

#3



ca *plotted 2nd Copy*

4-18-07
UNIT 4

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00234 (P&F)
Project Name EAGLE ROCK ESTATES UNIT 4
Agent: Esmail Haidari & Shakeel Rizvi

Project # 1004712
Phone No.: 315-6563 (Shakeel)

Project Number 1004712

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: *Emergency certification of grading plan*

PARKS / CIP: _____

PLANNING (Last to sign): *115 only approved*
recorded
zoning

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk) RECORDED DATE: _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

#3



UNIT

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00234 (P&F)
Project Name EAGLE ROCK ESTATES UNIT 4
Agent: Esmail Haidari & Shakeel Rizvi

Project # 1004712
Phone No.: 315-6563 (Shakeel)

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: Emergency certification of grading plan

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal
held up
grading

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk): RECORDED DATE: _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

Project Number

1004712

4712

DXF Electronic Approval Form

DRB Project Case #: 1004712

Subdivision Name: EAGLE ROCK ESTATES UNIT 4 BLOCK 2 LOT 9-P1

Surveyor: TIMOTHY ALDRICH

Contact Person: SHAKEEL RIZVI

Contact Information: 315-6563

DXF Received: 6/8/2006

Hard Copy Received: 5/11/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06-08-2006
Date

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

AGIS Use Only

Copied fc 4712

to agiscov on 6/8/2006

Contact person notified on 6/8/2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 12, 2006

- 3. Project # 1004712**
06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] *[Was Indef Deferred on 3/15/06 to readvertise] (C-18)*

At the April 12, 2006, Development Review Board meeting, 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. 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 preliminary and final plat was approved with final sign off delegated to City Engineer for Engineering Certification of grading plan and Planning for Environmental Health's signature on the plat, current zoning on the plat, the 15-day appeal period and to record the plat.

If you wish to appeal this decision, you must do so by April 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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:Esmail Haidari & Shakeel Rizvi, 2340 Menaul NE, Suite 200, 87117
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004712 AGENDA#: 3 DATE: 4/12/06

1. Name: Adil Rizvi Address: The Group Zip: _____

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: _____

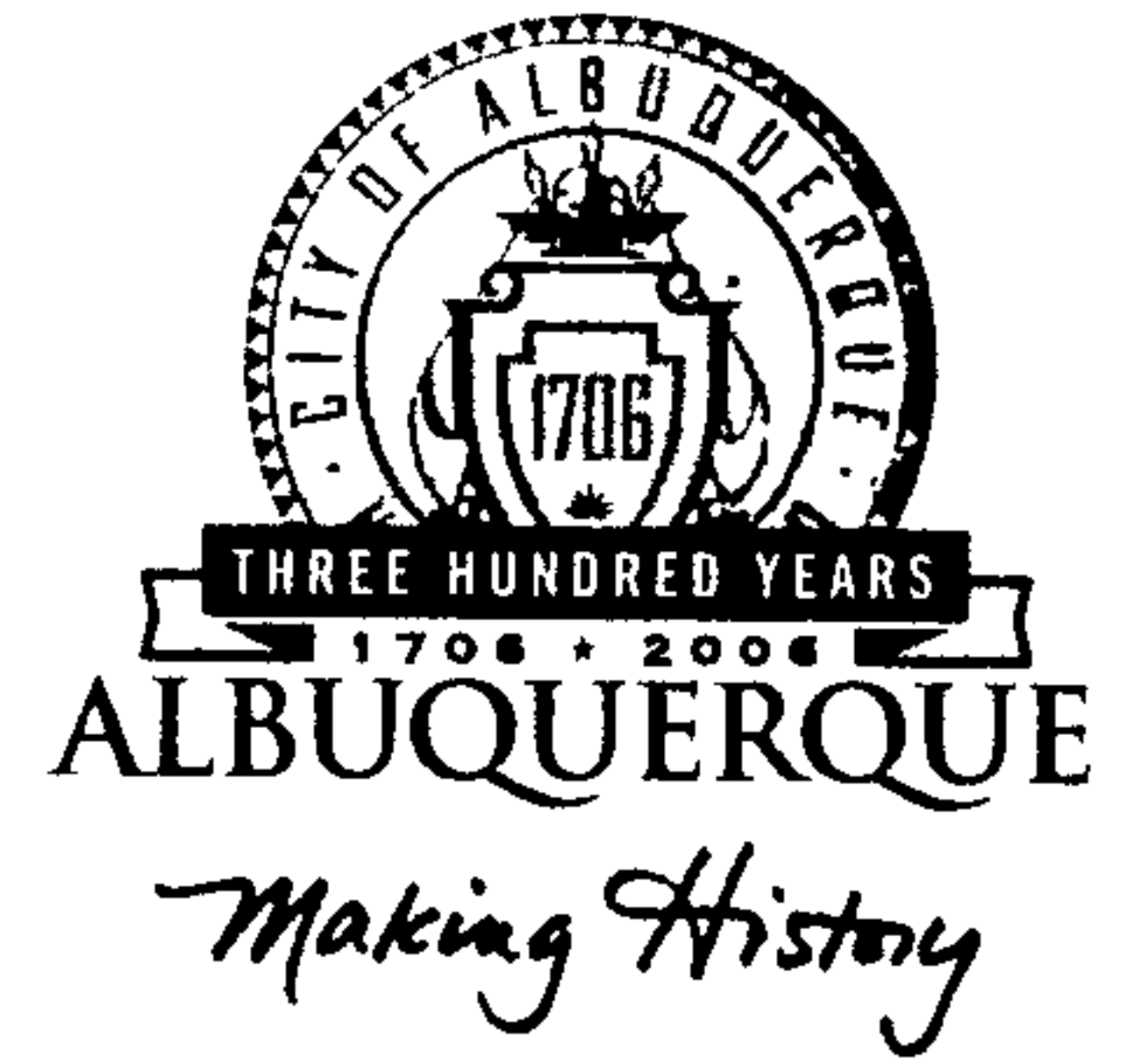
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004712

AGENDA ITEM NO: 3

SUBJECT:

Vacation
Final Plat
Preliminary Plat

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.
An Engineer's Certification of the grading plan is required for Final Plat sign-off.

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

DATE: April 12, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 12, 2006

Project # 1004712

06DRB-00233 Major-Vacation of Public Easements

06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] [Was indef deferred on a no show. Readvertised] (C-18)

NO NEW SUBMITTAL

AMAFCA

No adverse comments.

COG Modesto Avenue is identified as having on street bike lanes on the Long Range Bikeway System. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure project inclusion as appropriate.

Transit

No objection to the requests.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter sent to Nor Este NA (R).

APS

The request to vacate an existing public drainage easement presumably to develop one single-family residence in **Eagle Rock Estates, Unit 4**, will have minimal impacts to the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

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

No objection to vacation. City Engineer will take delegation of Final Plat for Engineering Certification of Grading Plan.

Transportation Development

Defer the vacation requests to Hydrology. No objection the P/F plat.

Parks & Recreation Defer to Hydrology.

Utilities Development No objection to Vacation request or Plat approval.

Planning Department

No objection to the vacation. Planning defers to Hydrology. The plat is missing the current zoning. It should appear under Subdivision Data. Planning will take delegation for the 15 day appeal period.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$3,920 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$5,850 would be payable thereafter.

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

cc: Esmail Haidari & Shakeel Rizvi, 2340 Menaul Blvd NE, Suite 200, 87117



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 15, 2006

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: 9:50 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 # 1001469

06DRB-00232 Major-Vacation of Pub
Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] [Deferred from 3/15/06] (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

2. ~~Project # 1004712~~
06DRB-00233 Major-Vacation of
Public Easements
06DRB-00234 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, ~~EAGLE ROCK ESTATES, UNIT 4~~, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1004713**
06DRB-00235 Major-Vacation of
Public Easements
06DRB-00236 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

4. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, 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 AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**

5. **Project # 1000696**
 05DRB-01529 Major-Preliminary Plat Approval
 05DRB-01530 Minor-Sidewalk Waiver
 05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

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 # 1002808**
 06DRB-00266 Minor-SiteDev Plan BldPermit

NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). [Deferred from 3/8/06] [REF: DRB-95-314] (K-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3 COPIES OF THE SITE PLAN AND CITY STANDARD DRAWING.**

- 06DRB-00242 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). [Deferred from 3/8/06] [REF: DRB-95-314] (K-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000195**
06DRB-00304 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for ASSOCIATED BUILDERS AND CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) M & L, **GATEWAY INDUSTRIAL PARK**, zoned SU-1/PID, special use zone, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [REF: 05DRB01545, 06EPC00012] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 3/15/06]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

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

8. **Project # 1003856**
06DRB-00306 Major-Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, DON FELIPE #2 (to be known as **IZABEL SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on WEST GLEN & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). [REF: 05DRB00721, 05DRB00722, 05DRB00723, 05DRB00827, 04DRB01969] (Z-10 & Q-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PCD LANGUAGE ON THE PLAT, SIGNED COPY OF RESTRICTIONS & COVENANTS, WALL DESIGN AND TO RECORD THE PLAT.**

9. **Project # 1004361**
06DRB-00307 Major-Final Plat
Approval
- BORDENAVE DESIGNS agent(s) for RIVERHORSE INVESTMENTS LP request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4, & 5, Block(s) 1, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOMES**) zoned R-3 residential zone, located on TULANE NE, between COMANCHE NE and WELLESLY NE containing approximately 1 acre(s). [REF: 05DRB01247, 05DRB01698] (G-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, WALL DESIGN AND TO RECORD.**
10. **Project # 1004740**
06DRB-00308 Minor-Prelim&Final Plat
Approval
- JOHN C LORENZO request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3 heavy commercial zone, located on COCHITI SE, between DOROTHY ST SE and SHIRLEY SE containing approximately 1 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
11. **Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] [*Deferred from 2/22/06, Indef deferred on 3/15/06*] (H-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

- 12. Approval of the Development Review Board Minutes for March 8, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 8, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

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

Meeting Date: APRIL 12, 2006
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

**Project# 1004712
App#06DRB-00233
App#06DBR-00234**

Cross Reference and Location: SCHIST AVE NE BETWEEN MODELSTO AVE NE
AND EAGLE ROCK NE

Applicant: ESMAIL HAIDARI AND SHAKEEL RIZVI
Address: 2340 MENAUL NE STE# 200
ALBUQUERQUE, NM 87117

Agent:

Special Instructions:

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

Date Mailed: MARCH 24, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1004712
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	466-522	105-36	✓ COA
		466-515	35	✓
		466-510	34	✓
		466-505	33	✓
		466-500	32	✓
		466-496	31	✓
		466-487	30	✓ COA
		478-484	113-01	✓
		478-498	112-01	✓
		479-507	12	✓
		484-507	11	✓
		490-507	10	✓
		495-507	09	✓
		483-498	02	✓
		488-498	03	✓
		493-498	04	✓
		496-522	105-42	✓
		492-522	41	✓
		487-522	40	✓
		482-522	39	✓
		477-522	38	✓
		472-522	37	✓
		452-512	21	✓ Dup
		452-490	12	✓ Dup ²



mainframe@coa1mp3.ca
 bq.gov
 02/23/2006 02:23 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
 01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 0101806446652210536 LEGAL: TEMP ORAR YPUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT
 OF LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103
 0101806446651510535 LEGAL: LOT 8 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 IV LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: ORTIZ ROBERT J
 OWNER ADDR: 09031 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446651010534 LEGAL: LOT 7 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 IV LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: ORTEGA ANNA
 OWNER ADDR: 09027 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446650510533 LEGAL: LOT 6 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 IV LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: OTTO CHERI L
 OWNER ADDR: 09023 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446650010532 LEGAL: LOT 5 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 IV LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: HANDING BRYAN E & LYNN C
 OWNER ADDR: 09019 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446649610531 LEGAL: LOT 4 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 IV LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: BACA JENNY RENEE
 OWNER ADDR: 09015 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446648710530 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT
 OF LAND USE:
 PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103
 0101806447848411301 LEGAL: LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
 UNIT I LAND USE:
 PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: MOFFETT COLE III
 OWNER ADDR: 06900 GABBRO AV NE
 ALBUQUERQUE NM 87113

<p>0101806447849811201 UNIT LAND USE:</p>	<p>LEGAL: LOT 12-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 GABBRO OWNER NAME: BALL MARTIN C & MARTHA E OWNER ADDR: 06901 GABBRO AV NE</p>
<p>ALBUQUERQUE NM 0101806447950711212 UNIT I LAND USE:</p>	<p>87113 LEGAL: LOT 1-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 SCHIST OWNER NAME: WHITTLESEY PAULA J OWNER ADDR: 06900 SCHIRST AV NE</p>
<p>ALBUQUERQUE NM 0101806448450711211 UNIT I LAND USE:</p>	<p>87113 LEGAL: LOT 2-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 SCHIST OWNER NAME: VETTER JOANN OWNER ADDR: 03333 RANCH RD</p>
<p>MEQUON WI 0101806449050711210 UNIT I LAND USE:</p>	<p>53092 LEGAL: LOT 3-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 SCHIST OWNER NAME: ALEXANDER KATHERINE M OWNER ADDR: 06908 SCHIST AV NE</p>
<p>ALBUQUERQUE NM 0101806449550711209 UNIT I LAND USE:</p>	<p>87113 LEGAL: LOT 4-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 SCHIST OWNER NAME: HUNTER LANCE & JILL D OWNER ADDR: 06912 SCHIST AV NE</p>
<p>ALBUQUERQUE NM 0101806448349811202 UNIT LAND USE:</p>	<p>87113 LEGAL: LOT 11-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 GABBRO OWNER NAME: SABOLICK DAVID A JR OWNER ADDR: 06905 GABBRO AV NE</p>
<p>ALBUQUERQUE NM 0101806448849811203 UNIT LAND USE:</p>	<p>87113 LEGAL: LOT 10-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 GABBRO OWNER NAME: VAN DOREN SCOTT H OWNER ADDR: 06909 GABBRO AV NE</p>
<p>ALBUQUERQUE NM 0101806449349811204 UNIT I LAND USE:</p>	<p>87113 LEGAL: LOT 9-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 GABBRO OWNER NAME: THOM SCOTT & KATHLEEN OWNER ADDR: 06915 GABBRO AV NE</p>
<p>ALBUQUERQUE NM 0101806449652210542 UNIT LAND USE:</p>	<p>87113 LEGAL: LOT 15-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES PROPERTY ADDR: 00000 SCHIST OWNER NAME: BARUH INVESTMENT COMPANY OWNER ADDR: 07495 NEW HORIZON WA</p>
<p>FREDERICK MD</p>	<p>21703</p>

PAGE 3

0101806449252210541 LEGAL: LOT 14-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: NOVICKI DONALD J & IVA M
OWNER ADDR: 06915 SCHIST AV NE
87113

ALBUQUERQUE NM
0101806448752210540 LEGAL: LOT 13-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: KNEE ERNEST ROSSER
OWNER ADDR: 12800 JOELLE RD NE
87112

ALBUQUERQUE NM
0101806448252210539 LEGAL: LOT 12-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: HIX JEFFREY & STEPHANIE
OWNER ADDR: 06905 SCHIST AV NE
87112

ALBUQUERQUE NM
0101806447752210538 LEGAL: LOT 11-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: YOUNG JASON L
OWNER ADDR: 06901 SCHIST AV NE
87113

ALBUQUERQUE NM
0101806447252210537 LEGAL: LOT 10-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: JACKSON LARRY D
OWNER ADDR: 06805 SCHIST AV NE
87113

ALBUQUERQUE NM
0101806445251210521 LEGAL: 012 026T RA UB N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: COLE SCOTT
OWNER ADDR: 00200 HERMOSA NE
87113

ALBUQUERQUE NM
0101806445249010512 LEGAL: 021 026T RA UB N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: COLE SCOTT M
OWNER ADDR: 00200 HERMOSA NE
87106

ALBUQUERQUE NM
0101806443549010511 LEGAL: 022 026T RA UB N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 EAGLE ROCK
OWNER NAME: EAGLE ROCK PROPERTIES LLC
OWNER ADDR: 06705 EAGLE ROCK AV NE
87106

ALBUQUERQUE NM
0101806443651210522 LEGAL: 011 026T RA UB N ALBU AC
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: RESOURCE TECHNOLOGY INC
OWNER ADDR: 05501 JEFFERSON BL NE
87113

ALBUQUERQUE NM 87109

PAGE 4

0101806544101640111 LEGAL: 022 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE: PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: PUEBLO OF SANDIA
 OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004
0101806545801640112 LEGAL: 021 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE: PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: PUEBLO OF SANDIA
 OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004
0101806547401740113 LEGAL: 020 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE: PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: PUEBLO OF SANDIA
 OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004
0101806548901740114 LEGAL: 019 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE: PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: PUEBLO OF SANDIA
 OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004
0101806550601640115 LEGAL: 018 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE: PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: PUEBLO OF SANDIA
 OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

QUIT

101806446652210536

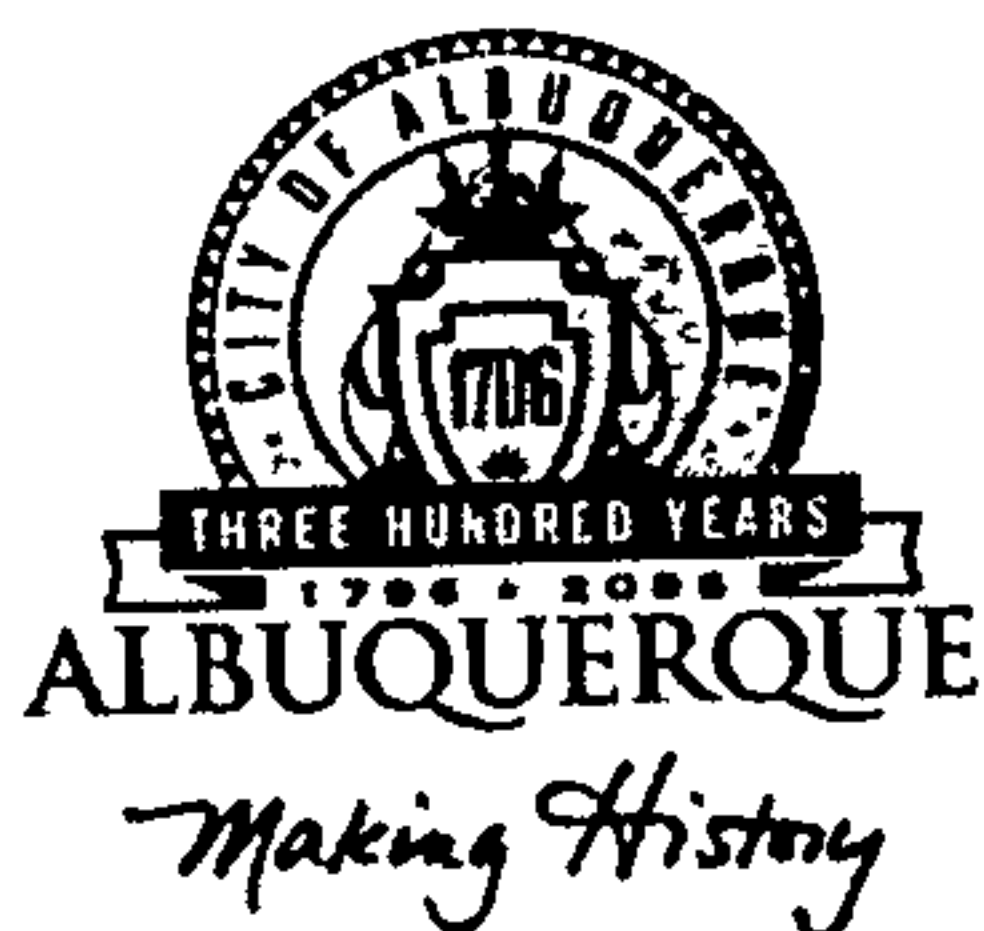
LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT BLK 2 PL K ESTATES
UNIT IV CO
PROPERTY ADDR: 6801 SCHIST AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101806446648710530

LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT BLK 2 P CK ESTATES
UNIT IV C
PROPERTY ADDR: 9001 OBSIDIAN ST NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103



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.

February 8, 2006

Shakeel Rizvi
Sky Blue Investments
8504 Waterford Pl. NE/87122
Phone: 315-6563 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of **February 8, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 9-P1, BLOCK 2, UNIT 3 AND 4, EAGLE LOT ESTATES SUBDIVISION, LOCATED ON THE SW AND NW CORNER OF LOUISIANA BOULEVARD NE AND EAGLE ROCK NE** zone map **C-18**.

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"

***Leilani McGranahan**

7600 Rio Guadalupe NE/87122 293-5209 (h)

Joe Yardumian

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

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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

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 Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

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

Shakeel Rizvi

Applicant name (print)

[Signature]

2/14/06
Applicant signature / date



Form revised February 2003

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

Application case numbers

06 DEB - 20234

[Signature] 02/17/06
Planner signature / date

Project # 1004712

Project # 1004712

ESMAIL HAIDARI AND SHAKEEL RIZVI
2340 MENAUL NE STE# 200
ALBUQUERQUE, NM 87117

101806446651510535

ORTIZ ROBERT J
9031 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446650010532

HANDING BRYAN E & LYNN C
9019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447849811201

BALL MARTIN C & MARTHA E
6901 GABBRO AV NE
ALBUQUERQUE NM 87113

101806449050711210

ALEXANDER KATHERINE M
6908 SCHIST AV NE
ALBUQUERQUE NM 87113

101806448849811203

VAN DOREN SCOTT H
6909 GABBRO AV NE
ALBUQUERQUE NM 87113

101806449252210541

NOVICKI DONALD J & IVA M
6915 SCHIST AV NE
ALBUQUERQUE NM 87113

101806447752210538

YOUNG JASON L
6901 SCHIST AV NE
ALBUQUERQUE NM 87113

101806443549010511

EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AV NE
ALBUQUERQUE NM 87113

Project # 1004712
LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

101806446651010534

ORTEGA ANNA
9027 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446649610531

BACA JENNY RENEE
9015 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447950711212

WHITTLESEY PAULA J
6900 SCHIRST AV NE
ALBUQUERQUE NM 87113

101806449550711209

HUNTER LANCE & JILL D
6912 SCHIST AV NE
ALBUQUERQUE NM 87113

101806449349811204

THOM SCOTT & KATHLEEN
6915 GABBRO AV NE
ALBUQUERQUE NM 87113

101806448752210540

KNEE ERNEST ROSSER
12800 JOELLE RD NE
ALBUQUERQUE NM 87112

101806447252210537

JACKSON LARRY D
6805 SCHIST AV NE
ALBUQUERQUE NM 87113

101806443651210522

RESOURCE TECHNOLOGY INC
5501 JEFFERSON BL NE
ALBUQUERQUE NM 87109

Project # 1004712
JOE YARDUMIAN
Nor Este N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

101806446650510533

OTTO CHERI L
9023 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447848411301

MOFFETT COLE III
6900 GABBRO AV NE
ALBUQUERQUE NM 87113

101806448450711211

VETTER JOANN
3333 RANCH RD
MEQUON WI 53092

101806448349811202

SABOLICK DAVID A JR
6905 GABBRO AV NE
ALBUQUERQUE NM 87113

101806449652210542

BARUH INVESTMENT COMPANY
7495 NEW HORIZON WA
FREDERICK MD 21703

101806448252210539

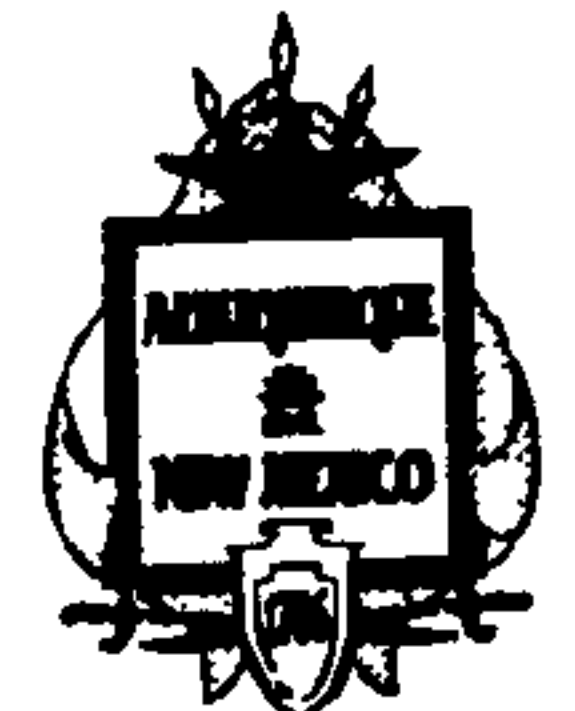
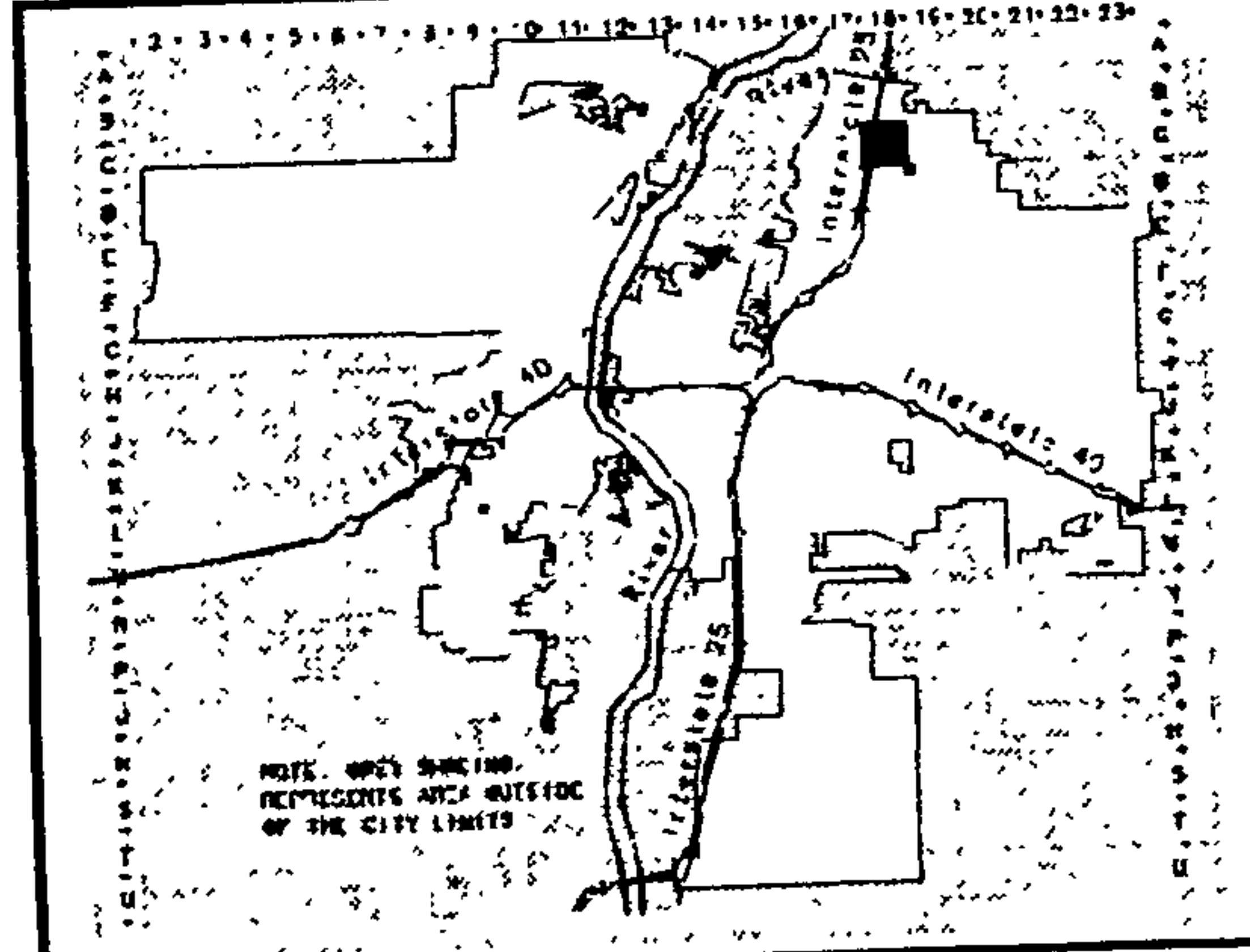
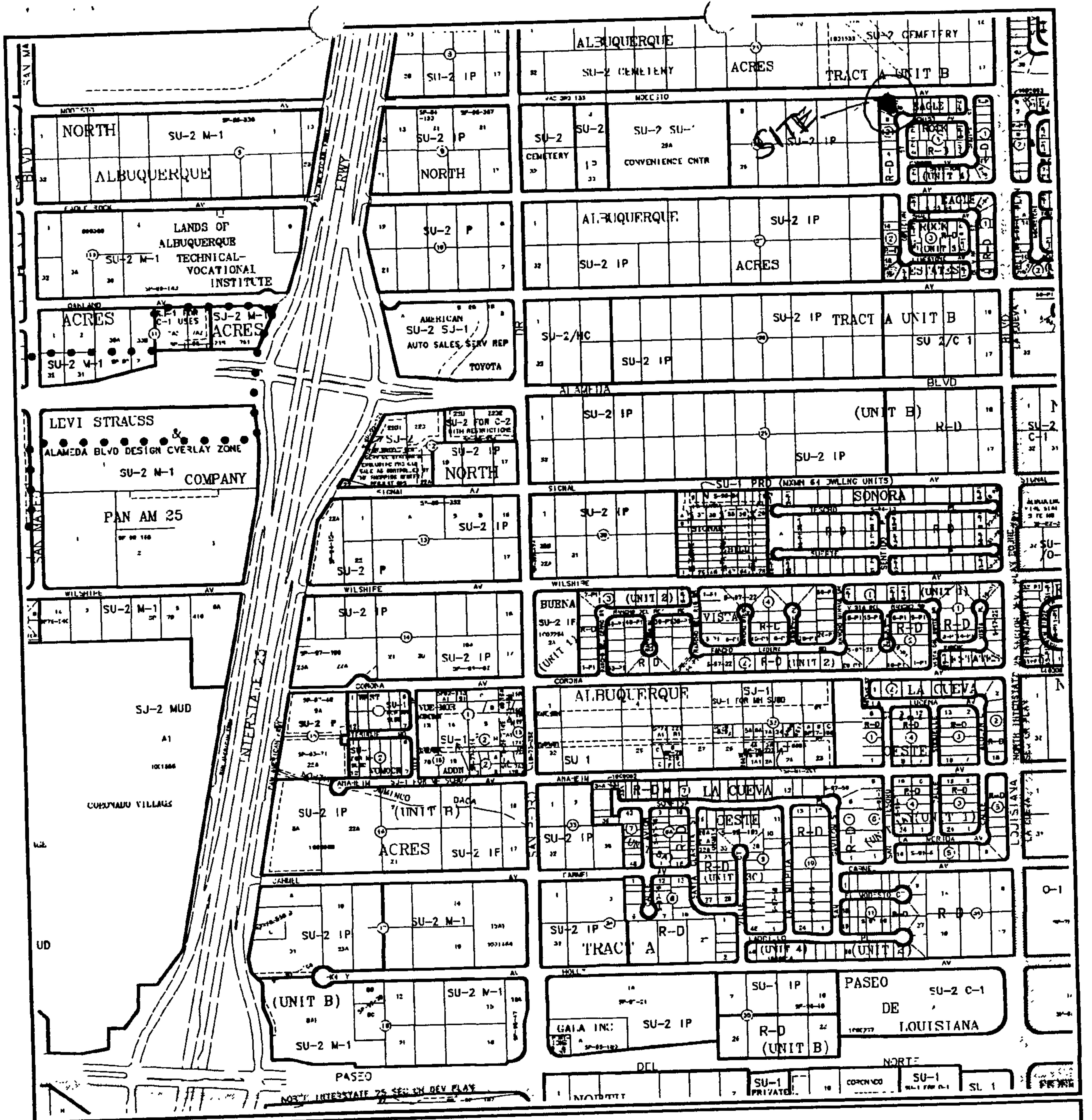
HIX JEFFREY & STEPHANIE
6905 SCHIST AV NE
ALBUQUERQUE NM 87113

101806445251210521

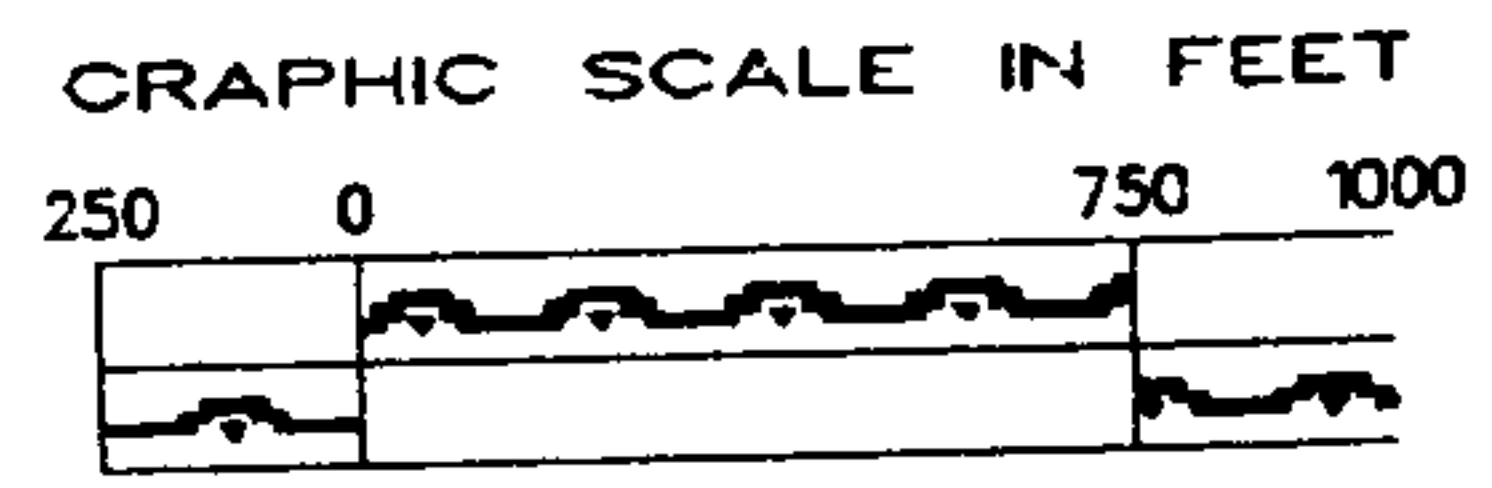
COLE SCOTT
200 HERMOSA NE
ALBUQUERQUE NM 87106

101806544101640111

PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004



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



Zone Atlas Page
C-18-Z
 Map Amended through July 31, 2003

February 8, 2006

Dalaina Carmona
Office of Neighborhood Coordination
City of Albuquerque
200 Second Street NW
Albuquerque, New Mexico 87103

NS
EST (R)

RE: Proposed Eagle Rock Estates Subdivision
South West and North West corner of Louisiana and Eagle Rock, NE
Zone Atlas Page - C-18

Dear Ms. Carmona:

The developer of Eagle Rock Estate Subdivision is proposing to reclaim the existing ponds within the subdivision.

As such, we are requesting the name and addresses of any affected Neighborhood Association for the purposed of notification in accordance with City of Albuquerque Development Review Board procedures.

Attached is a Zone Atlas Page identifying the related parcel.

Should you have any questions, please call me at 315-6563. Kindly fax me the Recognized Neighborhood Association at 292-3904.

Thank you for your cooperation.


Shakeel Rizvi

SKY Blue Investments
8504 Waterford Pl NE
87122

*most
diff. NS*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004712 AGENDA#: 2 DATE: 3.15.06

1. Name: _____ Address: _____ Zip: _____

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: _____

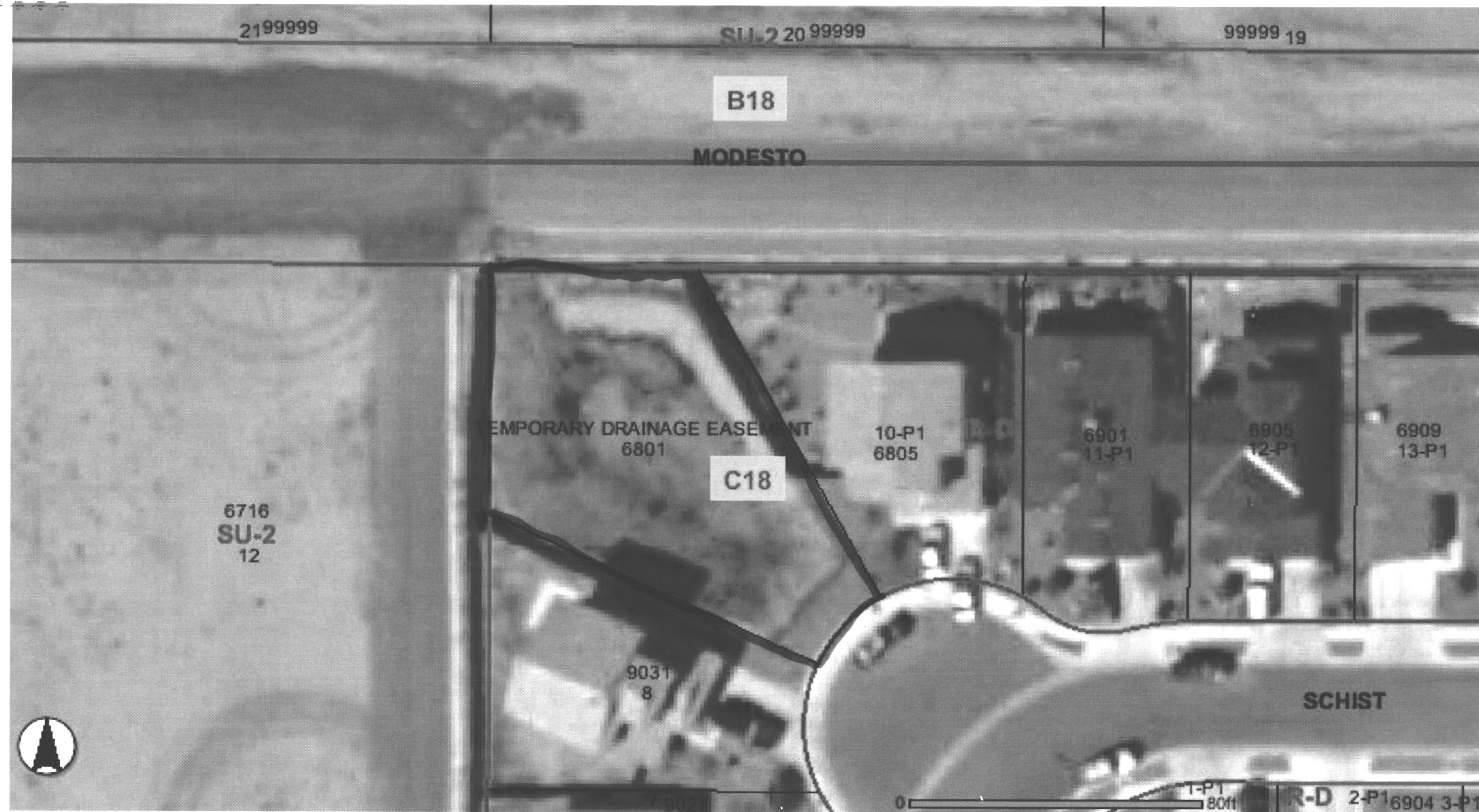
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004712

AGENDA ITEM NO: 2

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An engineer certification of the approved grading plan will be required prior to City Engineer sign off of Final Plat.

gtd 2-13-06

RESOLUTION:

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

*inclaf
no-show*

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 15, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 15, 2006

Project # 1004712

06DRB-00233 Major-Vacation of Public Easements

06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18)

AMAFCA

No adverse comments.

COG Modesto Avenue is identified as having on street bike lanes on the Long Range Bikeway System. Coordination with the NMDOT and the City's Municipal Development Department should be conducted to ensure project inclusion as appropriate.

Transit

No objection to the requests.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter sent to Nor Este NA (R).

APS

The request to vacate an existing public drainage easement presumably to develop one single-family residence in **Eagle Rock Estates, Unit 4**, will have minimal impacts to the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

Approves.

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

The Hydrology section has no objection to the vacation request. Prior to City Engineer signoff of plat, Engineer's certification of the grading plan must be provided.

Transportation Development

Defer the vacation requests to Hydrology. No objection the P/F plat.

Parks & Recreation

Defer to Hydrology.

Utilities Development

No objection to Vacation request or Plat approval.

Planning Department

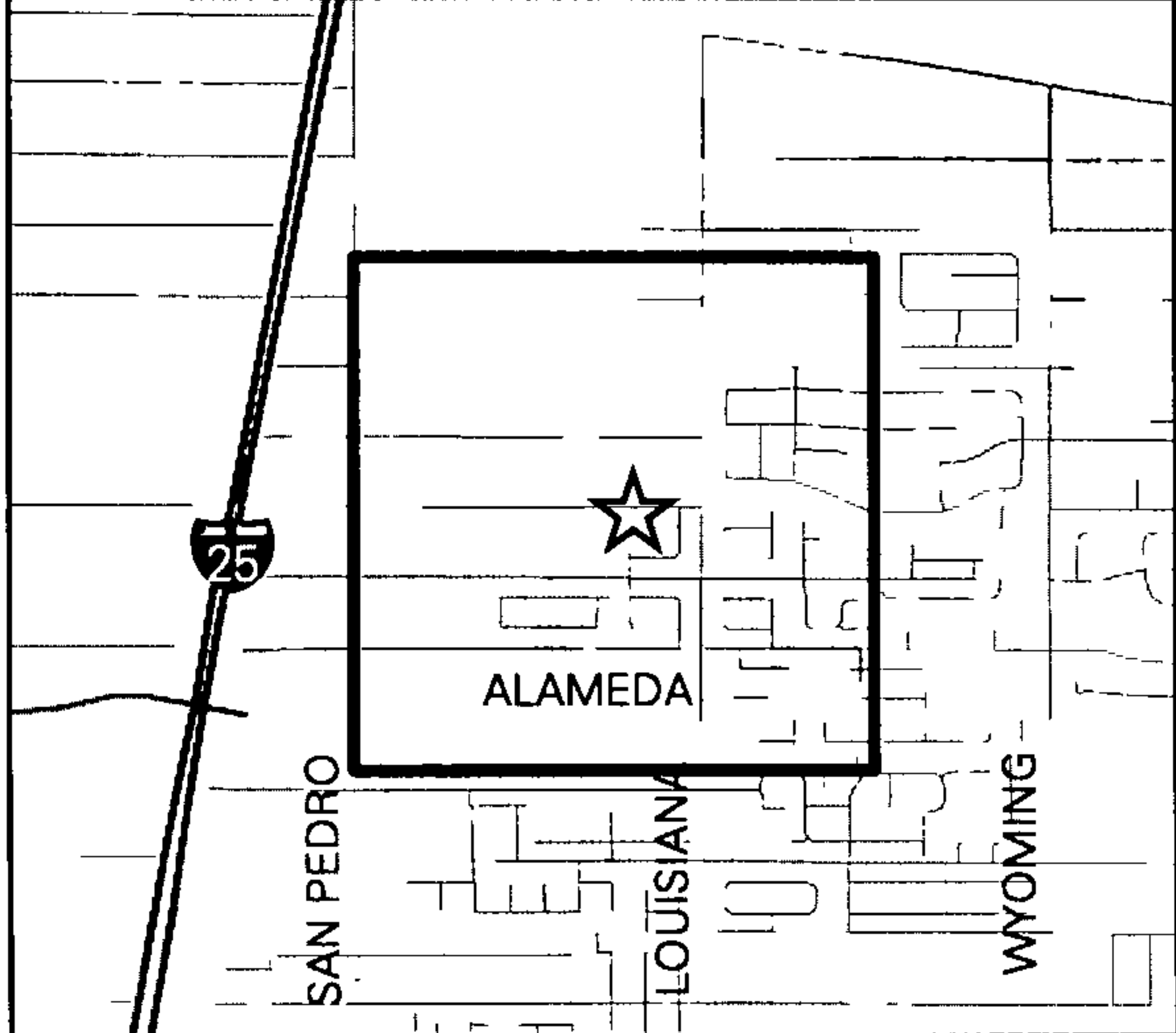
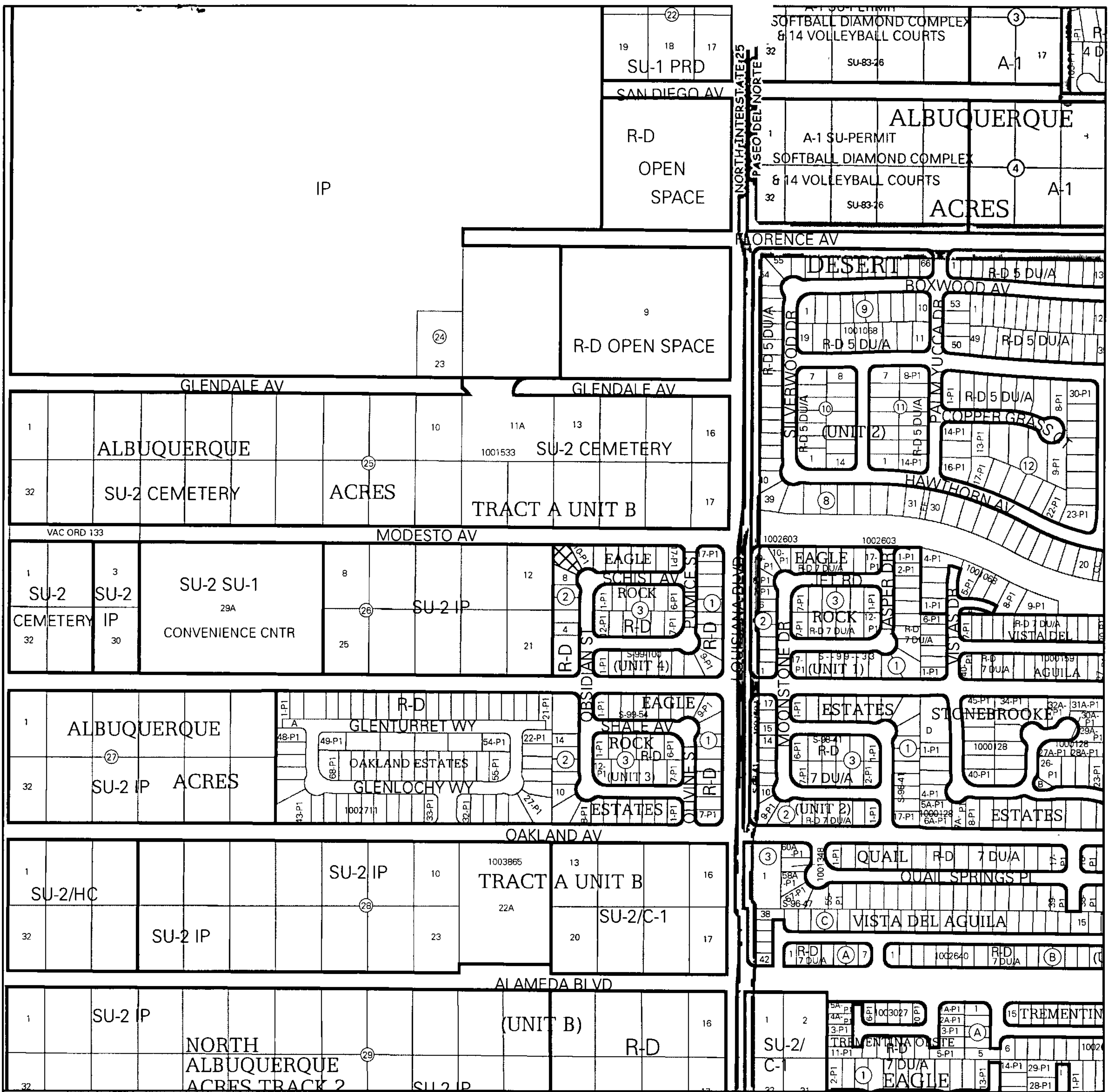
No objection to the vacation. Planning defers to Hydrology. The plat is missing the current zoning. It should appear under Subdivision Data. Planning will take delegation for the 15 day appeal period.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$3,920 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$5,850 would be payable thereafter.

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

cc: Esmail Haidari & Shakeel Rizvi, 2340 Menaul Blvd NE, Suite 200, 87117



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004712

Hearing Date:
3/8/06

Zone Map Page:
C-18

Additional Case Numbers:
06DRB-00233
06DRB-00234



**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, March 15, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001469

06DRB-00232 Major-Vacation of Pub
Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] (J-16)

Project # 1004712

06DRB-00233 Major-Vacation of Public
Easements
06DRB-00234 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4**, zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18)

Project # 1004713

06DRB-00235 Major-Vacation of Public
Easements
06DRB-00236 Minor-Prelim&Final Plat
Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, ~~**EAGLE ROCK ESTATES, UNIT 3**~~, zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18)

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 Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 27, 2006.

CITY OF ALBUQUERQUE

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

Making History

February 27, 2006

TO: Leilani McGranahan and Joe Yardumian, Nor Este Neigh. Assoc.

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 one (1) acre(s): Major Vacation of Public Easements and Minor Preliminary and Final Plat Approval for filling a existing retention pond into one (1) lot.**

Proposed by: Esmail Haidari and Shakeel Rizvi at 292-3202

Agent for: Esmail Haidari and Shakeel Rizvi

For property located: On or near Schist Avenue NE between Modesto Avenue NE and Eagle Rock Avenue NE.

P.O. Box 1293

The case number(s) assigned is: 06DRB- 00233 and 00234, Project # 1004712.

Albuquerque

City Planning accepted application for this request on February 17, 2006.

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.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, March 15, 2006 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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**

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

Meeting Date: MARCH 15, 2006
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1004712
App#06DRB-00233
App#06DBR-00234

Cross Reference and Location: SCHIST AVE NE BETWEEN MODESTO AVE NE
AND EAGLE ROCK NE

Applicant: ESMAIL HAIDARI AND SHAKEEL RIZVI
Address: 2340 MENAUL NE STE# 200
ALBUQUERQUE, NM 87117

Agent:

Special Instructions:

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

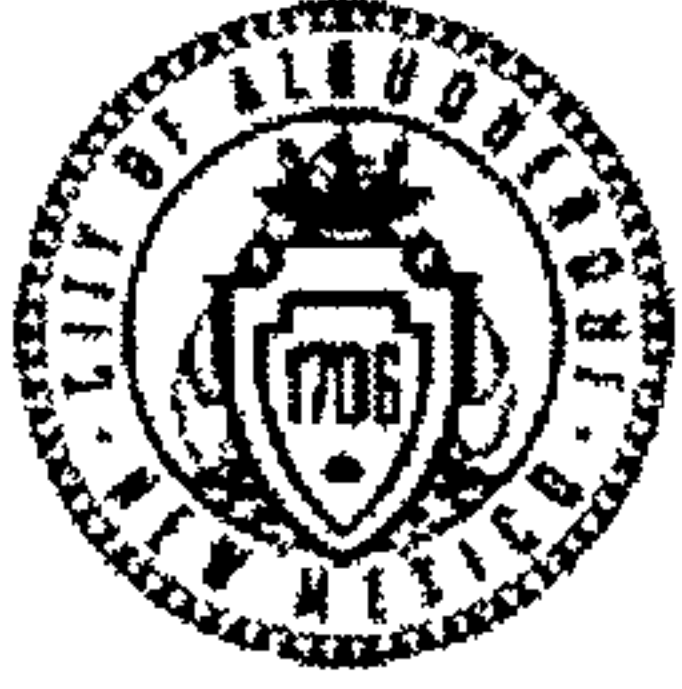
Date Mailed: FEBRUARY 24, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1004712
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	466-522	105-36	✓ COA
		466-515	35	✓
		466-510	34	✓
		466-505	33	✓
		466-500	32	✓
		466-496	31	✓
		466-487	30	✓ COA
		478-484	113-01	✓
		478-498	112-01	✓
		479-507	12	✓
		484-507	11	✓
		490-507	10	✓
		495-507	09	✓
		483-498	02	✓
		488-498	03	✓
		493-498	04	✓
		496-522	105-42	✓
		492-522	41	✓
		487-522	40	✓
		482-522	39	✓
		477-522	38	✓
		472-522	37	✓
		452-512	21	✓ Dup
		452-490	12	✓ Dup ²



mainframe@coa1mp3.ca
bq.gov
02/23/2006 02:23 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
01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806446652210536 LEGAL: TEMP ORAR YPUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT
OF LAND USE:
PROPERTY ADDR: 00000 SCHIST
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101806446651510535 LEGAL: LOT 8 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
IV LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: ORTIZ ROBERT J
OWNER ADDR: 09031 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446651010534 LEGAL: LOT 7 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
IV LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: ORTEGA ANNA
OWNER ADDR: 09027 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446650510533 LEGAL: LOT 6 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
IV LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: OTTO CHERI L
OWNER ADDR: 09023 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446650010532 LEGAL: LOT 5 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
IV LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: HANDING BRYAN E & LYNN C
OWNER ADDR: 09019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446649610531 LEGAL: LOT 4 BL OCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
IV LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: BACA JENNY RENEE
OWNER ADDR: 09015 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446648710530 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT
OF LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101806447848411301 LEGAL: LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 GABBRO
OWNER NAME: MOFFETT COLE III
OWNER ADDR: 06900 GABBRO AV NE
ALBUQUERQUE NM 87113

0101806447849811201 LEGAL: LOT 12-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: BALL MARTIN C & MARTHA E
 OWNER ADDR: 06901 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806447950711212 LEGAL: LOT 1-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: WHITTLESEY PAULA J
 OWNER ADDR: 06900 SCHIRST AV NE
ALBUQUERQUE NM 87113
0101806448450711211 LEGAL: LOT 2-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: VETTER JOANN
 OWNER ADDR: 03333 RANCH RD
MEQUON WI 53092
0101806449050711210 LEGAL: LOT 3-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: ALEXANDER KATHERINE M
 OWNER ADDR: 06908 SCHIST AV NE
ALBUQUERQUE NM 87113
0101806449550711209 LEGAL: LOT 4-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: HUNTER LANCE & JILL D
 OWNER ADDR: 06912 SCHIST AV NE
ALBUQUERQUE NM 87113
0101806448349811202 LEGAL: LOT 11-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: SABOLICK DAVID A JR
 OWNER ADDR: 06905 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806448849811203 LEGAL: LOT 10-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: VAN DOREN SCOTT H
 OWNER ADDR: 06909 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806449349811204 LEGAL: LOT 9-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE: PROPERTY ADDR: 00000 GABBRO
 OWNER NAME: THOM SCOTT & KATHLEEN
 OWNER ADDR: 06915 GABBRO AV NE
ALBUQUERQUE NM 87113
0101806449652210542 LEGAL: LOT 15-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE: PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: BARUH INVESTMENT COMPANY
 OWNER ADDR: 07495 NEW HORIZON WA
FREDERICK MD 21703

0101806449252210541 LEGAL: LOT 14-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: NOVICKI DONALD J & IVA M
 OWNER ADDR: 06915 SCHIST AV NE
ALBUQUERQUE NM 87113

0101806448752210540 LEGAL: LOT 13-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: KNEE ERNEST ROSSER
 OWNER ADDR: 12800 JOELLE RD NE
ALBUQUERQUE NM 87112

0101806448252210539 LEGAL: LOT 12-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: HIX JEFFREY & STEPHANIE
 OWNER ADDR: 06905 SCHIST AV NE
ALBUQUERQUE NM 87113

0101806447752210538 LEGAL: LOT 11-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: YOUNG JASON L
 OWNER ADDR: 06901 SCHIST AV NE
ALBUQUERQUE NM 87113

0101806447252210537 LEGAL: LOT 10-P 1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
 PROPERTY ADDR: 00000 SCHIST
 OWNER NAME: JACKSON LARRY D
 OWNER ADDR: 06805 SCHIST AV NE
ALBUQUERQUE NM 87113

0101806445251210521 LEGAL: 012 026T RA UB N ALBU AC
LAND USE:
 PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: COLE SCOTT
 OWNER ADDR: 00200 HERMOSA NE
ALBUQUERQUE NM 87106

0101806445249010512 LEGAL: 021 026T RA UB N ALBU AC
LAND USE:
 PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: COLE SCOTT M
 OWNER ADDR: 00200 HERMOSA NE
ALBUQUERQUE NM 87106

0101806443549010511 LEGAL: 022 026T RA UB N ALBU AC
LAND USE:
 PROPERTY ADDR: 00000 EAGLE ROCK
 OWNER NAME: EAGLE ROCK PROPERTIES LLC
 OWNER ADDR: 06705 EAGLE ROCK AV NE
ALBUQUERQUE NM 87113

0101806443651210522 LEGAL: 011 026T RA UB N ALBU AC
LAND USE:
 PROPERTY ADDR: 00000 MODESTO
 OWNER NAME: RESOURCE TECHNOLOGY INC
 OWNER ADDR: 05501 JEFFERSON BL NE
ALBUQUERQUE NM 87109

PAGE 4

0101806544101640111 LEGAL: 022 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: PUEBLO OF SANDIA
OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

0101806545801640112 LEGAL: 021 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: PUEBLO OF SANDIA
OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

0101806547401740113 LEGAL: 020 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: PUEBLO OF SANDIA
OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

0101806548901740114 LEGAL: 019 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: PUEBLO OF SANDIA
OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

0101806550601640115 LEGAL: 018 025T R A UNIT B NORTH ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 MODESTO
OWNER NAME: PUEBLO OF SANDIA
OWNER ADDR: 00481 SANDIA LOOP RD
BERNALILLO NM 87004

QUIT

101806446652210536

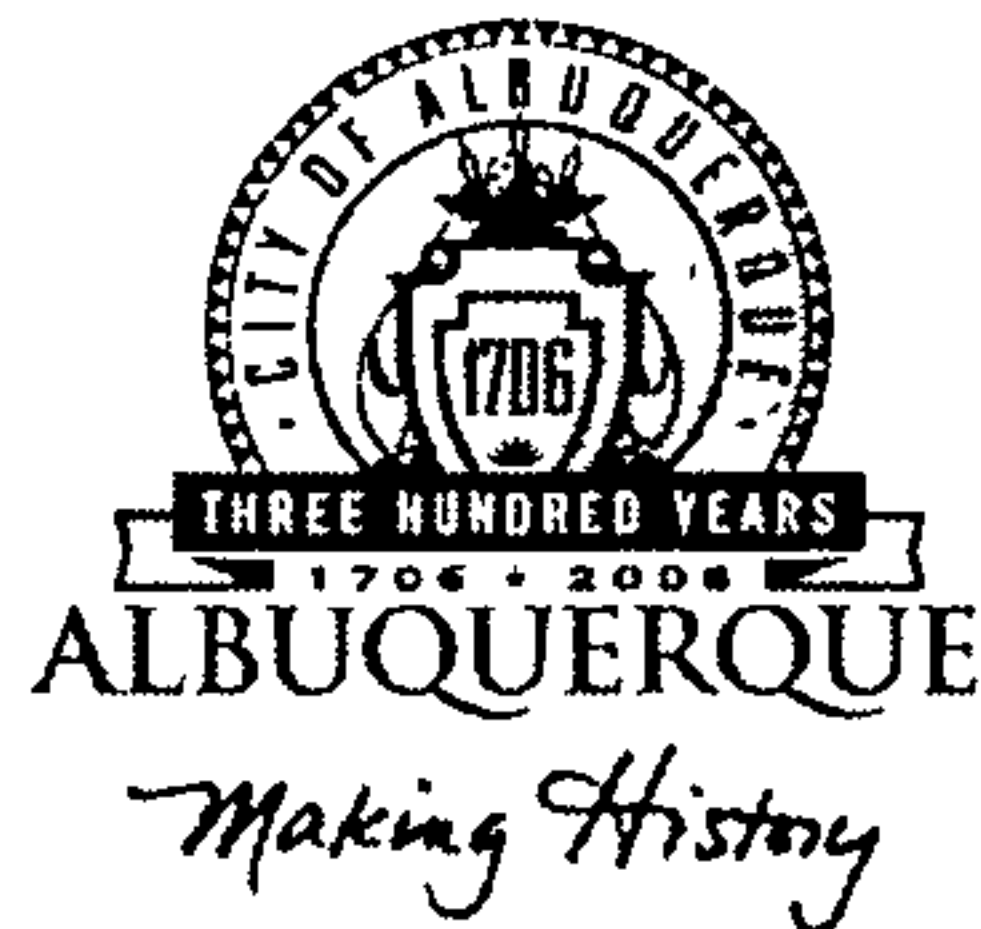
LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT BLK 2 PL K ESTATES
UNIT IV CO
PROPERTY ADDR: 6801 SCHIST AVE NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101806446648710530

LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT BLK 2 P CK ESTATES
UNIT IV C
PROPERTY ADDR: 9001 OBSIDIAN ST NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103



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.

February 8, 2006

Shakeel Rizvi
Sky Blue Investments
8504 Waterford Pl. NE/87122
Phone: 315-6563 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of **February 8, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 9-P1, BLOCK 2, UNIT 3 AND 4, EAGLE LOT ESTATES SUBDIVISION, LOCATED ON THE SW AND NW CORNER OF LOUISIANA BOULEVARD NE AND EAGLE ROCK NE** zone map **C-18**.

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"
***Leilani McGranahan**
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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 Official D.R.B. Notice of approval
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
 - DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

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

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

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

Shakeel Rizvi
Applicant name (print)

[Signature] 2/14/06
Applicant signature / date



Form revised February 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - 00234
- Sandy Landley 02/17/06
Planner signature / date
- Project # 1004712

Project # 1004712

ESMAIL HAIDARI AND SHAKEEL RIZVI
2340 MENAUL NE STE# 200
ALBUQUERQUE, NM 87117

Project # 1004712

LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

Project # 1004712

JOE YARDUMIAN
Nor Este N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

101806446651510535

ORTIZ ROBERT J
9031 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446651010534

ORTEGA ANNA
9027 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446650510533

OTTO CHERI L
9023 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446650010532

HANDING BRYAN E & LYNN C
9019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446649610531

BACA JENNY RENEE
9015 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806447848411301

MOFFETT COLE III
6900 GABBRO AV NE
ALBUQUERQUE NM 87113

101806447849811201

BALL MARTIN C & MARTHA E
6901 GABBRO AV NE
ALBUQUERQUE NM 87113

101806447950711212

WHITTLESEY PAULA J
6900 SCHIRST AV NE
ALBUQUERQUE NM 87113

101806448450711211

VETTER JOANN
3333 RANCH RD
MEQUON WI 53092

101806449050711210

ALEXANDER KATHERINE M
6908 SCHIST AV NE
ALBUQUERQUE NM 87113

101806449550711209

HUNTER LANCE & JILL D
6912 SCHIST AV NE
ALBUQUERQUE NM 87113

101806448349811202

SABOLICK DAVID A JR
6905 GABBRO AV NE
ALBUQUERQUE NM 87113

101806448849811203

VAN DOREN SCOTT H
6909 GABBRO AV NE
ALBUQUERQUE NM 87113

101806449349811204

THOM SCOTT & KATHLEEN
6915 GABBRO AV NE
ALBUQUERQUE NM 87113

101806449652210542

BARUH INVESTMENT COMPANY
7495 NEW HORIZON WA
FREDERICK MD 21703

101806449252210541

NOVICKI DONALD J & IVA M
6915 SCHIST AV NE
ALBUQUERQUE NM 87113

101806448752210540

KNEE ERNEST ROSSER
12800 JOELLE RD NE
ALBUQUERQUE NM 87112

101806448252210539

HIX JEFFREY & STEPHANIE
6905 SCHIST AV NE
ALBUQUERQUE NM 87113

101806447752210538

YOUNG JASON L
6901 SCHIST AV NE
ALBUQUERQUE NM 87113

101806447252210537

JACKSON LARRY D
6805 SCHIST AV NE
ALBUQUERQUE NM 87113

101806445251210521

COLE SCOTT
200 HERMOSA NE
ALBUQUERQUE NM 87106

101806443549010511

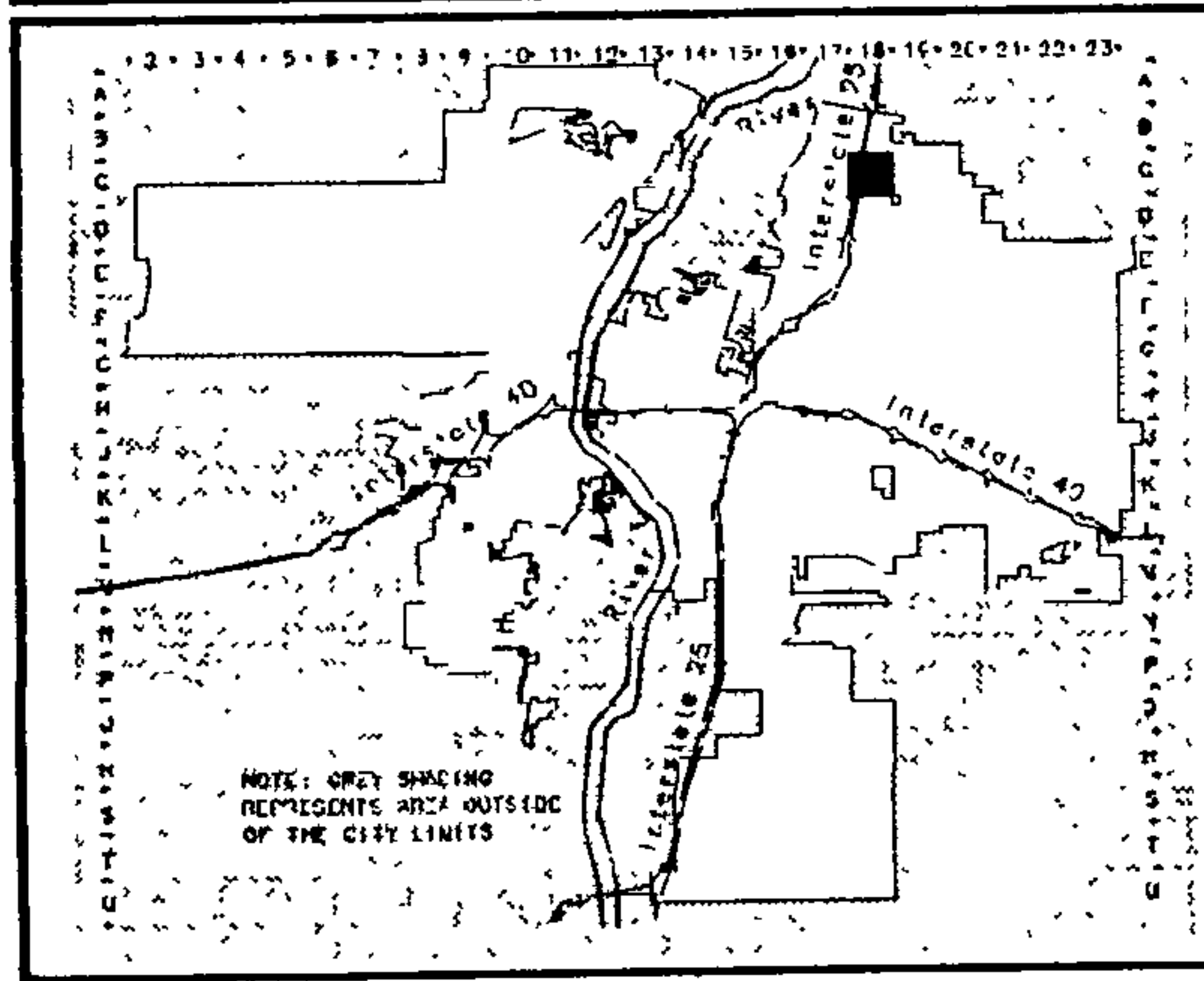
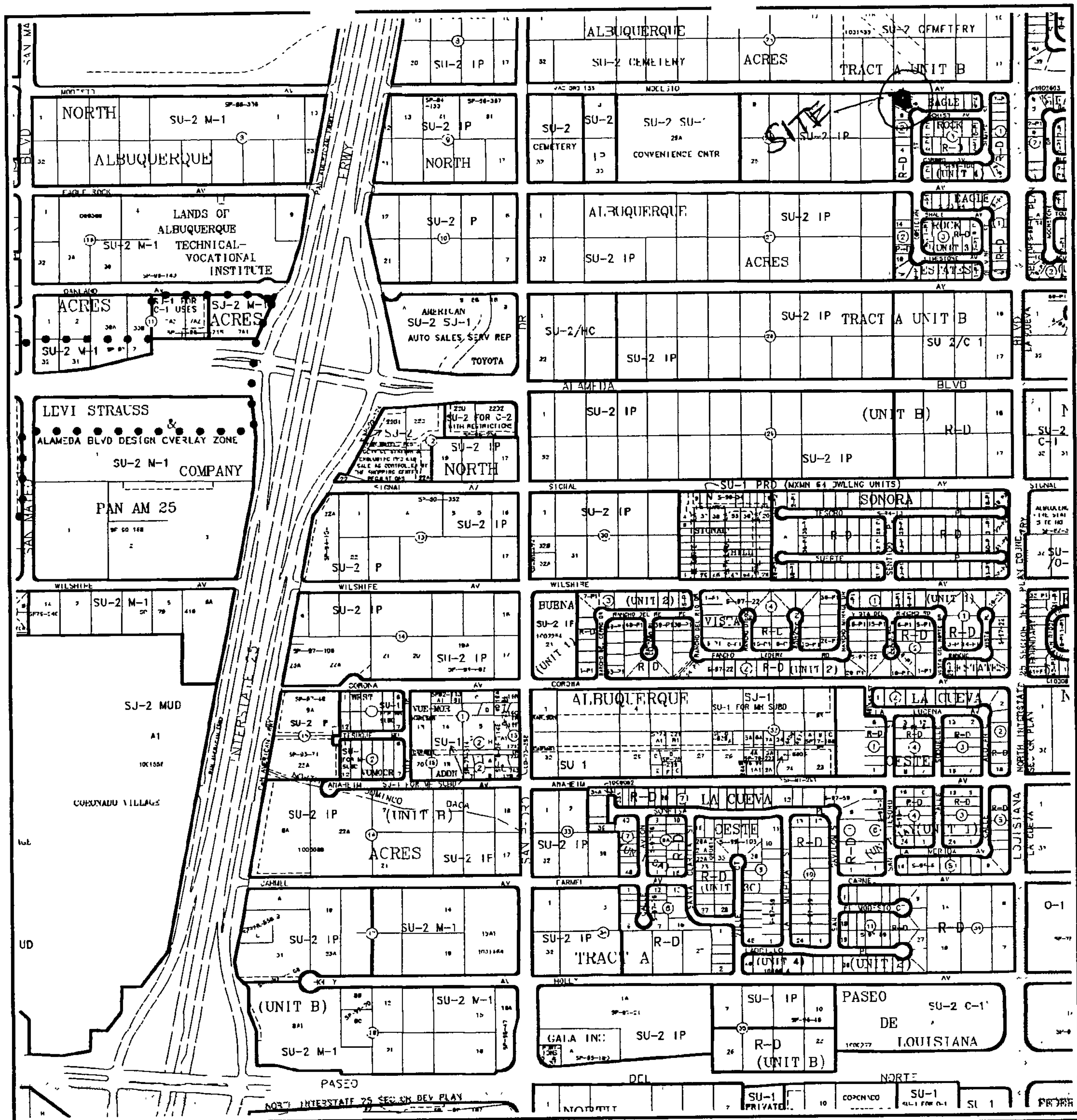
EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AV NE
ALBUQUERQUE NM 87113

101806443651210522

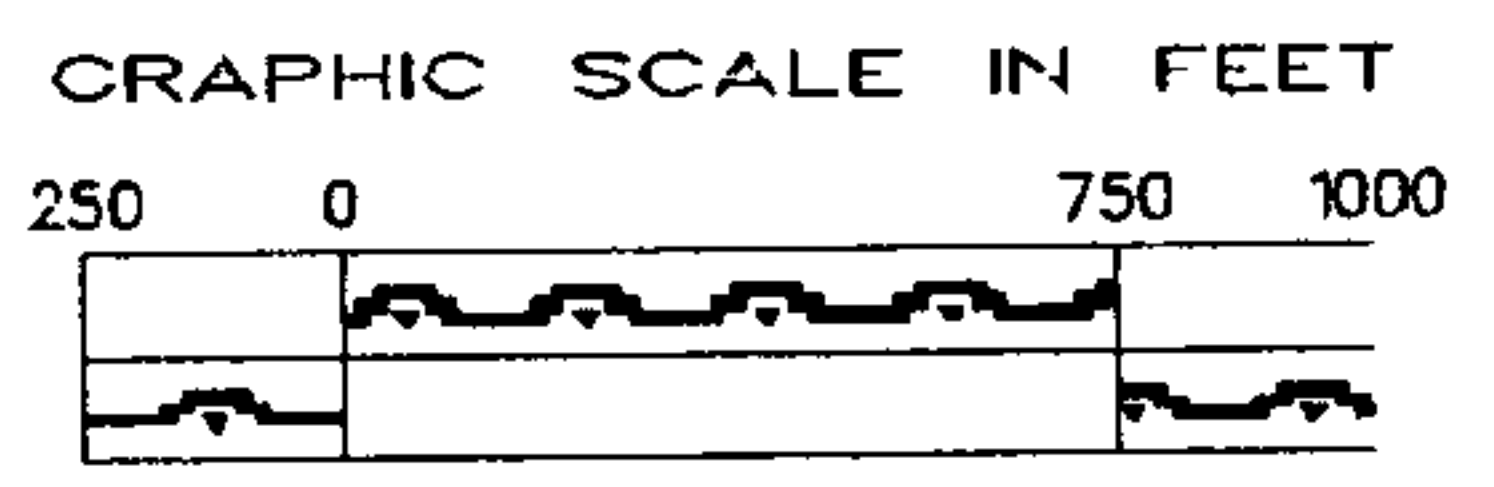
RESOURCE TECHNOLOGY INC
5501 JEFFERSON BL NE
ALBUQUERQUE NM 87109

101806544101640111

PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004



CITY OF
Albuquerque
 Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

C-18-Z

Map Amended through July 31, 2003

February 8, 2006

Dalaina Carmona
Office of Neighborhood Coordination
City of Albuquerque
200 Second Street NW
Albuquerque, New Mexico 87103

170
656 (R)
RE: Proposed Eagle Rock Estates Subdivision
South West and North West corner of Louisiana and Eagle Rock, NE
Zone Atlas Page – C-18

Dear Ms. Carmona:

The developer of Eagle Rock Estate Subdivision is proposing to reclaim the existing ponds within the subdivision.

As such, we are requesting the name and addresses of any affected Neighborhood Association for the purposed of notification in accordance with City of Albuquerque Development Review Board procedures.

Attached is a Zone Atlas Page identifying the related parcel.

Should you have any questions, please call me at 315-6563. Kindly fax me the Recognized Neighborhood Association at 292-3904.

Thank you for your cooperation.


Shakeel Rizvi

SKY Blue Investments
8504 Waterford Pl NE
87122



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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: Esmail Haidari and Shakeel Rizvi
 ADDRESS: 2340 Manual NE, Suite 200
 CITY: ALBUQUERQUE
 Proprietary interest in site: AGENT
 AGENT (if any): _____
 ADDRESS: _____
 CITY: _____

STATE NM ZIP 87117

 STATE _____ ZIP _____

PHONE: 292-3202
 FAX: 292-3904
 E-MAIL: adilr@thegroup.cc

 PHONE: _____
 FAX: _____
 E-MAIL: _____

*SHAKEEL
315-6563*

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL 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. LOT 9P-1 Block: 2 Unit: 4
 Subdiv. / Addn. EAGLE ROCK ESTATES
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-18 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 0.13 Density if applicable: dwellings per gross acre: 7 dwellings per net acre: _____
 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. 101806446652210536 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: LOUISIANA NE
 Between: OAKLAND NE and EAGLE ROCK NE

CASE HISTORY: MODESTO AVE

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB 97-374
DRB 97-486 / SV 97-74
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

[Signature]
 (Print) SHAKEEL RIZVI

DATE 5-25-2004 2/14/06
 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	Action	S.F.	Fees
<u>06 DRB -00233</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 45.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>06 DRB -00234</u>	<u>P&F</u>	_____	<u>\$ 215.00</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>03/15/06</u>			Total <u>\$ 355.00</u>

[Signature] 02/17/06
 Planner signature / date

Project # 1004712

FORM V: SUBDIVISION VAR. CES & 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.

Shakeel Rizvi

 Applicant name (print)

[Signature]

 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - _____ - 00233

[Signature] 02/17/06

 Planner signature / date

Project # 1004712

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) → 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 Official D.R.B. Notice of approval
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

Amended preliminary plat approval expires after one year.

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

Shakeel Rizvi
 Applicant name (print)
[Signature]
 Applicant signature / date

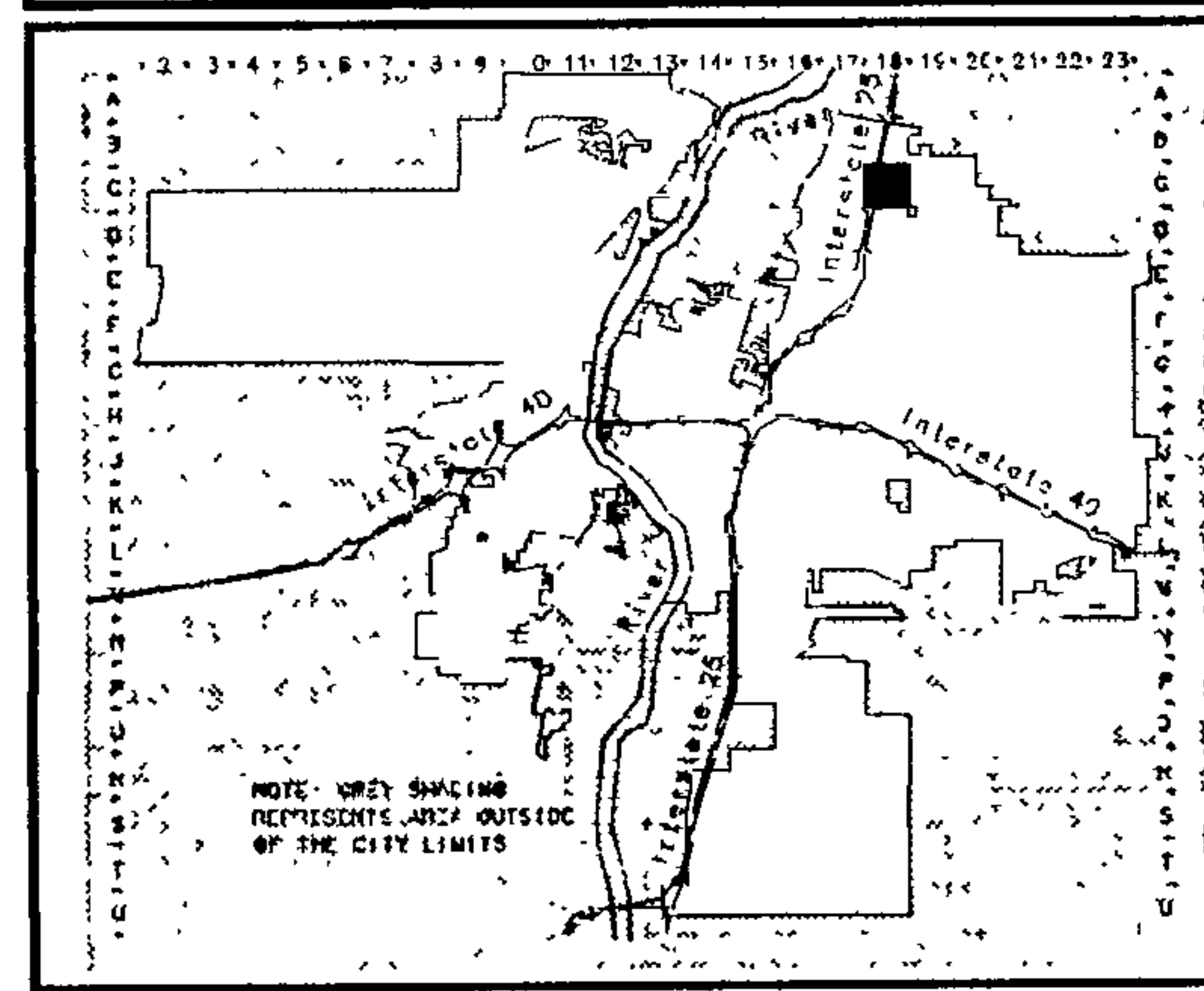
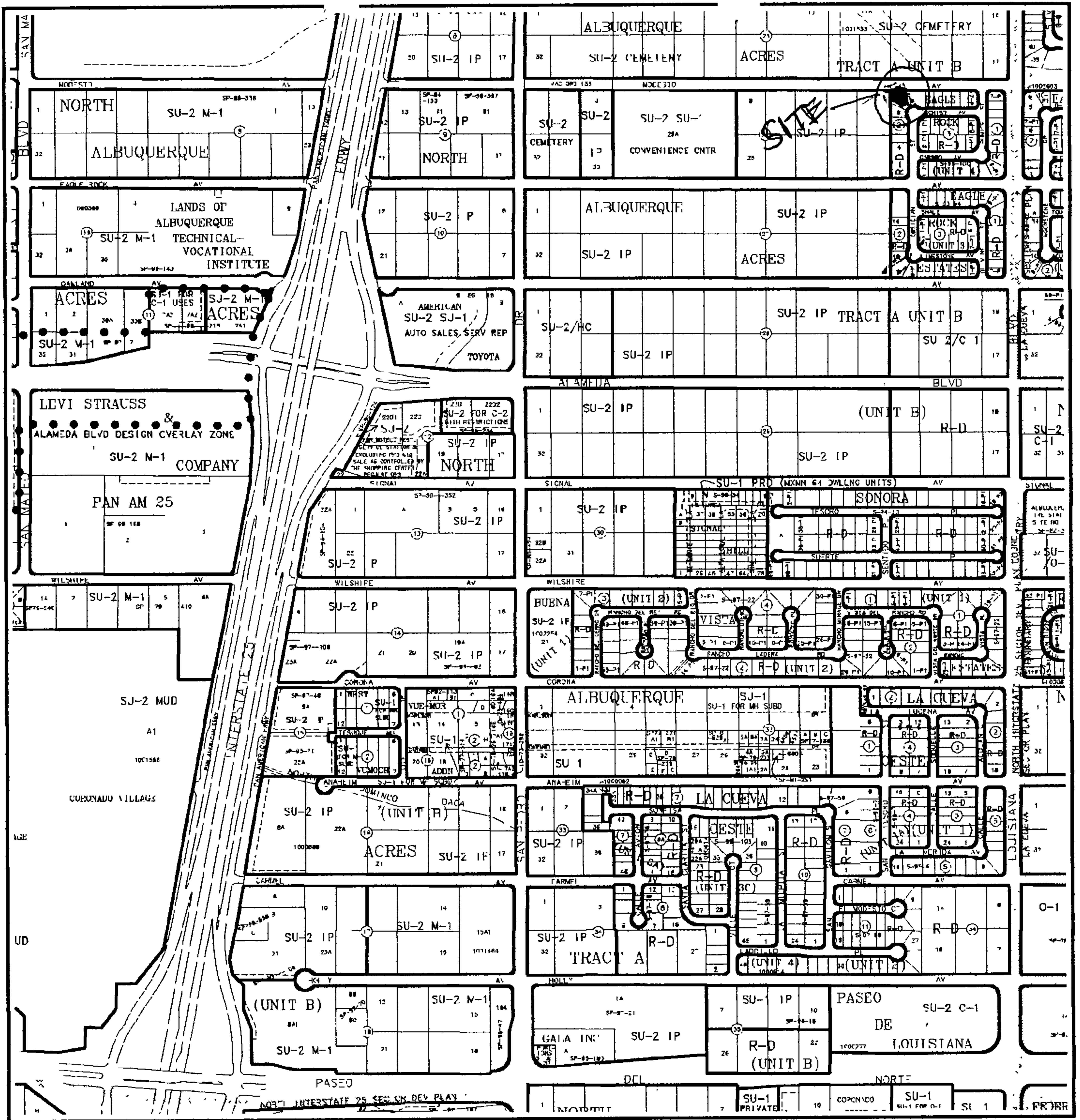


Form revised February 2003

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

Application case numbers
 06 DRB - 00234

Sandy Sandley 02/17/06
 Planner signature / date
Project # 1004712



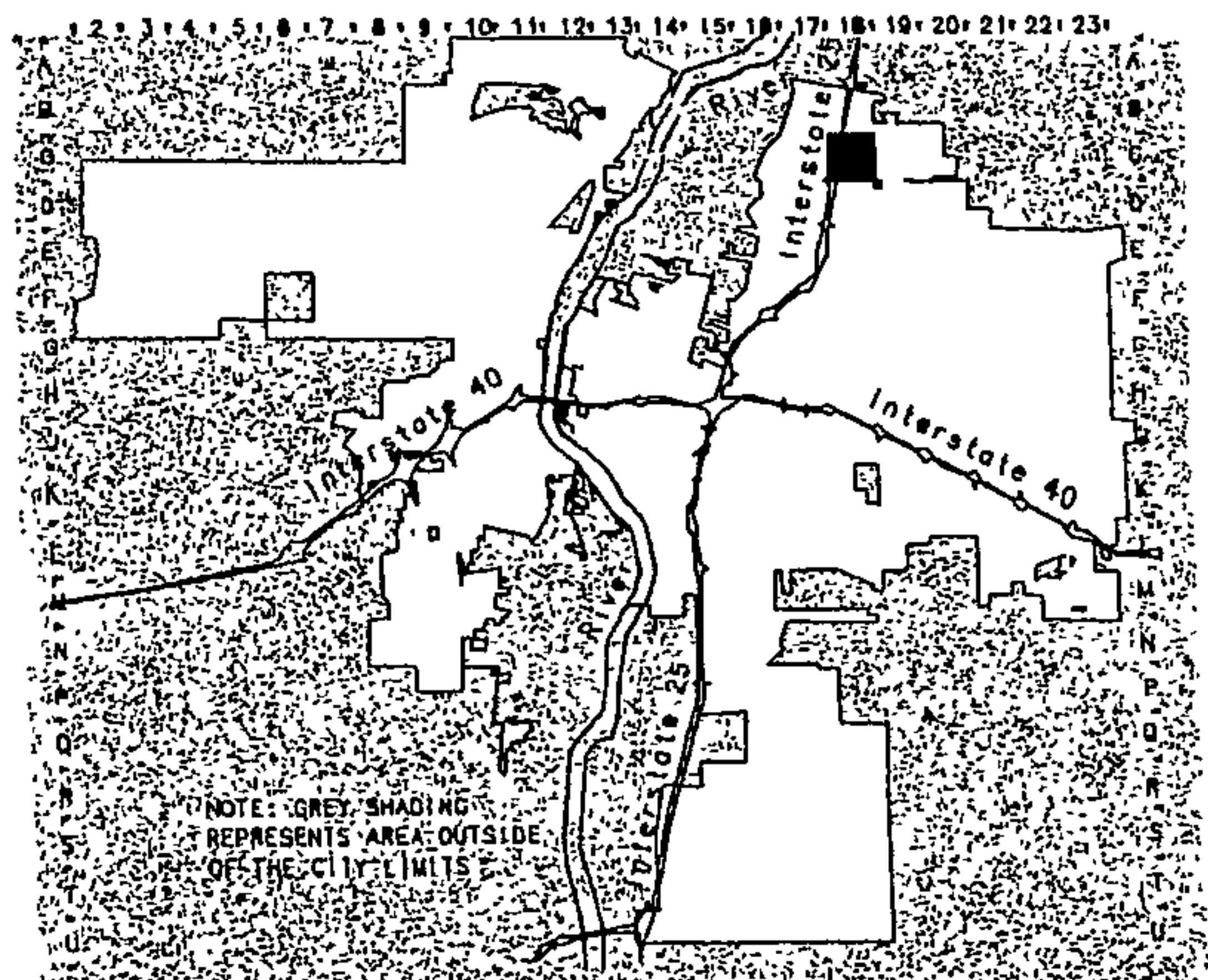
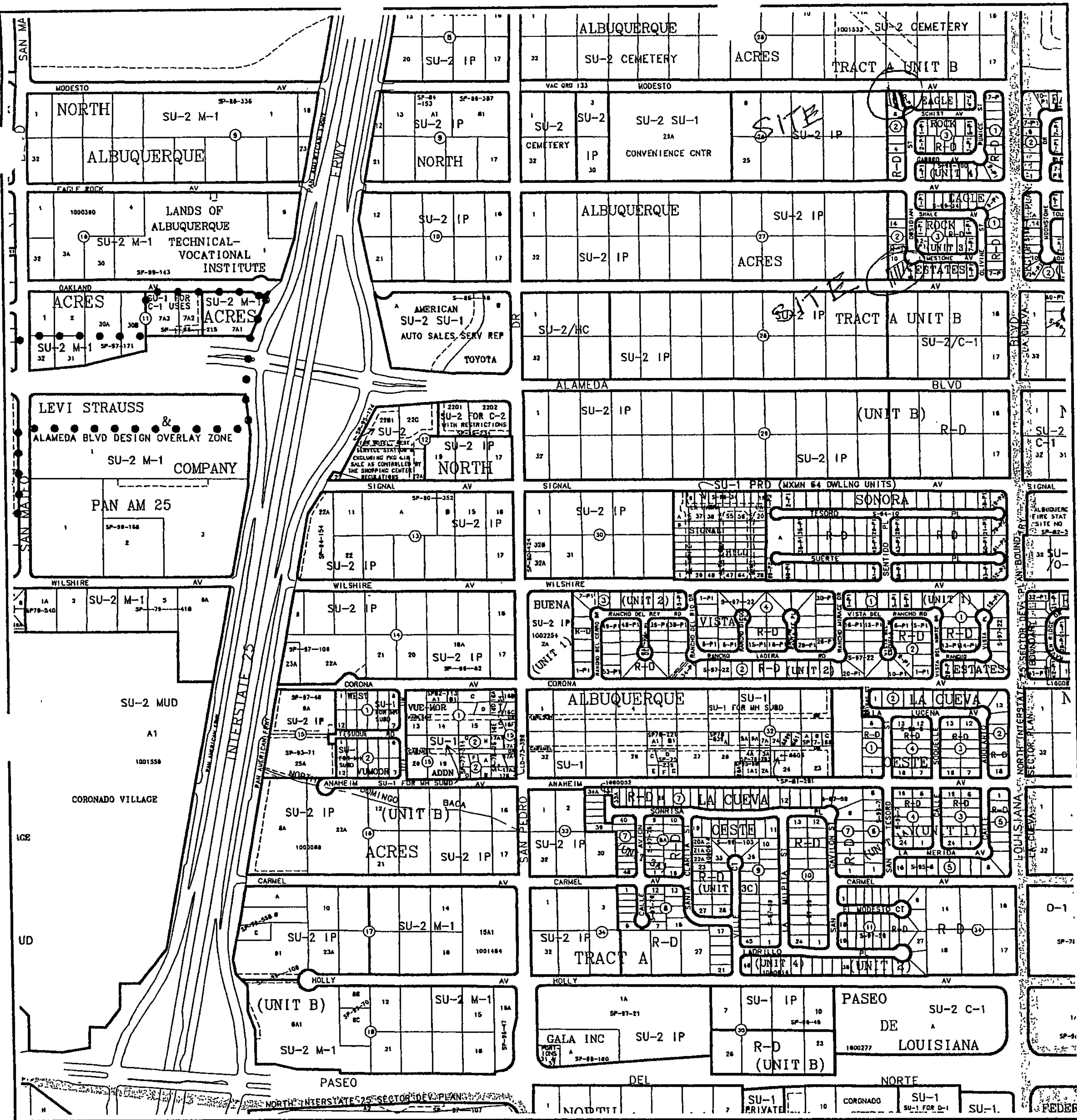
CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

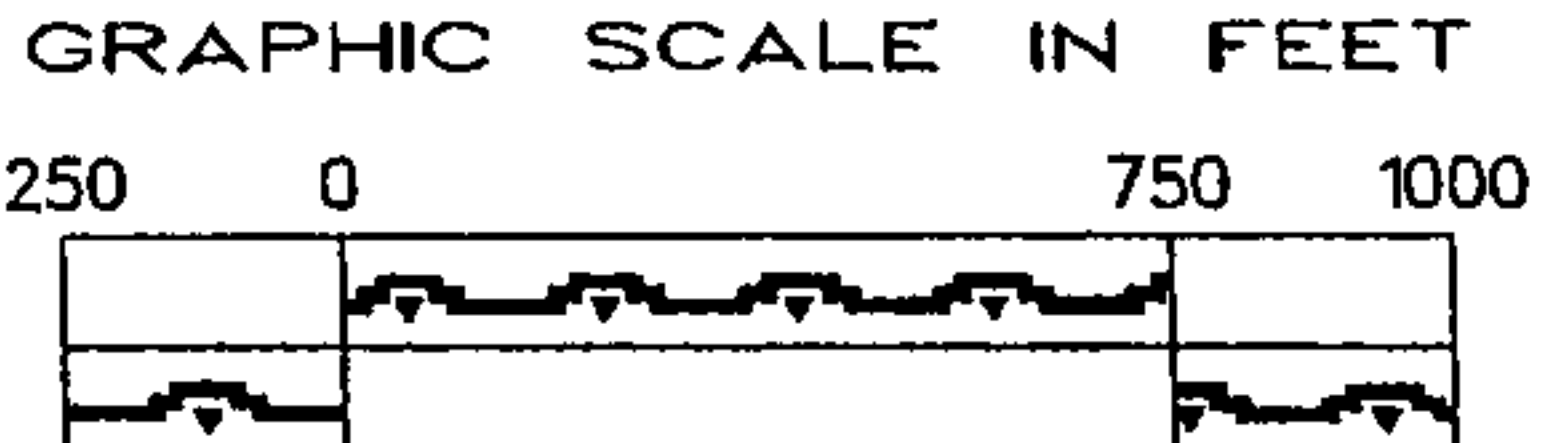
C-18-Z

Map Amended through July 31, 2003



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page
C-18-Z
Map Amended through January 21, 2003

Ms Sheran Matson, AICP
DRB Chair
City of Albuquerque
Albuquerque, New Mexico 87102

02-13-2006

REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR:
EAGLE ROCK ESTATES UNIT 4, LOT 9-P1.
Zone Atlas C-18

Dear Ms Matson :

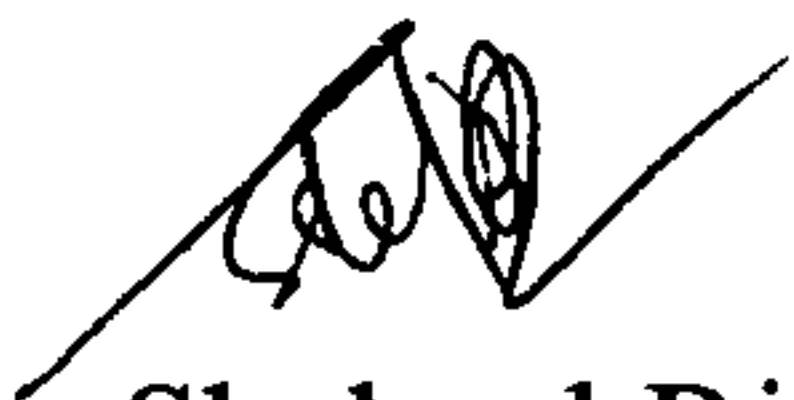
We are submitting for Minor Subdivision Preliminary and Final Plat approval and for the Vacation of an existing Public Drainage Easement for the above referenced property located North of Eagle Rock on Osidian Street in the Eagle Rock Estates Unit 4.

We are proposing to fill the existing retention pond into one (1) lot. The recently completed Oakland Estates Subdivision, West of Eagle Rock Estates, was designed to contain all off site flows generated from Eagle Rock Estates, hence the existing pond will no longer be necessary to retain the water.

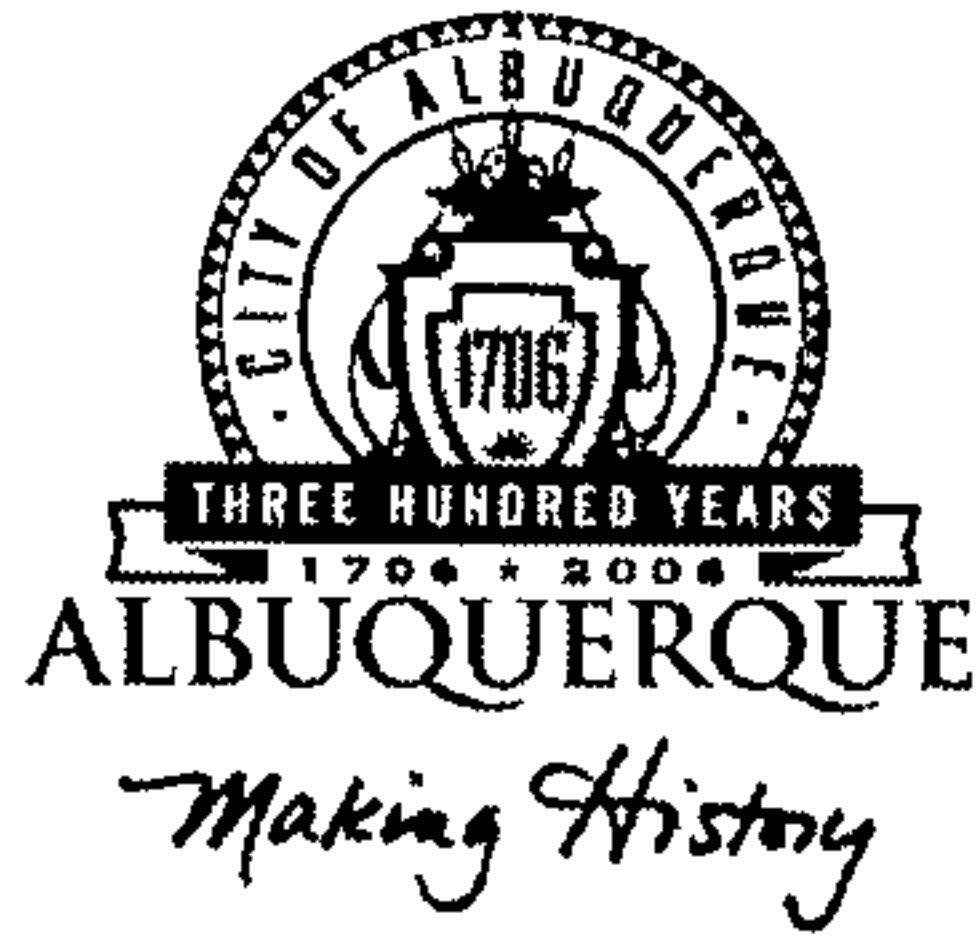
All utilities are already installed at the site with curb and gutter, sidewalk and street paving, hence a Subdivision Improvement Agreement (SIA) shall not be required.

If you have any questions please call me at 315-6563. Thank you very much for your cooperation.

Sincerely,



Shakeel Rizvi
7515 Treviso NE –
Albuquerque
NM 87113



City of Albuquerque

March 16, 2006

Shakeel Rizvi
Sky Blue Investments
8504 Waterford Pl. NE/87122
Phone: 315-6563 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of **March 16, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 9-P1, BLOCK 2, UNIT 3 AND 4, EAGLE LOT ESTATES SUBDIVISION, LOCATED ON THE SW AND NW CORNER OF LOUISIANA BOULEVARD NE AND EAGLE ROCK NE** zone map **C-18**.

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"

***Leilani McGranahan**

7600 Rio Guadalupe NE/87122 293-5209 (h)

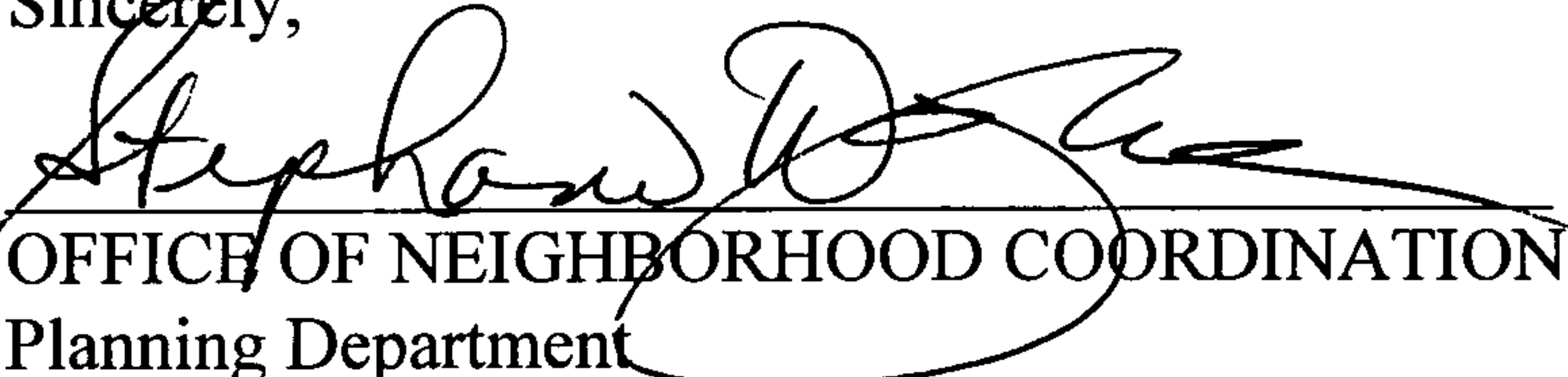
Joe Yardumian

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

See attached 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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

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: **3/16/06** Time Entered: **2:15 PM** ONC Rep. Initials: **SW**

March 16, 2006

Joe Yardumain
7801 R.C. Gorman Ave., NE.
Albuquerque, NM 87122

Dear Mr. Yardumian:

The developer of retention pond lot 9-P1, Unit 4, Block 2 in Eagle Rock Estate Subdivision is proposing to vacate the existing drainage easement on the property and develop into single-family residential lot. This project would conform to all the requirements of the existing subdivision. 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 dashed line.

Shakeel Rizvi

March 16, 2006

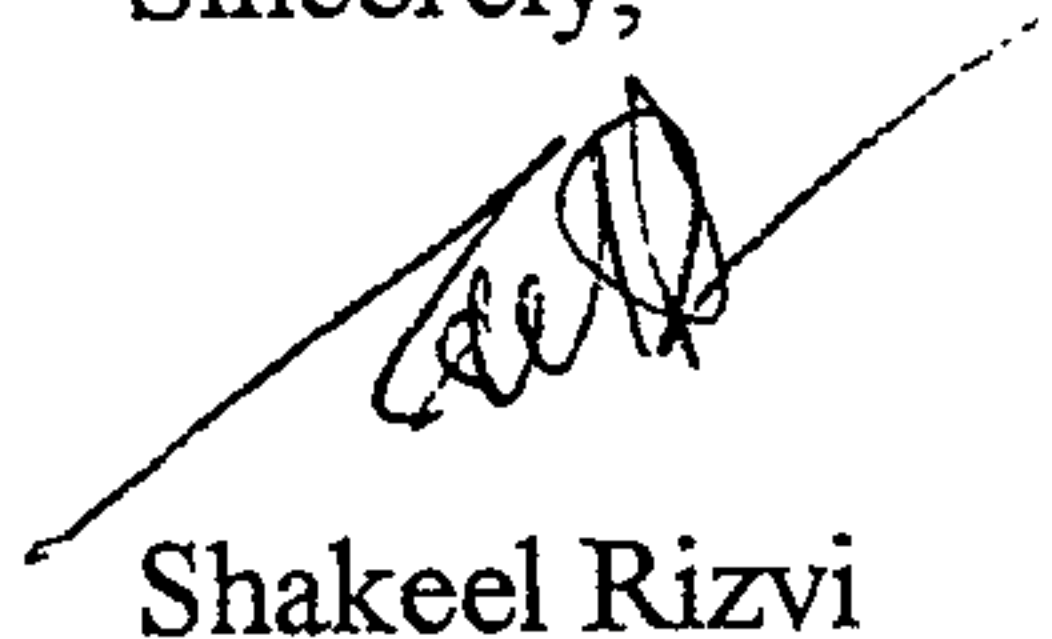
Leilani McGranahan
7600 Rio Guadalupe, NE.
Albuquerque, NM 87122

Dear Ms. McGranahan:

The developer of retention pond lot 9-P1, Unit 4, Block 2 in Eagle Rock Estate Subdivision is proposing to vacate the existing drainage easement on the property and develop into single-family residential lot. This project would conform to all the requirements of the existing subdivision. 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

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	\$ 0.39	UNIT: 07104
Certified Fee	2.40	Postmark
Return Receipt Fee (Endorsement Required)	1.85	Postmark
Restricted Delivery Fee (Endorsement Required)		Postmark
Total Postage & Fees	\$ 4.64	ALBUQUERQUE NM 87104

Sent To **Joe Yardumian**

Street, Apt. No.,
 or PO Box No. **7801 R.C. Gorman Ave, NE**
 City, State, ZIP+4 **Albuquerque, NM 87122-2148**

PS Form 3800, June 2002

See Reverse for Instructions

7005 1820 0008 1963 4868

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	\$ 0.39	UNIT: 87104
Certified Fee	2.40	Postmark
Return Receipt Fee (Endorsement Required)	1.85	Postmark
Restricted Delivery Fee (Endorsement Required)		Postmark
Total Postage & Fees	\$ 4.64	ALBUQUERQUE NM 87104

Sent To **Leilani McGraham**

Street, Apt. No.,
 or PO Box No. **7600 Rio Guadalupe NE**
 City, State, ZIP+4 **Albuquerque, NM 87122**

PS Form 3800, June 2002

See Reverse for Instructions

7005 1820 0008 1963 9797

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 MAR 28, 06 To APRIL 12, 2006

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) 3/16/06 (Date)

I issued 1 signs for this application, 03/16/06 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004712

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

PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI & SHAHEEL RIZVI
AGENT "
ADDRESS 2340 MENUAL NE STEZOO
PROJECT & APP # 1004712
PROJECT NAME LT. 9-PI EAGLE ROCK ESTATES UNIT 4

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 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

\$ 75.00 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

3/16/2006 3:21PM LOC: ANNX
RECEIPT# 00054640 WS# 008 TRANS# 0036
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$150.00
J24 Misc

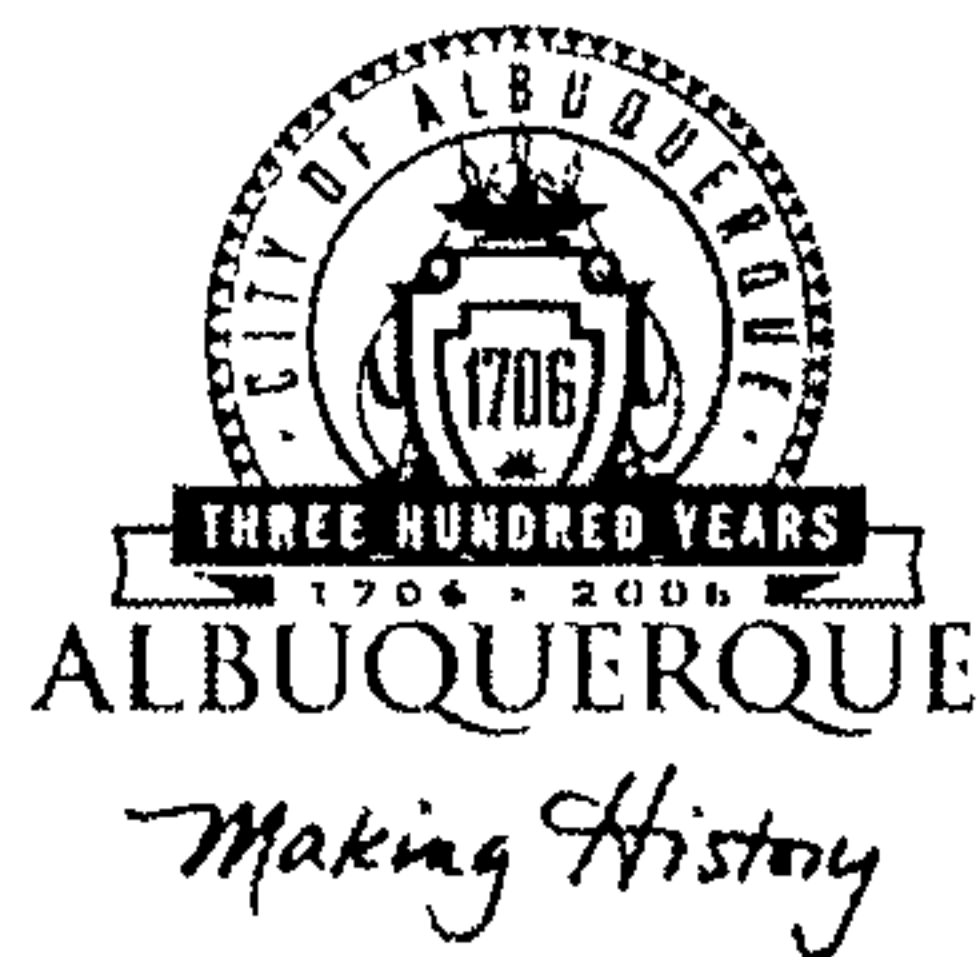
\$75.00

CK

\$150.00

CHANGE

\$0.00



City of Albuquerque

February 8, 2006

Shakeel Rizvi
Sky Blue Investments
8504 Waterford Pl. NE/87122
Phone: 315-6563 Fax: 292-3904

Dear Shakeel:

Thank you for your inquiry of **February 8, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 9-P1, BLOCK 2, UNIT 3 AND 4, EAGLE LOT ESTATES SUBDIVISION, LOCATED ON THE SW AND NW CORNER OF LOUISIANA BOULEVARD NE AND EAGLE ROCK NE** zone map C-18.

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"

***Leilani McGranahan**

7600 Rio Guadalupe NE/87122 293-5209 (h)

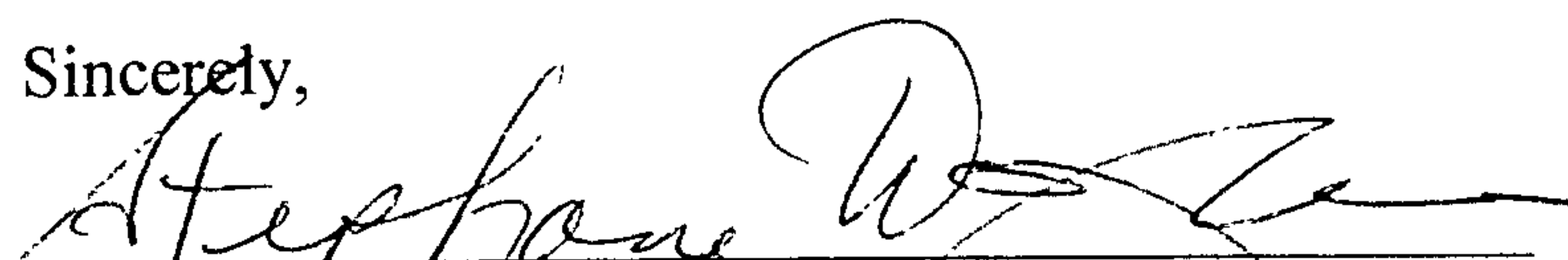
Joe Yardumian

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

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,


OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

February 8, 2006

Joe Yardumain
7801 R.C. Gorman Ave., NE.
Albuquerque, NM 87122

Dear Mr. Yardumian:

The developer of retention pond lot 9-P1, Unit 4, Block 2 in Eagle Rock Estate Subdivision is proposing to vacate the existing drainage easement on the property and develop into single-family residential lot. This project would conform to all the requirements of the existing subdivision. 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', with a long horizontal stroke extending to the right.

Shakeel Rizvi

February 8, 2006

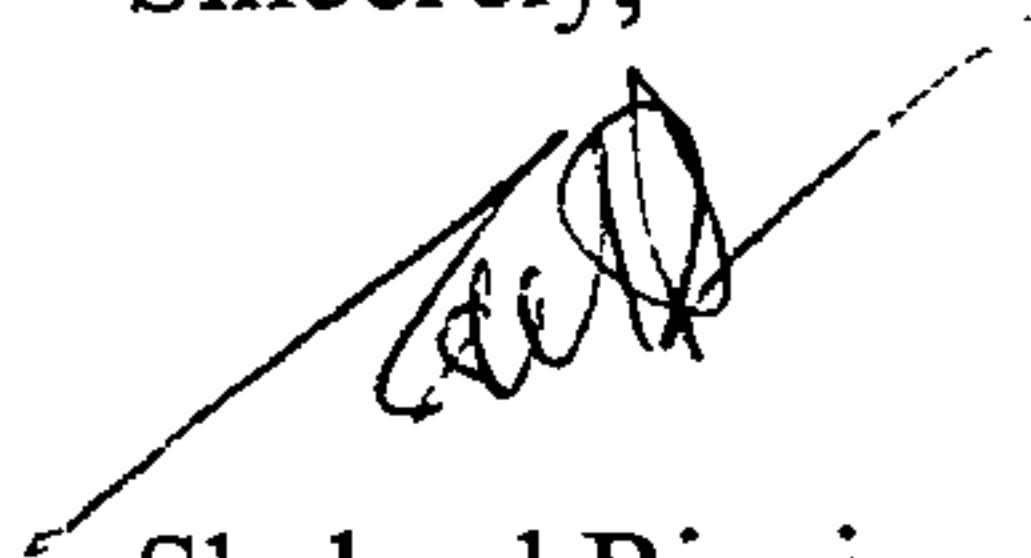
Leilani McGranahan
7600 Rio Guadalupe, NE.
Albuquerque, NM 87122

Dear Ms. McGranahan:

The developer of retention pond lot 9-P1, Unit 4, Block 2 in Eagle Rock Estate Subdivision is proposing to vacate the existing drainage easement on the property and develop into single-family residential lot. This project would conform to all the requirements of the existing subdivision. 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', is written over a diagonal line that extends from the bottom left towards the top right.

Shakeel Rizvi

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	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	\$ 4.64	02/27/06

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

PS Form 3800, June 2002 See Reverse for instructions

2005 2572 0001 4965 2005 2572 0001 4965

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

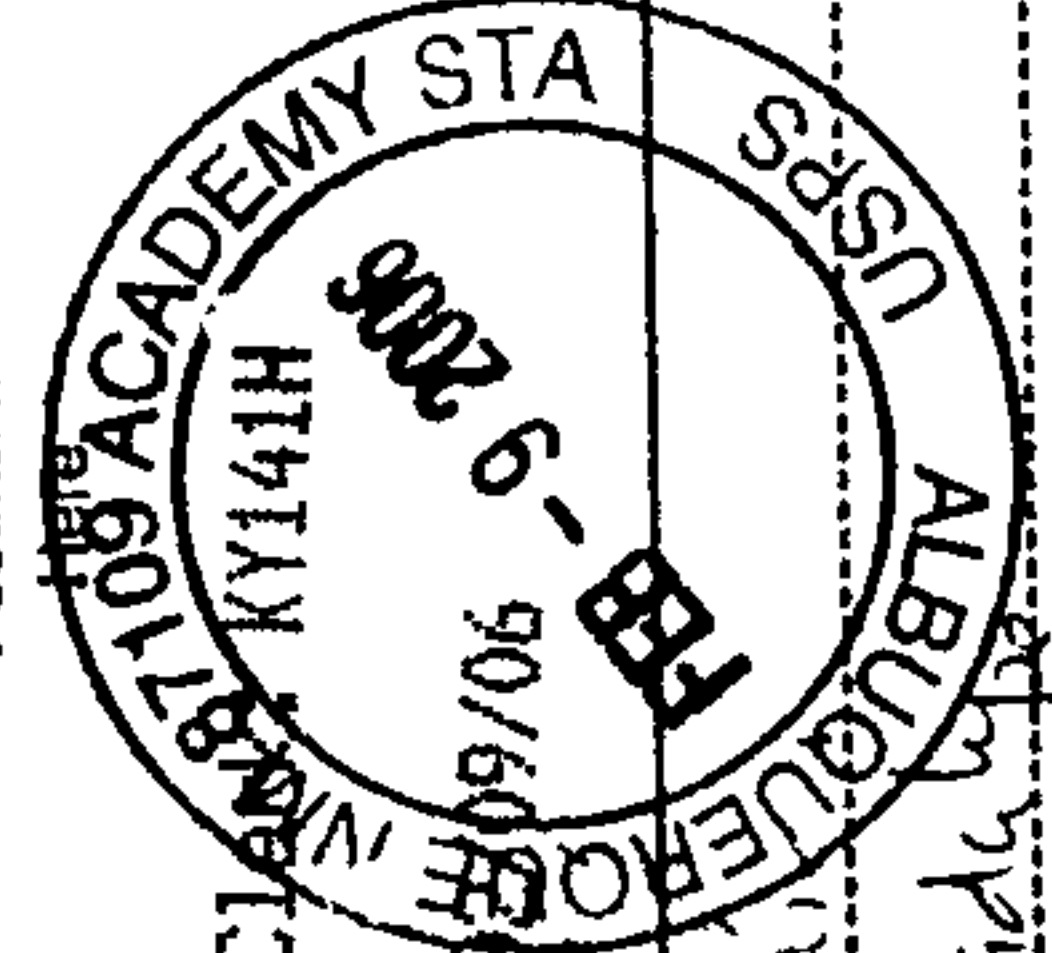
For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 AL USE

UNIT ID: 0109

Postage	\$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.64

Postmark



Sent To

Lilani McGraw
 Street, Apt. No., or PO Box No. *7600 Rio Grande*
 City, State, ZIP+4 *Albuquerque, NM 87122*

PS Form 3800, June 2002 See Reverse for Instructions

2925 0520 0000 0537 4002
 2004 1350 0000 0750 5257

February 8, 2006

Dalaina Carmona
Office of Neighborhood Coordination
City of Albuquerque
200 Second Street NW
Albuquerque, New Mexico 87103

WNS
EST (R)
RE: Proposed Eagle Rock Estates Subdivision
South West and North West corner of Louisiana and Eagle Rock, NE
Zone Atlas Page – C-18

Dear Ms. Carmona:

The developer of Eagle Rock Estate Subdivision is proposing to reclaim the existing ponds within the subdivision.

As such, we are requesting the name and addresses of any affected Neighborhood Association for the purposed of notification in accordance with City of Albuquerque Development Review Board procedures.

Attached is a Zone Atlas Page identifying the related parcel.

Should you have any questions, please call me at 315-6563. Kindly fax me the Recognized Neighborhood Association at 292-3904.

Thank you for your cooperation.


Shakeel Rizvi

SKY Blue Investments
8504 Waterford Pl NE
87122

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

PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI & SHAKEEL ELIZ
 AGENT u
 ADDRESS 2340 MENUAL NE STE 200
 PROJECT & APP # 1004712/06DRB00233,00234
 PROJECT NAME LT9-P1 EAGLE ROCK ESTATES UNIT 4

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 260.00 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

\$ 355.00 TOTAL AMOUNT DUE

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

2/17/2006 12:37PM LOC: ANNX
 RECEIPT# 00052830 WSH 008 TRANSH 018
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$710.00
 J24 Misc \$260.00

City of Albuquerque
 Treasury Division

Counterreceipt.doc 2/21/04

City of Albuquerque
 Treasury Division

2/17/2006 12:37PM LOC: ANNX
 RECEIPT# 00052829 WSH 008 TRANSH 0018
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$710.00
 J24 Misc

\$20.00
 Thank You

City of Albuquerque
 Treasury Division
 2/17/2006 12:38PM LOC: ANNX
 RECEIPT# 00052831 WSH 008 TRANSH 0016
 Account 441018 Fund 0110
 Activity 4971000 TRSCCS
 Trans Amt \$710.00
 J24 Misc \$75.00
 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 FEB. 28th, 06 To MAR. 15, 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)

2/17/06
(Date)

I issued 2 signs for this application, 02/17/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004712

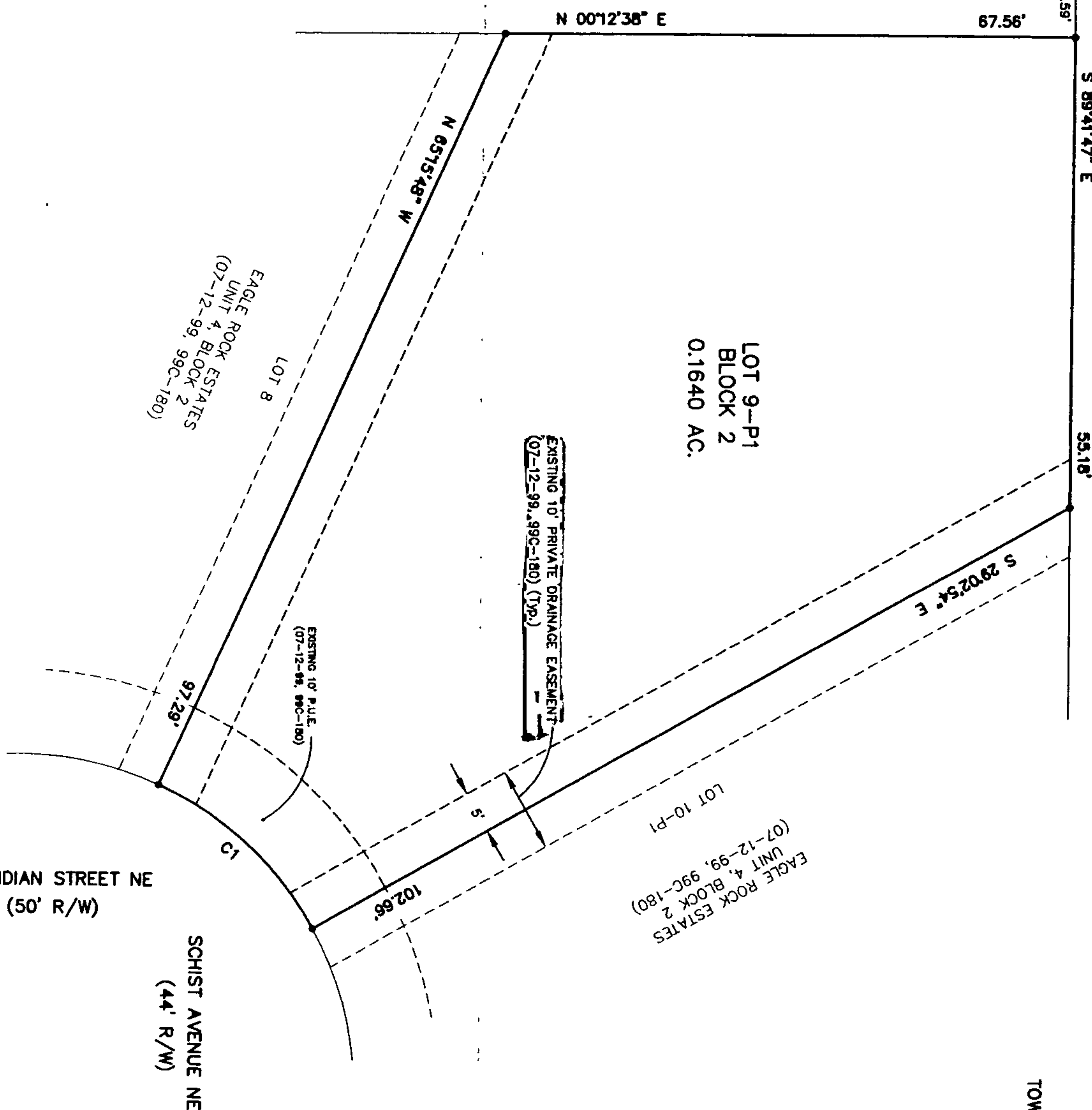
ACS MONUMENT
 10-C1B
 Y=1524061.42
 X=402319.45
 G=0=0.9998613
 Az=0011.18°
 CENTRAL ZONE
 (NAD 1927)
 ELEVATION=5219.41
 (N45VD 1924)

NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B, BLOCK 26
 (04-24-36, D-130)

LOT 12

MODESTO AVENUE NE
 (60' R/W)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	25.28'	3612'39"	40.00'	13.08'	S 42°50'39" W	24.86'



Drawn By:	ECM	Date:	08-30-05
Checked By:	TA	Drawing Name:	0209882.DWG
Job No.:	02-089	Sheet:	2 of 2

OBSIDIAN STREET NE
 (50' R/W)

SCHIST AVENUE NE
 (44' R/W)

PLAT OF
 LOT 9-P1
 BLOCK-2
 UNIT 4
 EAGLE-ROCK ESTATES
 WITHIN THE
 ELENA GALEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

PROPERTY CORNERS

• FOUND 5/8" REBAR WITH
 CAP ALS LS 7719



[Signature]
 SURVEYING

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBUQ., N.M. 87190
 505-884-1990