide location through area plans and control intensity of uses through the Zoning Ordinance.
 - 3) Protect existing vegetation and otherwise promote sensitive transition/integration with landscaping requirements of residential and recreational uses.

5. DEVELOPING AND ESTABLISHED URBAN AREAS

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy a

The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Possible Techniques

- 1) Develop and adopt area and sector development plans stating density patterns.
- 2) Control through Zoning Ordinance performance standards or possibly through a Land Development Code.
- 3) Control through zoning and subdivision review processes.
- 4) Achieve by annexation and utility provision (see also Goal section C-1 Service Provision)
- 5) Achieve by public/private cooperation in preparing area and/or sector development plans.
- 6) Assess fees on new development to help maintain a major open space acquisition fund.
- 7) Include performance clauses in the Subdivision and the Zoning Ordinance which invalidates plans if construction has not begun within a specified period of time.
- 8) Monitor zone map amendment requests by sub-areas; prepare annual review of development trends.

Policy b

Developing Urban Areas shall be subject to special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.

Possible Techniques

- 1) Use land development regulations including annexation, zoning, and sector planning to achieve appropriate density patterns and design.
- 2) Condition extension of services upon satisfactory compliance with land development regulations.

Policy c

Where needed to guide more detailed planning, major portions of the Established Urban Area and Developing Urban Area and adjacent Plan map areas shall be formed into districts for rank two area planning which should use the following process:

- **Determine boundaries for each area plan based upon design character, social and cultural identity, and visual and environmental features.**
- **Determine content of each area plan based upon needs analysis, including but not limited to characteristics, conditions, trends and opportunities in land use, the built and visual environment, and social and economic environment.**
- **Determine development potential of each plan area in keeping with density objectives of the Comprehensive Plan.**
- **Determine activity center appropriateness and character for each area in coordination with the areawide Activity Centers implementation planning program.**

Possible Techniques

- 1) Calculate potential number of dwelling units per area based upon vacant land and absorption rates, zoning, and applicable Comprehensive Plan policies.
- 2) Calculate volume of non-residential activity per area based upon vacant land and absorption rates, zoning, and applicable Comprehensive Plan policies.

Policy d

The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Possible Techniques

- 1) Use environmental impact analysis and design criteria in the development review process for infrastructure development and for building siting and design.
- 2) Specify development guidelines based on local environmental characteristics and community values in sector and area plans; implement through Comprehensive Land Development Code or traditional zoning, subdivision, and development review process.
- 3) Assist area property owners, neighborhood groups, and developers, (by negotiation and public education) in achieving, with coordination and harmony of development plans.
- 4) Assist appropriate development through public or public/private efforts when private development is not feasible (title problems, old platting).
- 5) Use special assessment districts, issuance of public revenue bonds, tax increment financing, and/or tax incentives for improvements where public funds are unavailable for optimum protection of resources or provision of amenities.
- 6) Shape and manage development by:
 - low density zoning districts
 - controlling water rights
 - subdivision and re-subdivision
 - cluster development
 - Greenbelt Law
- 7) Monitor development through a comprehensive data base.
- 8) Consider a Zoning Ordinance amendment to specify that carrying capacity studies should accompany development applications in environmentally sensitive areas of the city and county designated Developing Urban or Established Urban.

Policy e



New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Possible Techniques

- 1) Identify and remove unnecessary obstacles to appropriate infill development.
- 2) Identify incentives for inducing infill in appropriate areas through sub-area analysis and more efficient administration.
- 3) Consistently appraise vacant land at current market value.
- 4) Consider use of differential taxation of land and improvements.
- 5) Investigate means to encourage public/private cooperation to promote infill development.

Policy f

Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Possible Techniques

- 1) Guide through sector plans.
- 2) Implement through zoning and subdivision processes.
- 3) Identify incentives (e.g. density bonuses) potentially sponsored by local government.

Policy g

Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

Possible Techniques

- 1) Guide through sector and area plans.
- 2) Implement through Zoning and Subdivision Ordinances.
- 3) Implement the Bikeways Master Plan.

8. DEVELOPED LANDSCAPE

The **Goal** is to maintain and improve the natural and the developed landscapes' quality.

Policy a

The natural and ~~visual environment~~, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Possible Techniques

- 1) Conduct an inventory of important visual, environmental, and climatic resources affecting design considerations.
- 2) Adopt environmentally-based development standards for use in the subdivision, zoning, and site plan approval processes which encourage solutions which are not limited to engineering effectiveness.
- 3) Review development applications for the references to project design qualities.
- 4) Design public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) with respect for environmental and visual factors.
- 5) Certify compliance with the Sidewalk Ordinance prohibiting placement of incidental structures which block sidewalks in existing and new development.

Policy b

Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Possible Techniques

- 1) Utilize an inventory of visual, environmental, and climatic resources in determining area and sector plan policies.
- 2) Adopt qualitative standards for development and design of public facilities.
- 3) Investigate interagency and intergovernmental arrangements to initiate a design review process and qualitative standards for the planning, design, and construction of public buildings and spaces.
- 4) Adopt landscape standards for street medians, rights-of-way, and other public use/open areas.

Policy c

Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

Possible Techniques

- 1) Amend of the City and County Zoning and Subdivision Ordinances to improve pedestrian mobility.
- 2) Work with utility companies and other responsible agencies to develop improvement districts (or other workable means) for burying existing overhead electrical distribution lines.
- 3) Revise Zoning Ordinance sign regulations to equitably reduce number and visual intrusion of signs along major streets.
- 4) Develop and enforce specifications to coordinate the placement of visually pleasing street furniture, utility poles, and fire hydrants, within the public right-of-way in locations which do not conflict with pedestrian mobility.

Policy d

Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Possible Techniques

- 1) Specify vegetation within right-of-way development in design of new streets.
- 2) Investigate street design that naturally irrigates vegetation.
- 3) Review and update relevant City legislation to promote high-quality street landscaping.
- 4) Plant native trees along the recreational trail and open space system, utilizing natural irrigation along arroyos and irrigation ditches.
- 5) Provide incentives for developers to landscape and maintain medians adjacent to new development.
- 6) Use plants with low water requirements and which cause minimal allergic response.

Policy e

In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

Possible Techniques

- 1) Identify and designate scenic areas.
- 2) Map an overlay zone to establish specific design and siting criteria for scenic areas.
- 3) Review site plans within scenic areas for consistency with design criteria.
- 4) Encourage developer use of private covenants.

9 COMMUNITY IDENTITY AND URBAN DESIGN

The Goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy a

The City and County differentiate into thirteen sub-areas as shown on the Community Areas map; the unique character and constituent neighborhoods of each area identified on the Community Areas map shall be respected in all planning and development actions.

Policy b

In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

- 
- 1) **The natural environment**
 - Indigenous vegetation and other materials appropriate to landscapes.
 - Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments
 - Soils and erosion potential
 - Colors and textures of the natural environment
 - Views
 - 2) **Built environment**
 - Height and massing of buildings
 - Setbacks from the street
 - Placement of entrances and windows
 - Walls and fences
 - Parking areas design and relationship to buildings
 - Road widths, sidewalks, curb cuts, medians
 - Grain of streets/size of parcels
 - Patterns of movement (e.g. pedestrian connections, access to transportation/transit)
 - Street furniture (e.g. bus stops, street lights, signs)
 - Landscaping materials, both planting and hardscape
 - Public infrastructure (e.g. drainage facilities, bridges)
 - Social interaction opportunities
 - Relationship between built and natural environment
 - 3) **Local history**
 - Architectural styles and traditions
 - Current and historic significance to Albuquerque
 - Historic plazas and other Activity Centers

- 4) **Culture and traditions**
 - Cultural characteristics of residents
 - Community celebrations and events

Policy c

The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community. (See also policies under “Activity Centers”)

Policy d

Development projects within Community Activity Centers should contribute the following:

1. **Related land uses that effectively encourage walking trips from one destination to another within the center, including shopping, schools, parks or plazas, employment, entertainment, and civic uses such as public libraries, recreation or senior centers, post office or fire station.**
2. **Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.**
3. **Buildings designed and arranged to reflect local architectural traditions, scale, height, massing and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.**
4. **Landscaping, street furniture, public art, colored or textured paving and other improvements to the public realm that reinforce the cultural, social and design traditions of the community served by the Activity Center.**

Policy e

Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community’s Activity Centers shall be designed and developed to reinforce the community’s unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

D. COMMUNITY RESOURCE MANAGEMENT

1. SERVICE PROVISION

The Goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

Policy a

Rank two facilities plans for water, sewer, transportation, and drainage shall reflect the regional nature of these systems and the need for long range analysis.

Policy b

Capital spending priorities for the City and County shall be consistent with the land use goals and policies of the Comprehensive Plan.

Policy c

The existing public service area should be highest priority for service, capacity, use, maintenance, and rehabilitation.

Possible Techniques

- 1) Provide public services to adjacent jurisdictions only where approved by the Mayor and the City Council.
- 2) Review utility extensions and expansions for compliance with Plan policies.
- 3) Provide public services to encourage and reinforce development location policies.

Policy d

Public service expansion costs, benefits, and effects should be evaluated and balanced between new service recipients, existing users and the community at large.

Possible Techniques

- 1) Review zone map amendment requests to ensure consistency with plans and service level performance standards.
- 2) Evaluate public service provision costs for proposed development within the non-contiguous portions of the Developing Urban and the Reserve areas relative to costs in the Established Urban area.
- 3) Examine use of incentives for development within the existing public services areas, such as modifying utility connection fees and graduated system expansion charges.
- 4) Conduct annual monitoring/evaluation of public services levels and impacts of growth on service levels.
- 5) Require compliance with an approved performance schedule for development requests as a condition of approval.

2. WATER MANAGEMENT

The Goal is efficient water management and use.

Policy a

Measures shall be adopted to discourage wasteful water use, such as extensive landscape-water runoff to uncultivated areas.

Possible Techniques

- 1) Enforce landscaping and irrigation requirements of the City and County.
- 2) Design parks over 20 acres to include vegetation with low water requirements.
- 3) Study the costs, benefits, and impacts of adjusting water rates to encourage conservation.
- 4) Revise City and County development regulations to encourage or require recycling and conservation devices in new development.
- 5) Require water conservation devices in new construction.

Policy b



Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

Possible Techniques

- 1) Utilize on-site water detention and infiltration facilities in new development where feasible.
- 2) Certify compliance with detailed storm run off plans for new development.
- 3) Require regular maintenance and removal of sediment and debris from surface water retention and infiltration facilities.
- 4) Certify compliance with seeding, planting, and/or rip-rap drainage ordinance guidelines.
- 5) Ensure easements and rights-of-way follow drainage ordinance guidelines.
- 6) Minimize impervious cover in new development.

MONITORING AND IMPLEMENTATION

Every plan must have a means for denoting both its accomplishments and shortcomings, thus providing a measure by which future actions can be undertaken. Priority measures that must follow the Plan's adoption are identified here. Crucial ordinances and policy changes that facilitate implementation are outlined as are the sources of data which can be employed to monitor the Plan's progress, and help set the planning agenda for local government. A discussion of interjurisdictional coordination issues and Plan amendment procedures are included as well.

A. KEY ORDINANCE AND POLICY MODIFICATIONS

- Open Space acquisition - investigate alternative funding mechanisms for open space such as stronger open space dedication ordinance provisions, general obligation bonds, or sales tax.
- Park Planning and Development Guidelines - investigate density bonuses or other incentives to promote park dedication, linkages or facilities.
- Environmental Standards - review existing City and County development regulations protecting environmental resources and devise standards to improve and maintain those resources.
- Transit Improvements - revise development regulations to promote transit capital improvements: investigate use of an impact fee to fund park-and-ride lots.
- City Zoning Code - review to include:
 - a) site plan requirements and development standards to reduce the need for SU-1 zoning;
 - b) standards which minimize environmental damage to any portion of the Open Space network permitted to develop;
 - c) development requirements and review criteria and processes which avoid needless environmental alterations and degradation;
 - d) standards to ensure protection of cultural and historic resources by the possible development and application of a model Archaeological Preservation and Management overlay zone.

Albuquerque/Bernalillo County Comprehensive Plan

- Bernalillo County Comprehensive Zoning Ordinance - review to enact:
 - a) adequate development/performance standards which protect Rural and Semi-Rural areas natural and cultural resources;
 - b) appropriate standards and zoning for Planned Communities;
 - c) requirements for the location of noise-producing and noise-sensitive land uses;
 - d) requirements regarding the definition of and the zoning for residential care facilities;
 - e) protection of cultural and historic resources by the possible development and application of a model Archaeological Preservation and Management overlay zone.

C. PRIMARY PLANNING PRIORITIES

After adopting this new Plan (1988, as subsequently amended) by Albuquerque and Bernalillo County's elected officials, there are several analyses which should be initiated. The priority analyses are:

- Density distribution- identify appropriate large subareas for analysis of whether the gross residential density of the area is consistent with the policies of this Plan. Water pressure zones, Plan development areas, and Census Tract boundaries are relevant for this purpose. (Appendix E)
- Activity Centers Implementation Plan - an areawide analysis of existing conditions, land use, zoning, environmental features, and infrastructure capacity will provide the criteria for locating and developing Activity Centers. The criteria will determine uses, activities, size, spacing, and design requirements;
- Open Space and Outdoor Recreation Management Plan - analyze resource and use limitations for portions of the Open Space network that are not publicly owned. The study will verify acquisition priority (in accordance with the existing acquisition/priority list), recommend preservation techniques for protected areas, and assess development impacts upon the remainder of the network;
- Sub-areas planning - prioritize sub area planning needs, opportunities, and Comprehensive Plan policies and goals implementation. Relate sub-area boundaries to infrastructure and drainage provisions.

Each planning project should be guided by a work program identifying tasks, personnel, requirements, and coordination needs. The work program should begin after the Plan's adoption.

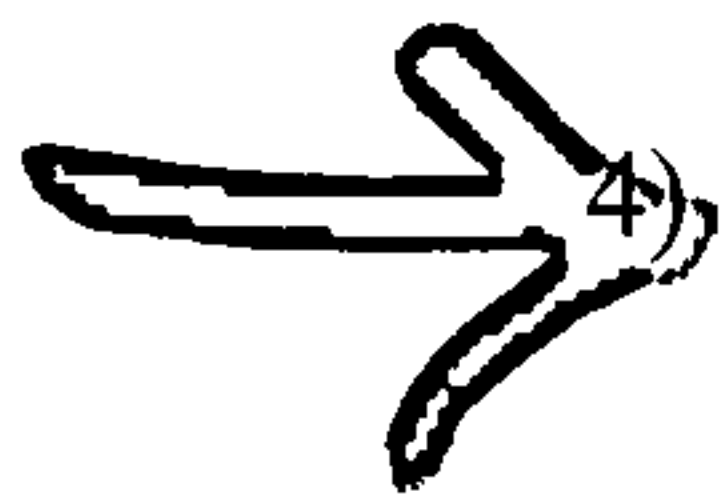
Policy c



Existing water rights shall be protected and new rights acquired if necessary to accommodate increasing population needs.

Possible Techniques

- 1) Examine use of agreements to transfer vested water rights to the City when agriculture lands are retired to a different use.
- 2) Coordinate water management efforts within the state.
- 3) Oppose inter-basin transfers of water and water rights which reduce water availability to Bernalillo County.



- 4) Investigate City acquisition of water rights associated with annexed properties.

3. ENERGY MANAGEMENT

The Goal is to maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources.

Policy a

Use of energy management techniques shall be encouraged.

Possible Techniques

- 1) Increase public awareness about the importance of energy conservation and demonstrate cost-effective and efficient applications of energy management techniques in local government operations and buildings.
- 2) Offer financial or regulatory incentives to developers for meeting building energy performance standards in new construction.
- 3) Apply energy planning techniques and develop an annual energy budget report which would forecast local demand for, and supply of, conventional energy commodities, and which would recommend actions if supply and demand are not balanced. Coordinate with local utilities.
- 4) Encourage energy audits and energy disclosure reports or ratings for residential buildings at the time of sale.
- 5) Investigate financing sources for a low income family home weatherization program.
- 6) Advocate adoption of appliance efficiency standards.
- 7) Encourage lower winter and higher summer building temperatures and adopt lower maximum lighting levels for signs and stores.
- 8) Promote the use of variable electric rates that reflect periods of peak demand; encourage peak-limiting devices and scheduling of major energy-consuming equipment to coincide with off-peak periods.
- 9) Promote the use of single metering for apartments in an equitable manner.
- 10) Promote public awards programs for energy management efforts.
- 11) Certify compliance with the Life Cycle Cost Analysis Ordinance which applies to all municipal structures built which consume energy.
- 12) Convert street lights to the most efficient lighting method.

4. TRANSPORTATION AND TRANSIT

The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy a

The following Table presents ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section. Each corridor will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

Possible Techniques

- 1) Provide adequate right-of-way and street capacity to meet mobility and access needs.
- 2) Balance the street system by encouraging bicycling, walking, and use of mass transit in and between the Activity Centers.
- 3) Provide high occupancy vehicle lanes on freeways and along heavily travelled arterial streets.

Possible Techniques for Implementing Corridors

- 4) Review the Zoning and other Ordinances for revisions necessary to facilitate private land use development and redevelopment of mixed-use concentrations of housing and employment that supports transit and pedestrian activity.
- 5) Develop prototype plans and integrating mechanisms that illustrate details of ideal land use, site design, neighborhood interface, public right-of-way features, etc. for each type of corridor as defined by Comprehensive Plan policy.
- 6) Form an inter-agency team to devise ways of evaluating private land use intensity change corridor by corridor, which must occur for the City to rebuild arterial streets with Major Transit or Enhanced Transit characteristics.
- 7) In cooperation with the private sector, develop a balanced program of regulations and incentives designed to attract more jobs near housing concentrations, to target growth to corridors by priority, and to encourage and support Business Improvement Districts in those most committed to achieving the characteristics identified in the above corridors policies.

Table 11 Policy a. CORRIDOR POLICIES

Street Design				
Policy Objective	Express	Major Transit	Enhanced Transit	Arterial
Access Control	limited access	full access	some access control	some access control
Peak Hour/LOS/Auto	LOS D or better	LOS D or better. The City may permit a lower LOS at an intersection by substituting transit improvements for auto improvements. A developer may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation, in place of auto based improvements in order to mitigate traffic impacts of a development	LOS D or better. The City may permit a lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements. A developer may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation, in place of auto based improvements in order to mitigate traffic impacts of a development.	LOS D or better
Travel Speed	45-55 mph	30-35 mph	35-45 mph	35-45 mph
Signalized Intersections	decel lanes;right turn lanes	transit/emergency vehicle signal preemption; selected lanes for transit, selected right turn lanes	transit/emergency vehicle signal preemption; selected lanes for transit, some right turn lanes	some decel lanes,some right turn lanes
Transit in Outside Lane	shared with auto	dedication of lane concurrent with transit level of service requirement	generally shared with auto, but with exceptions to facilitate transit movement through intersections	shared with auto
On-Street Parking	no	Permissible on case-by-case basis	Permissible on case-by-case basis	Permissible on case-by-case basis
Pedestrian Circulation	pedestrian connections required from development to transit stops and between adjacent developments	maximize pedestrian connections to transit stops, between adjacent developments, and across the street	maximize pedestrian connections to transit stops and between adjacent developments	pedestrian connections required from development to transit stops and between adjacent developments
Sidewalk	trail or sidewalk, minimum 6 feet wide	12 foot wide sidewalk, as little as 6 feet where there are unalterable constraints	6-8 foot wide sidewalk	6 foot wide sidewalk
Sidewalk Setback	8 feet minimum unless right-of-way constrained	4 feet minimum, may be reduced if wider sidewalk is desirable or should be increased with sufficient right-of-way	4 feet minimum, may be reduced if wider sidewalk is desirable or should be increased with sufficient right-of-way	4 feet minimum, should be increased with sufficient right-of-way
Bicycle Circulation	trail preferred; bike lanes possible	alternate routing or bikes, if possible	based on bike plan	based on bike plan

Transit Service				
Policy Objective	Express	Major Transit	Enhanced Transit	Arterial
Bus Service Type	Express rush hour service	Local, some express	Some local, mostly express	Local, some express
Frequencies:Peak Hour	20-30 minutes	5-10 minutes	5-15 minutes local; 15-30 minutes express	15-30 minutes
Frequencies:Off Peak Hour	Express service	10 minutes maximum, except late evening hours	15-30 minutes local; 60 minutes express	20-45 minutes
Target Service Hours	Approximately 6 am to 9 pm	Approximately 5 am to midnight	Approximately 5 am to midnight	Approximately 6 am to 9 pm
Route & Service Commitment	Long term capital commitment	Long term capital commitment	Long term capital commitment	Flexible
Stations/Stops (Capital Commitment)	Enhanced bus stops at activity nodes; park-n-ride with enhanced stops; bus bays	Varies; amenity based on adjacent uses	Weather-protected bus stops	Weather-protected bus stops at select locations
High Capacity Service (community-wide high capacity study)	Not anticipated	Future service possible	Future service possible	Not anticipated

Development Form				
Policy Objective	Express	Major Transit	Enhanced Transit	Arterial
Building Access from Street	Flexible	Provide major entrance from street	Provide an entrance from street	Flexible
Building Setback	Based on zoning ordinance	Minimum setback; setback to provide landscaping or pedestrian activity areas only	Minimum setback, setback to provide landscaping or pedestrian activity areas only	Based on zoning ordinance
Parking Location	Flexible	Separated from the street by the building	Separated from the street by the building or to the side of the building	Flexible
Parking Reductions	10% allowed if transit stop available; shared parking allowed	10% mandatory and up to 25% encouraged; shared parking encouraged	10-20% encouraged; shared parking encouraged	10% encouraged if transit stop available; shared parking allowed
Employment Density Targets for New Development	Flexible	Floor area ratio of 1.0 - 2.0	Floor area ratio of 0.5-1.5	Flexible
Housing Density Targets for New Development	5-12 du/acres (net)	10-35 du/acre (net)	7-30 du/acre (net)	5-20 du/acre (net)
Modal Hierarchy	Autos Transit Bikes Pedestrians	Transit Pedestrians Autos Bikes	Transit & Autos Pedestrians Bikes	Various accommodations of modal needs

NOTE: Not all the above objectives will be implemented throughout the system due to such constraints as right-of-way width, costs of acquisition etc.

- 8) Review all development standards and ordinances and identify obstacles to achieving the pedestrian and transit orientation necessary in transit corridors; develop modifications which facilitate walking and transit use in areas of suitable land use.
- 9) Identify all funding mechanisms — e.g. Capital Improvement Programs, Metropolitan Transportation Program, Metropolitan Redevelopment Area funds, a development impact fee system — and their potential as implementation tools and incentives for development of corridors, by priority.

Policy b

The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

Policy c

In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.


Policy d

The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

Policy e

The architecture of bridge structures, landscaping, planting and public art shall be incorporated into interstate highway engineering designs in cooperation with the State of New Mexico.

Policy g

-  **Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.**

Possible Techniques

- 1) Develop a pedestrian improvement plan to include, but not limited to, the identification of candidate auto-free and auto-restricted areas in appropriate parts of Major Activity Centers (Downtown, possibly Uptown) and Community Activity Centers (Old Town, University neighborhoods).
- 2) Conduct pedestrian studies in areas of heavy pedestrian activity to identify improvements needed for safety, efficiency, capacity, and amenity.
- 3) Construct pedestrian improvements identified in the pedestrian plan. Finance through assessment districts, Tax Increment Financing, and Community Development Block Grants.
- 4) Achieve by subdivision review and by acquisition of rights-of-way.
- 5) Certify compliance with the setback provision of the Sidewalk Ordinance in subdivisions with traditional design orientation.
- 6) Coordinate with City/County Public Works and Parks and Recreation planning.
- 7) Establish fringe parking around pedestrian-oriented areas.
- 8) Encourage home delivery service.
- 9) Improve design provisions and other requirements for barrier-free construction design for the elderly and handicapped.

Policy h

A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among Activity Centers shall be constructed and promoted.

Possible Techniques

- 1) Implement Bikeway Network with Bikeway Advisory Committee and the annual Transportation Improvement Program
- 2) Coordinate bikeway construction and street improvements; finance through Capital Implementation Program, Federal funding and other available resources.
- 3) Require new subdivision and planned unit developments to dedicate rights-of-way for bikeways, separate from streets where appropriate.
- 4) Require commercial and service centers to make provisions for bicycle access and parking and encourage businesses to support employee use of the bicycle network.
- 5) Incorporate bikeways into the arroyo trail system.
- 6) Provide separation for bikeways and pedestrianways where feasible.
- 7) Provide permanent bike lanes on any new river crossings.
- 8) Assess the feasibility and possible location of an equestrian trail system with an analysis of adjacent land use that will accommodate the boarding of horses.
- 9) Form a City/County trails task force to advise with trail network planning.

Policy i



Street and highway projects shall include paralleling paths and safe crossings for bicycles, pedestrians, and equestrians where appropriate.

Possible Techniques

- 1) Coordinate policy with the Annual Transportation Improvement Program and the Long Range Roadway System Plan, through the urban transportation planning process.
- 2) Certify project consistency with trail plans.


Policy l

In the newly developing areas, a portion of the street system should focus on arterial roads upon which vehicles encounter few stops.

Possible Techniques

- 1) Coordinate policy with the Transportation Improvement Program and the Long Range Roadway System Plan through the urban transportation planning process.
- 2) Involve all pertinent agencies in roadway location studies to specify routes and design.
- 3) Limit access along arterials where appropriate, consider landscaping, buffering and limiting the speed and type of vehicles allowed.


Policy m

 **In rural areas, an all-weather circulation system allowing year-round access to existing and planned development shall be established, with construction standards based on a hierarchy of use. Roads should fit the topography of the area traversed as well as the scale of travel needs.**

Possible Techniques

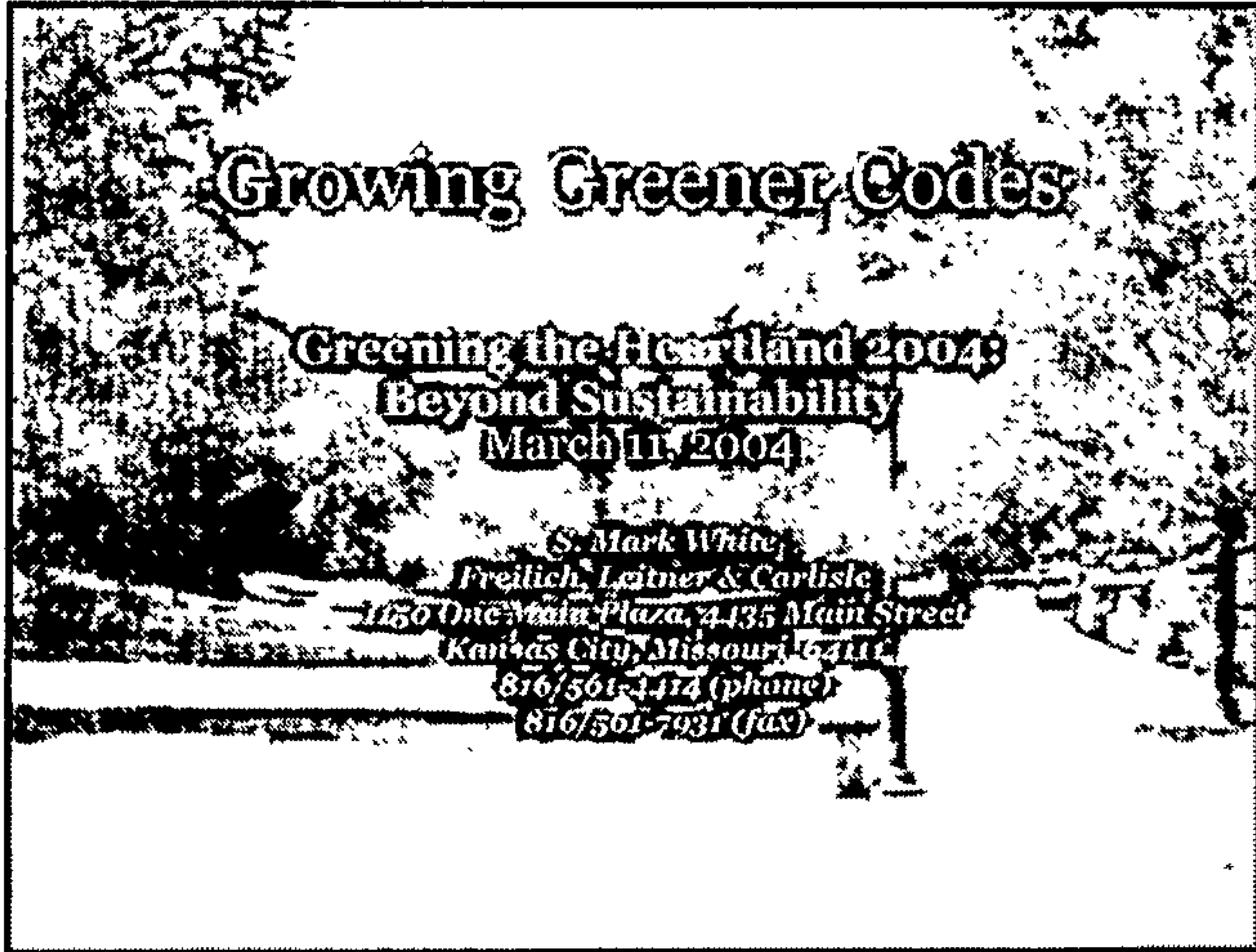
- 1) Use Federal road classification system for Rural Areas.
- 2) Discourage widening of rural roads carrying primarily local traffic.
- 3) Investigate alternate width and shoulder requirements for rural roads.

Policy n

 **Important environmental and cultural resources should continue to be considered in roadway planning, design, and construction to minimize harmful effects and engineering costs of facilities.**

Possible Techniques

- 1) Conduct an environmental analysis and prepare environmental documentation including appropriate mitigation techniques for each major transportation project. These techniques may include public acquisition of additional land.



Introduction


- What does it mean to be green?
- Obstacles to greening
- Green development patterns
- Greening local codes
- Conclusions

What does it mean to be green?

Urban	Rural
Diverse	Monotonous
Efficient	Spawling
Walkable/multi-modal	Auto-dependent
Dense	Thin
Affordable	Expensive

Green does NOT mean ...

- Low density
- Large lots
- Excessive open space
- No pavement
- Expensive design
- Costly infrastructure



Obstacles to Greening

- Neighbors
- Developers
- Financers
- Planners
- Engineers | Public Works | Fire Officials
- Consumers

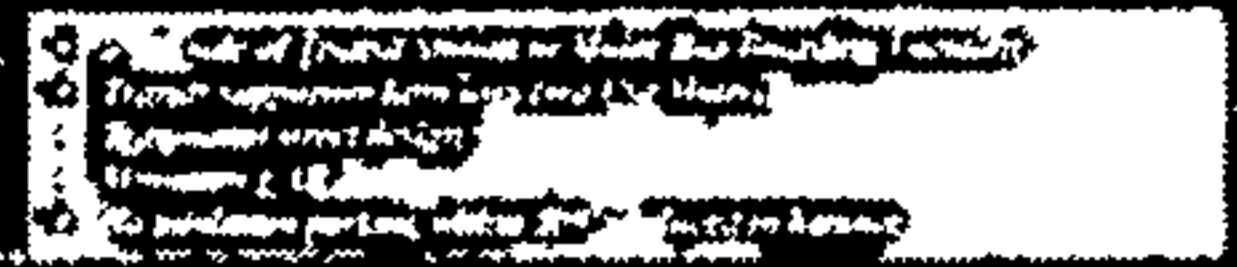
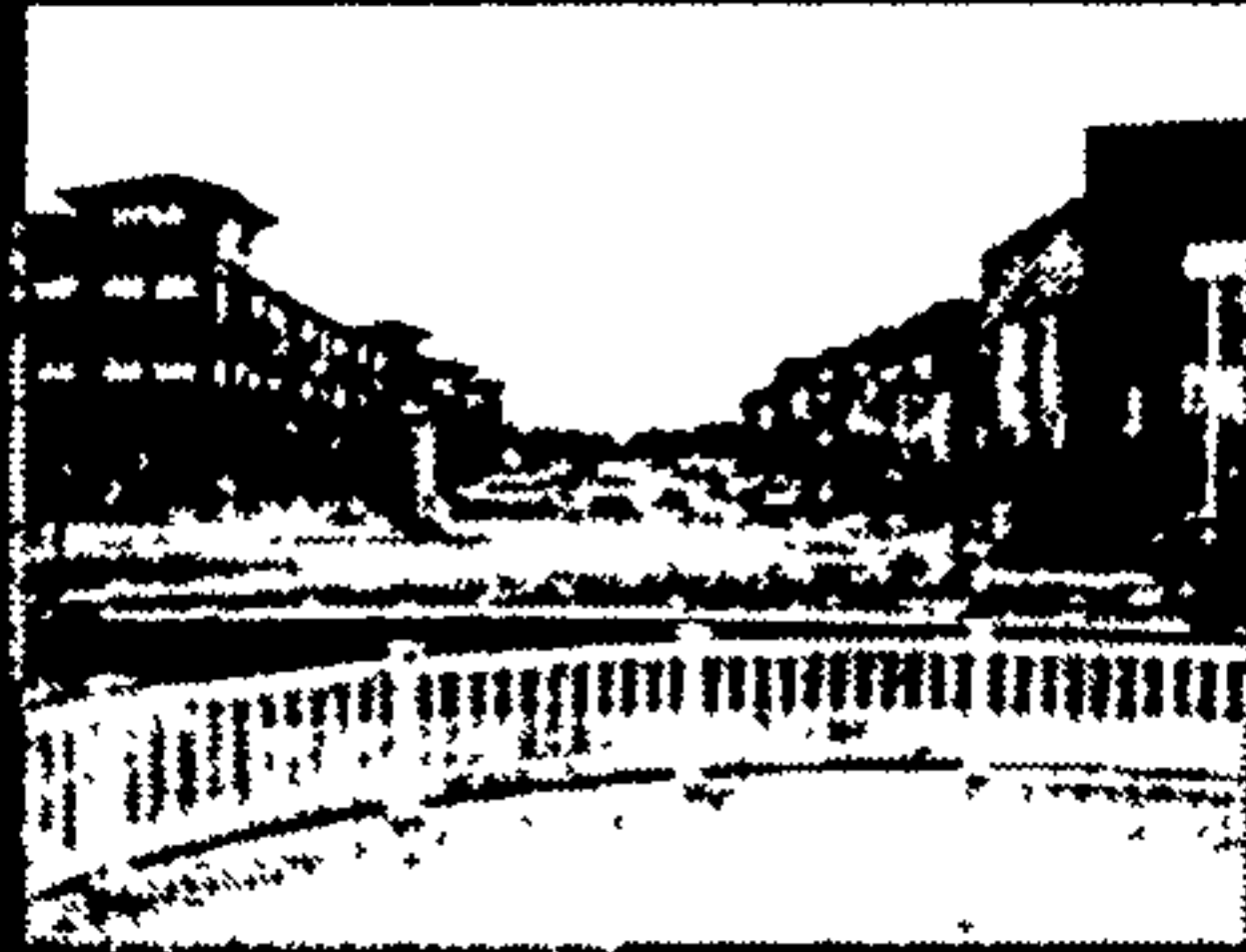
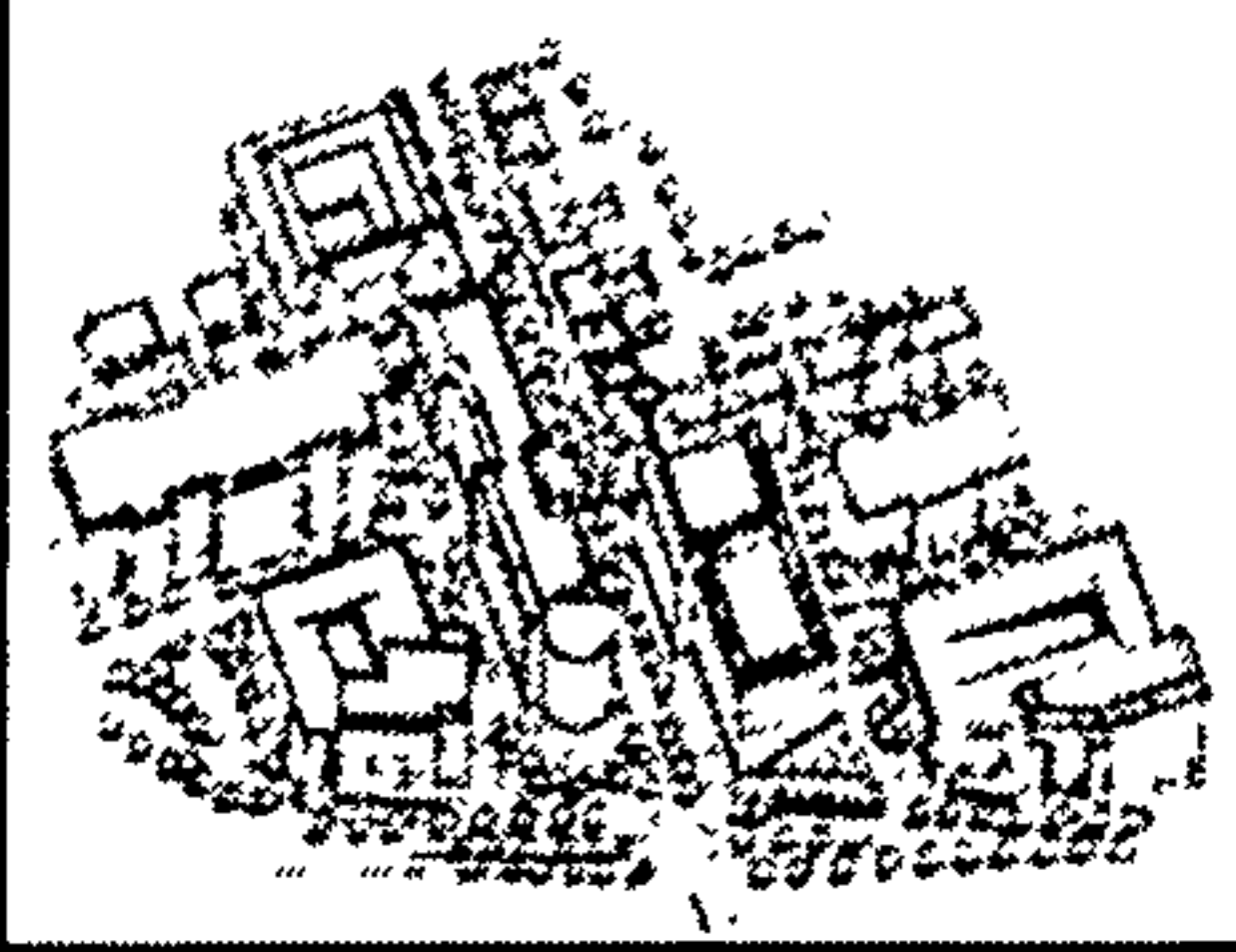
Why be green?

- Environment
- Public health
- Sense of place
- Community
- Diversity
- Transportation
- Energy conservation
- Aesthetics
- Economics
- Infrastructure
- Fiscal
- Profitability




Green development patterns

Transit-oriented development



Greening local codes

Incentives

- Use Patterns
- Density/intensity bonus (substantive)
- Fast-track procedures (procedural)
- Transfer of development rights

Mandates

- Parks | open space | civic spaces
- Tree preservation
- Riparian buffers

Standards

- Parking
- Infrastructure (streets | stormwater management)

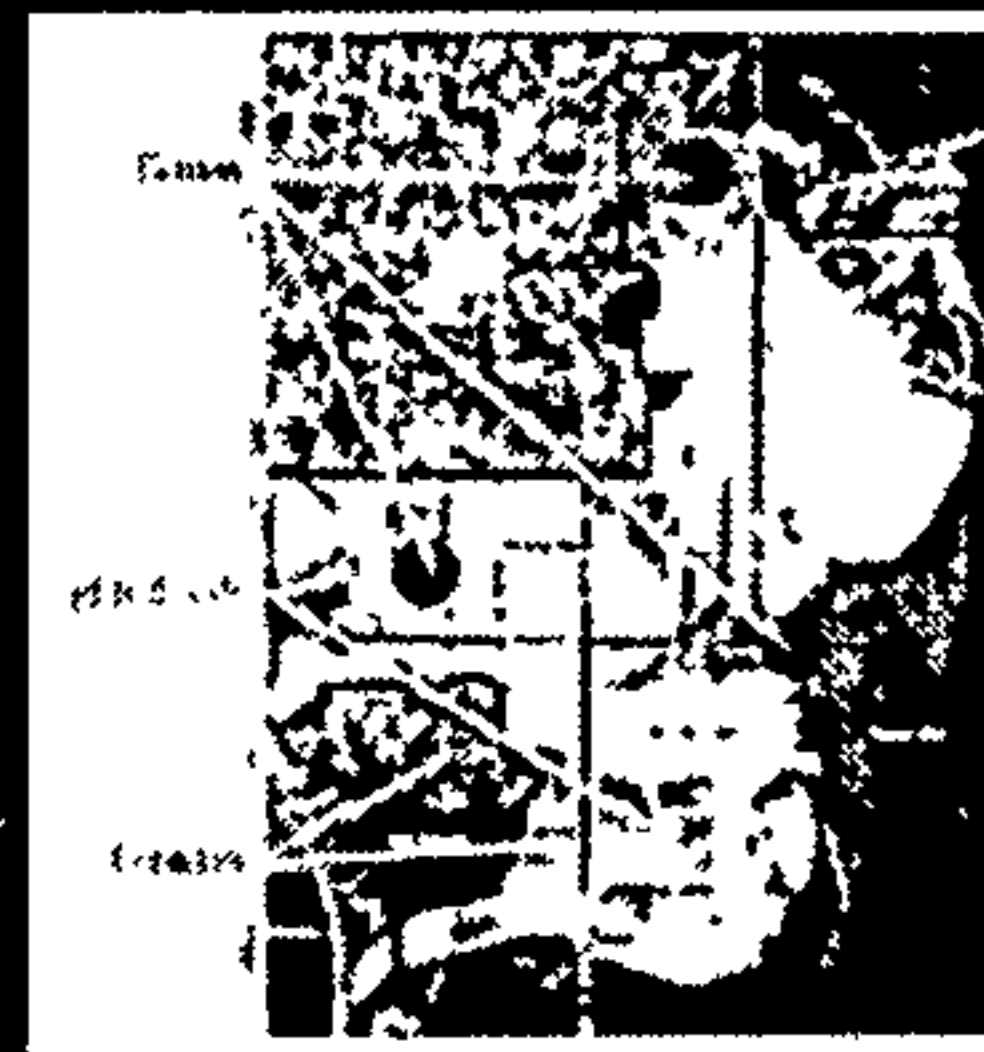
General Drafting Principles

Consistency

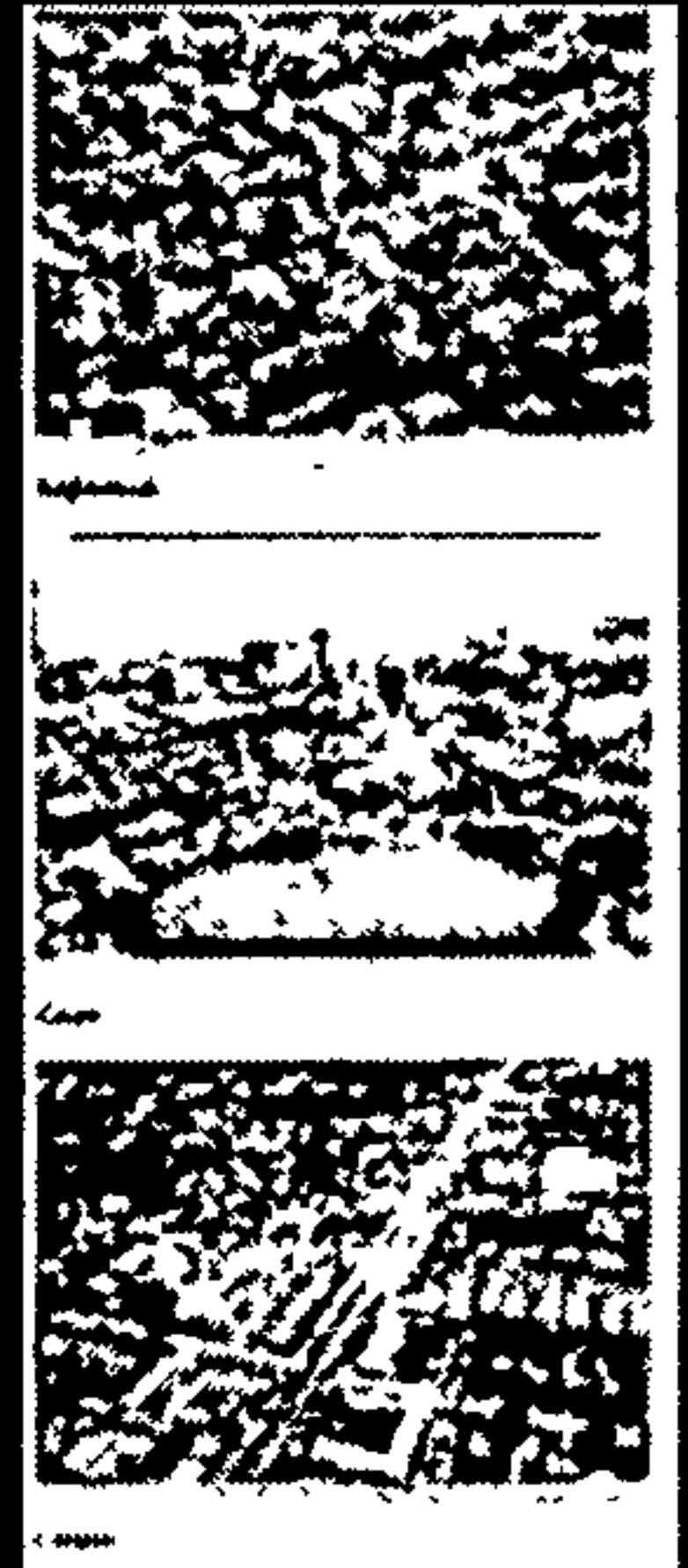
- *“Why have a plan if the local governmental units are free to ignore it at any time?”*

Little v. Board of County Commissioners of Flat Head County, 631 P.2d 1282, 1293 (Mont. 1981); see also *Metzler v. Haysgrove*, 519 So.2d 629, 635 (Fla.App. 1987), rev. denied, 529 So.2d 694 (Fla. 1988) (“In accord [the County’s] argument, that it is not bound by the neighborhood study element of the plan, would render useless the costly and time-consuming processes of formulating a comprehensive plan. Uselessness will not be attributed to legislative acts. [citation omitted]”)

“St. Petersburg has diverse neighborhoods, each with its own unique character and identity.”



Framework



Missouri Consistency

No mandatory consistency

- * plan language controls!!

Unitary view

Rationality

Uniformity

Zoning cannot modify or amend plan

Zoning Regulations

Regulate the use of land

Regulate density & intensity

Provide for transition & compatibility between adjacent properties

Establish efficient growth patterns

patterns for development patterns involving more than one use, master planning, or specific situations. Developments that satisfy these criteria are not subject to zoning (including discretionary SU-1, SU-2 or SU-3 processes).

Section 2.01 Planned Village Development – establishes design guidelines for complete neighborhoods on “Greenfield” (i.e., undeveloped) sites or infill sites consistent with New Urbanism (Traditional Neighborhood Development) principles. These design guidelines have been modified to incorporate the unique typology of Albuquerque. Traditional Neighborhood Developments include both complete neighborhoods in the Partially Developed Areas and beyond, and infill Traditional Neighborhood Developments that are part of existing neighborhoods. Infill Traditional Neighborhood Developments should be located in proximity to complementary areas (e.g., residential-only Traditional Neighborhood Developments within ¼ mile of commercial areas). Infill Traditional Neighborhood Developments must have pedestrian connections to complementary uses. Planned Village Developments include the following:

- a. **Central plaza.**
- b. **Central commercial area within walking distance of residential neighborhoods. Commercial areas feature storefronts with rear parking.**
- c. **Buildings oriented to the public realm.**
- d. **Interconnected pedestrian and traffic streets.**

- e. **Narrow traffic lanes.**
- f. **Short blocks (< 400 feet).**
- g. **Landscaping and xeriscape.**
- h. **Mixed-density residential with higher densities closer to the central plaza.**
- i. **Other mixed uses.**
- j. **Architectural design standards.**
- k. **Schools.**
- l. **Parks and open space.**
- m. **Other.**

Section 2.02 Transit-Oriented Development– establishes guidelines for development served by high-capacity public transportation. Includes the following design features:

- a. **Minimum densities (> 8-12 dwelling units/acre) and intensities (minimum floor area ratio 2.0–2.5 depending on size of tract).**
- b. **Interconnected street systems.**
- c. **Compact area restricted to primary transit-shed (¼ mile) and secondary transit shed (between ¼ . ½ mile) in transit corridors.**
- d. **Commercial buildings oriented to public realm.**
- e. **Landscaping and xeriscape.**
- f. **Architectural design standards.**
- g. **Other.**

Section 2.03

Conservation Subdivision – establishes guidelines for developing areas with unique topographical or environmental constraints. Conservation subdivisions serve a different need than Traditional Neighborhood Developments. They are only permitted where there are unique environmental, natu-

ral, or visual resources that merit protection. They are appropriate where public policy favors minimizing impervious surfaces over promoting pedestrian-friendly streetscapes and mixed uses.

- a. **Narrow streets, no sidewalks required in vicinity of floodplains or other sensitive resources in order to minimize impervious surface.**
- b. **High minimum passive open space requirements (40-50%).**
- c. **Curvilinear streets.**
- d. **Landscaping and xeriscape.**
- e. **Architectural design standards.**
- f. **Other.**

Section 2.04 Commercial Center – establishes guidelines for development of retail and/or employment centers.

- a. **Pedestrian scale.**
- b. **Lineal frontage restricted (e.g., 440 feet – ¼ mile) to avoid unrelieved strip development and one-mile distance between centers.**
- c. **Rear parking.**
- d. **Buildings oriented to public realm.**
- e. **Interconnected street system.**
- f. **Landscaping and xeriscape.**
- g. **Transit and multi-modal oriented development.**
- h. **Potential for higher density residential development.**
- i. **Architectural design standards.**
- j. **Other.**

Section 2.05 Campus – establishes guidelines for unified development of office, industrial, and/or institutional uses.

- a. **Minimum open space required.**
- b. **Landscaping and xeriscape.**
- c. **Meandering trails or pedestrian linkages.**
- d. **Retail/restaurants serving complex permitted.**
- e. **Transit and multi-modal oriented development.**
- f. **Potential for higher density residential development.**
- g. **Architectural design standards.**
- h. **Other.**

11.3.3 Article III: Zoning Districts

Section 3.01 General.

- a. **Purpose.**
- b. **Establishment of districts.**
- c. **Zoning map** – adopted.
- d. **District boundaries** – establishes rules for interpretation.

Section 3.02 Base Zoning Districts.

- a. **Zoning district purpose statements** – establishes central purpose of each district and its relationship to City/County Comprehensive Plan and the Planned Growth Strategy Preferred Alternative.
- b. **Use Regulations.**
 - i. Permitted uses, special exceptions and accessory uses.
 - ii. Permitted use matrix – permitted and special exception uses are designated in the use matrix. Uses in the matrices will be listed as “P” (permitted), “C” (conditional), “A” (permitted as an accessory use), “T” (permitted as a temporary use), or “-” (not permitted). Because the Use Matrix is lengthy, it may be placed in an Appendix.⁶
 - iii. Uses not provided for in zoning district regulations.

- d. **Classification of permitting actions** – classifies permitting actions as legislative (e.g., rezonings), administrative (e.g., variances, appeals, subdivision plats), and ministerial (e.g., building permits, certificates of occupancy).
- e. **Public hearings procedures.**
- f. **Post-decision proceedings.**
- g. **Expiration of development approval.**
- h. **Revocation of permit.**
- i. **Neighborhood meetings** – recites policy to encourage neighborhood meetings prior to filing formal applications for development approval, that a list of issues should be prepared and the hearings restricted to those issues, and provides that parties who refuse to participate cannot request a continuance of hearings.

Section 4.02 Zoning Procedures.

- a. **Zoning amendments** – establishes procedure for processing applications for a zoning text amendment, and rezonings (including Planned Communities).
- b. **Conditional zoning** – authorizes optional rezoning to district permitting only uses by special exception, with only the requested use permitted.
- c. **Special exceptions** – establishes procedure for processing special exceptions, submittal requirements (site plan), and designates agency responsible for approval.
- d. **Site plan review** – establishes applicability of site plan approval requirement (e.g., rezoning/Planned Unit Development, special exception, variance), procedures for processing, and contents of site plan (note: the contents may be placed in an Appendix because they tend to be highly technical). May also apply to procedures for commercial, multifamily, and industrial development even where a rezoning is required. This section would establish a Major Site Plan, including a description of site location, overall density and intensity, general location of uses, environmental constraints, open space, infra-

structure, and so on in order to provide a preliminary assessment of development impacts, for Rank 3 plans (e.g., Sector Development Plans, Neighborhood Development Plans, Redevelopment and Renewal Plans), and a Minor Site Plan procedure for uses permitted as of right that require site plan approval. A Minor Site Plan would be approved administratively, with appeals only to the courts in order to expedite the permitting process.

- e. **Unified Growth Code ministerial permits** – establishes applicability of ministerial permits for uses permitted as of right, as well as special situations such as temporary uses, home occupations, and telecommunications facilities.
 - i. Building permit – establishes relationship between Unified Growth Code and building permit provisions. The Unified Growth Code regulates land use and subdivision, while the building permit regulates building construction pursuant to a preemptive state code.
 - ii. Permits for special situations – fence permit, home occupation permit, sign permit, temporary use permit, telecommunications permit, adult business permit.
 - iii. Certificate of occupancy.

Section 4.03 Subdivision Procedures.

- a. **Purpose** – recites purposes of subdivision regulation including promotion of orderly growth and development; coordination of roads with existing and planned roads and other infrastructure and public facilities including schools; provision of adequate recreation facilities; avoiding congestion and overcrowding; and protection of public health, safety, and general welfare. Achieve development consistent with Article 2 Use Patterns above; namely, Planned Village Development, Transit Oriented Development, Conservation Subdivision, Commercial Center, and Campus.
- b. **Platting requirement** – describes activities subject to subdivision plat filing requirement.

11.3.5 Article V: Development Standards

Section 5.01 Purpose – this section establishes standards for subdivision and site plan applications.

Section 5.02 Adequate Public Facilities Regulations – See Section 1 of this chapter.

a. No application for development approval is approved if it would cause a reduction in adopted level of service. These include:

- i. Planned Communities in Comprehensive Plan Rural and Reserve Areas.
- ii. Plan amendments.
- iii. Preliminary subdivision plats.
- iv. Rezoning.
- v. Site development plans.
- vi. Special exceptions.

b. Exemptions:

- i. Requests for capital improvements in Tiers 1 and 4 consistent with the Planned Growth Strategy Preferred Alternative.
- ii. Applications for development approval in Tiers 1 and 4 consistent with the Planned Growth Strategy Preferred Alternative.

c. Procedures for processing applications for capital improvements – cross-reference sections from Section 1 of this chapter.

d. Procedures for processing applications for development approval.

- i. Submission requirements.
 1. Include requirements for initiating and filing a complete application.
 2. Technical requirements of Development Process Manual should suffice for technical aspects of applications.

ii. Completeness review.

1. Applications must include all required information to be processed.
2. Applications with all required information must be processed.

iii. Determination.

1. Planning Department distributes information to appropriate technical agency.
2. Technical agency submits a recommendation as to whether the application would cause a reduction in adopted level of service based on standards in this Ordinance.
3. Approving agency makes final determination as part of ruling on application.
4. Options.
 - a. Approval where public facilities and services are available at adopted level of service.
 - b. Denial because public facilities and services are not available at adopted level of service.
 - c. Approval subject to deferral of development until public facilities are available and adequate at adopted level of service.
 - d. Approval where a binding Development Agreement provides for funding of public facilities (whether from applicant or external sources) needed to achieve adopted level of service at time that the impact of the development will occur.

e. Effect of determination.

- i. Approval means that facilities are adequate at that stage of approval process.
- ii. Approval subject to deferral of development – does not guarantee that facilities will be subsequently available (i.e., that capacity is reserved) unless availability is guaranteed by a Development Agreement.

Section 5.08

Preservation of Natural Features and Amenities -

This section requires the preservation of valuable natural amenities such as trees, watercourses, indigenous plants, and animal habitats.

Section 5.09

Air Quality Impact Regulations. Revise City Code §

14-16-3-14 to require air quality impact analysis for development in Tiers 2 and 3 - extends air quality analysis requirements to Tiers 2 and 3 regardless of project size thresholds that currently apply.

Section 5.10

Landscaping, Screening, and Buffering -

landscaping and buffering standards for landscaping that will capitalize on the community's character and identity while preserving natural resources and protecting water quality.

These requirements will be applied to all new development, redevelopment, or building expansion projects including streetscape of rights-of-ways.

Section 5.11

Parking, Loading, and Bicycles (includes updated landscaping, flexible (joint use) and pedestrian-oriented standards) -

establishes minimum and maximum parking standards and addresses layout and design.

Section 5.12

Outdoor Storage.

Section 5.13 Impact Fees.

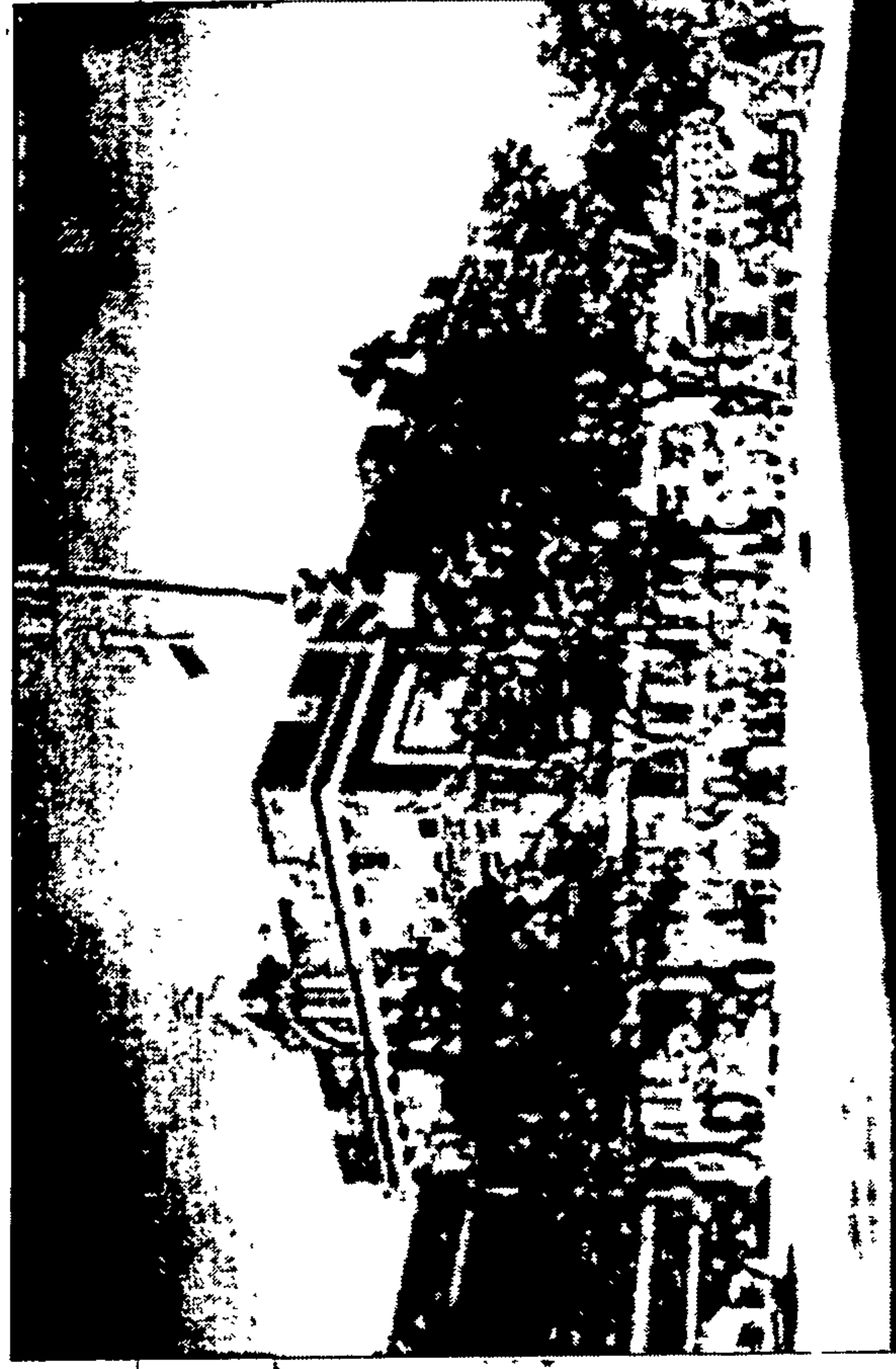
Impact Fees would be charged for three categories of facilities: (1) Local Serving (e.g., Police Area Command), (2) Area Serving (e.g., Albuquerque Police Department Central Office, Communications), and (3) Infrastructure Specific (e.g., collector street, water distribution line). Calculation of Impact Fees would be based upon the Capital Improvements Program within the service tiers that is consistent with the population, housing and employment allocations in the Preferred Alternative. These allocations will be used as the "Land-use Assumptions" for purposes of the Impact Fee statute. Impact Fees are lower in fully developed areas based on the availability of existing capacity, which reduces the actual cost of provide service.

Impact Fees are adjusted based on land-use policies such as:

- Reduced transportation charges for suburban communities with mixed-use centers that include retail, services, higher density housing, and public spaces and services.
- Reduced transportation charges for transit-supportive development (higher floor area ratio with retail, office, or residential uses) in plan approved locations.
- Reduced transportation charges with Transportation Management Organization and employee transit allowance linked to paid parking.
- Reduced water and wastewater Impact Fees for affordable housing on small lots and with few fixtures.

Fees are waived outright in planned approved Centers, Corridors, Employment Areas, Redevelopment Areas, etc. consistent with the Planned Growth Strategy Preferred Alternative.

What the Public Folds US They Wanted



7 Basic Ideas

- **The existing community – neighborhoods, schools and businesses – comes first in vitality and development**
- **Maintain, rehabilitate & improve infrastructure in existing neighborhoods**

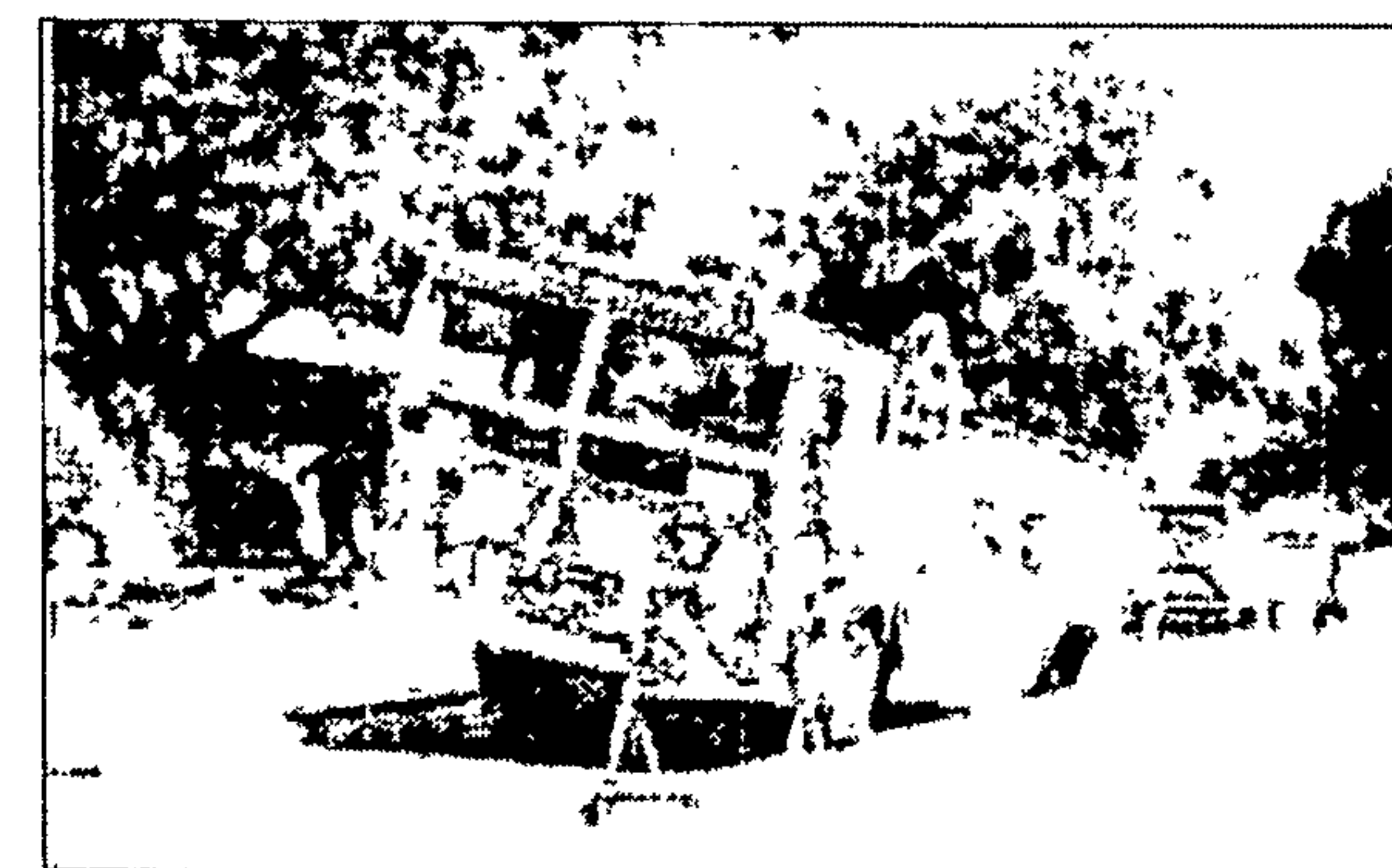
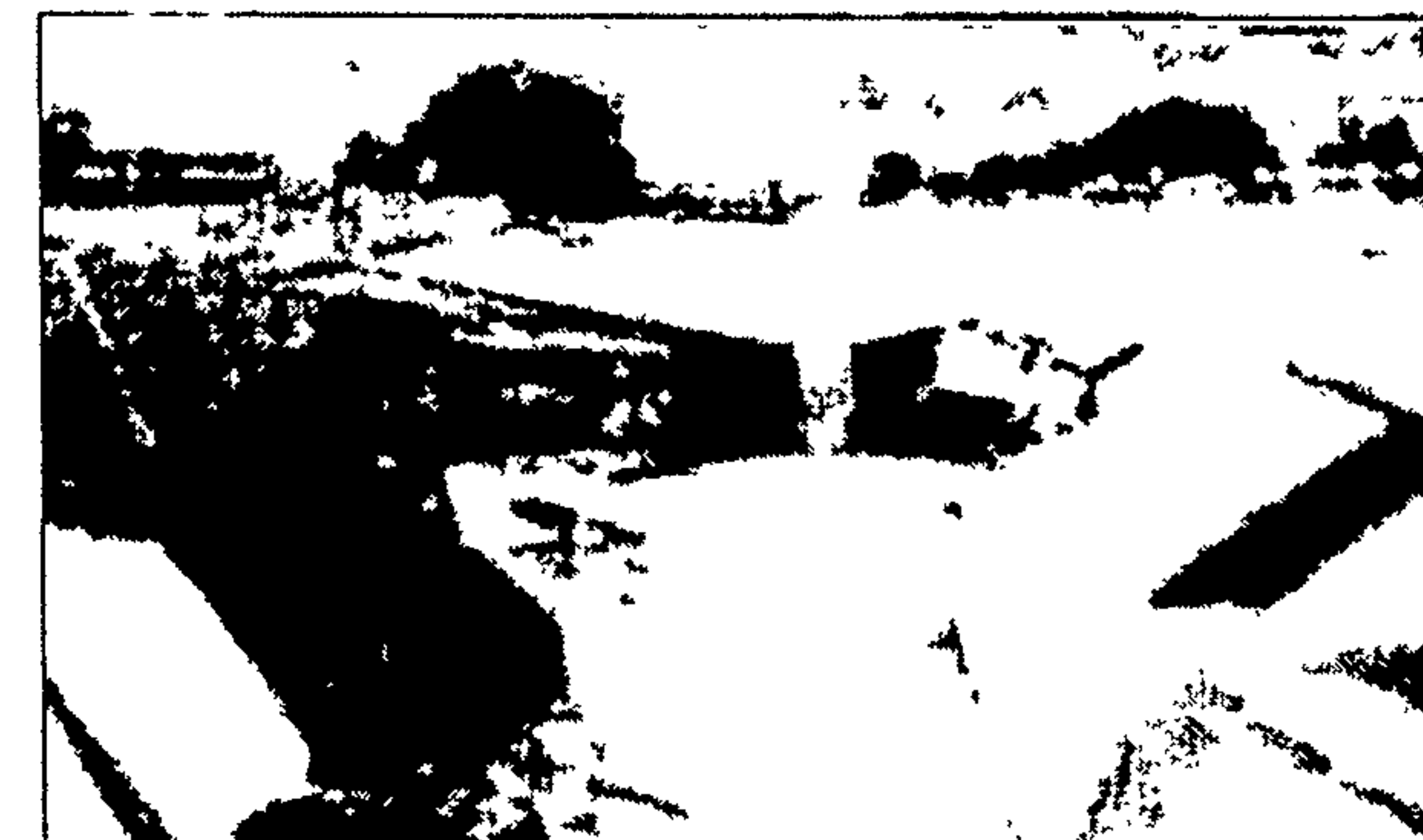
PGS





Rehabilitate and Improve Infrastructure in Existing Neighborhoods

- Back-log of rehabilitation and deficiency needs
 - \$1.9 billion dollars for rehab
 - \$750 million for deficiencies

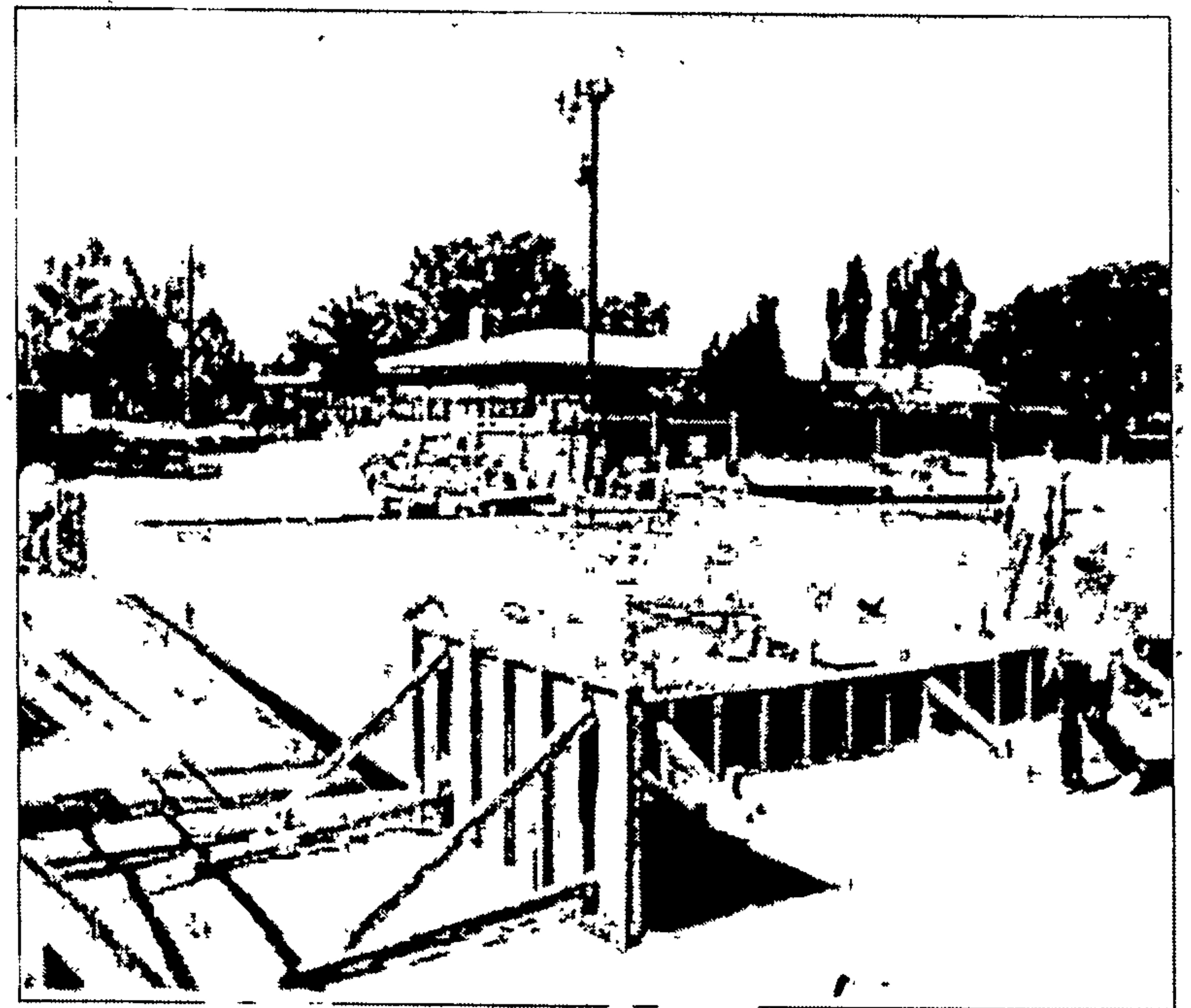


PGS



Implementation through Impact Fees

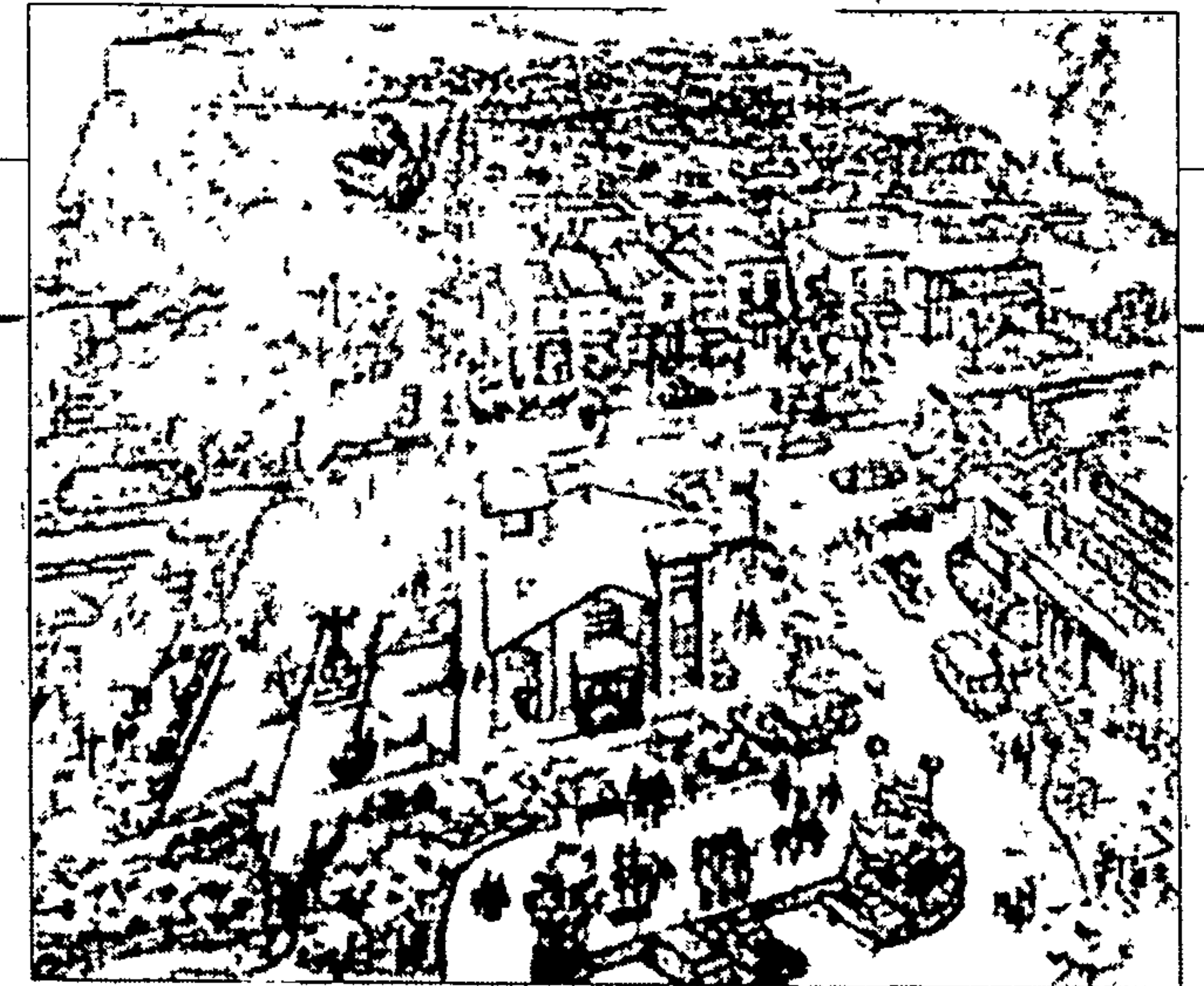
- Charges to developers to build improvements needed to support growth
- Impact fees reflect market, initially set at full marginal cost



PGS



Urban Growth in Unserved Areas



- Development agreements provide urban infrastructure
- Public facilities based “no net expense”
 - Developer guaranteed self-sufficiency in revenues generated to support facilities and infrastructure
 - Operating costs roughly on par with existing locations
 - Sufficient public funding to meet infrastructure and facility rehab and deficiency needs in existing community.
 - Sequenced approvals for housing, jobs, services
 - Existing neighborhoods stable or improving

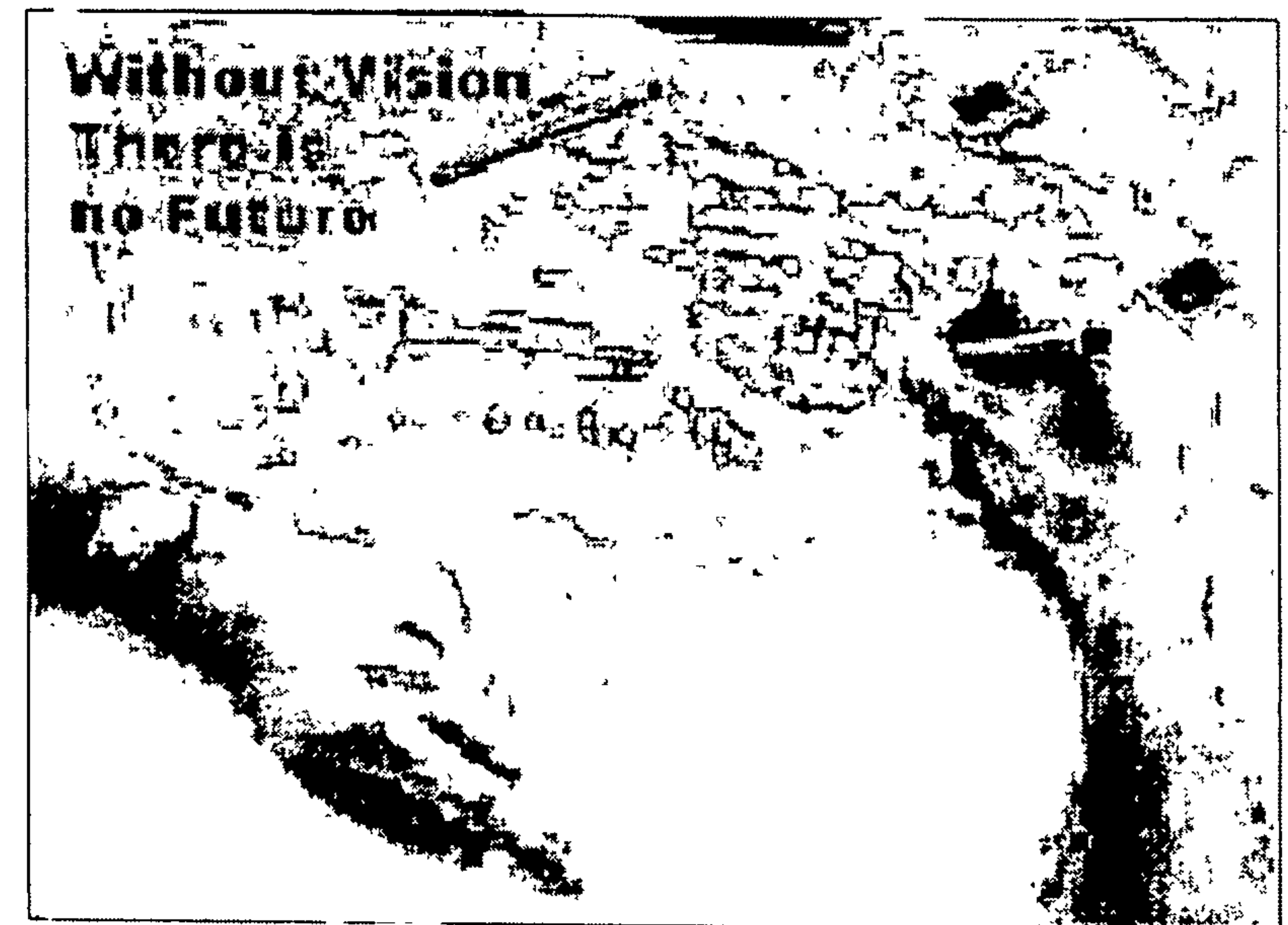
PGS





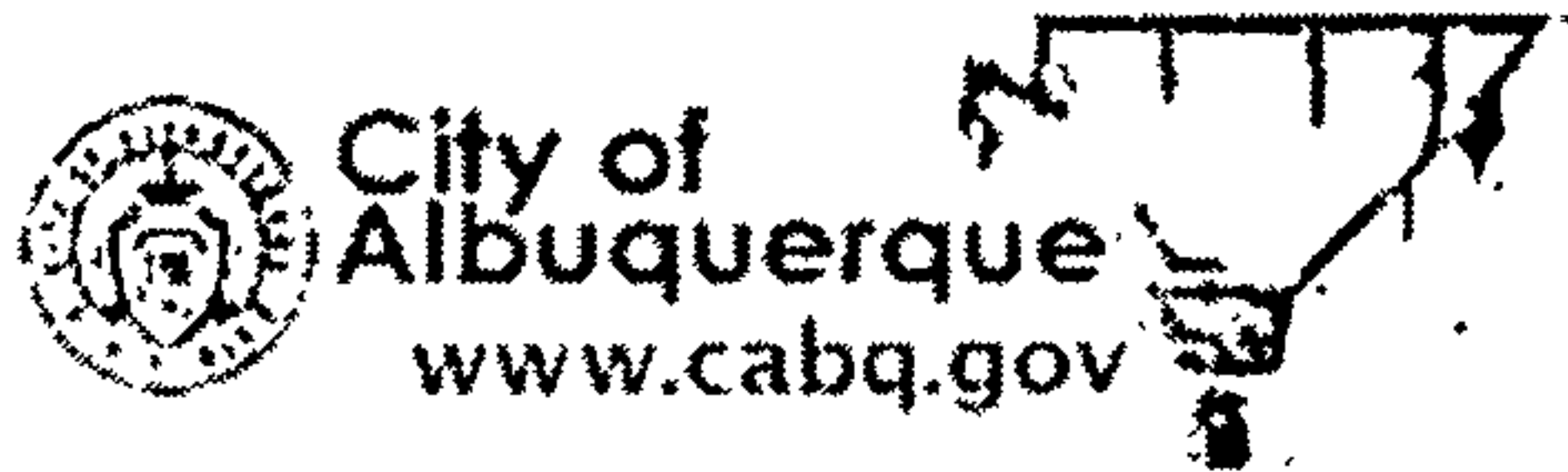
How Does Planned Growth Strategy Involve the Community in Planning for the Future?

- Refine approach at neighborhood, area, corridor & center levels
- Involve key stakeholders
- Implement design standards, incentives, regulatory relief, based on plans



PGS



[City Council Home](#)**About City Council**

[Councilors](#)
[City Council News](#)
[Find Legislation, Meetings, Agendas](#)
[Meetings Schedule](#)
[Reports](#)
[Council District Map](#)
[Neighborhoods](#)
[Frequently Asked Questions](#)

Council Highlights

[4th & Montano Coalition Visioning Report](#)
[Impact Fees](#)
[Proposed Animal Ordinance Economic Forum](#)
[City-County Unification](#)
[Planned Growth Strategy](#)

Contact

Patricia Apt
 Research/Information Systems Specialist
Phone: (505) 768-3100
Email: pmapt@cabq.gov
Address
 Albuquerque/Bernalillo County Government Center
 One Civic Plaza NW
 9th Floor
 Albuquerque, NM 87102

Planned Growth Strategy (PGS)**PGS Adopted Bills**

- [O-04-9, Adopting Land Use Assumptions](#), [pdf, 24k]
- [O-03-132, Adopting an Infrastructure and Growth Plan](#), [pdf, 24k]
- [F/S O-02-39, Adopting Elements of a Planned Growth Strategy](#), [pdf, 84k]
- [F/S R-02-111, Receiving the Planned Growth Strategy \(PGS\) Report](#), [pdf, 480k]

See Also[Impact Fees](#)

[Planned Growth Strategy Implementation Advisory Task Force](#)

PGS Report[PGS Summary Presentation](#) [pdf, 2.2 MB]

The City of Albuquerque and the County of Bernalillo issued a major new study, the Planned Growth Strategy, which has the potential to make important changes for the better in the quality of Albuquerque. This 750-page report is the product of 4 years work by a team of planning, engineering, legal, and finance consultants together with key City and County staff.

The starting point of the work is based on the wise direction given by concerned citizens in two Shared Vision Town Halls. We were guided by seven basic principles:

1. Local government should play a proactive role in managing growth. Growth should not be addressed in a piece-meal and reactive way, but should be guided by a plan based on well-considered principles. The plan should include the phasing and timing of growth by location.
2. The outcome of growth should be community, whether at the fringe or in existing neighborhoods. We should build new neighborhoods at the fringe, not just bedroom suburbs.
3. The existing community—its neighborhoods, school, and businesses—should be the priority in terms of "vitality and development"
4. The infrastructure (streets, water and sewer systems, storm drainage, schools, and other facilities) in existing neighborhoods should be maintained, rehabilitated and the deficiencies corrected as a high priority.
5. Urban growth should be supported in an efficient way. In other words, grow first where urban infrastructure already is in place.
6. Don't just plan – implement.
7. Recommit ourselves to good planning and keep the community involved in carrying out the growth plan.

The Planned Growth Strategy report indicates that these public preferences are being only partially met by current government action and trends of growth.

A critical finding of the study is that many of the "disconnects" between the public's preferences and what actually is taking place are caused by weak or non-existent implementation tools - rather than by inadequate policies, as contained in the City/County Comprehensive Plan and other already adopted legislation.

The major focus of the Planned Growth Strategy is effective implementation. Six chapters address an urban growth land use plan; zoning and design guidelines using Traditional Neighborhood Development principles; financial requirements for infrastructure to address rehabilitation, deficiencies and growth needs;

development impact fees; concurrency approaches to insure that adequate infrastructure and other facilities, including parks and schools, are available to support new development; development and transportation linkages; housing affordability; legally-defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas; joint City–County–APS coordination; regionalism; and so on.

The positive outcomes of implementing the Strategy can include:

- Growth and development are guided to achieve the community's vision for the future.
- Funds are provided to stay current with infrastructure rehabilitation needs and to catch up with the back-log.
- Residents in new homes are served in a timely way with adequate streets parks, schools, and other infrastructure.
It is easier to get to work, school, shopping and recreation.
Walking, biking and transit use increase.
Neighborhoods are built at the urban fringe not just residential subdivisions.
- Older neighborhoods are stabilized and improved so that investments in homes and businesses are protected and increase.
 - The people-resources needed to solve local problems are retained in older neighborhoods.
 - ▶ Positive neighborhood solutions to community problems are encouraged through community based policing, community education, informal helping networks, and renewed local planning efforts.
- The natural environment is protected and incorporated into new developments through design standards.
- Our built environment becomes more attractive and provides a greater sense of neighborhood and southwestern identity.
As a result of all the above, the local economy is stronger and more diversified with more and better paying jobs.
- There is greater public participation in determining the future of the urban area and the neighborhood where you live.

One key concept is that what is built at the urban fringe has a very important impact on existing neighborhoods. Another is that stabilizing and improving conditions in these neighborhoods, principally through the constructive actions of neighbors, is part of over-all urban growth management.

The Planned Growth Strategy can be viewed in two parts:

Part 1 discusses development trends and infrastructure costs.

[Part 1 - Findings Report \(entire report\) \[pdf, 45MB\]](#)

[Chapter 1 - Introduction \[pdf, 3.6MB\]](#)

[Chapter 2 - Development Trends \[pdf, 9.2MB\]](#)

[Chapter 3 - Alternative Scenarios \[pdf, 4.7MB\]](#)

[Chapter 4 - Infrastructure Costs \[pdf, 25.5MB\]](#)

[Chapter 5 - Policy, Regulatory, & Plan Review \[pdf, 1.6MB\]](#)

[Chapter 6 - Benefits of Growth \[pdf, 132k\]](#)

[Chapter 7 - Social & Economic Consequences of Growth \[pdf, 56k\]](#)

Part 2 discusses the process of developing and implementing the Preferred Alternative for Albuquerque's future and describes this future image.

[Part 2 - Preferred Alternative \(entire report\) \[pdf, 5.2MB\]](#)

[Chapter 1 - Introduction & Rationale Part 1 \[pdf, 22.2MB\] and Part 2 \[pdf, 22MB\]](#)

[Chapter 2 - Preferred Alternative - Subarea Definitions \[pdf, 4MB\]](#)

[Chapter 3 - Preferred Alternative Summary \[pdf, 5.7MB\]](#)

[Chapter 4 - Examples of Mixed-Use Redevelopment Projects in Other Cities \[pdf, 300k\]](#)

[Chapter 5 - Level of Service Standards \[pdf, 1.6MB\]](#)

[Chapter 6 - Financial Implementation \[pdf, 235k\]](#)

[Chapter 7 - Planned Growth Regulatory Structure Approaches \[pdf, 288k\]](#)

[Chapter 8 - Combining the Level of Service Standards & Financial Implementation \[pdf, 1.1MB\]](#)

[Chapter 9 - City & County Financial & Planning Requirements \[pdf, 126k\]](#)

[Chapter 10 - Growth Strategy Techniques Used in Other Locations \[pdf, 317k\]](#)

[Chapter 11 - Planned Growth Regulatory Structure Outline \[pdf, 1MB\]](#)

[Shared Vision Reports \[pdf, 2.1MB\]](#)

If you have difficulty opening the files above, right-mouse click on the file and save the file to your hard drive and then open it.

[News](#) | [Calendar](#) | [Contact Us](#) | [Español](#) | [About this Site & Legal Statements](#)

Copyright ©1994-2004 City of Albuquerque. All rights reserved.

Official website for the City of Albuquerque www.cabq.gov

La Cueva Sector Development Plan



City Of Albuquerque
Contracting Agency

Sites Southwest
Chief or Lead Planners



Resource Technology, Inc.
Terry O. Brown, P.E. - Civitas, Inc.
Team

June 2000

LA CUEVA SECTOR DEVELOPMENT PLAN

Application No. 00450-00000-01348

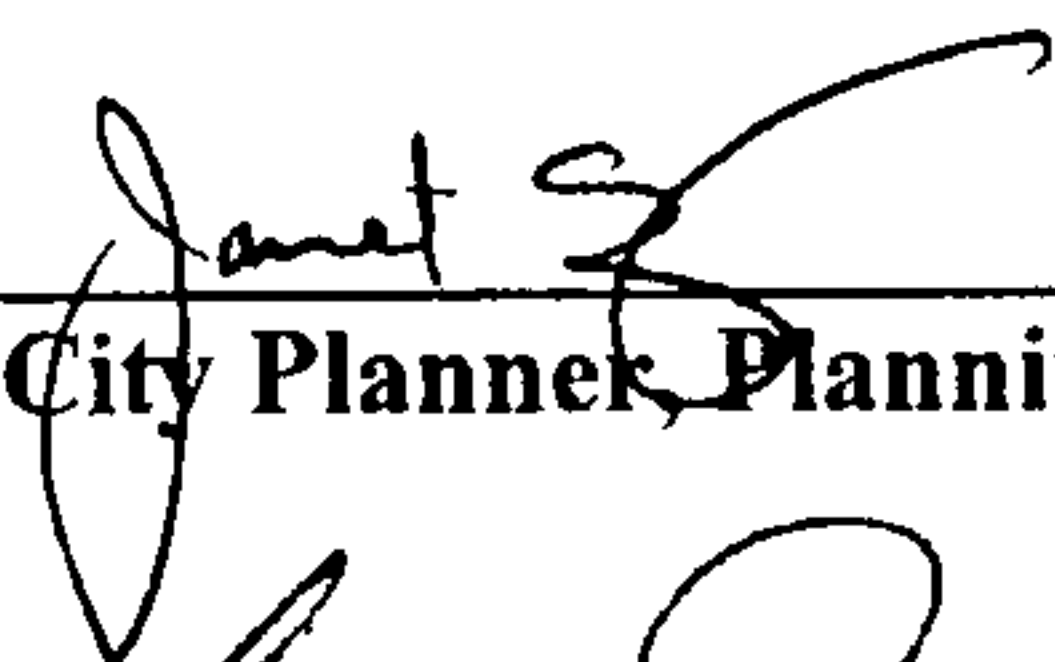
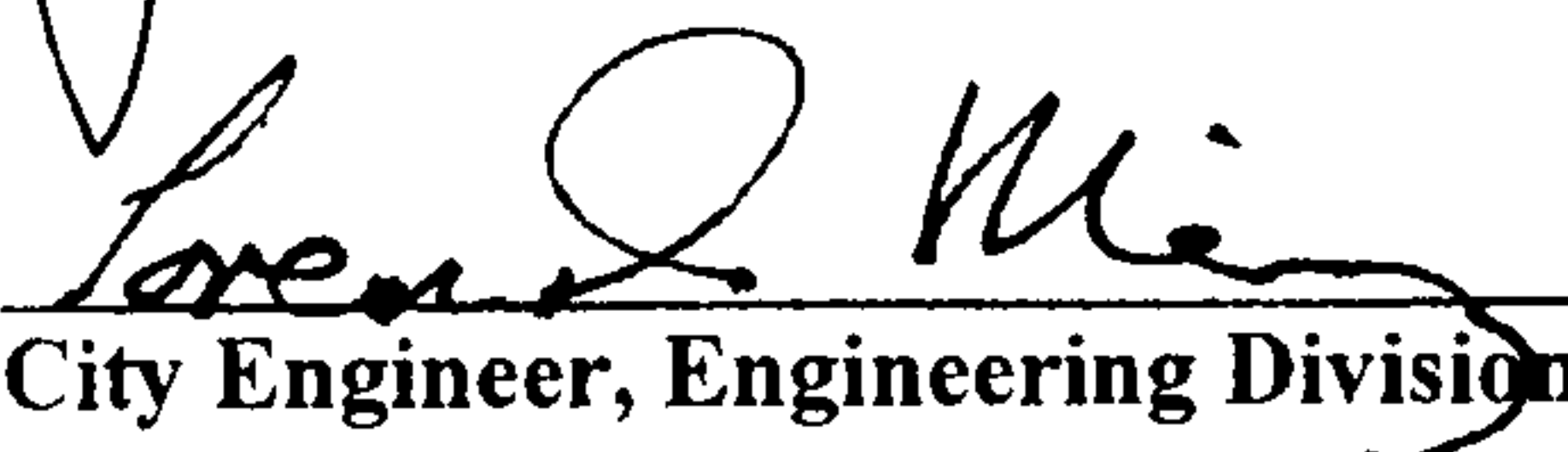

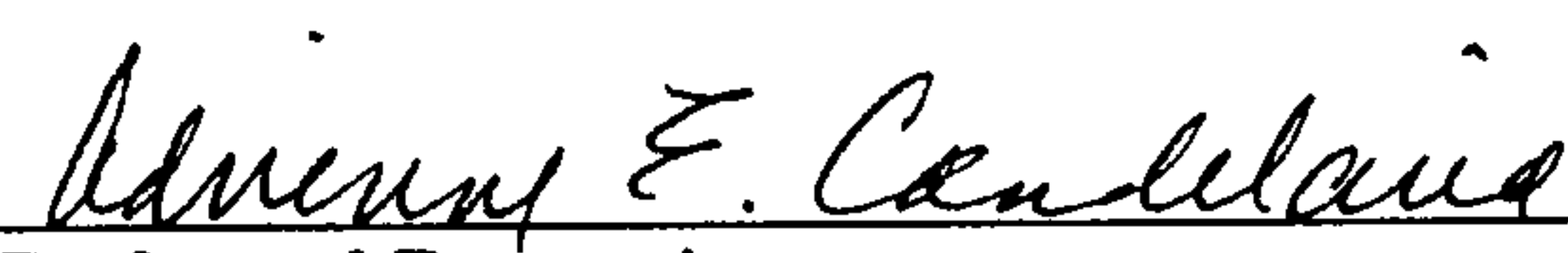
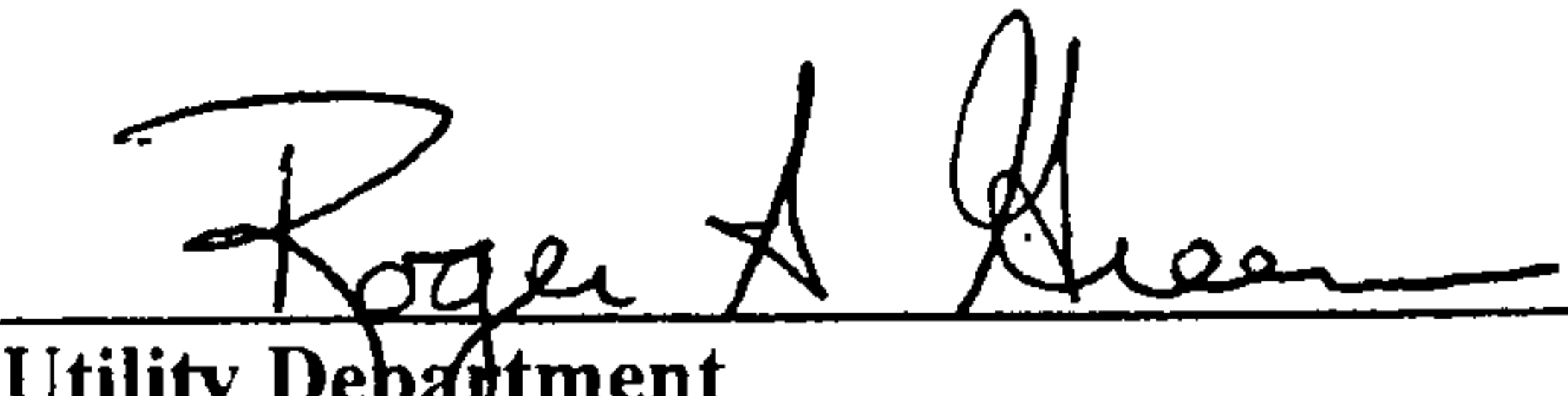
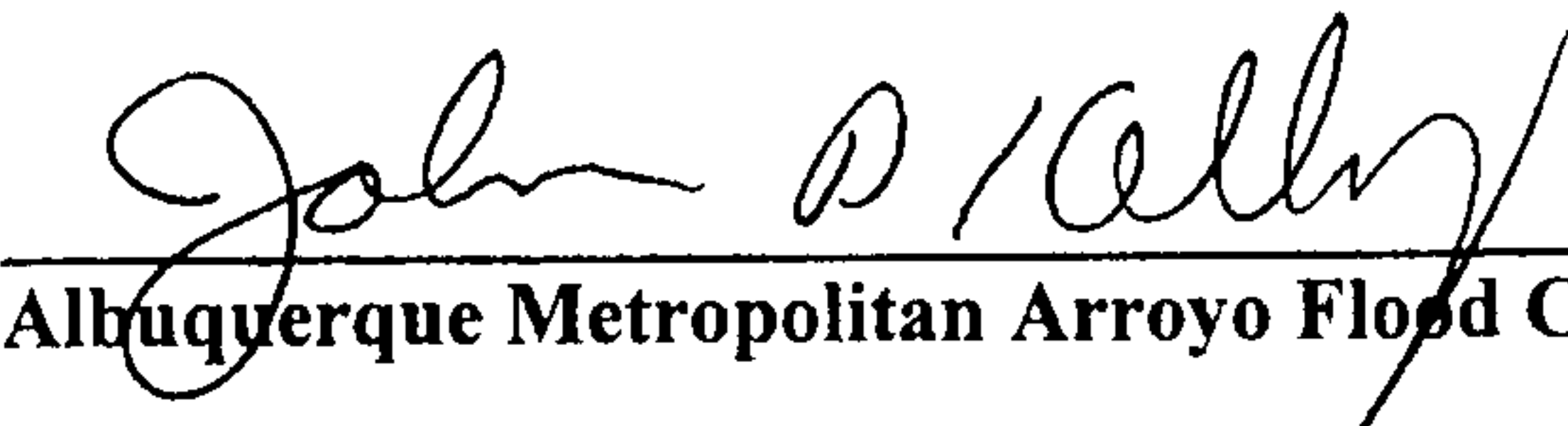
Project No. 1000827

On June 19, 2000, the Environmental Planning Commission recommended and the City Council approved the La Cueva Sector Development Plan as outlined in Council Bill No. R-50, Enactment No. 65-2000. This Sector Plan replaces the La Cueva High School Land Use Guide, which was adopted in 1986.

LA CUEVA SECTOR DEVELOPMENT PLAN

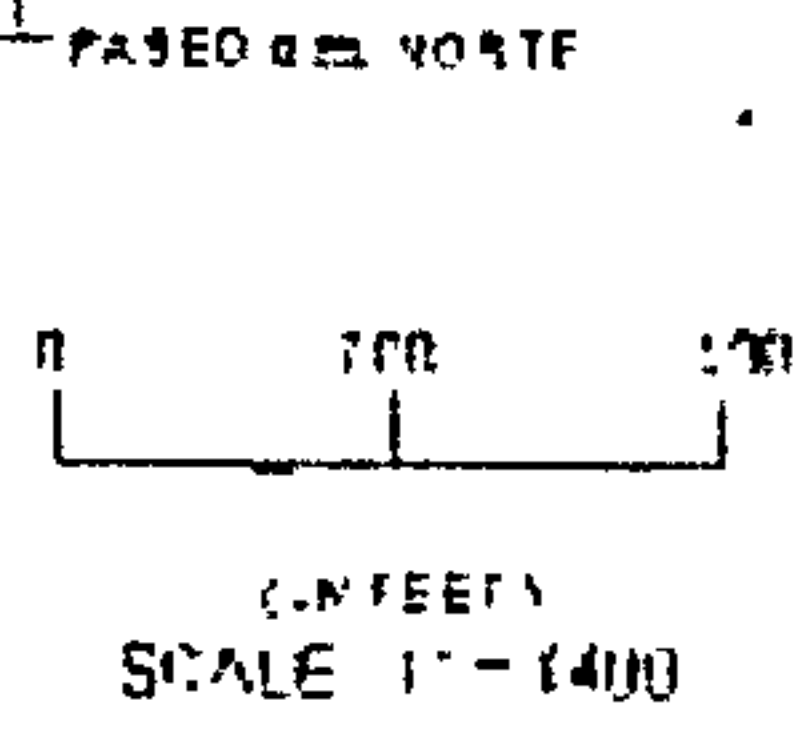
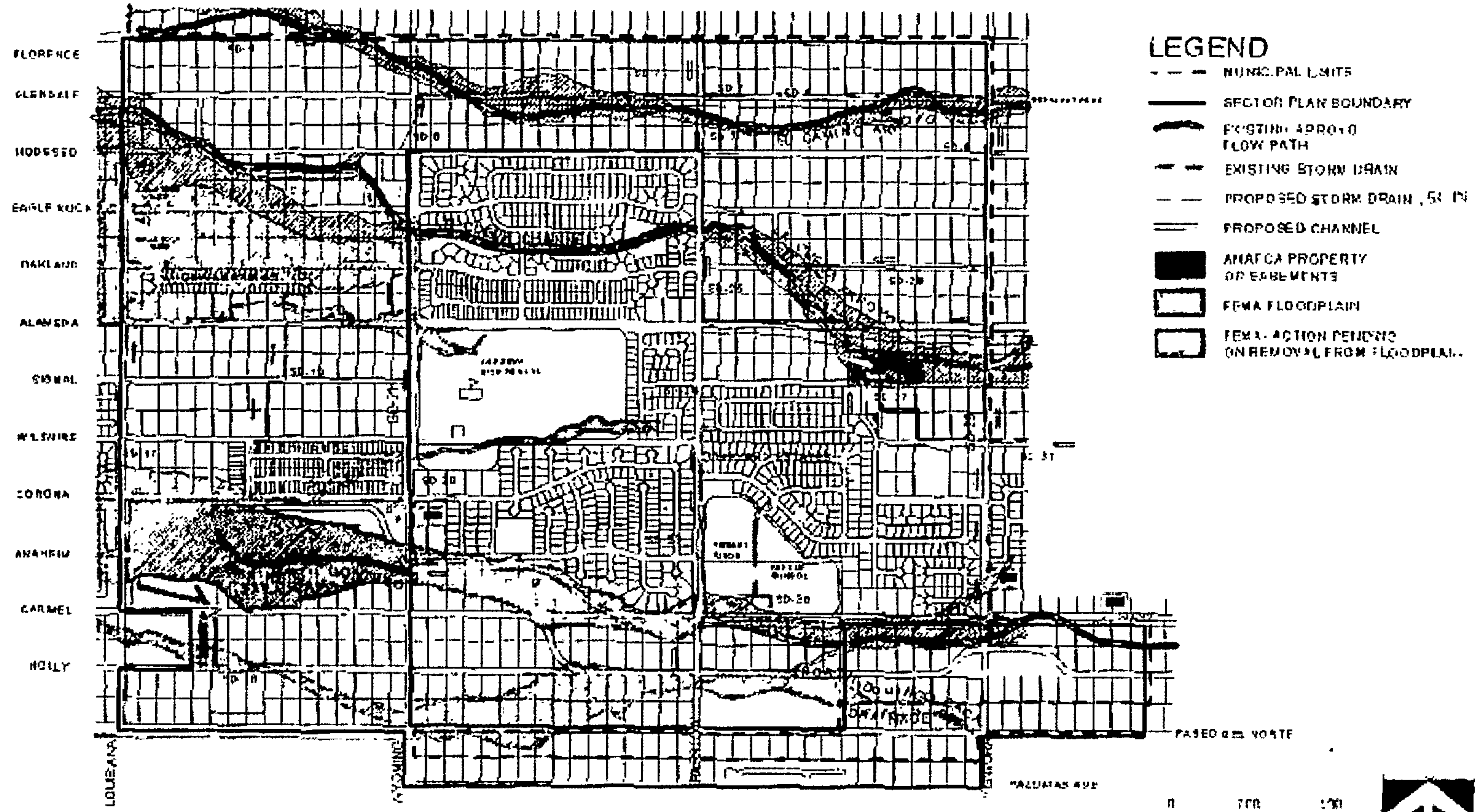
Reviewed by

THE DEVELOPMENT REVIEW BOARD

 _____ City Planner, Planning Division, City of Albuquerque	<u>12/15/00</u> Date
 _____ City Engineer, Engineering Division	<u>10/23/00</u> Date
 _____ Traffic Engineer, Transportation Department	<u>4 Oct 2000</u> Date
 _____ Parks and Recreation	<u>10/23/00</u> Date
 _____ Utility Department	<u>10/4/00</u> Date
 _____ Albuquerque Metropolitan Arroyo Flood Control Authority	<u>12-14-00</u> Date

LA CUEVA SECTOR DEVELOPMENT PLAN

PROPOSED DRAINAGE IMPROVEMENTS



LA CUEVA SECTOR DEVELOPMENT PLAN - ZONING

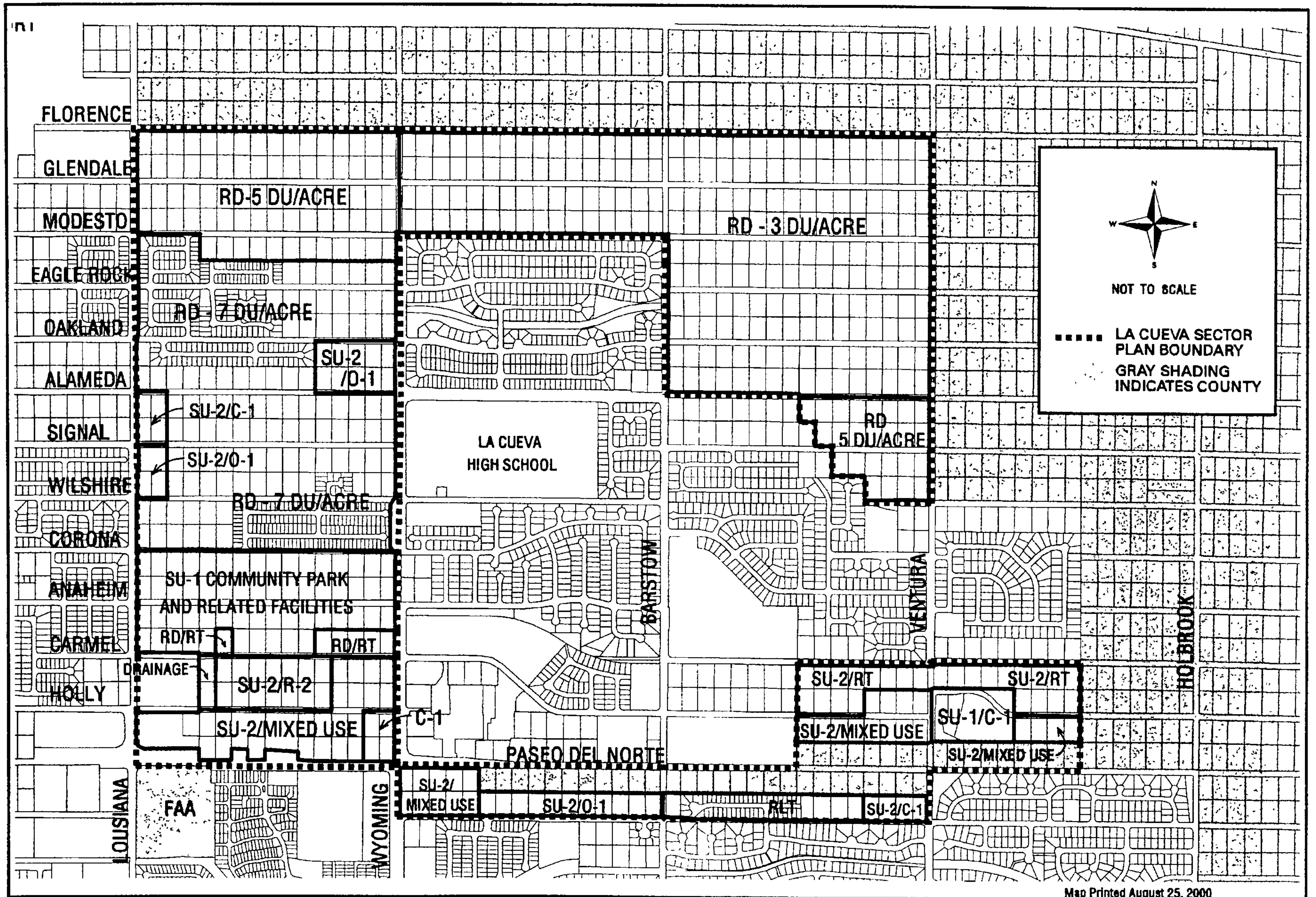


EXHIBIT 12

LA CUEVA SECTOR DEVELOPMENT PLAN

EXISTING FLOODPLAINS

LEGEND

- - - MUNICIPAL LIMITS
- SECTOR PLAN BOUNDARY
- AMAFCA PROPERTY OR EASEMENTS
- EXISTING STORM DRAIN LINES AND CHANNELS
- ▨ FEMA FLOODPLAIN
- ▤ FEMA- ACTION PENDING ON REMOVAL FROM FLOODPLAIN

NOTES

* NOTE SOME PROPERTIES MAY BE UNDEVELOPABLE IN THIS SCENARIO DUE TO FLOODPLAIN RESTRICTIONS

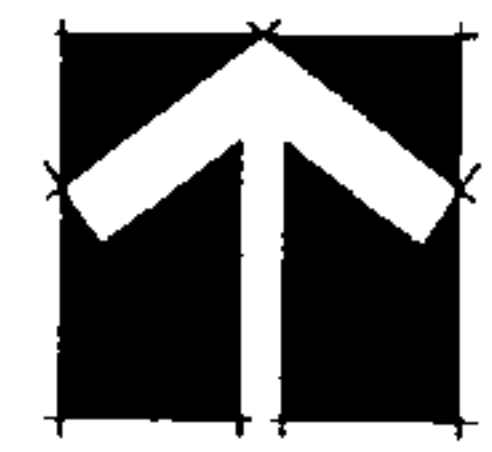
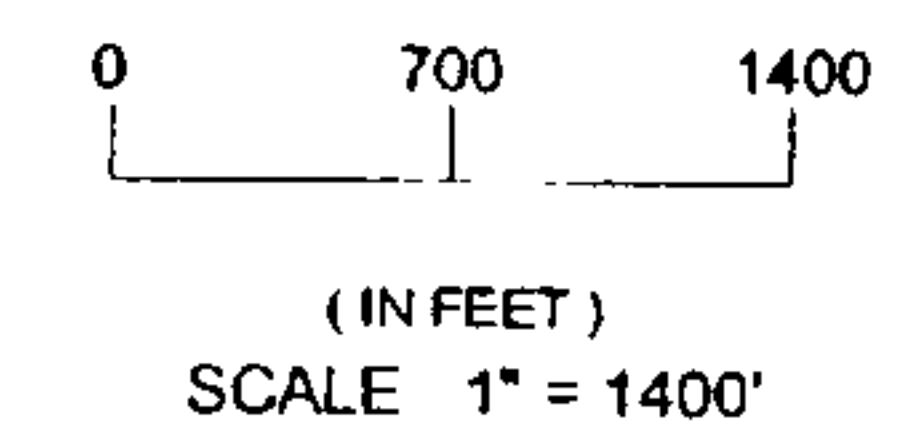
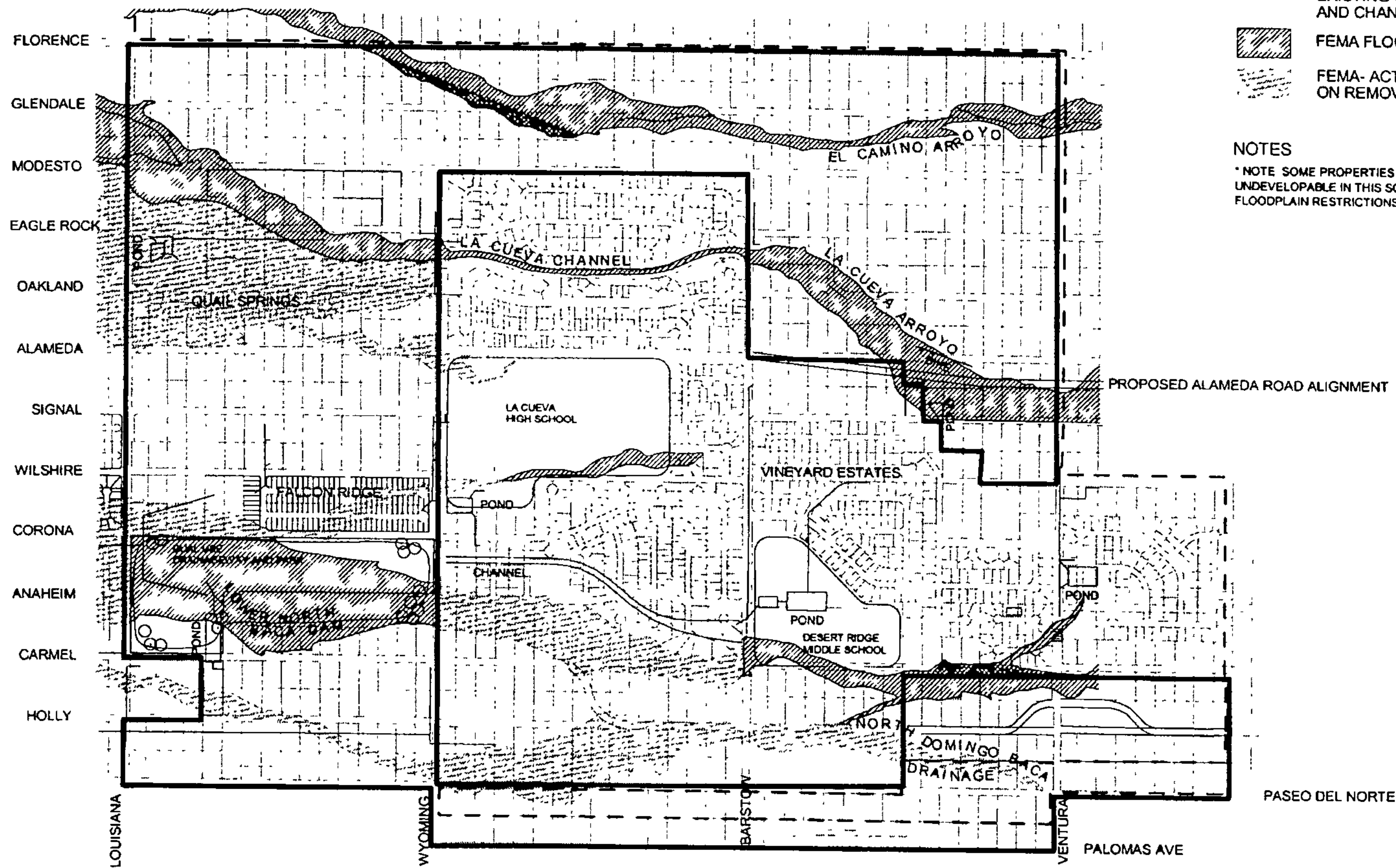




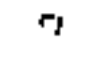


EXHIBIT 8

LA CUEVA SECTOR DEVELOPMENT PLAN

UTILITY SERVICE

LEGEND

-  EXISTING WATER LINES
-  PROPOSED WATER LINES
-  EXISTING SANITARY SEWER LINES
-  EXISTING WELL
-  PROPOSED WELL

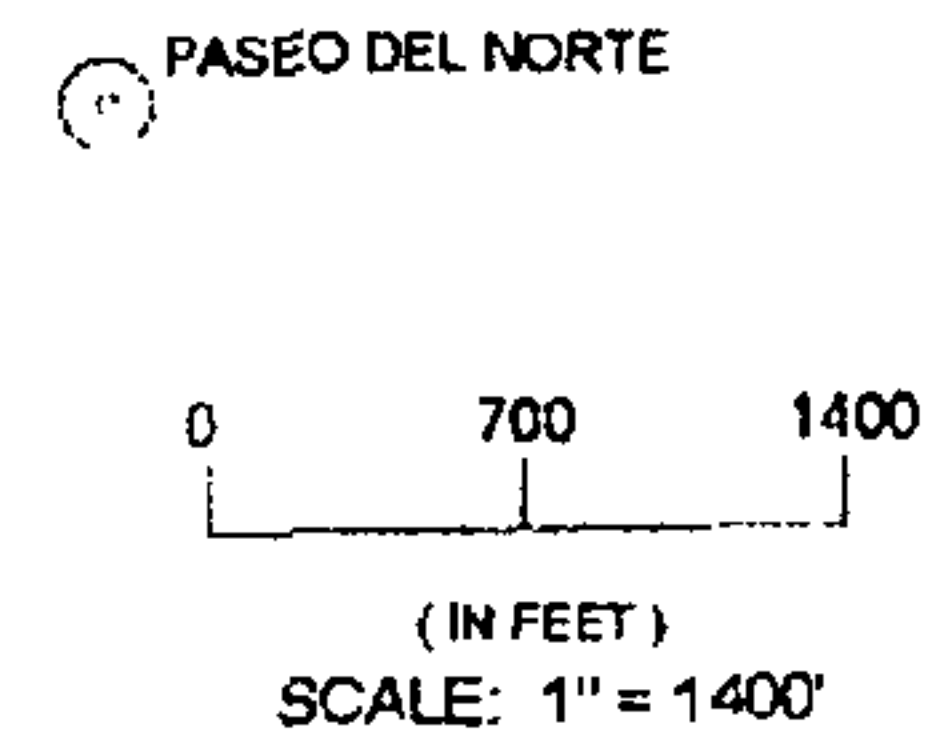
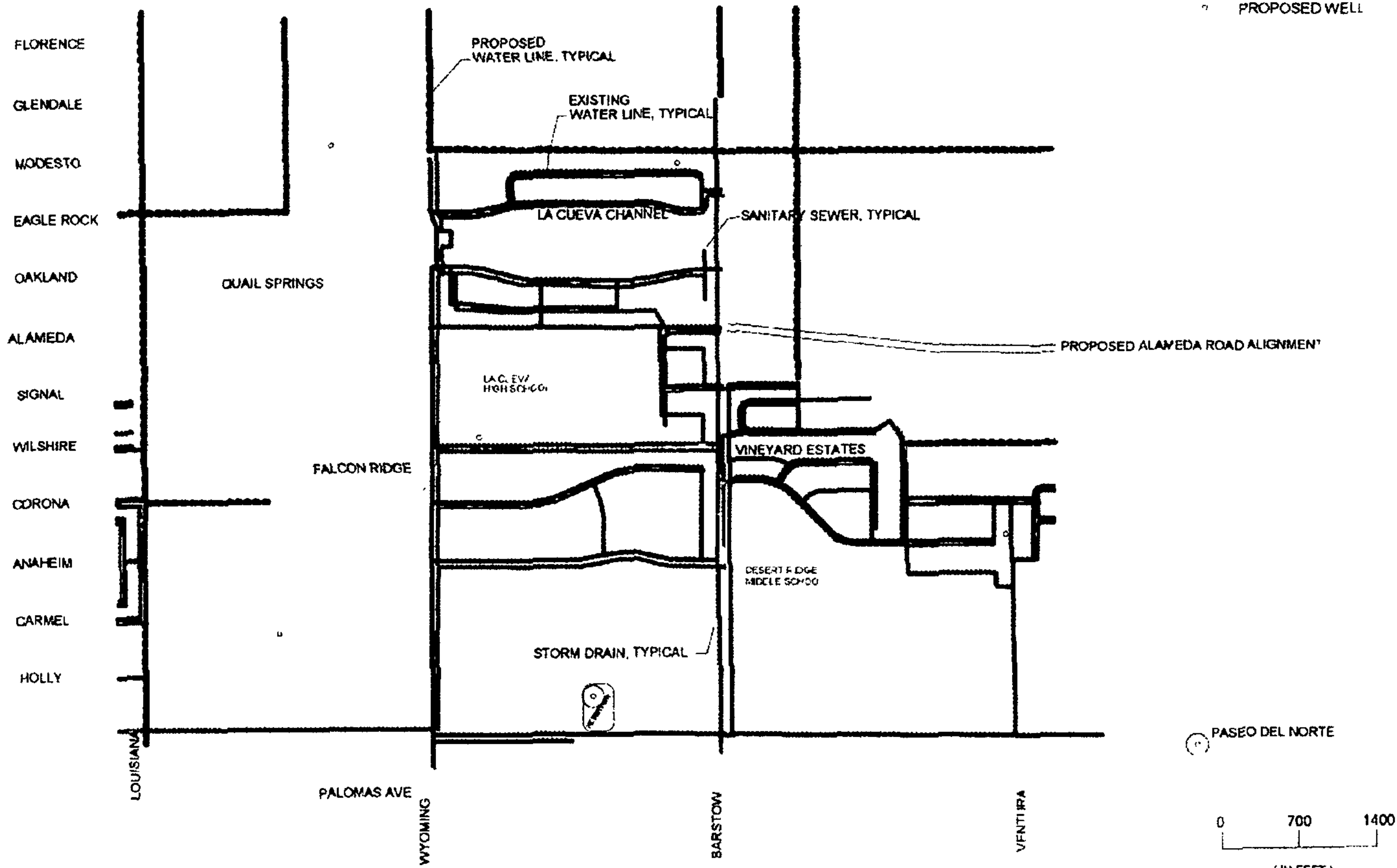








EXHIBIT 9

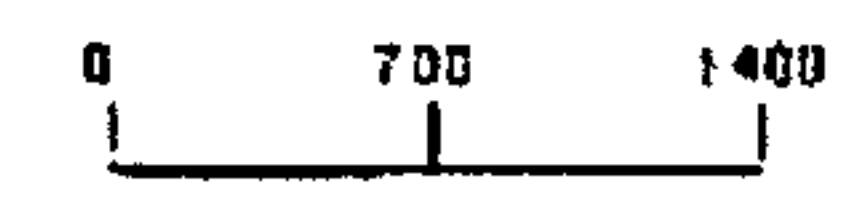
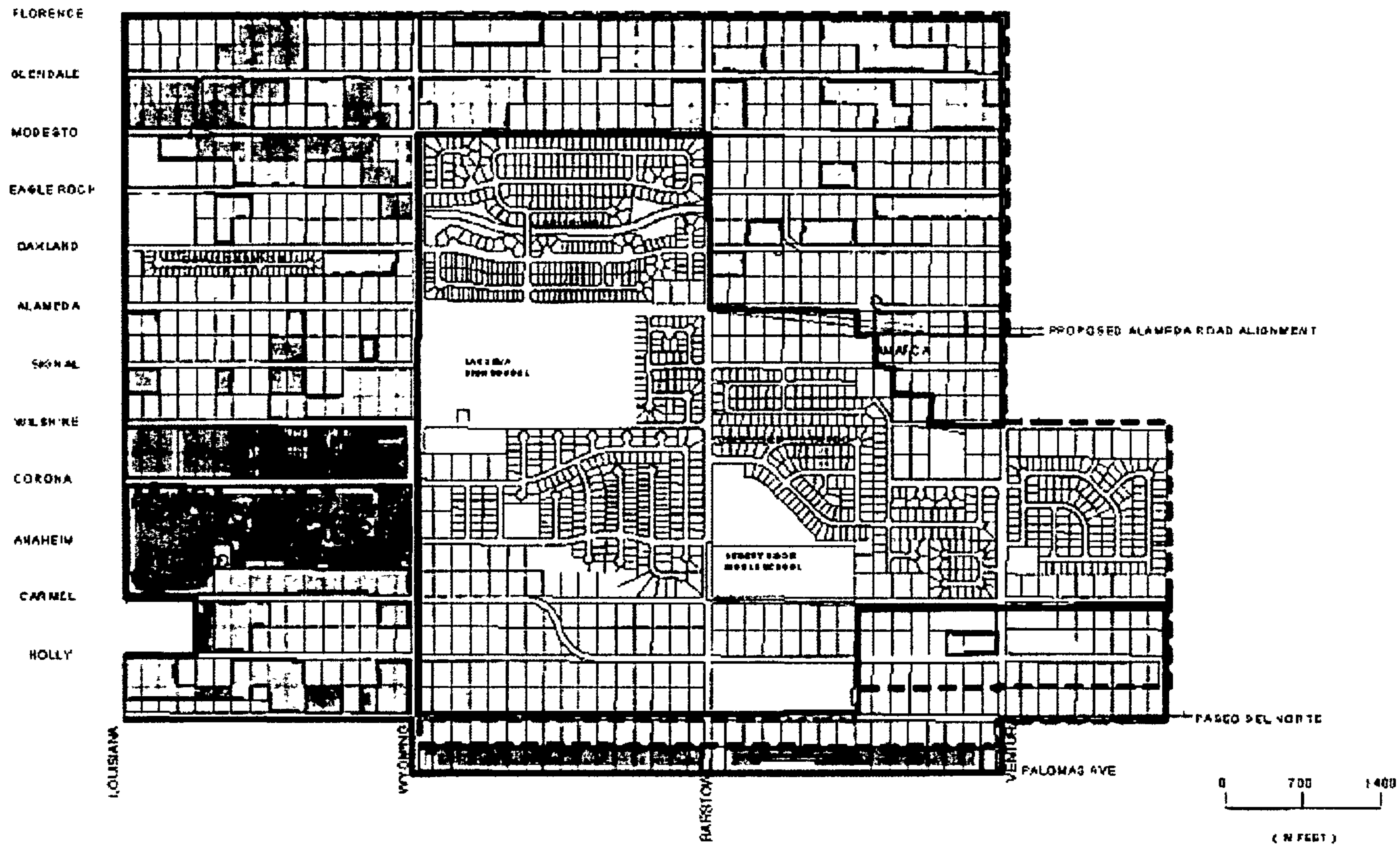
LTL DWG

LA CUEVA SECTOR DEVELOPMENT PLAN

DISTRIBUTION OF OWNERSHIP

LEGEND

-  MUNICIPAL LIMITS
-  SECTOR PLAN BOUNDARY
-  2 ACRES OR LESS
-  3 TO 5 ACRES
-  6 TO 10 ACRES
-  10 OR MORE ACRES



(IN FEET)
SCALE 1" = 1400'

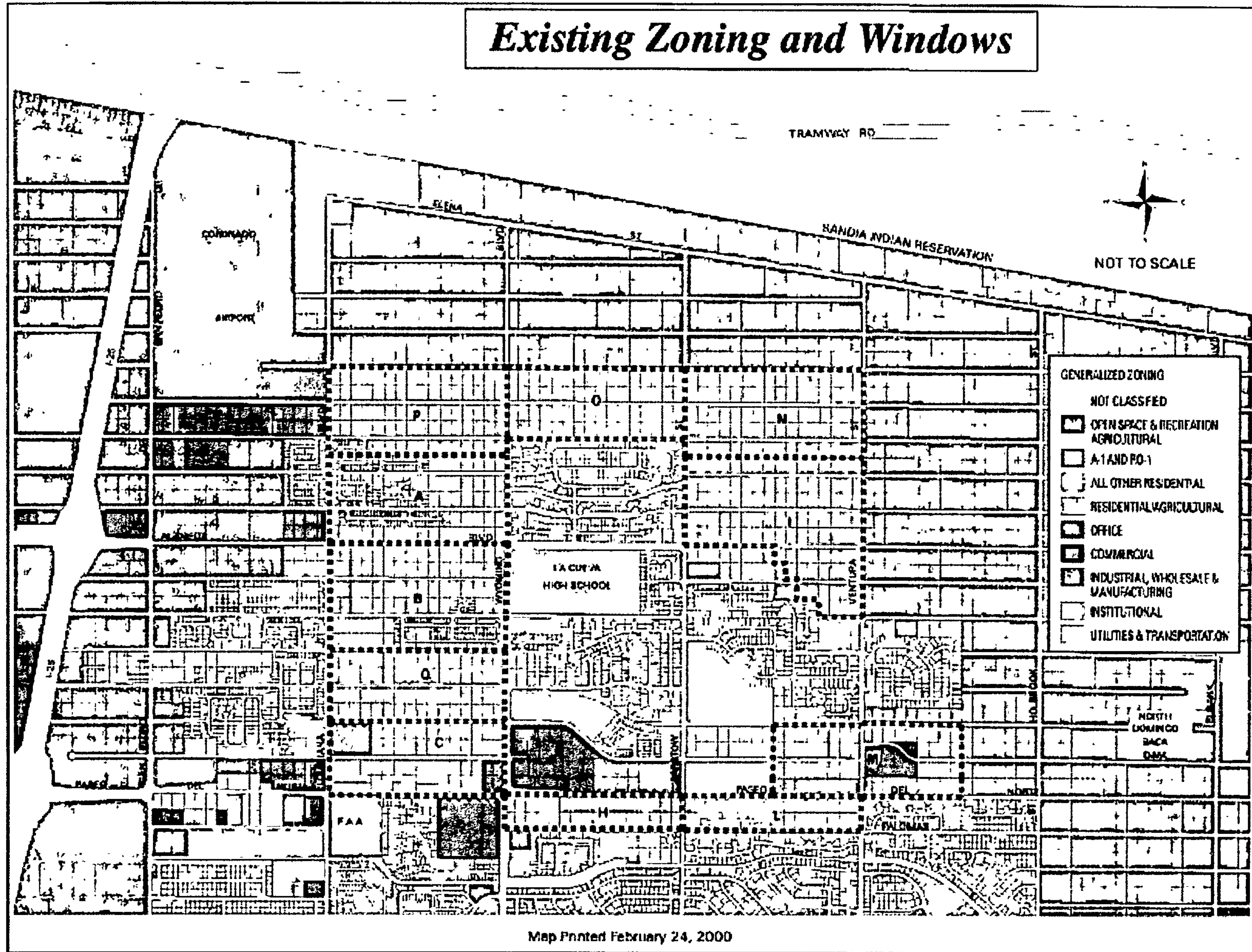


EXHIBIT 5

NOTES: 2000

LA CUEVA SECTOR DEVELOPMENT PLAN

Existing Zoning and Windows



LA CUEVA SECTOR DEVELOPMENT PLAN

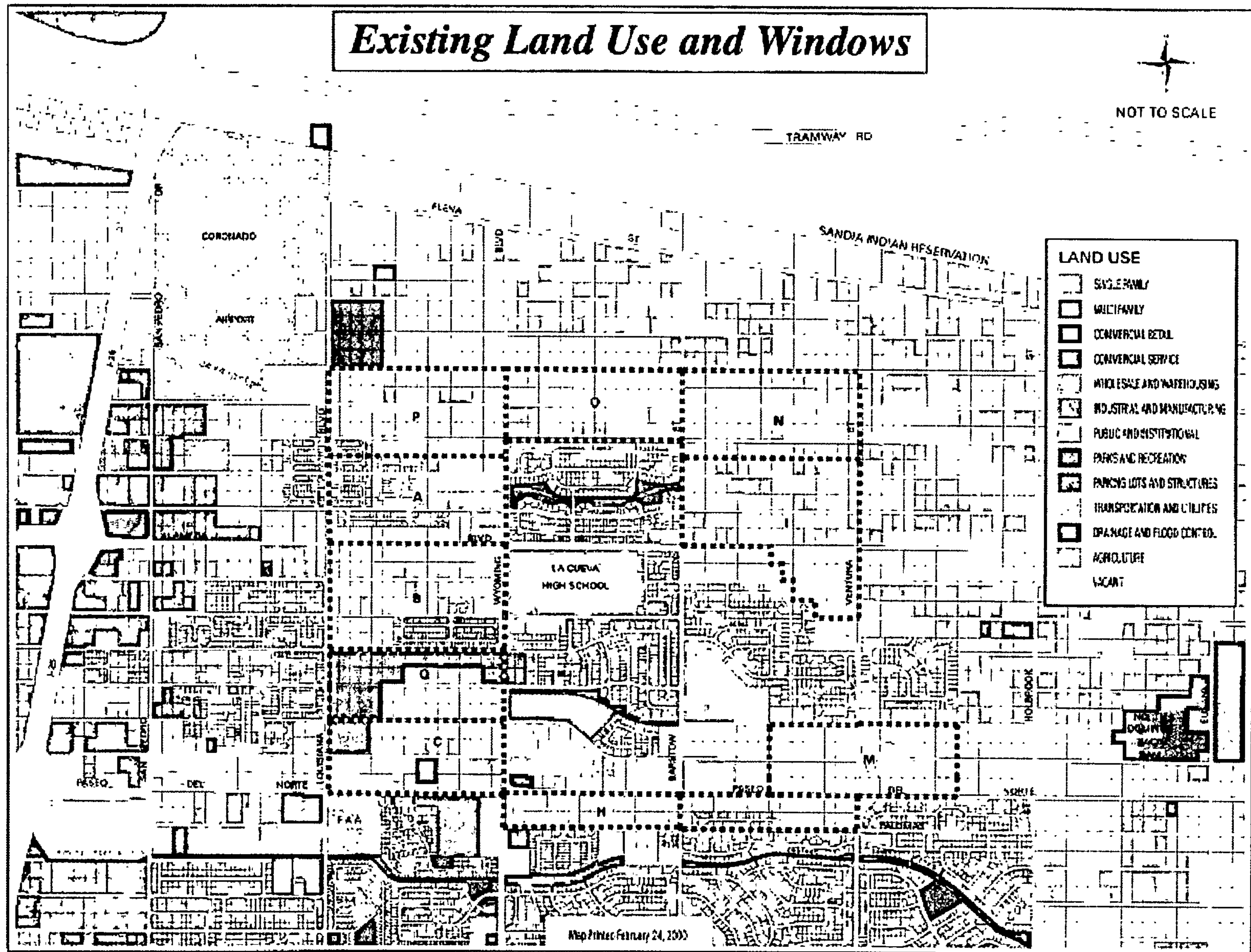
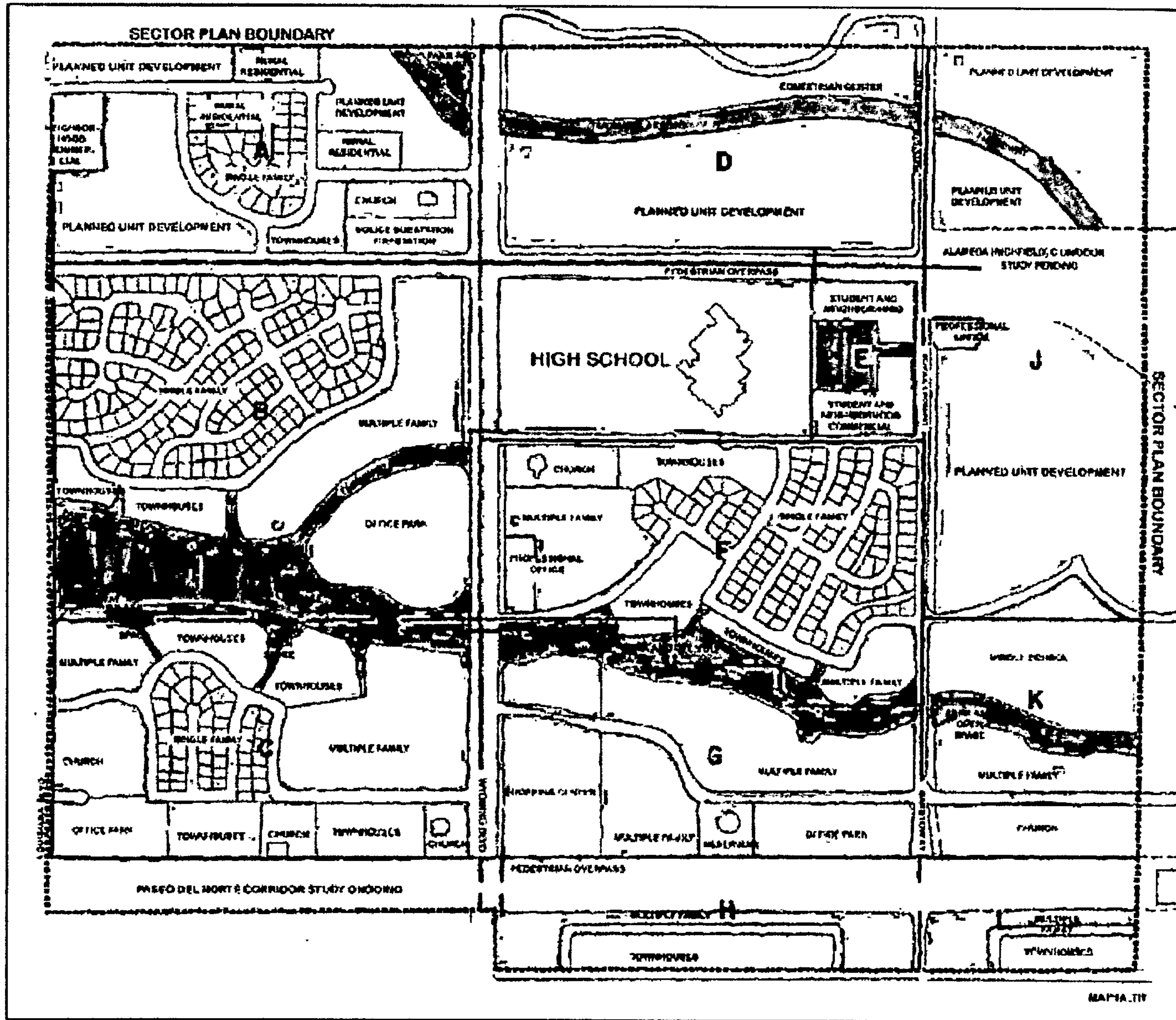


EXHIBIT 3

LA CUEVA SECTOR DEVELOPMENT PLAN

LA CUEVA LAND USE GUIDE CONCEPT THREE



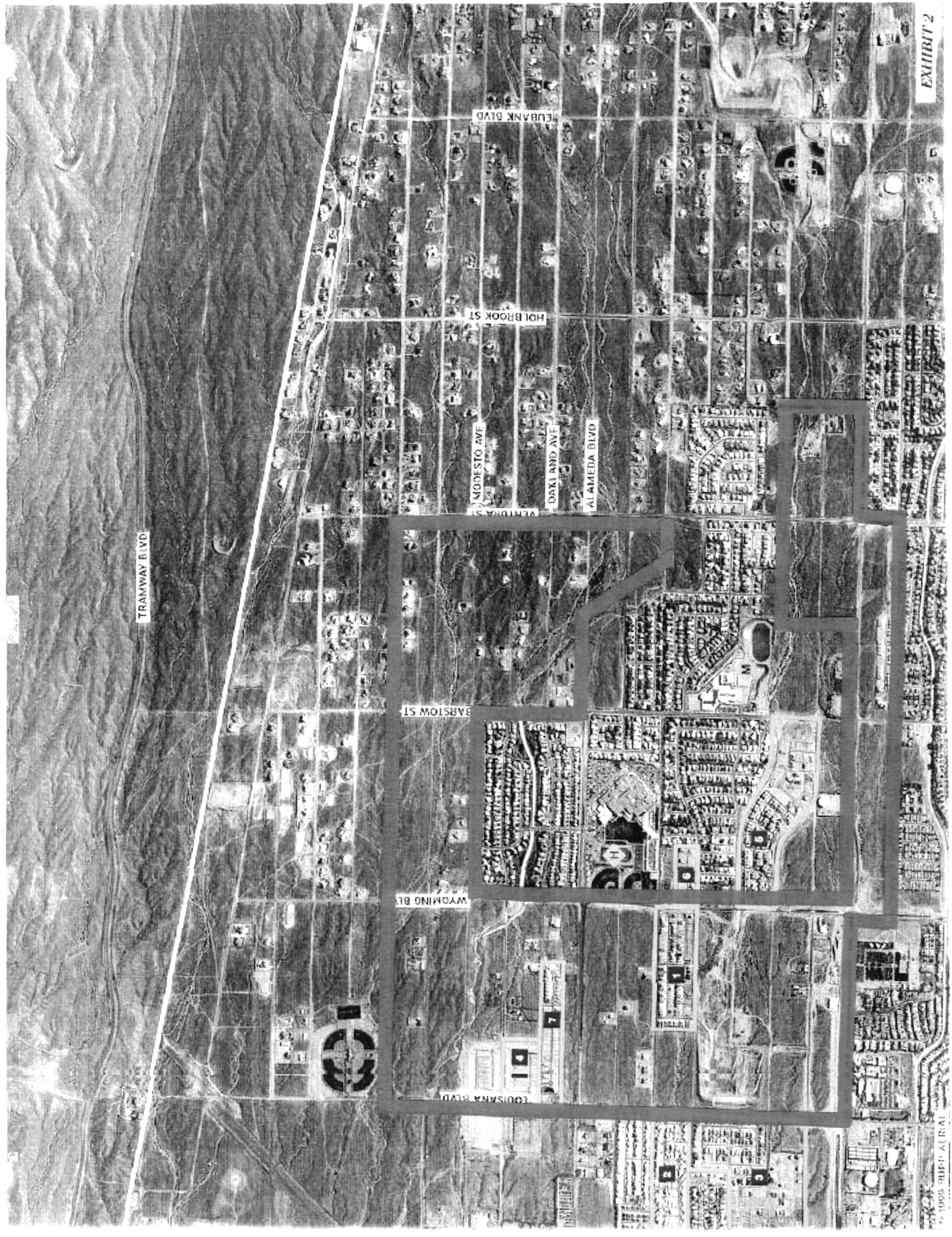


EXHIBIT 2

TRAMWAY BLVD

EUBANK BLVD

HOLBROOK ST

MODISTO AVE

OAKLAND AVE

ALAMEDA BLVD

BARSTOW ST

WYOMING BL

GOISANA BLVD

© 2005 BIRD AERIAL



East view of 8900 Eagle Rock



Arroyo of property

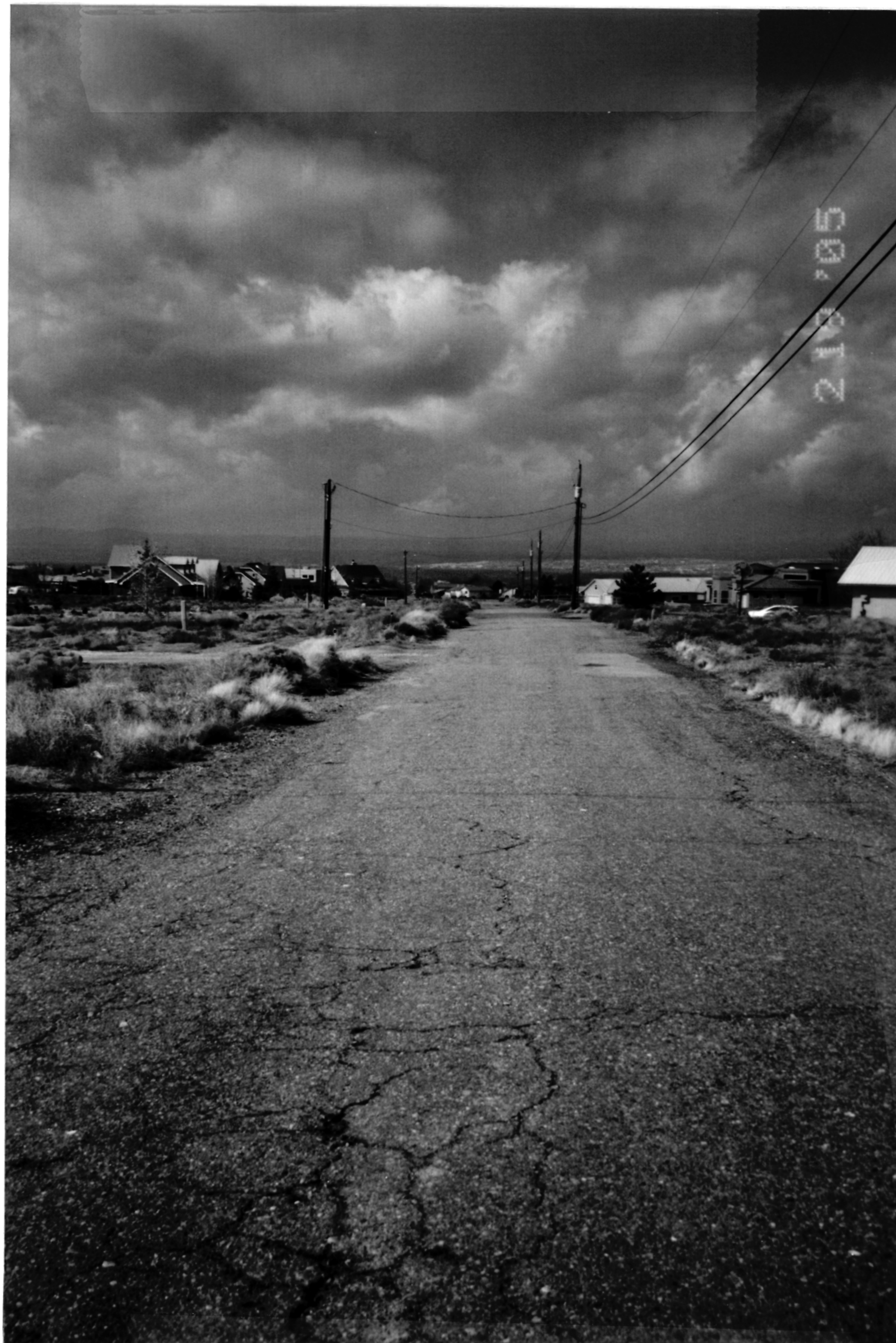


8900 Eagle Rock property line



Roadway of Eagle Rock

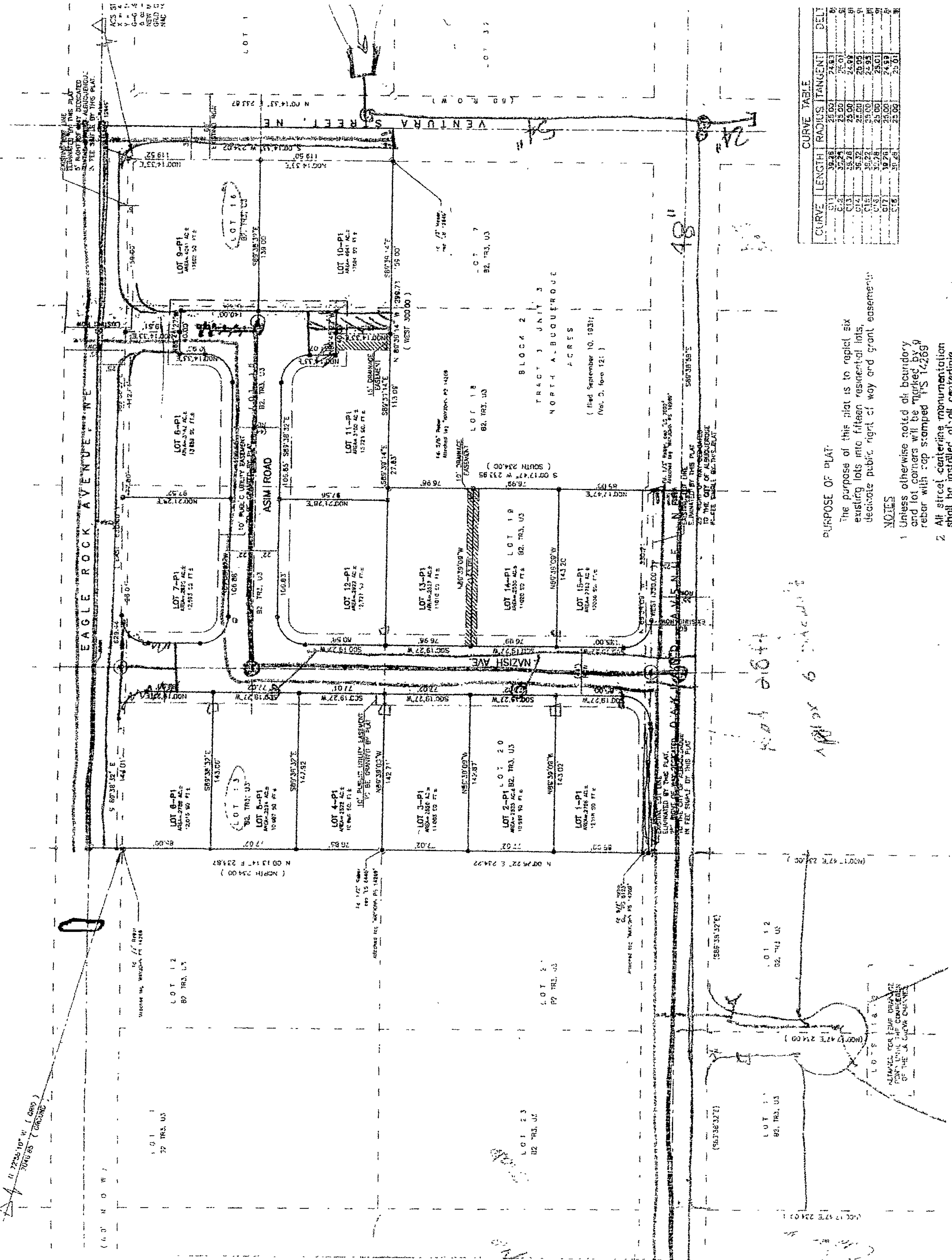
West view
Street
condition



West view
from
Ventura
on proposed
site



N 22°36'10" W (DRY)
304.65 (GROUND)



CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	38.45	25.00	24.83	6.0
C2	37.24	25.00	25.01	6.0
C3	38.76	25.00	24.94	6.0
C4	38.32	25.00	25.00	6.0
C5	38.24	25.00	24.95	6.0
C6	38.28	25.00	25.01	6.0
C7	38.28	25.00	24.99	6.0
C8	38.48	25.00	25.01	6.0

PURPOSE OF PLAT:
The purpose of this plat is to replot six existing lots into fifteen residential lots, dedicate public right of way and grant easements.

NOTES:
1 Unless otherwise noted all boundary and lot corners will be marked by 9 rebar with cap stamped "S 14289"
2 All street centerline monumentation shall be installed at all centerline

Handwritten notes:
14101
14102
14103
14104
14105
14106
14107
14108
14109
14110
14111
14112
14113
14114
14115
14116
14117
14118
14119
14120

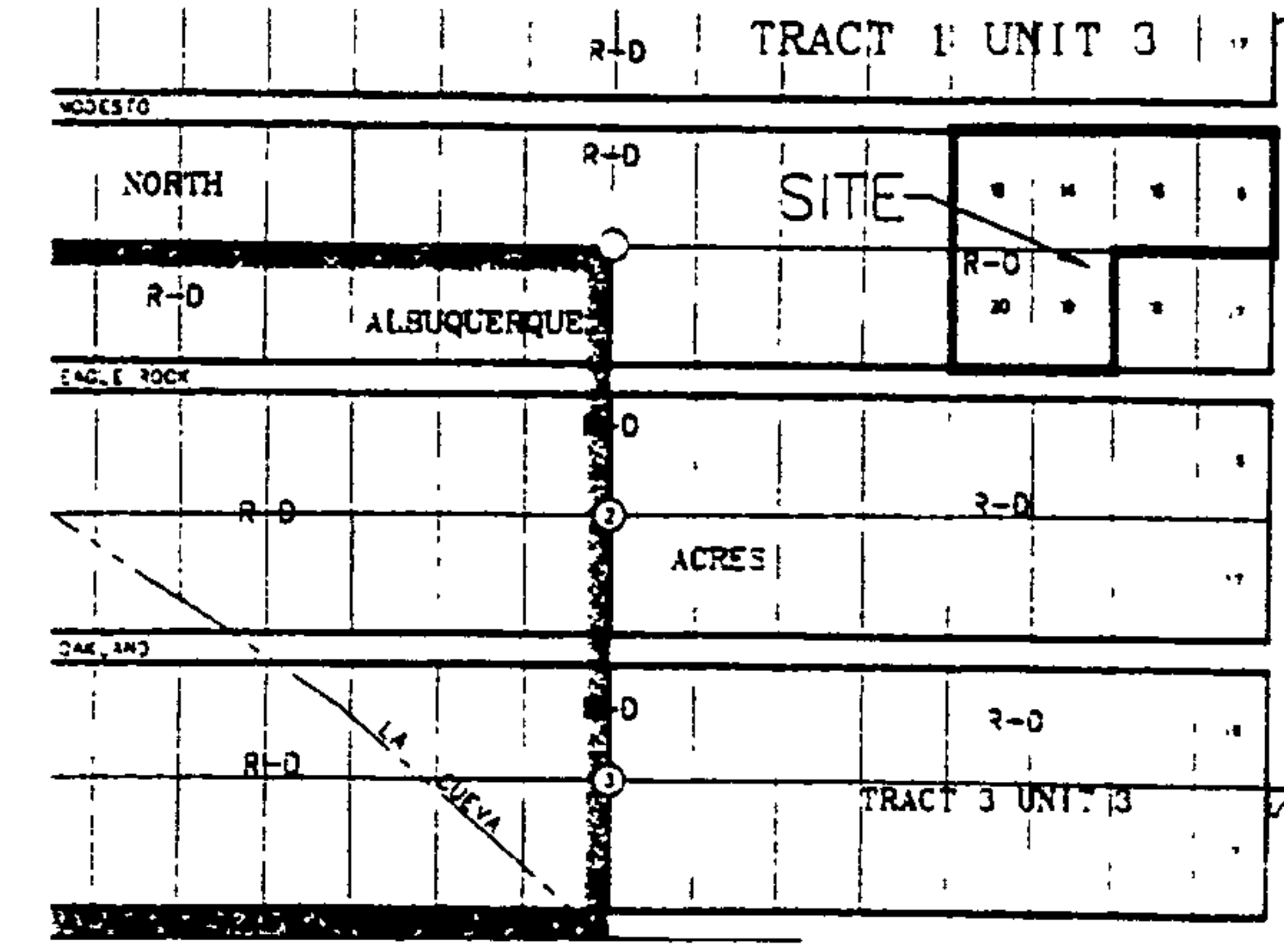
ADVANCE FOR FIVE DEPARTS FROM THE CONCRETE CURBS OF THE LA NEW CENTER

04' 02' 01' 99' Ortho Photos (see help)

[County Web](#) | [GIS Site](#) | [Help](#) | [Download Data](#)



ACS STA "1-820"
 X = 410237.58
 Y = 524092.46
 Z = 2884.740
 Δ = -02'10"23"
 NEW MEXICO STATE PLANE
 GRID COORDINATES, CENTRAL ZONE
 NAD 1927



LOCATION MAP C-20-Z
 SCALE NOT TO SCALE

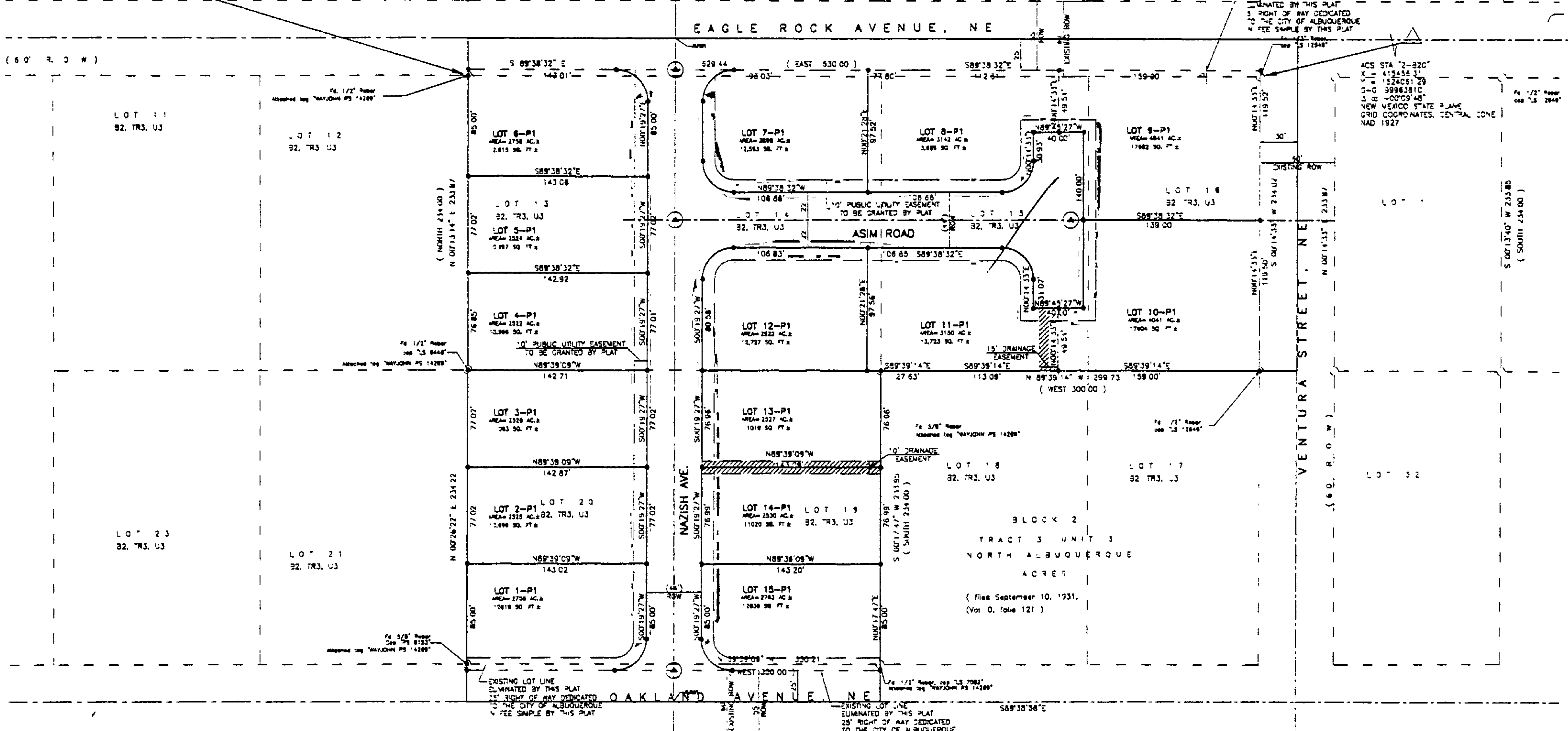
PRELIMINARY PLAT OF
EAGLE'S VIEW ESTATES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES
 WITHIN PROJECTED SECTION 21, T 11 N, R. 4 E, NMPM
 ELENA GALLEGOS GRANT
 JANUARY 2005

APPROVED:

Glen Haikin, P.S. DATE
 City Surveyor, City of Albuquerque, New Mexico

Esmail Haidari DATE

Adil Rizvi & Shakeel Rizvi DATE



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C11	39.28	25.00	24.99	125.57
C12	39.28	25.00	25.01	125.57
C13	39.28	25.00	24.99	125.57
C14	39.28	25.00	25.01	125.57
C15	39.28	25.00	24.99	125.57
C16	39.28	25.00	25.01	125.57
C17	39.28	25.00	24.99	125.57
C18	39.28	25.00	25.01	125.57

PURPOSE OF PLAT.
 The purpose of this plat is to replat six existing lots into fifteen residential lots, dedicate public right of way and grant easements.

- NOTES
- Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
 - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14269"
 - Boundary will be tied to the New Mexico State Plane Coordinate System as shown
 - Basis of bearing will be New Mexico State Plane grid bearings.
 - Distances will be ground distances.
 - Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation

- SUBDIVISION DATA
- DRB Proj. No. _____
 - Zone Atlas Index No. C-20
 - Current Zoning R-D 3 DU/ACRE
 - Gross acreage 6.0, Net Acreage 5.16 Acres
 - Total Number of Lots created - 15 -
 - No. of existing tracts: 6
 - Miles of full width streets created 232 mi.
 - Date of Survey: 9-30-04

- NOTES
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "1-820" and "2-820", found monuments are adjacent subdivision plats.
 - All distances are ground.
 - Monuments recovered and accepted or set are noted on plat.
 - Record bearings in parenthesis. Record bearings from the following sources:
 - Tract 3, Unit 3, North Albuquerque Acres ()
 - Seven foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
 - All open space requirements are met on the lot with dwelling per the provisions of Sec. 14-16-3-8 (A)(1);

NOTE CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

- EASEMENTS
- ① 10' PUBLIC UTILITY EASEMENT
 - ▲ CENTERLINE MONUMENTS

SIDEWALK DEFERRAL

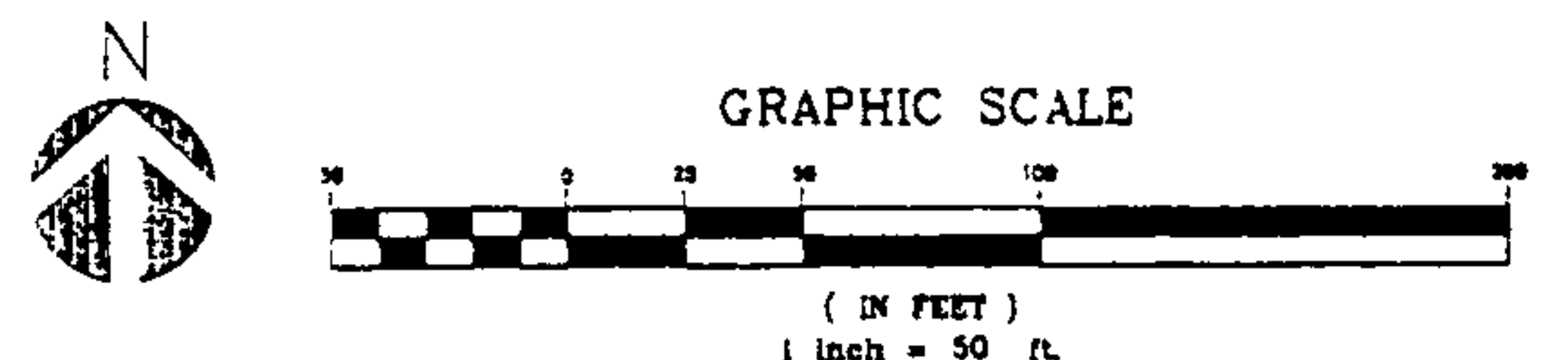
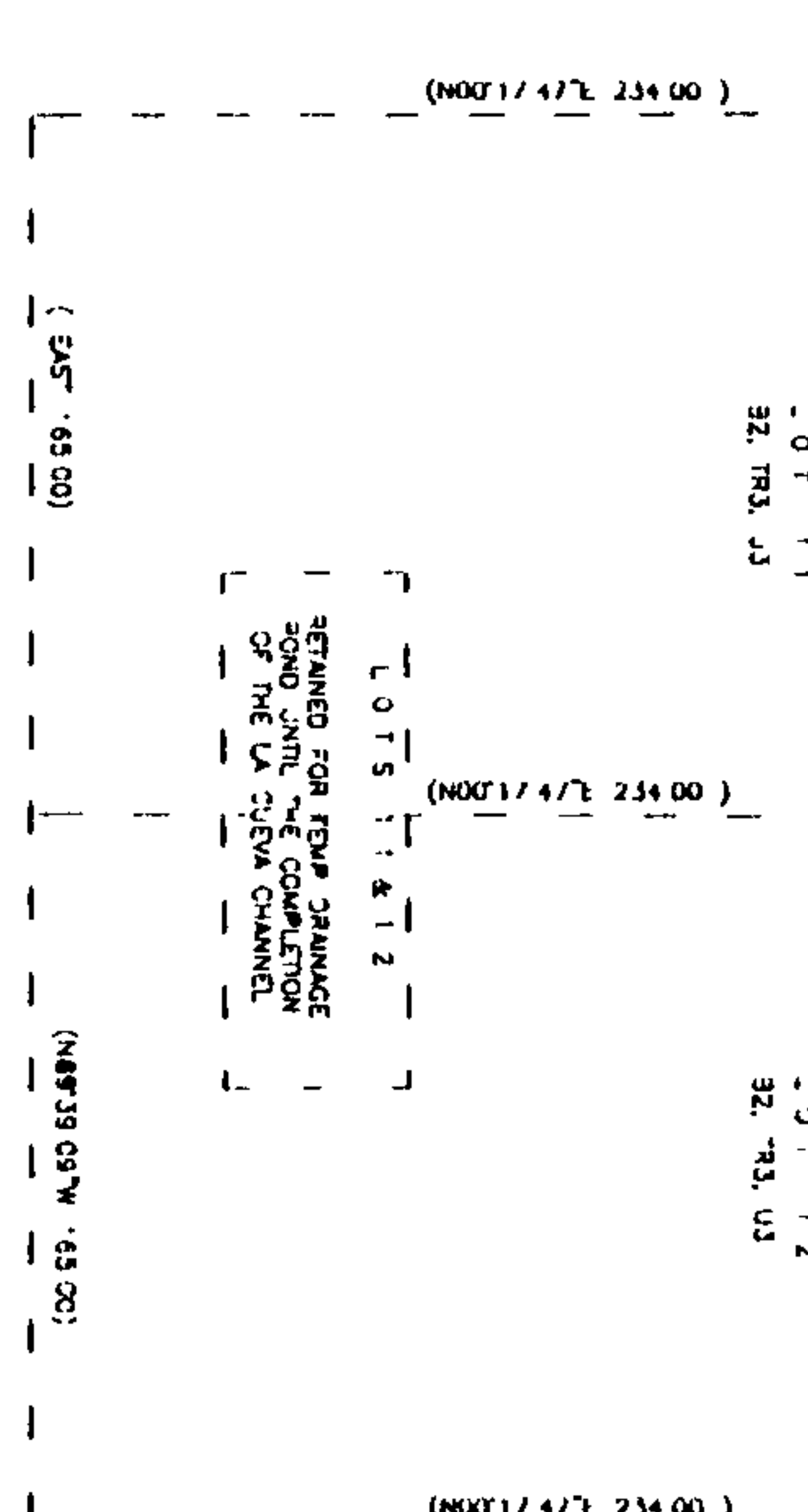
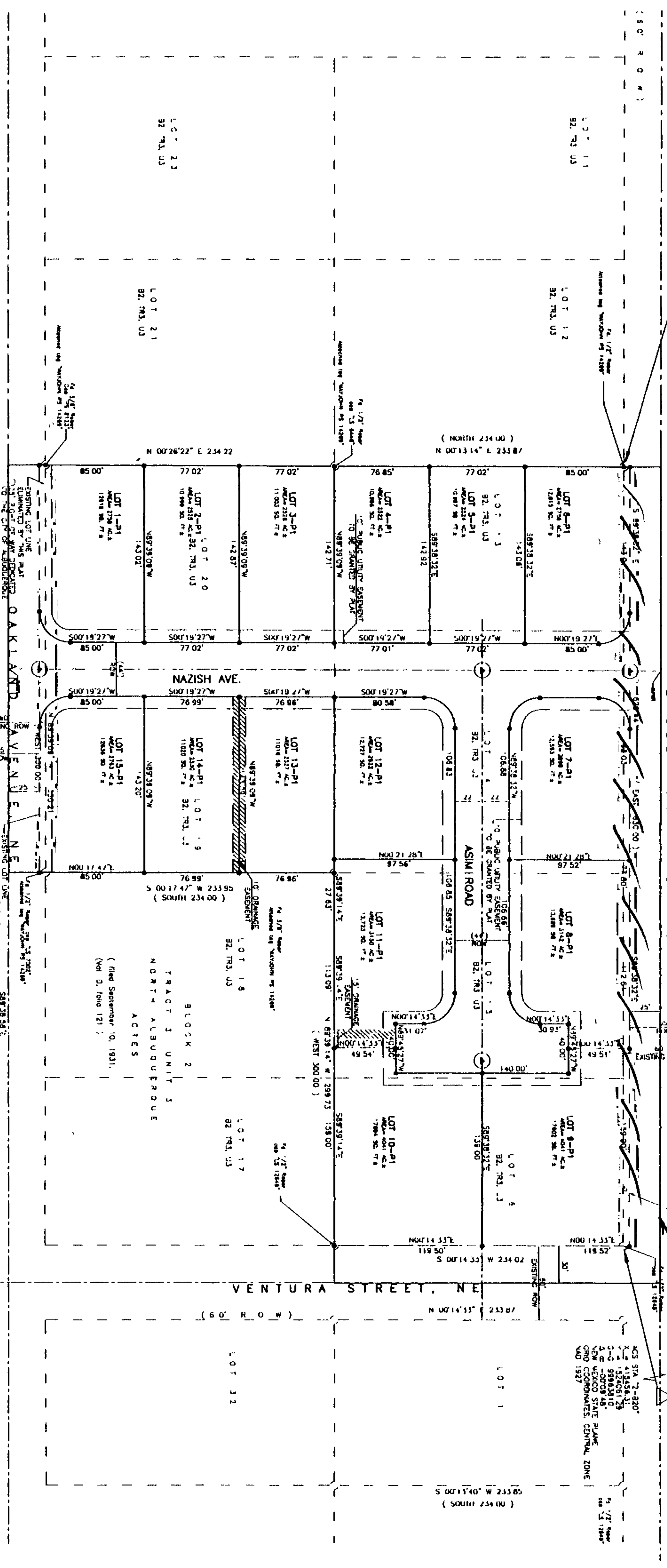


EXHIBIT C
 Date 2-23-05

ACS 511-1-320
 1 - 410217.58
 2 - 132801.48
 3 - 100712.12
 4 - 100712.12
 NEW MEXICO STATE PLANE
 NAD 83
 927

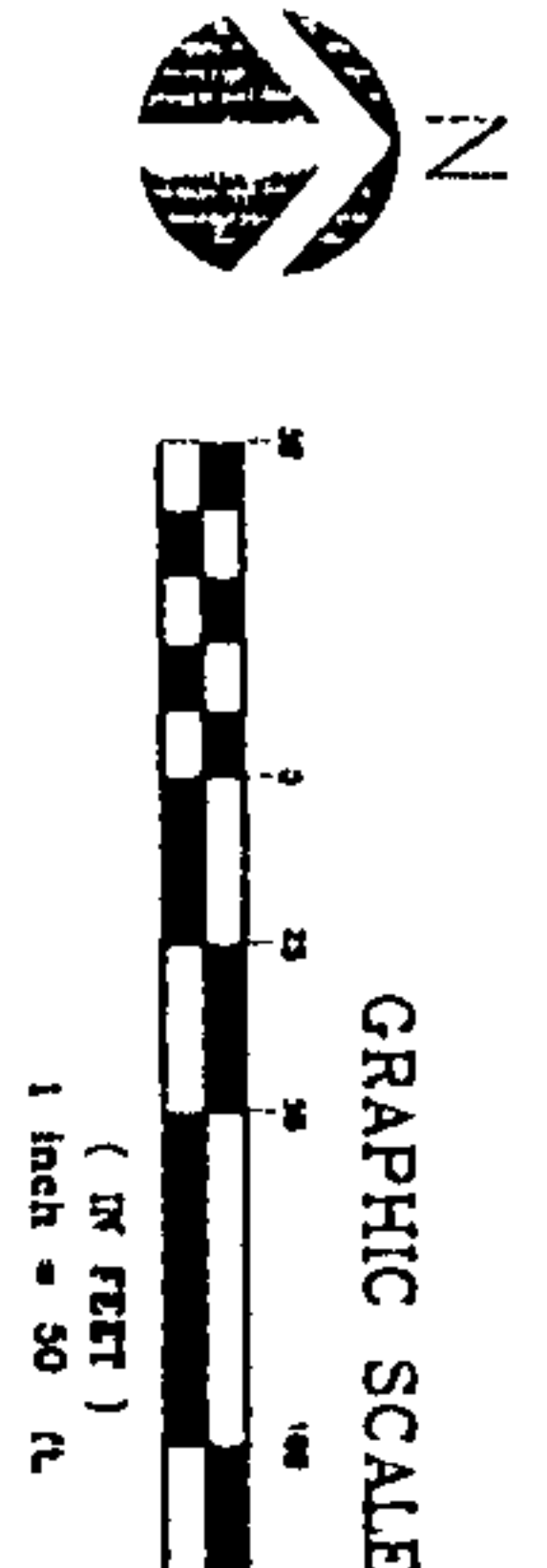
EAGLE ROCK AVENUE, NE

DNA



5' ROW.
VACATION

- EASEMENTS**
- Public Utility Easement
 - Centerline Monuments

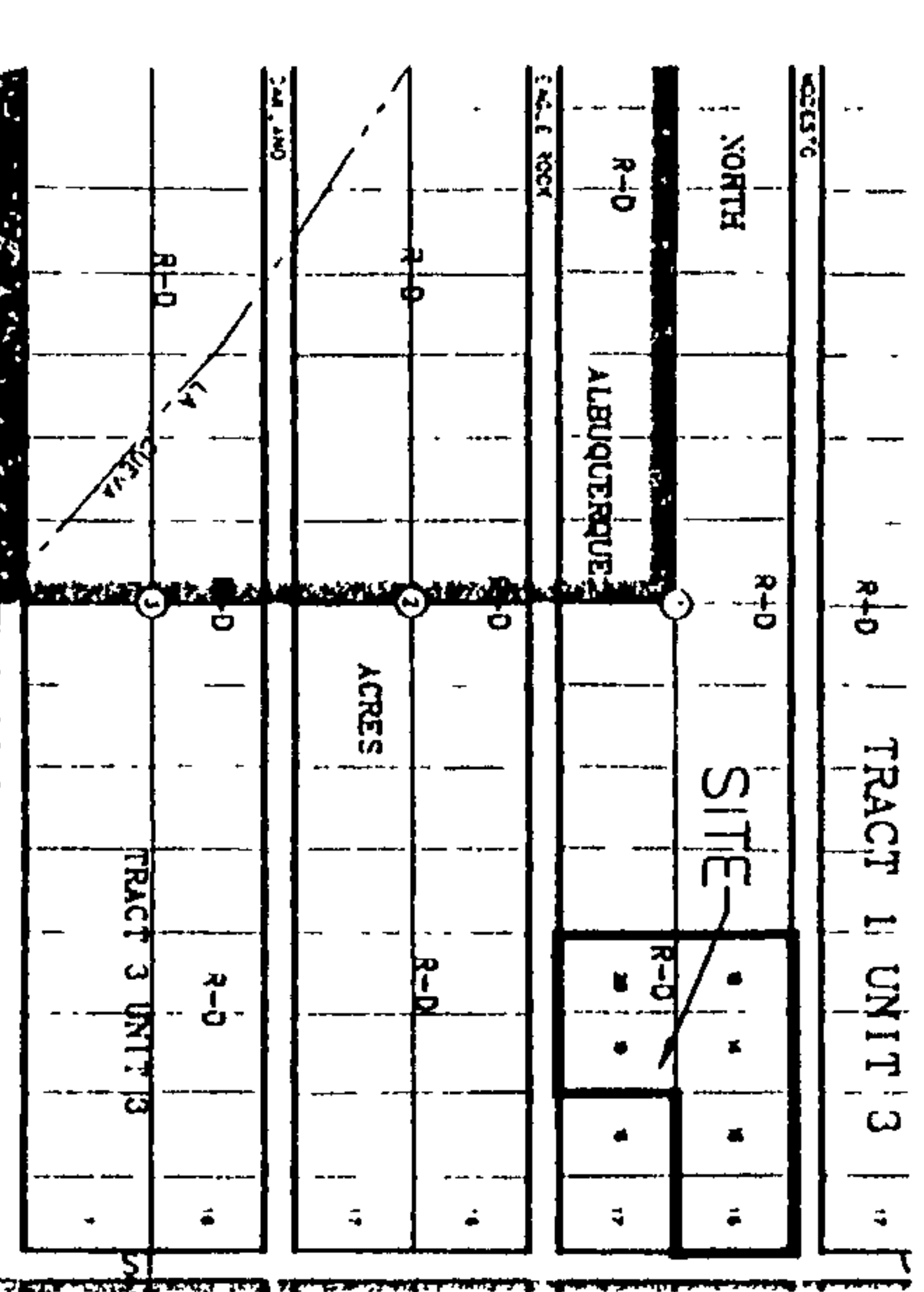


- PURPOSE OF PLAT**
- The purpose of this plat is to report six existing lots into seven residential lots adequate public right of way and grant easements.
- NOTES**
- Unless otherwise noted all boundary and lot corners will be marked with iron rods with cap stenciled PS 14269
 - All street centerline monumentation shall be installed at all centerline corners, P.T.S., angle points, and street intersections and shown in blue ink and stenciled "City of Albuquerque Centerline Monumentation marked as not disturbed, as 14269"
 - Boundary will be tied to the New Mexico State Plane Coordinate System as shown
 - Basis of bearing will be New Mexico State Plane grid bearings.
 - Distances will be ground distances
 - Monholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
1	51.2	43.80	34.01	300.00°
2	51.2	43.80	34.01	300.00°
3	51.2	43.80	34.01	300.00°
4	51.2	43.80	34.01	300.00°
5	51.2	43.80	34.01	300.00°
6	51.2	43.80	34.01	300.00°
7	51.2	43.80	34.01	300.00°
8	51.2	43.80	34.01	300.00°
9	51.2	43.80	34.01	300.00°
10	51.2	43.80	34.01	300.00°

- SUBDIVISION DATA**
- DRB Proj. No. _____
 - Zone Atlas Index No. C-20
 - Current Zoning R-40 3 DU/ACRE
 - Gross acreage 8.0, Net Acreage 3.16 Acres
 - Total Number of Lots created - 15 -
 - No. of existing tracts: 6
 - Miles of full width streets created 232 m
 - Date of Survey 9-30-04



LOCATION MAP C-20-Z
SCALE: NOT TO SCALE

PRELIMINARY PLAT OF
 EAGLE'S VIEW ESTATES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES
 WITHIN PROJECTED SECTION 21, T 11 N, R 4 E, NMPM
 ELENA CALLEGOS GRANT
 JANUARY 2005

APPROVED: _____ DATE _____
 Glen Holkin, P.S.
 City Surveyor, City of Albuquerque, New Mexico
 _____ DATE _____
 Esmail Haidor
 Adil Rizvi & Shkheel Rizvi

LEGAL DESCRIPTION

Lots numbered thirteen (13), fourteen (14), fifteen (15), sixteen (16), nineteen (19), and twenty (20) in Block numbered two (2) Tract 3, Unit 3, North Albuquerque Acres, as the same are shown and designated on the plat thereto, in Book 31, Page 20 on September 10, 1931, filed in the office of the County Clerk of Bernalillo

- NOTES**
- Sections are G10, Bannock, Centrol Zone, NAD 1927, based upon ACS monuments 1-320 and 2-520, four monuments and adjacent subdivision plats
 - All distances are ground.
 - Monuments recovered and accepted or set are noted on plat.
 - Records bearings in parenthesis Record bearings from the following:
- Root 3, Unit 3, North Albuquerque Acres ()
- Root 3, Unit 3, North Albuquerque Acres ()
Seven foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
 - All easement requirements are met on the lot with dwelling per the provisions of Sec 14-16-3-b (A)(1).

EXHIBIT B
 Date 2-23-05
 NOTE: CENTERLINE & (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "PS 14269", "CENTERLINE MONUMENT", "50 NOT DISTURB", "PS 14269".