



Completed
4-18-07

UNIT 3

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-00236 (P&F)

Project # 1004713

Project Name: EAGLE ROCK ESTATES UNIT 3

Agent: Esmail Haidari & Shakeel Rizvi

Phone No: 315-6563 (Shakeel)

Project Number

100 4713

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/1/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: Engineer Verification of grading plan

PARKS / CIP: _____

PLANNING (Last to sign): Record

15 days

A.E.H.D.

2/1/07

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.

[Handwritten signature and scribbles]



UNIT 3

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-00236 (P&F)
Project Name: EAGLE ROCK ESTATES UNIT 3
Agent: Esmail Haidari & Shakeel Rizvi

Project # 1004713
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:
[Empty lines for comments]

UTILITIES:
[Empty lines for comments]

[X] CITY ENGINEER / AMAFGA: [Handwritten signature and notes]

PARKS / CIP:
[Empty lines for comments]

[X] PLANNING (Last to sign): [Handwritten signature and notes]

- 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.

Project Number 1004713

4713

DXF Electronic Approval Form

DRB Project Case #: 1004713

Subdivision Name: EAGLE ROCK ESTATES UNIT 3 BLOCK 2 LOT 9-P1

Surveyor: TIMOTHY ALDRICH

Contact Person: SHAKEEL RIZVI

Contact Information: 315-6563

DXF Received: 6/9/2006

Hard Copy Received: 5/11/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06-09-2006
Date

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

AGIS Use Only

Copied fc 4713

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

- 4. 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] *[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).

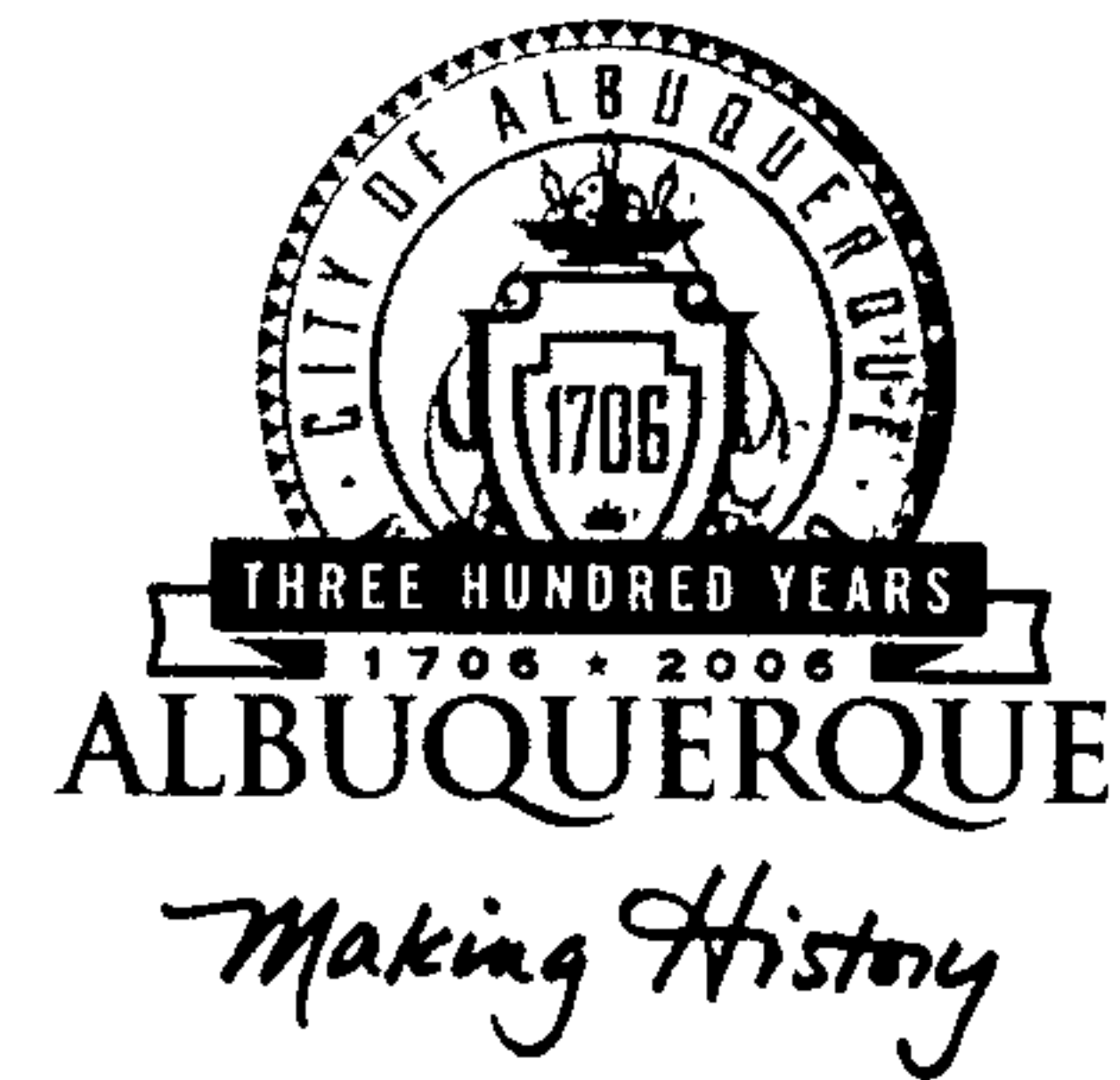
Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article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

A handwritten signature in cursive script, appearing to read "S. Matson".

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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004713

AGENDA ITEM NO: 4

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 subject 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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004713 AGENDA#: 4 DATE: 4/12/06

1. Name: Carol Reyna 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: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 12, 2006

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] [Was indef deferred on a no show. Readvertised] (C-18)

NO NEW SUBMITTAL

AMAFCA	No adverse comments.
COG	No adverse comments.
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 3 , 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 WELLESLEY 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# 1004713
App#06DRB-00235
App#06DBR-00236**

Cross Reference and Location: LIMESTONE AVE NE BTWEEN OAKLAND 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# 1004713
Application# _____

PAGE 1 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	465-427	104-40	✓ COA
		465-433	39	✓
		465-438	38	✓
		465-445	37	✓
		465-447	36	✓
		465-452	35	✓
		465-461	34	✓ COA
		462-460	116-37	✓ Dup
		457-461	36	✓ Dup ²
		453-461	35	✓ Dup ²
		416-453	115-01	✓ Dup ²
		459-450	116-38	✓ Dup ²
		469-445	39	✓ Dup ²
		459-440	40	✓ Dup ²
		459-436	41	✓
		459-431	42	✓ Dup ²
		459-424	43	✓ Dup ²
		451-424	44	✓ Dup ²
		446-424	45	✓ Dup ²
		442-424	46	✓
		437-424	47	✓ Dup ²
		432-424	48	✓ Dup ²
		472-427	104-41	✓
		477-427	42	✓

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

Project# 1004713
Application# _____

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	481-427	104-43	✓
		486-427	44	✓
		491-427	45	✓
		496-427	46	✓
		501-427	47	✓
		505-427	48	✓
		479-445	109-01	✓
		478-454	12	✓
		484-445	02	✓
		490-445	03	✓
		495-445	04	✓
		500-445	05	✓
		505-445	06	✓
		504-454	07	✓
		499-454	08	✓
		494-454	09	✓
		489-454	10	✓
		483-454	11	✓
		435-406	103-22	✓ Dup
		452-406	21	✓ Dup ²
		469-406	20	✓
		485-406	19	✓ Dup ²
		502-406	18	✓



mainframe@coa1mp3.ca
 bq.gov
 02/23/2006 11:20 AM

To
 cc
 bcc
 Subject

PAGE

1 R E C O R D S W I T H L A B E L S
 1
 01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
 0101806446542710440 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
 THE LAND USE: PROPERTY ADDR: 00000 LIMESTONE
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103
 0101806446543310439 LEGAL: LOT 10 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 III LAND USE: PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: EPLING TRUST ST NE
 OWNER ADDR: 08901 OBSIDIAN
 ALBUQUERQUE NM 87113
 0101806446543810438 LEGAL: LOT 11 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 III LAND USE: PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: SALAZAR ROBERTA E ST NE
 OWNER ADDR: 08905 OBSIDIAN
 ALBUQUERQUE NM 87113
 0101806446544310437 LEGAL: LOT 12 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 III LAND USE: PROPERTY ADDR: 00000 OBSIDION
 OWNER NAME: JENSEN VICTOR A JR & TAMERA B ST NE
 OWNER ADDR: 08909 OBSIDIAN
 ALBUQUERQUE NM 87113
 0101806446544710436 LEGAL: LOT 13 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 III LAND USE: PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: TERRY JOHN DAVID II & GLORIA M
 OWNER ADDR: 8915 OBSIDIAN ST NE
 ALBUQUERQUE NM 87113
 0101806446545210435 LEGAL: LOT 14 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
 III LAND USE: PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: JOHNSON ALFRED ST NE
 OWNER ADDR: 08919 OBSIDIAN
 ALBUQUERQUE NM 87113
 0101806446546110434 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
 THE LAND USE: PROPERTY ADDR: 00000 OBSIDIAN
 OWNER NAME: CITY OF ALBUQUERQUE
 OWNER ADDR: PO BOX 1293
 ALBUQUERQUE NM 87103
 0101806446246011637 LEGAL: LT 2 1-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION
 CON LAND USE: PROPERTY ADDR: 00000 GLENTURRET
 OWNER NAME: STV INVESTMENTS VII LLC
 OWNER ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE NM 87102

PAGE 5

0101806450044510905 LEGAL: LOT 8-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: BINYON STEVE M
OWNER ADDR: 06919 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806450544510906 LEGAL: LOT 7-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: MILLER RODNEY HAROLD & ANNABEL
OWNER ADDR: 11600 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

0101806450445410907 LEGAL: LOT 6-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: DU JARDIN WILLIAM B & FERN C
OWNER ADDR: 05117 SAN PEDRO DR NE
ALBUQUERQUE NM 87109

0101806449945410908 LEGAL: LOT 5-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: NIKOLOV NED & TANYA
OWNER ADDR: 06736 FLAGLER RD
FORT COLLINSCO 80525

0101806449445410909 LEGAL: LOT 4-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: OPATZ BRADLEY E & JEANETTE E
OWNER ADDR: 06912 SHALE AV NE
ALBUQUERQUE NM 87113

0101806448945410910 LEGAL: LOT 3-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: MARTINEZ ANNETTE D
OWNER ADDR: 06908 SHALE AV NE
ALBUQUERQUE NM 87113

0101806448345410911 LEGAL: LOT 2-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: GUSTAFSON RICHARD A
OWNER ADDR: 06904 SHALE AV NE
ALBUQUERQUE NM 87113

0101806443540610322 LEGAL: 011 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 07049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

0101806445240610321 LEGAL: 012 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 07049 LUELLA ANNE DR NE
ALBUQUERQUE NM 87109

PAGE 6

0101806446940610320 LEGAL: 013 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: CLARK SCOTT B & PAMELA M & DAV
OWNER ADDR: PO BOX 14641

ALBUQUERQUE NM 87191
0101806448540610319 LEGAL: 014 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 7049 LUELLA ANNE DR NE

ALBUQUERQUE NM 87109
0101806450240610318 LEGAL: 015 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MELLOWFARMINGTON LLC
OWNER ADDR: 444 GALISTEO ST E

SANTA FE NM 87501

QUIT

101806446542710440 LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO ALBQ.
BLK 2 P
PROPERTY ADDR: 6800 LIMESTONE AVE NE

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

101806446544710436 LEGAL: LOT 13 BLK 2 PLAT OF EAGLE ROCK ESTATES UN 92 AC
PROPERTY ADDR: 8915 OBSIDIAN ST NE

OWNERS NAME: TERRY JOHN DAVID II & GLORIA M
OWNERS ADDR: 8915 OBSIDIAN ST NE
 ALBUQUERQUE, NM 87113

101806446546110434 LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO ALB
BLK 2 P
PROPERTY ADDR: 8923 OBSIDIAN ST NE

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

101806446246011637 LEGAL: LT 21-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6831 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445746111636 LEGAL: LT 20-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6827 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445346111635 LEGAL: LT 19-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6823 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445945011638 LEGAL: LT 22-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8920 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445944511639 LEGAL: LT 23-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8916 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806448540610319

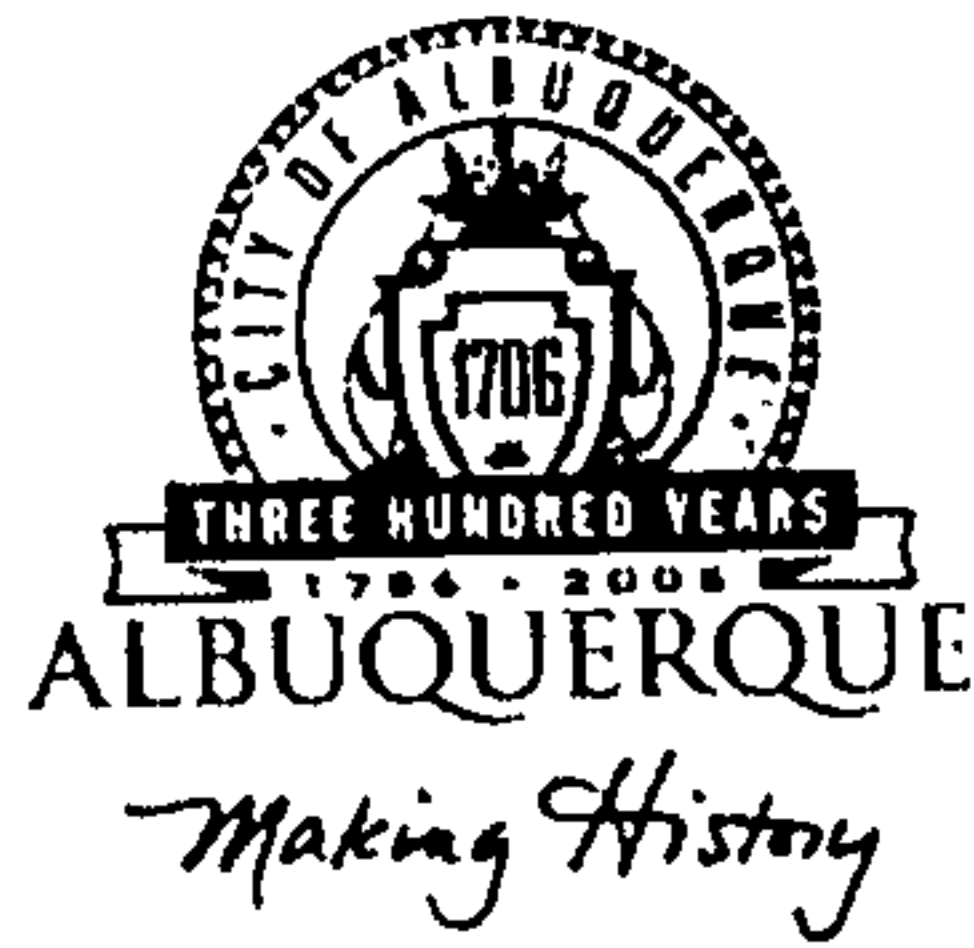
LEGAL: * 014 028 TRACT A UNIT B NORTH ALBUQUERQUE AC
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: SKYBLUE INVESTMENTS LLC
OWNERS ADDR: 7049 LUELLA ANNE DR NE
ALBUQUERQUE, NM 87109

101806450240610318

LEGAL: *015 028 TRACT A UNIT B NORTH ALBUQUERQUE AC
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: MELLOYFARMINGTON LLC
OWNERS ADDR: 444 GALISTEO ST E
SANTA FE, NM 87501



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

February 8, 2006

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

15
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

Project # 1004713

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

101806446543310439

EPLING TRUST
8901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446544710436

TERRY JOHN DAVID II & GLORIA M
8915 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

101806445943611641

MOWZOUN SHERVIN
8908 LOCHNAGER LN NE
ALBUQUERQUE NM 87113

101806447742710442

VIDOTTO CARLENE B
6900 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449142710445

SMITH ROGER E
5610 WOODLAND DR
FOREST HEIGHMD 20745

101806450542710448

BACA MARGARET C & THERESA LOP
6924 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448444510902

MARTIN PATRICIA G TRUSTEE LAN
10334 OSO REDONDO NE
ALBUQUERQUE NM 87111

101806450044510905

BINYON STEVE M
6919 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449945410908

NIKOLOV NED & TANYA
6736 FLAGLER RD
FORT COLLINSCO 80525

Project # 1004713

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

101806446543810438

SALAZAR ROBERTA E
8905 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446545210435

JOHNSON ALFRED
8919 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806444242411646

OLGUIN CHARLES & CHAVEZ AZIZA
6808 GLENLOCHY WA NE
ALBUQUERQUE NM 87113

101806448142710443

GLENN NATHAN & LISA
6904 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449642710446

NAIL CHRISTOPHER D & DINA M
6916 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447944510901

MCLAUGHLIN JOSHUA F & ALEXIS
6901 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449044510903

ANDERSON DANA LYNNE
6909 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450544510906

MILLER RODNEY HAROLD & ANNABE
11600 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

101806449445410909

OPATZ BRADLEY E & JEANETTE E
6912 SHALE AV NE
ALBUQUERQUE NM 87113

Project # 1004713

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

101806446544310437

JENSEN VICTOR A JR & TAMERA B
8909 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446246011637

STV INVESTMENTS VII LLC
1015 TIJERAS AVE NW 210
ALBUQUERQUE, NM 87102

101806447242710441

TAPIA DENNIS WAYNE & MARY SUS
6804 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448642710444

RODOLPH RUSSELL B
6908 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450142710447

CAMACHO JOSE E
6920 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447845410912

TORRES NICOLAS C
6900 SHALE AV NE
ALBUQUERQUE NM 87113

101806449544510904

WINDOM DEBRA A
6915 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450445410907

DU JARDIN WILLIAM B & FERN C
5117 SAN PEDRO DR NE
ALBUQUERQUE NM 87109

101806448945410910

MARTINEZ ANNETTE D
6908 SHALE AV NE
ALBUQUERQUE NM 87113

101806448345410911

GUSTAFSON RICHARD A
6904 SHALE AV NE
ALBUQUERQUE NM 87113

101806443540610322

SKYBLUE INVESTMENTS LLC
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

101806446940610320

CLARK SCOTT B & PAMELA M & DAV
PO BOX 14641
ALBUQUERQUE, NM 87191

101806450240610318

MELLOWFARMINGTON LLC
444 GALISTEO ST E
SANTA FE, NM 87501

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 3, 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 South of Eagle Rock on Osidian Street in the Eagle Rock Estates Unit 3.

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



**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, April 12, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000376
06DRB-00359 Major-Two Year SIA

TIERRA WEST LLC agent(s) for BUILDERS INVESTMENT COMPANY OF NM LTD request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 Lot(s) 1-35, UNIT 2, **PARADISE SKIES, UNITS 1 & 2**, zoned R-T, located on BANDELIER DR NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23 acre(s). [REF: DRB-94-107, 04DRB00410, 04DRB00391, 03DRB0013, 03DRB00188] (A-11)

Project # 1003239
06DRB-00364 Major-Vacation of Pub Right-of-Way

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for ROEMER/HASKINS, LLC request(s) the above action(s) for all or a portion of Block(s) 264-A-1, **TOWN OF ATRISCO GRANT, UNIT 8**, located on ILLIF RD NW, between INTESTATE 40 NW and ESTANCIA RD NW containing approximately 1 acre(s) [REF: 05EPC0186] (H-10)

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) **NO NEW SUBMITTAL**

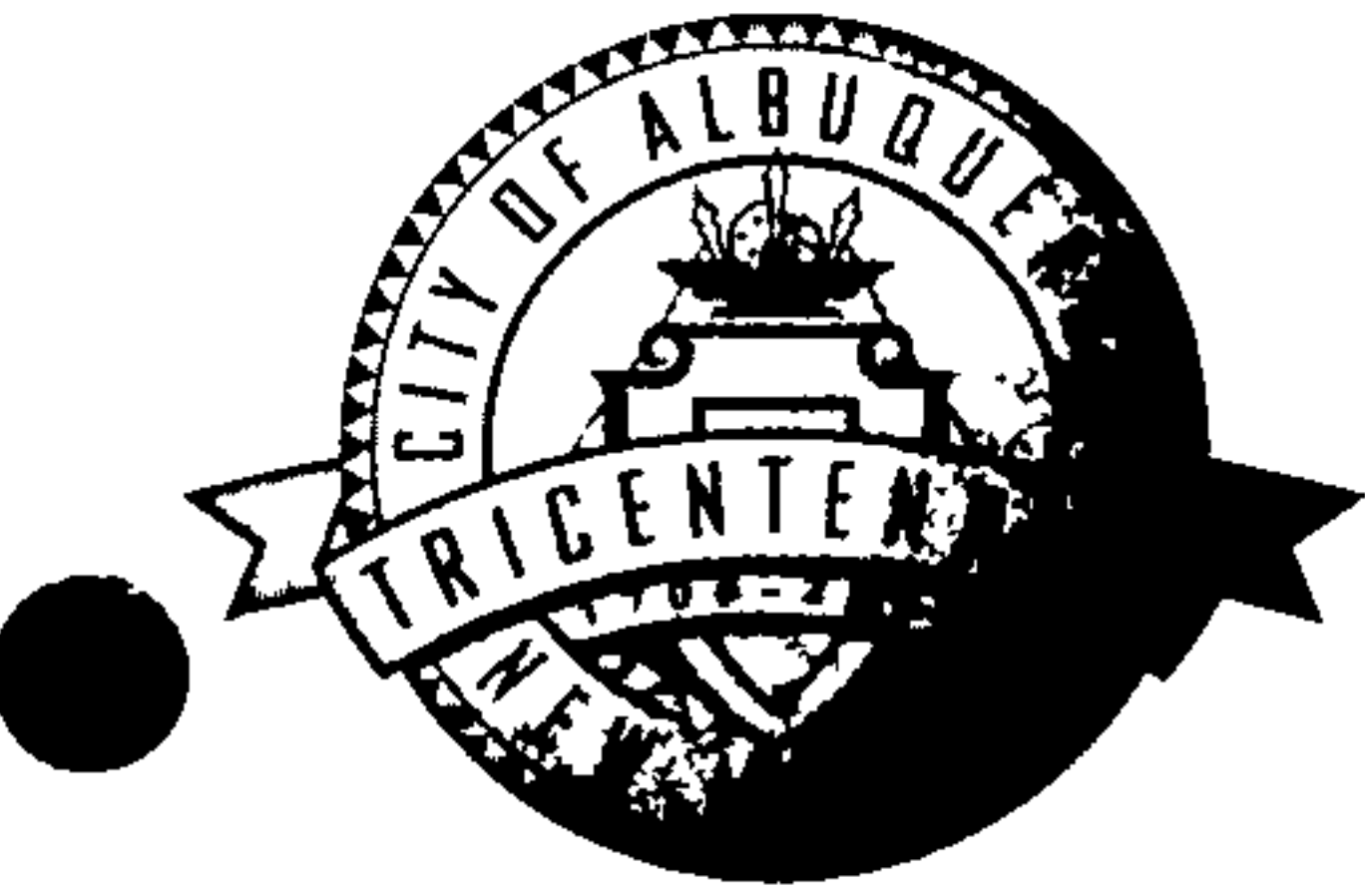
Project # 1004713
06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

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] [Was Indef Deferred on 3/15/06 to readvertise] (C-18) **NO NEW SUBMITTAL**

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


Sheran Matson, AICP, DRB Chair
Development Review Board

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



Planning Department

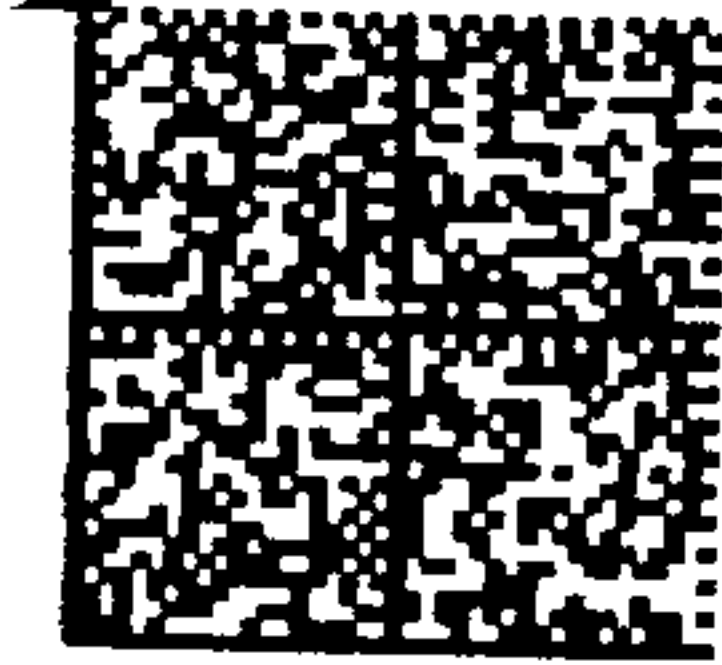
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CITY OF ALBUQUERQUE

UNRECORDED
MARCH 23 2006
CITY OF ALBUQUERQUE



DRB



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101806443540610322

SKYBLUE INVESTMENTS LLC
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

87109+3907-43 C028



DRB

P O Box 1293 Albuquerque, New Mexico 87103

871031293

|||||



**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



Planning Department

MNU

101806443540610322

SKYBLUE INVESTMENTS LLC
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



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*Index
after 2/15*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004713 AGENDA#: 3 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: _____

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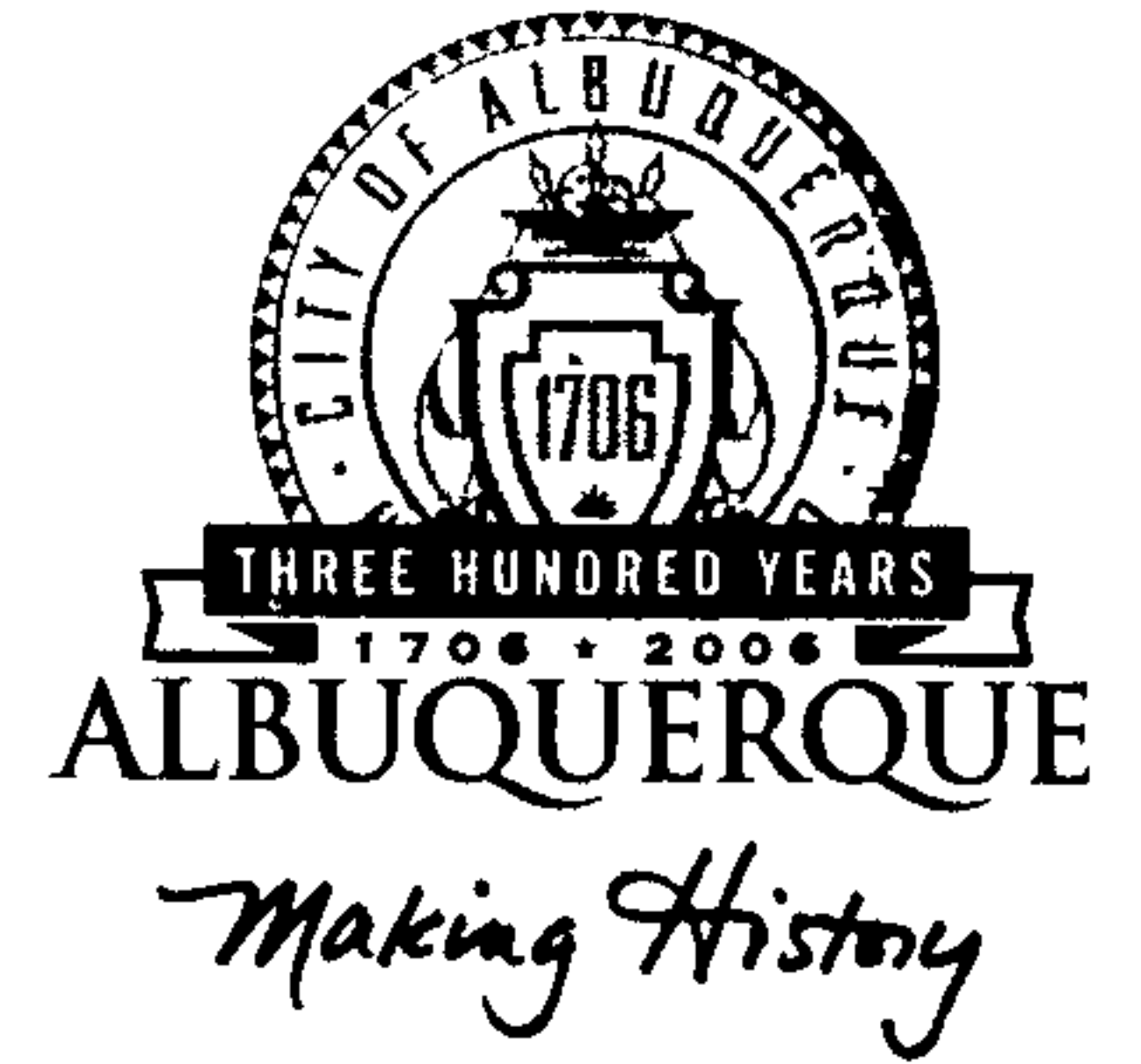
11. Name: _____ Address: _____ Zip: _____

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: 1004713

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 certification of the grading plan will be required prior to City Engineer signoff of Final Plat.

gtd 2-13-06

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED *indof* ; COMMENTS PROVIDED ____; WITHDRAWN *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 # 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)

AMAFCA	No adverse comments.
COG	No adverse comments.
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 3 , 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 Divisio..

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.

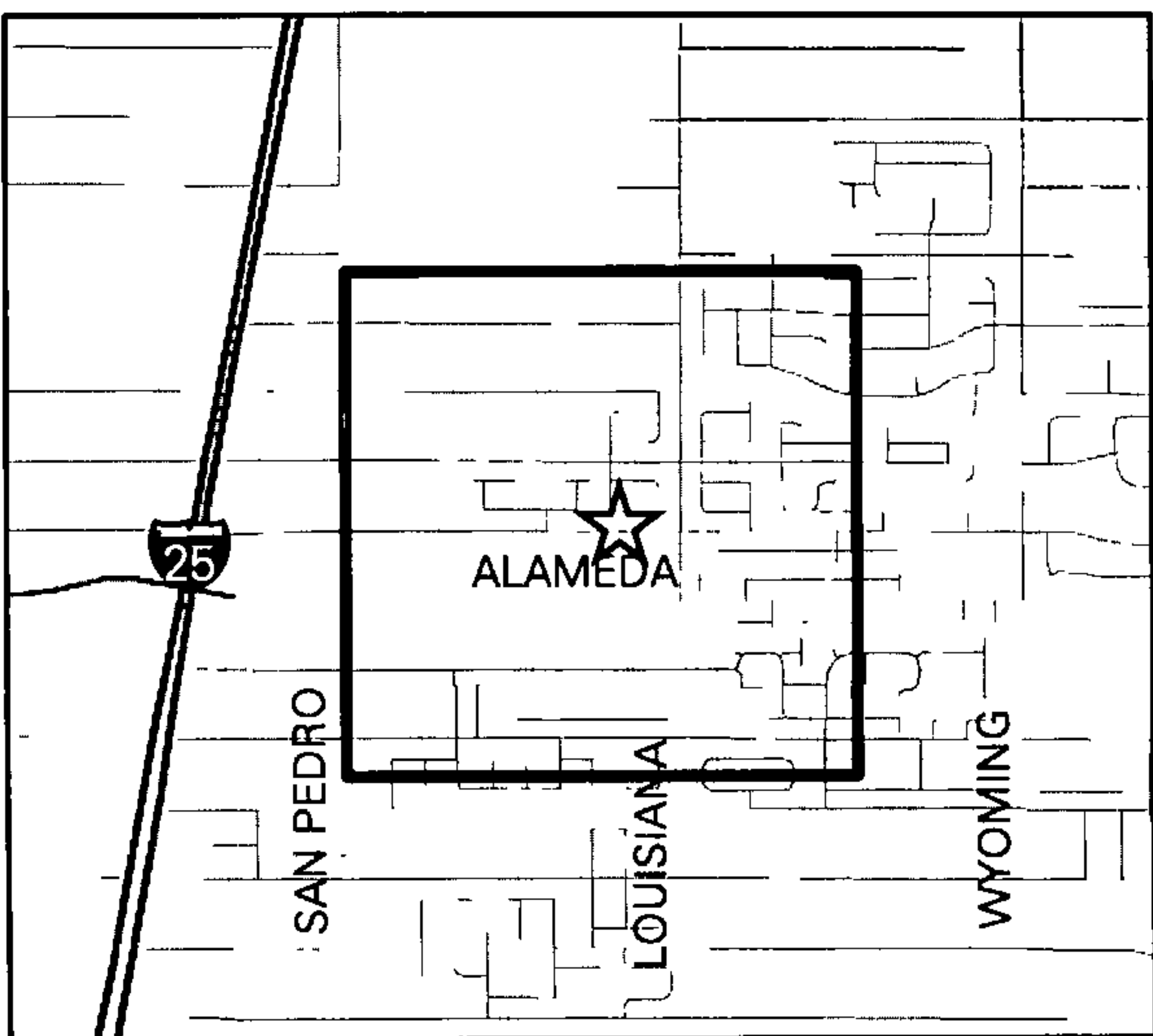
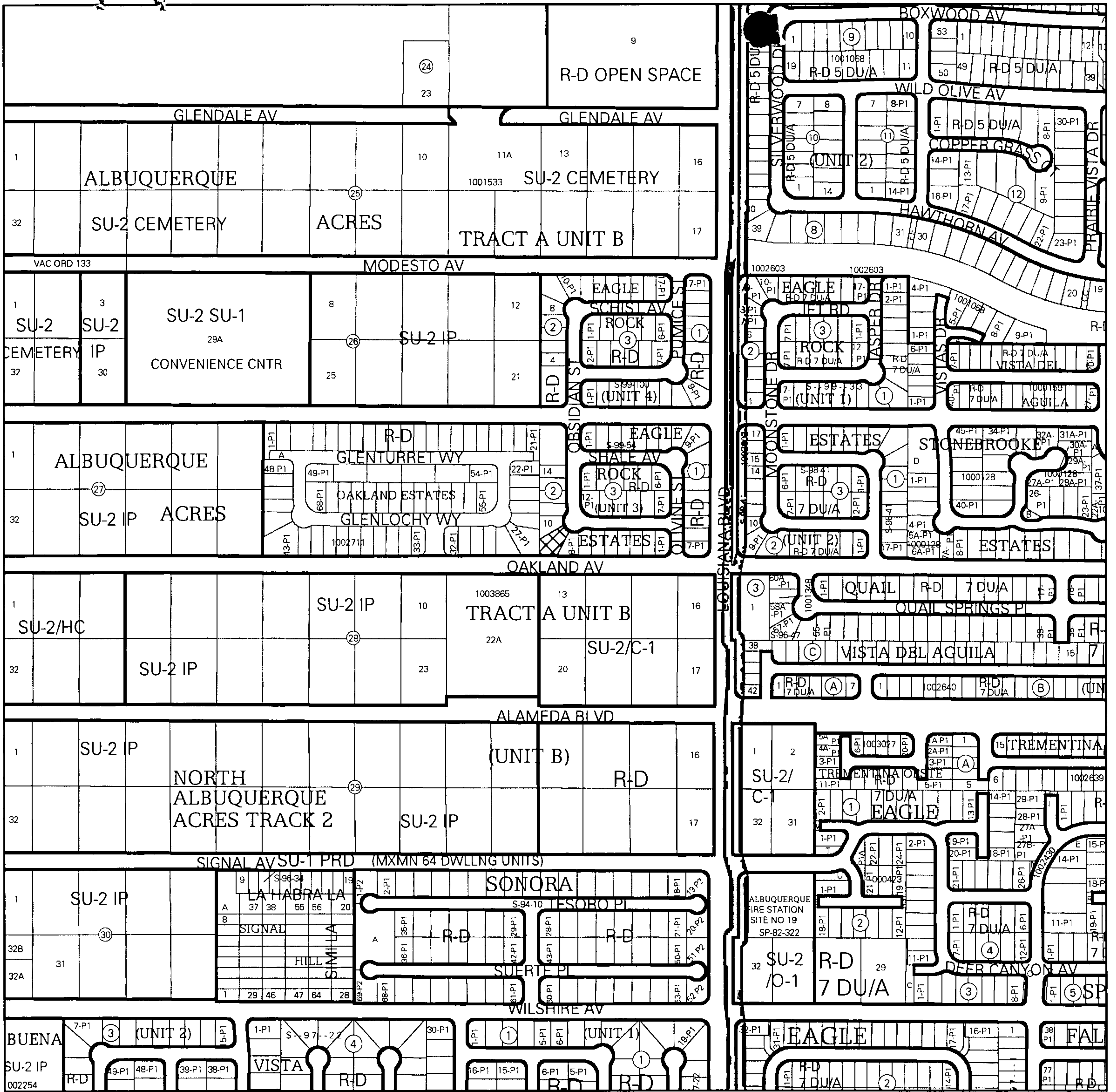
Planning Department

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:

1004713

Hearing Date:

3/8/06

Zone Map Page:

C-18

Additional Case Numbers:

06DRB-00235

06DRB-00236



**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)

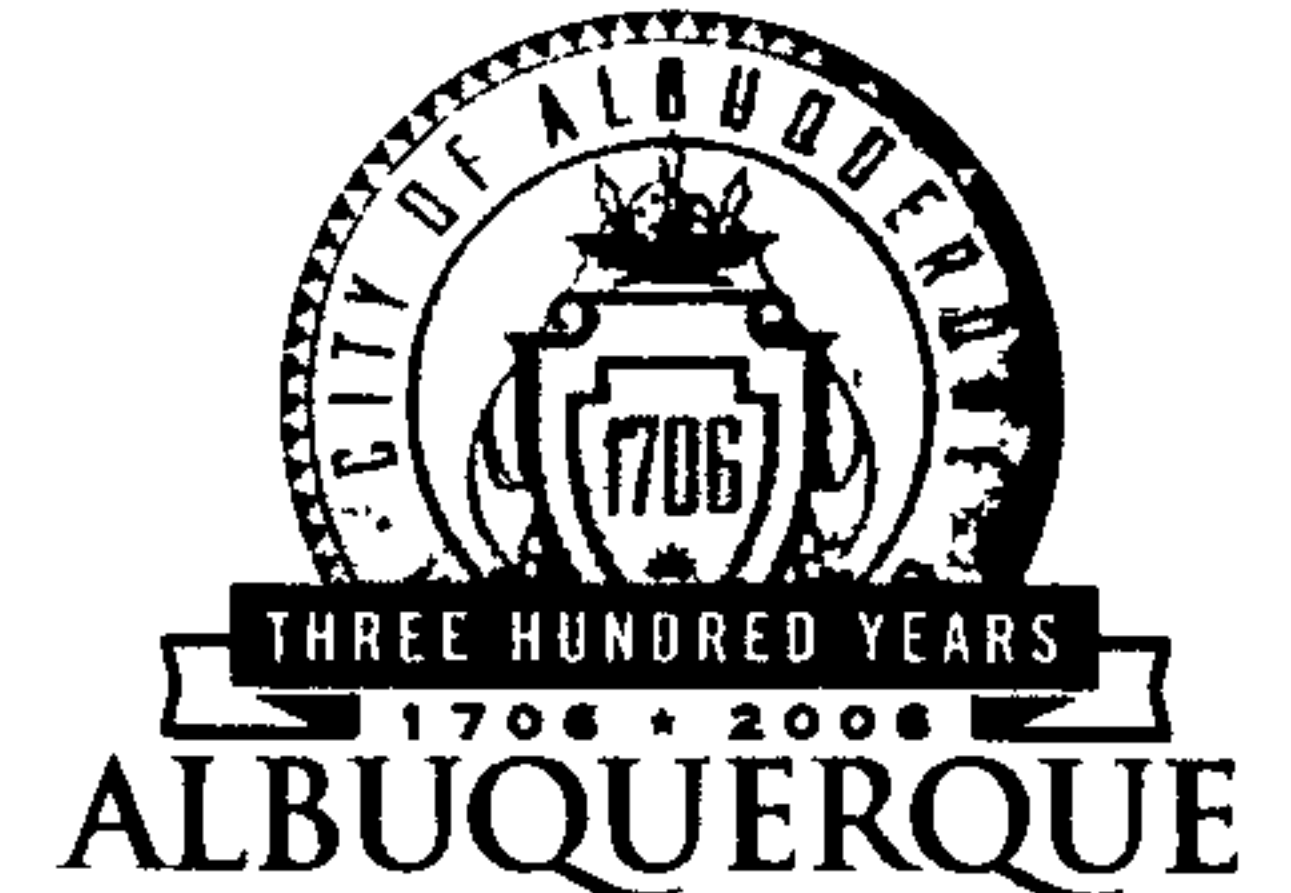
Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays **INDIVIDUALS WITH DISABILITIES** who need 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 Limestone Avenue NE between Oakland Avenue NE and Eagle Rock Avenue NE.**

P.O. Box 1293

The case number(s) assigned is: **06DRB- 00235 and 00236, Project # 1004713.**

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# 1004713
App#06DRB-00235
App#06DBR-00236

Cross Reference and Location: LIMESTONE AVE NE BETWEEN OAKLAND 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# 1004713
Application# _____

PAGE 1 OF 2

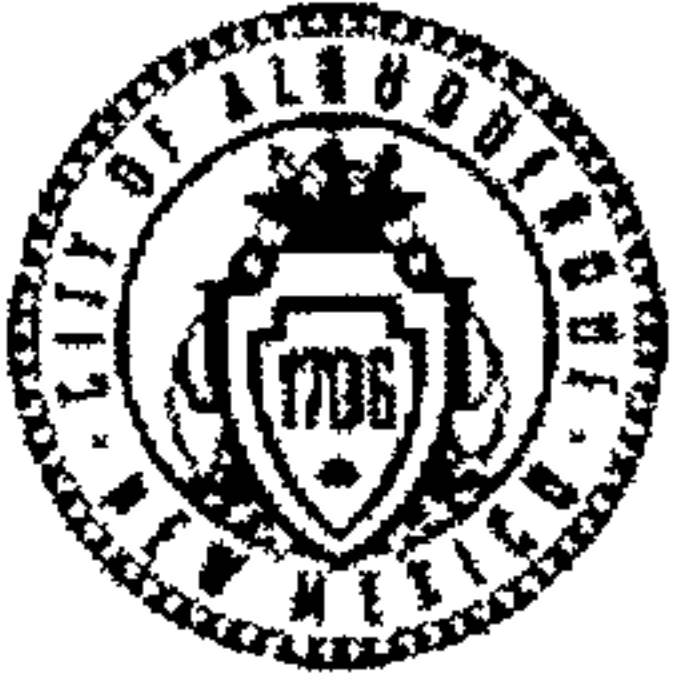
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	465-427	104-40	✓ COA
		465-433	39	✓
		465-438	38	✓
		465-445	37	✓
		465-447	36	✓
		465-452	35	✓
		465-461	34	✓ COA
		462-460	116-37	✓ Dup
		457-461	36	✓ Dup ²
		453-461	35	✓ Dup ²
		416-453	115-01	✓ Dup ²
		459-450	116-38	✓ Dup ²
		459-445	39	✓ Dup ²
		459-440	40	✓ Dup ²
		459-436	41	✓
		459-431	42	✓ Dup ²
		459-424	43	✓ Dup ²
		451-424	44	✓ Dup ²
		446-424	45	✓ Dup ²
		442-424	46	✓
		437-424	47	✓ Dup ²
		432-424	48	✓ Dup ²
		472-427	104-41	✓
		477-427	42	✓

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

Project# 1004713
Application# _____

PAGE 2 OF 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	481-427	104-43	✓
		486-427	44	✓
		491-427	45	✓
		496-427	46	✓
		501-427	47	✓
		505-427	48	✓
		479-445	109-01	✓
		478-454	12	✓
		484-445	02	✓
		490-445	03	✓
		495-445	04	✓
		500-445	05	✓
		505-445	06	✓
		504-454	07	✓
		499-454	08	✓
		494-454	09	✓
		489-454	10	✓
		483-454	11	✓
		435-406	103-22	✓ Dup
		452-406	21	✓ Dup ²
		469-406	20	✓
		485-406	19	✓ Dup ²
		502-406	18	✓



mainframe@coa1mp3.ca
bq.gov
02/23/2006 11:20 AM

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
0101806446542710440 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
THE LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101806446543310439 LEGAL: LOT 10 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: EPLING TRUST
OWNER ADDR: 08901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446543810438 LEGAL: LOT 11 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: SALAZAR ROBERTA E
OWNER ADDR: 08905 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446544310437 LEGAL: LOT 12 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:
PROPERTY ADDR: 00000 OBSIDION
OWNER NAME: JENSEN VICTOR A JR & TAMERA B
OWNER ADDR: 08909 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446544710436 LEGAL: LOT 13 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: TERRY JOHN DAVID II & GLORIA M
OWNER ADDR: 8915 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446545210435 LEGAL: LOT 14 B LOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT
III LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: JOHNSON ALFRED
OWNER ADDR: 08919 OBSIDIAN ST NE
ALBUQUERQUE NM 87113
0101806446546110434 LEGAL: TEMP ORAR Y PUBLIC DRAINAGE EASEMENT GRANTED TO
THE LAND USE:
PROPERTY ADDR: 00000 OBSIDIAN
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101806446246011637 LEGAL: LT 2 1-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION
CON LAND USE:
PROPERTY ADDR: 00000 GLENTURRET
OWNER NAME: STV INVESTMENTS VII LLC
OWNER ADDR: 1015 TIJERAS AVE NW 210
ALBUQUERQUE NM 87102

PAGE 4

0101806449142710445 LEGAL: LOT 4-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: SMITH ROGER E
OWNER ADDR: 05610 WOODLAND DR
FOREST HEIGHMD 20745
0101806449642710446 LEGAL: LOT 3-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: NAIL CHRISTOPHER D & DINA M
OWNER ADDR: 06916 LIMESTONE AV NE
ALBUQUERQUE NM 87113
0101806450142710447 LEGAL: LOT 2-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: CAMACHO JOSE E
OWNER ADDR: 06920 LIMESTONE AV NE
ALBUQUERQUE NM 87113
0101806450542710448 LEGAL: LOT 1-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: BACA MARGARET C & THERESA LOPE
OWNER ADDR: 06924 LIMESTONE AV NE
ALBUQUERQUE NM 87113
0101806447944510901 LEGAL: LOT 12-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: MCLAUGHLIN JOSHUA F & ALEXIS F
OWNER ADDR: 06901 LIMESTONE AV NE
ALBUQUERQUE NM 87113
0101806447845410912 LEGAL: LOT 1-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: TORRES NICOLAS C
OWNER ADDR: 06900 SHALE AV NE
ALBUQUERQUE NM 87113
0101806448444510902 LEGAL: LOT 11-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: MARTIN PATRICIA G TRUSTEE LAND
OWNER ADDR: 10334 OSO REDONDO NE
ALBUQUERQUE NM 87111
0101806449044510903 LEGAL: LOT 10-P 1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: ANDERSON DANA LYNNE
OWNER ADDR: 06909 LIMESTONE AV NE
ALBUQUERQUE NM 87113
0101806449544510904 LEGAL: LOT 9-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: WINDOM DEBRA A
OWNER ADDR: 06915 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806450044510905 LEGAL: LOT 8-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: BINYON STEVE M
OWNER ADDR: 06919 LIMESTONE AV NE
ALBUQUERQUE NM 87113

0101806450544510906 LEGAL: LOT 7-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 LIMESTONE
OWNER NAME: MILLER RODNEY HAROLD & ANNABEL
OWNER ADDR: 11600 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

0101806450445410907 LEGAL: LOT 6-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: DU JARDIN WILLIAM B & FERN C
OWNER ADDR: 05117 SAN PEDRO DR NE
ALBUQUERQUE NM 87109

0101806449945410908 LEGAL: LOT 5-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: NIKOLOV NED & TANYA
OWNER ADDR: 06736 FLAGLER RD
FORT COLLINS CO 80525

0101806449445410909 LEGAL: LOT 4-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: OPATZ BRADLEY E & JEANETTE E
OWNER ADDR: 06912 SHALE AV NE
ALBUQUERQUE NM 87113

0101806448945410910 LEGAL: LOT 3-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: MARTINEZ ANNETTE D
OWNER ADDR: 06908 SHALE AV NE
ALBUQUERQUE NM 87113

0101806448345410911 LEGAL: LOT 2-P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES
UNIT I LAND USE:
PROPERTY ADDR: 00000 SHALE
OWNER NAME: GUSTAFSON RICHARD A
OWNER ADDR: 06904 SHALE AV NE
ALBUQUERQUE NM 87113

0101806443540610322 LEGAL: 011 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 07049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

0101806445240610321 LEGAL: 012 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 07049 LUELLA ANNE DR NE
ALBUQUERQUE NM 87109

PAGE 6

0101806446940610320 LEGAL: 013 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: CLARK SCOTT B & PAMELA M & DAV
OWNER ADDR: PO BOX 14641

ALBUQUERQUE NM 87191

0101806448540610319 LEGAL: 014 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: SKYBLUE INVESTMENTS LLC
OWNER ADDR: 7049 LUELLA ANNE DR NE

ALBUQUERQUE NM 87109

0101806450240610318 LEGAL: 015 028T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:

PROPERTY ADDR: 00000 OAKLAND
OWNER NAME: MELLOWFARMINGTON LLC
OWNER ADDR: 444 GALISTEO ST E

SANTA FE NM 87501

·
QUIT

101806446542710440 LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO ALBQ.
BLK 2 P
PROPERTY ADDR: 6800 LIMESTONE AVE NE

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

101806446544710436 LEGAL: LOT 13 BLK 2 PLAT OF EAGLE ROCK ESTATES UN 92 AC
PROPERTY ADDR: 8915 OBSIDIAN ST NE

OWNERS NAME: TERRY JOHN DAVID II & GLORIA M
OWNERS ADDR: 8915 OBSIDIAN ST NE
 ALBUQUERQUE, NM 87113

101806446546110434 LEGAL: TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO ALB
BLK 2 P
PROPERTY ADDR: 8923 OBSIDIAN ST NE

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

101806446246011637 LEGAL: LT 21-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6831 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445746111636 LEGAL: LT 20-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6827 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445346111635 LEGAL: LT 19-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6823 GLENTURRET WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445945011638 LEGAL: LT 22-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8920 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445944511639 LEGAL: LT 23-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8916 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445944011640 LEGAL: LT 24-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8912 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445943111642 LEGAL: LT 26-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8904 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445942411643 LEGAL: LT 27-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 8900 LOCHNAGER LN NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806445142411644 LEGAL: LT 28-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6816 GLENLOCHY WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806444642411645 LEGAL: LT 29-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6812 GLENLOCHY WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806443742411647 LEGAL: LT 31-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6804 GLENLOCHY WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806443242411648 LEGAL: LT 32-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION C
PROPERTY ADDR: 6800 GLENLOCHY WAY NE

OWNERS NAME: STV INVESTMENTS VII LLC
OWNERS ADDR: 1015 TIJERAS AVE NW 210
 ALBUQUERQUE, NM 87102

101806446940610320 LEGAL: *013 028 TRACT A UNIT B NORTH ALBUQUERQUE AC
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: CLARK SCOTT B & PAMELA M & DAV
OWNERS ADDR: PO BOX 14641
 ALBUQUERQUE, NM 87191

101806448540610319

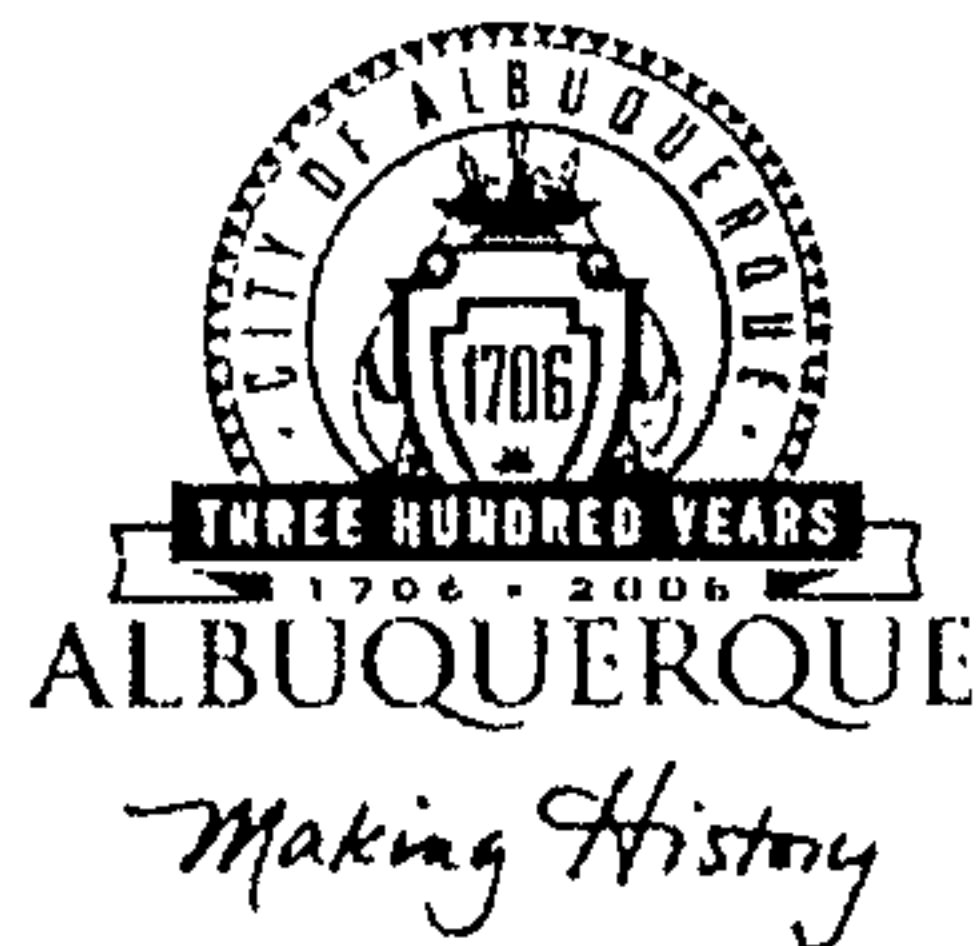
LEGAL: * 014 028 TRACT A UNIT B NORTH ALBUQUERQUE AC
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: SKYBLUE INVESTMENTS LLC
OWNERS ADDR: 7049 LUELLA ANNE DR NE
ALBUQUERQUE, NM 87109

101806450240610318

LEGAL: *015 028 TRACT A UNIT B NORTH ALBUQUERQUE AC
PROPERTY ADDR: OAKLAND AVE NE

OWNERS NAME: MELLOYFARMINGTON LLC
OWNERS ADDR: 444 GALISTEO ST E
SANTA FE, NM 87501



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)

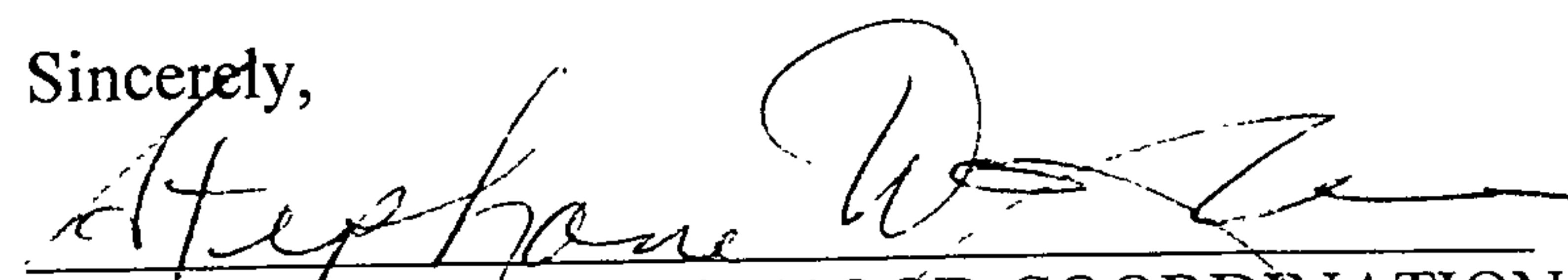
Joe Yardumian

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

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

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

Project # 1004713

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

Project # 1004713

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

Project # 1004713

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

101806446543310439

EPLING TRUST
8901 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446543810438

SALAZAR ROBERTA E
8905 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446544310437

JENSEN VICTOR A JR & TAMERA B
8909 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446544710436

TERRY JOHN DAVID II & GLORIA M
8915 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

101806446545210435

JOHNSON ALFRED
8919 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

101806446246011637

STV INVESTMENTS VII LLC
1015 TIJERAS AVE NW 210
ALBUQUERQUE, NM 87102

101806445943611641

MOWZOUN SHERVIN
8908 LOCHNAGER LN NE
ALBUQUERQUE NM 87113

101806444242411646

OLGUIN CHARLES & CHAVEZ AZIZA
6808 GLENLOCHY WA NE
ALBUQUERQUE NM 87113

101806447242710441

TAPIA DENNIS WAYNE & MARY SUS
6804 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447742710442

VIDOTTO CARLENE B
6900 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448142710443

GLENN NATHAN & LISA
6904 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806448642710444

RODOLPH RUSSELL B
6908 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449142710445

SMITH ROGER E
5610 WOODLAND DR
FOREST HEIGHMD 20745

101806449642710446

NAIL CHRISTOPHER D & DINA M
6916 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450142710447

CAMACHO JOSE E
6920 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450542710448

BACA MARGARET C & THERESA LOP
6924 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447944510901

MCLAUGHLIN JOSHUA F & ALEXIS
6901 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806447845410912

TORRES NICOLAS C
6900 SHALE AV NE
ALBUQUERQUE NM 87113

101806448444510902

MARTIN PATRICIA G TRUSTEE LAN
10334 OSO REDONDO NE
ALBUQUERQUE NM 87111

101806449044510903

ANDERSON DANA LYNNE
6909 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806449544510904

WINDOM DEBRA A
6915 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450044510905

BINYON STEVE M
6919 LIMESTONE AV NE
ALBUQUERQUE NM 87113

101806450544510906

MILLER RODNEY HAROLD & ANNABE
11600 EAGLE ROCK AV NE
ALBUQUERQUE NM 87122

101806450445410907

DU JARDIN WILLIAM B & FERN C
5117 SAN PEDRO DR NE
ALBUQUERQUE NM 87109

101806449945410908

NIKOLOV NED & TANYA
6736 FLAGLER RD
FORT COLLINSCO 80525

101806449445410909

OPATZ BRADLEY E & JEANETTE E
6912 SHALE AV NE
ALBUQUERQUE NM 87113

101806448945410910

MARTINEZ ANNETTE D
6908 SHALE AV NE
ALBUQUERQUE NM 87113

101806448345410911

GUSTAFSON RICHARD A
6904 SHALE AV NE
ALBUQUERQUE NM 87113

101806443540610322

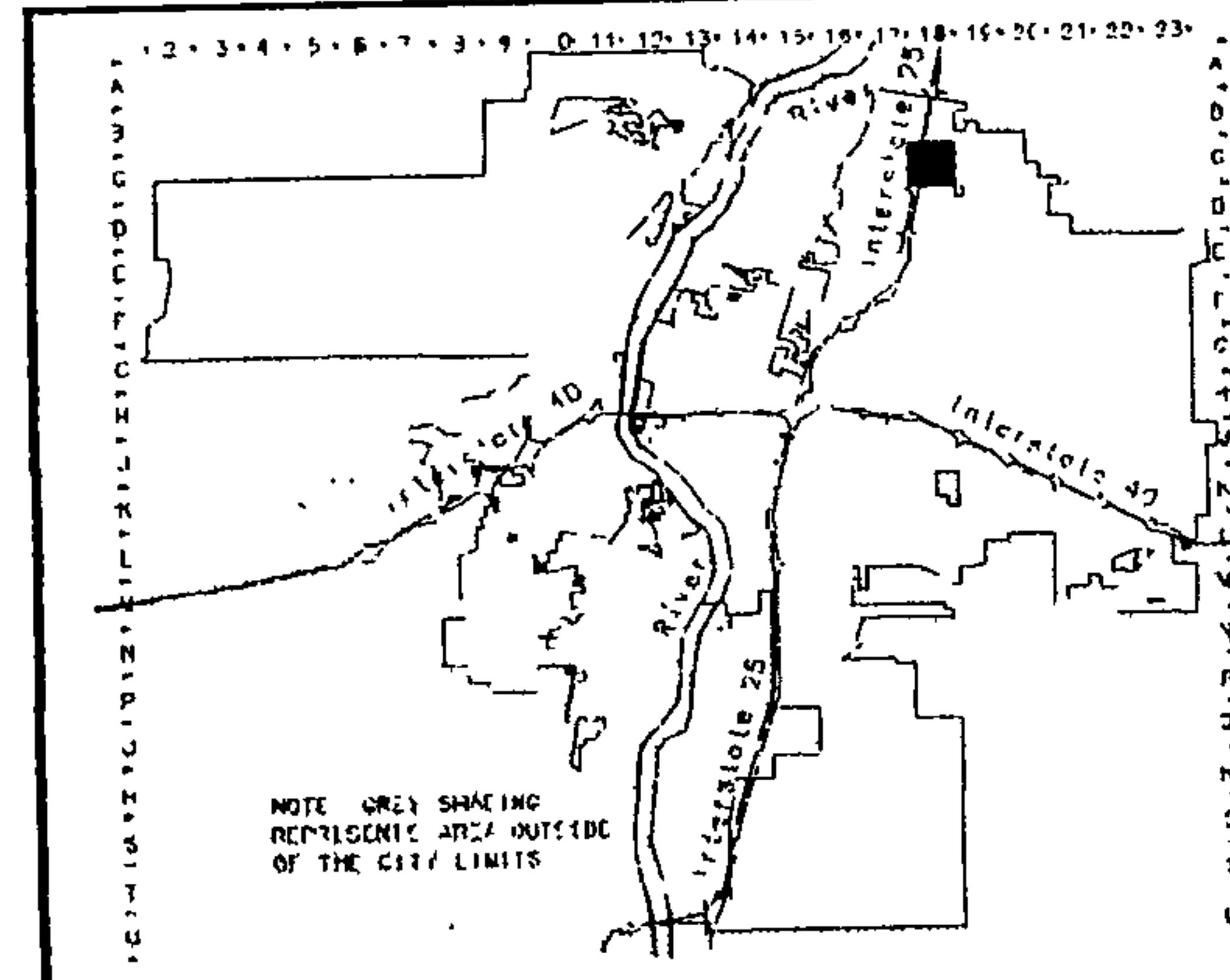
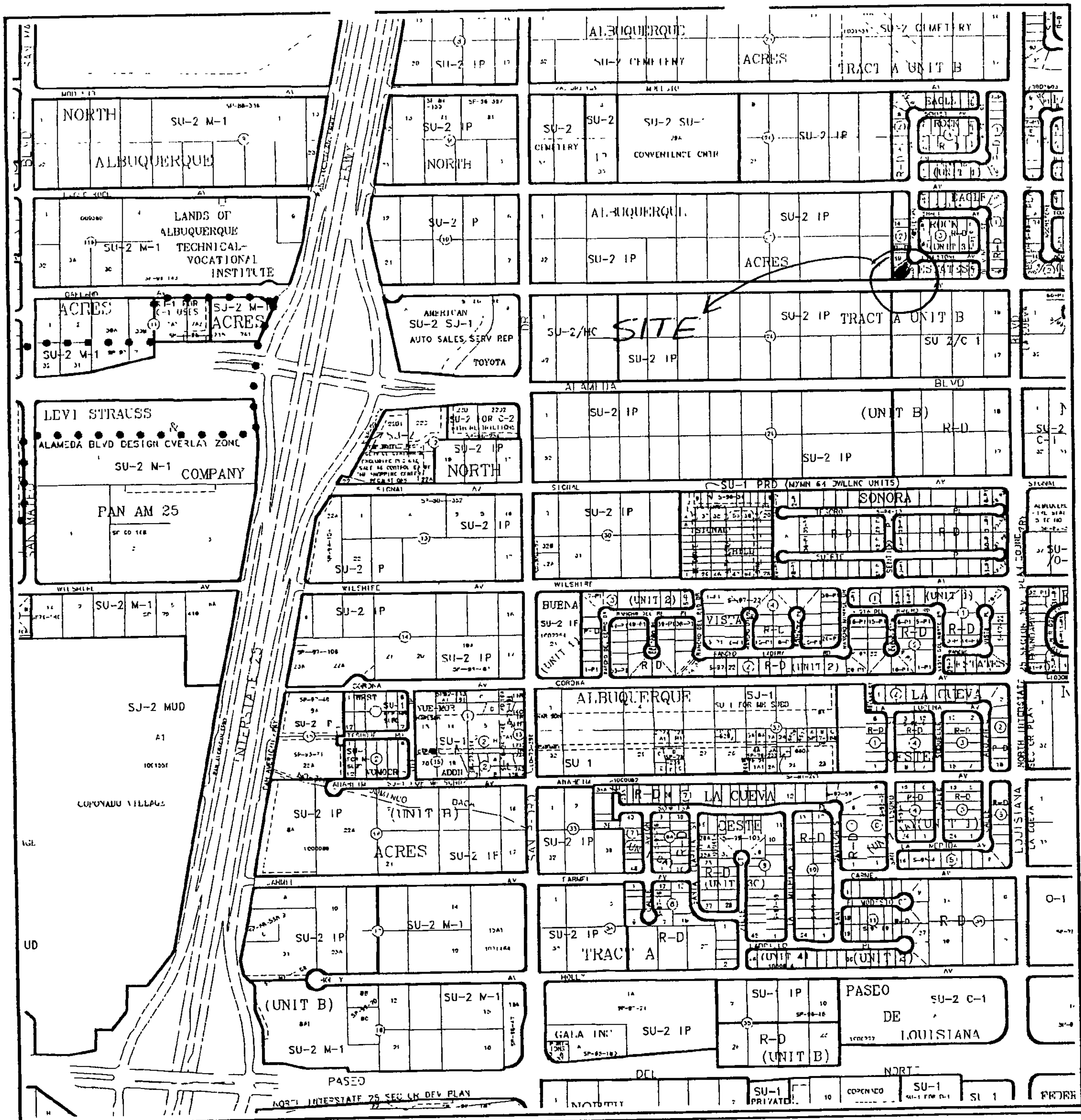
SKYBLUE INVESTMENTS LLC
7049 LUELLA ANNE NE
ALBUQUERQUE NM 87109

101806446940610320

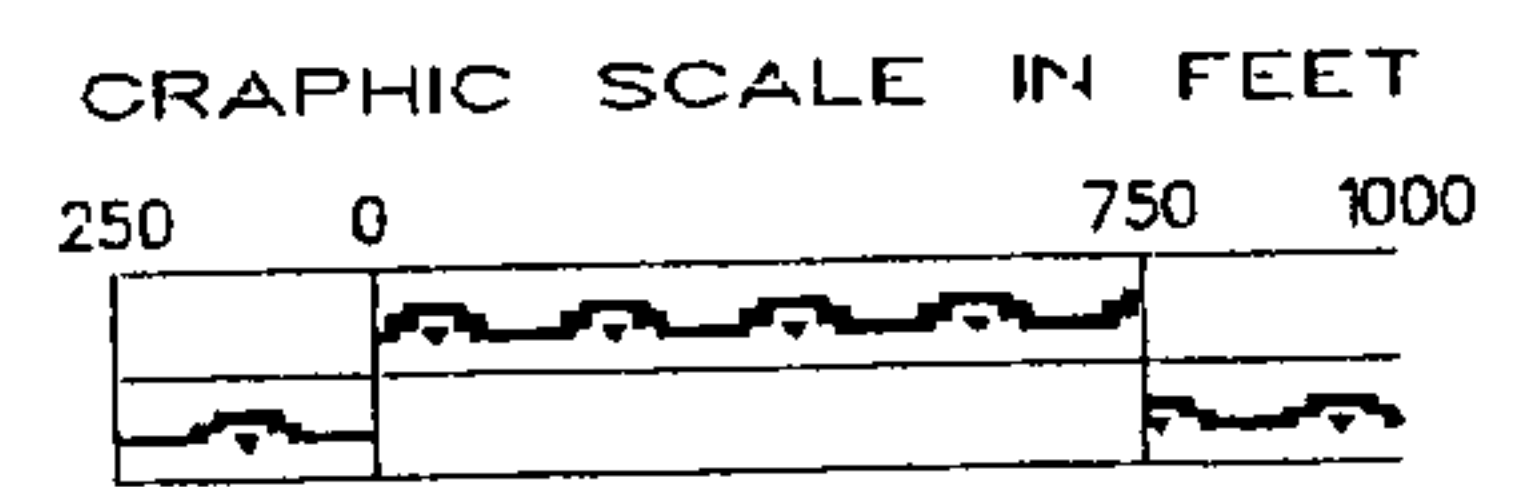
CLARK SCOTT B & PAMELA M & DAV
PO BOX 14641
ALBUQUERQUE, NM 87191

101806450240610318

MELLOWFARMINGTON LLC
444 GALISTEO ST E
SANTA FE, NM 87501



CITY OF
Albuquerque
A G I S
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-18-Z

Map Amended through July 31, 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 3, LOT 9-P1.
Zone Atlas C-18

Dear Ms Matson :

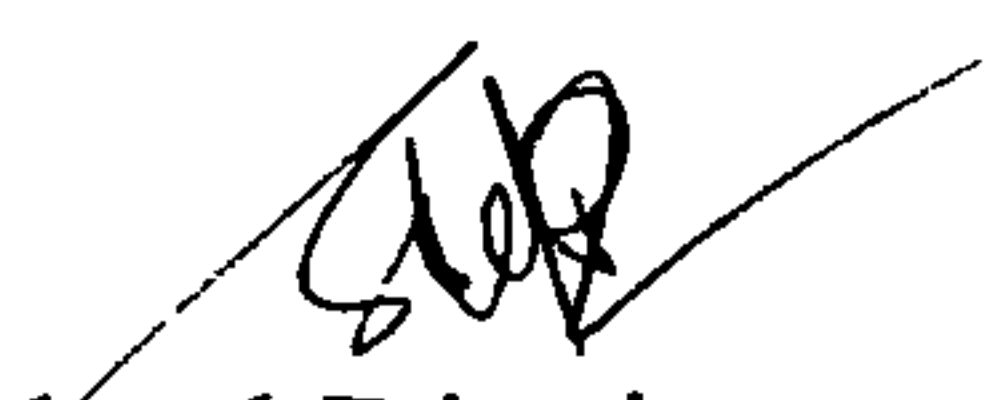
We are submitting for Minor Subdivision Preliminary and Final Plat approval and for the Vacation of an existing Public Drainage Easement for the above referenced property located South of Eagle Rock on Osidian Street in the Eagle Rock Estates Unit 3.

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.

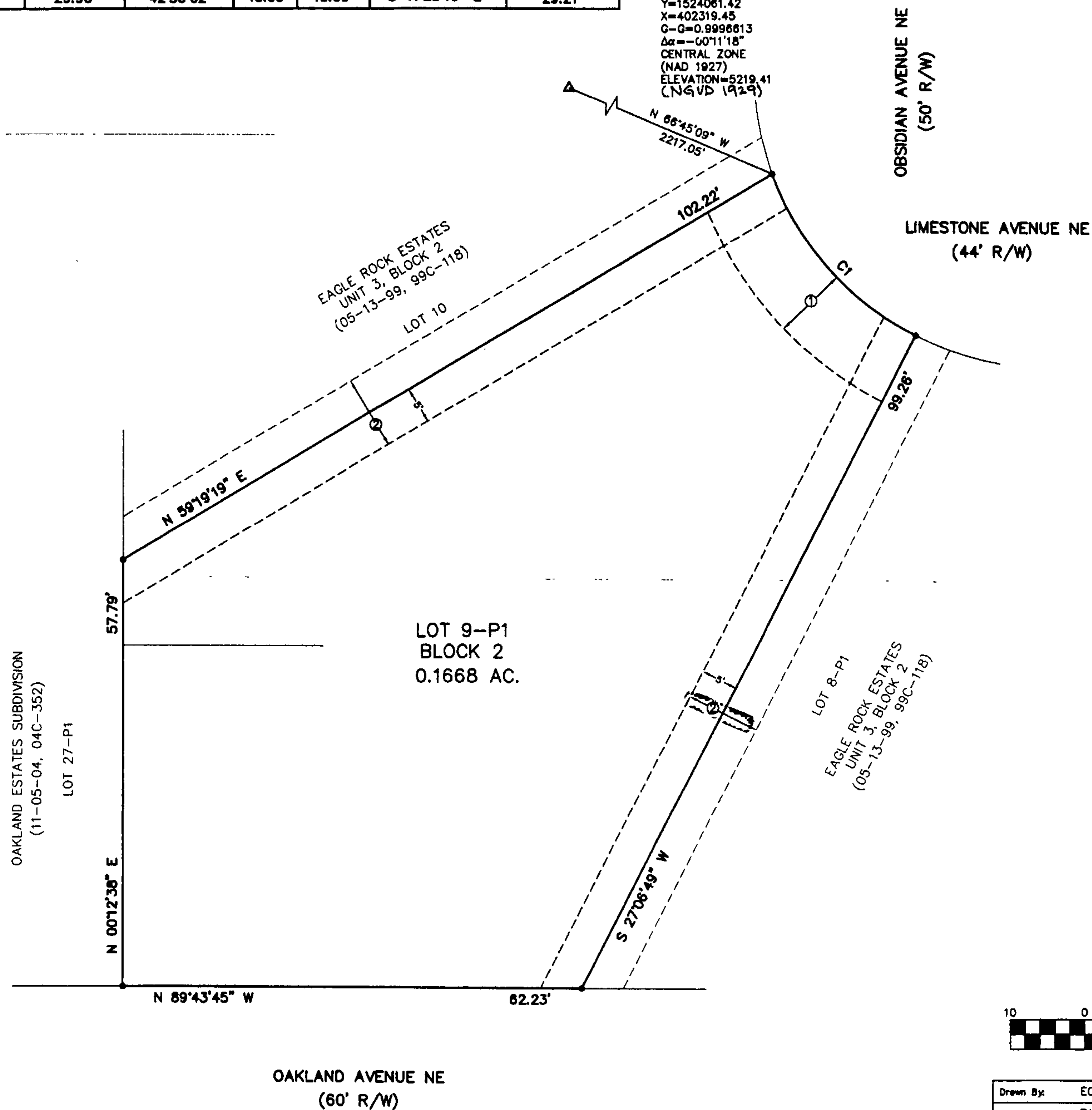
Sincerely,


Shakeel Rizvi
7515 Treviso NE –
Albuquerque
NM 87113

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	29.90'	42°50'02"	40.00'	15.69'	S 41°28'10" E	29.21'

ACS MONUMENT
 "10-C18"
 Y=1524061.42
 X=402319.45
 G-G=0.9996613
 Δα=-00°11'18"
 CENTRAL ZONE
 (NAD 1927)
 ELEVATION=5219.41
 (NGVD 1929)

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

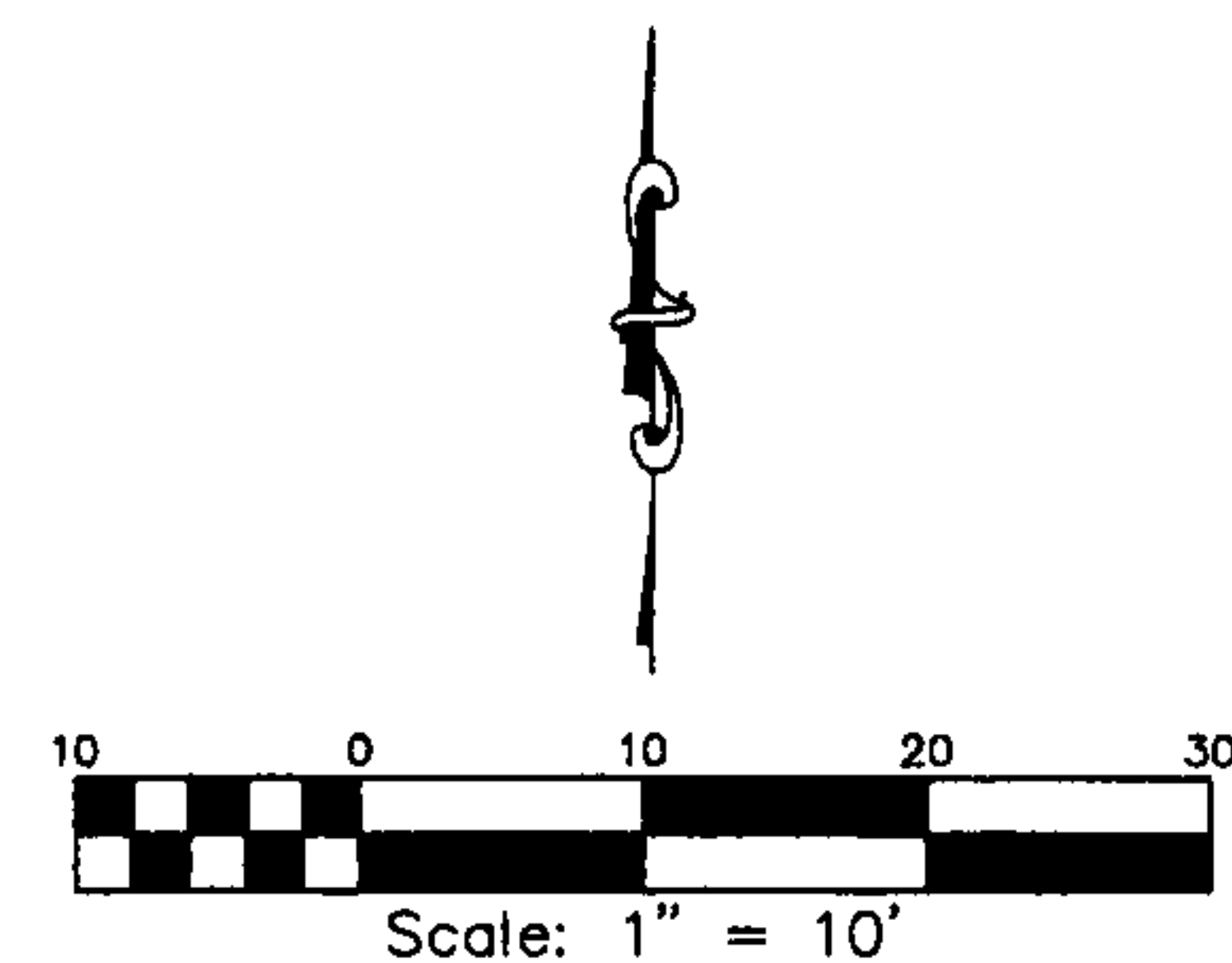


PROPERTY CORNERS

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

EASEMENTS

- ① EXISTING 10' P.U.E (05-13-99, 99C-118)
- ② EXISTING 10' PRIVATE DRAINAGE EASEMENT (05-13-99, 99C-118)



Drawn By:	ECM	Date:	09-14-05
Checked By:	TA	Drawing Name:	02089A3.DWG
Job No.:	02-089	Sheet:	2 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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

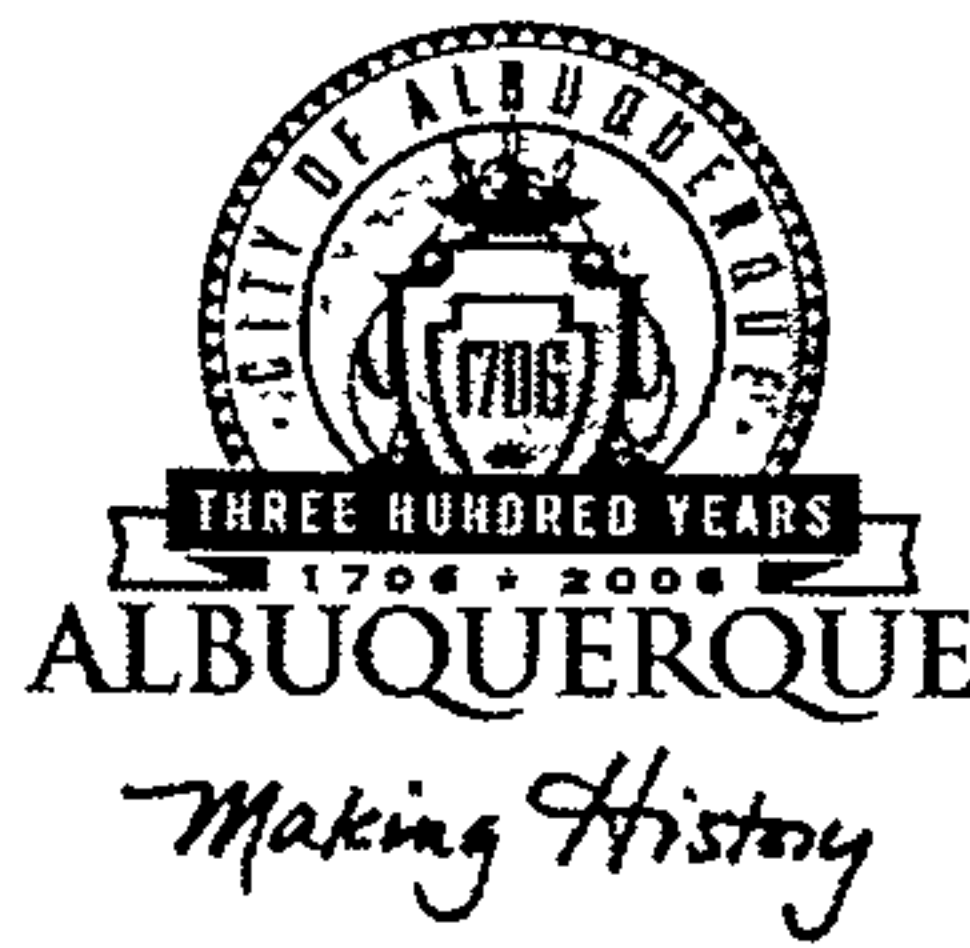
PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI & SHAKEEL RIZU
AGENT ll
ADDRESS 2340 MANUAL NE, STE 200
PROJECT & APP # 100 4713
PROJECT NAME LT 9P-1, BKK.2, UNIT 3 EAGLE ROCK ESTATES
\$ 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# 00054639 WS# 008 TRAN# 0036
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$150.00
J24 Misc \$75.00



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.

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)

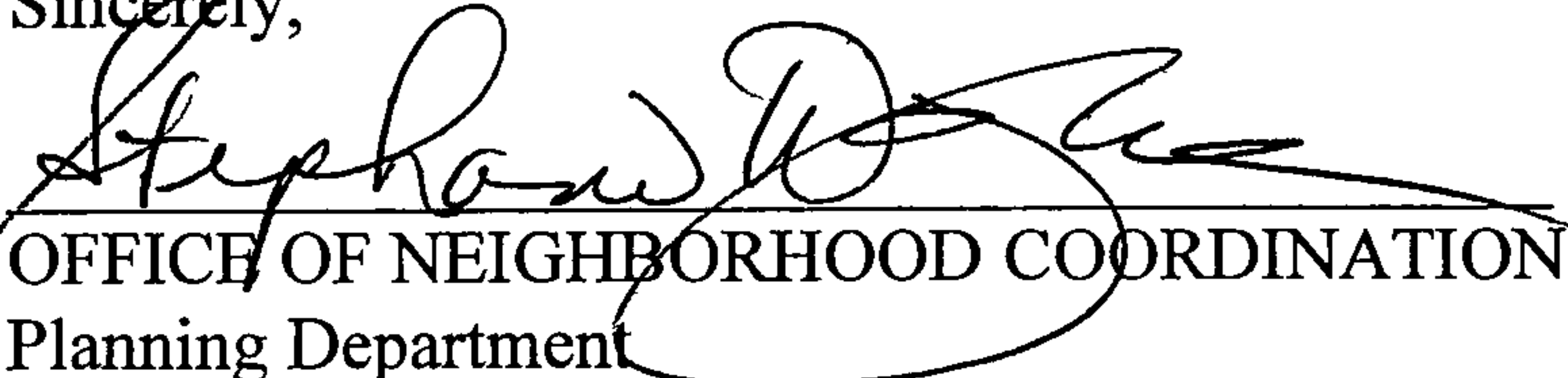
Joe Yardumian

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**

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 3, 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 horizontal line.

Shakeel Rizvi

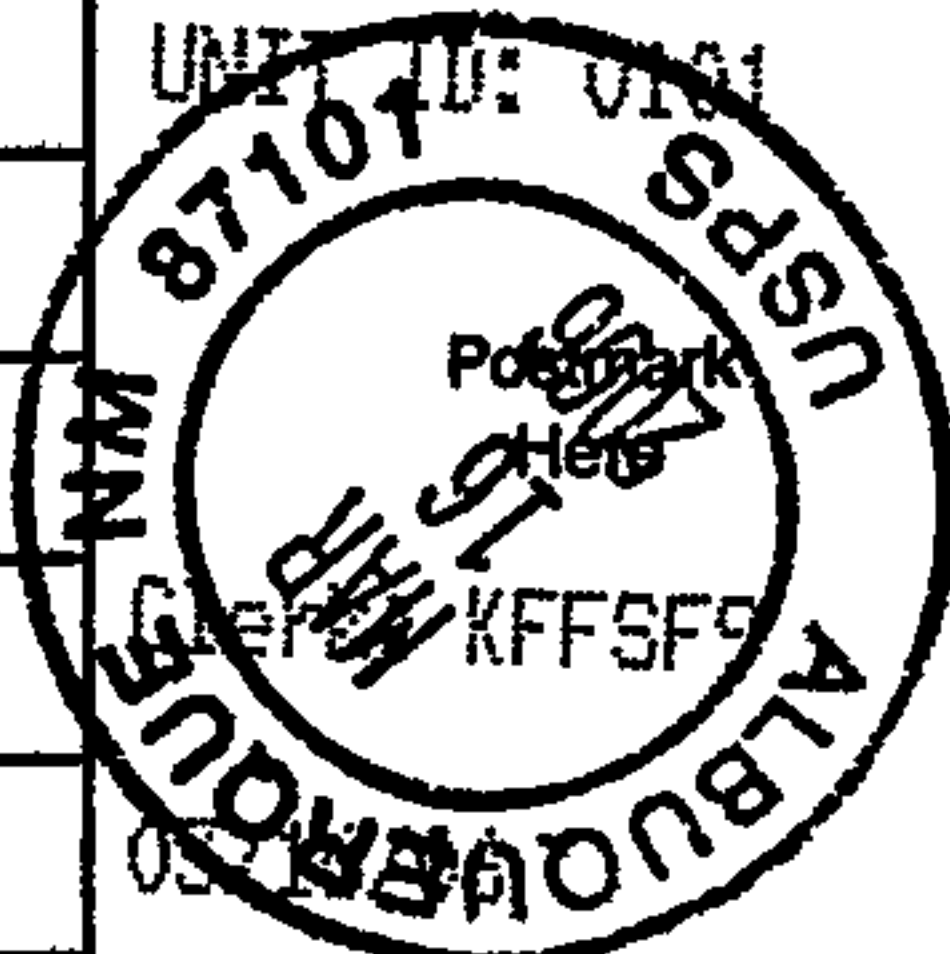
7005 1820 0008 1963 4868

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ALBUQUERQUE, NM 87122
OFFICIAL USE

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



Sent To Joe Yardumian
 Street, Apt. No., or PO Box No. 7801 R.C. Gorman Ave, NE
 City, State, ZIP+4 Albuquerque, NM 87122-2748

PS Form 3800, June 2002 See Reverse for Instructions

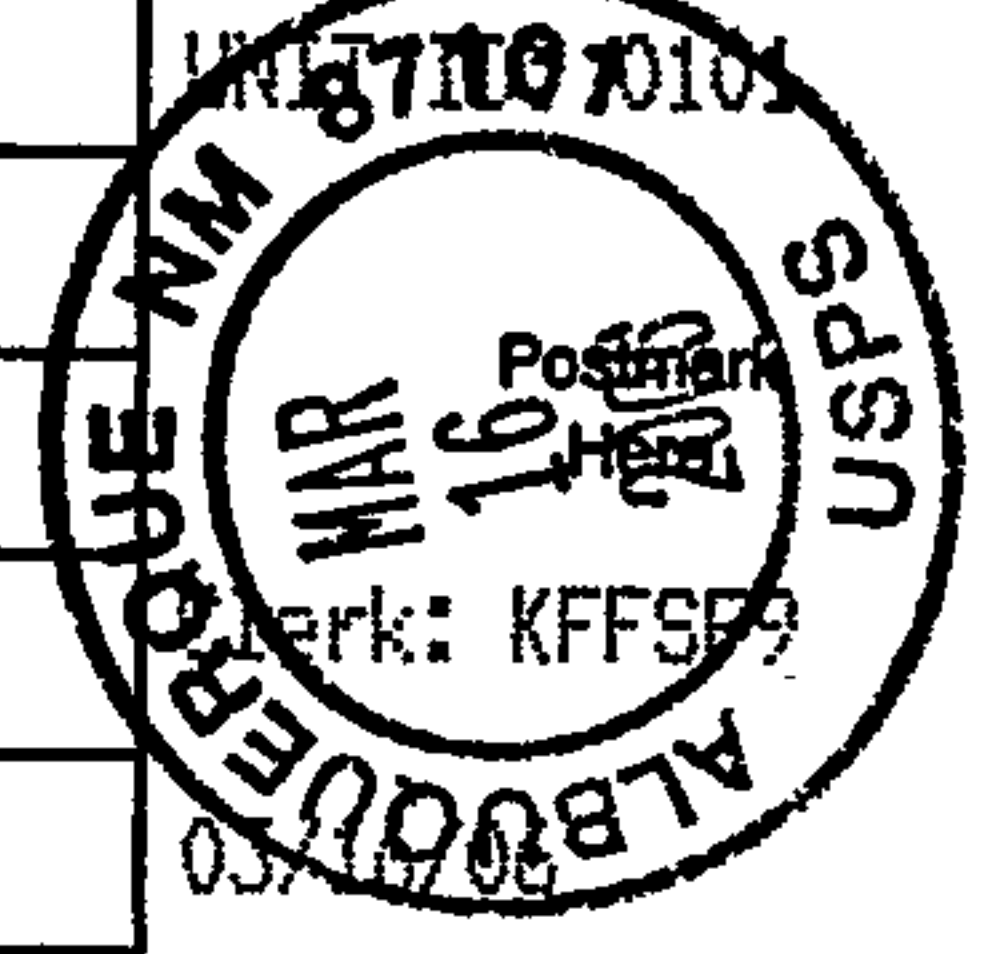
7005 1820 0008 1963 4868

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ALBUQUERQUE, NM 87122
OFFICIAL USE

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



Sent To Leilani McGranahan
 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

March 16, 2006

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

Dear Ms. McGranahan:

The developer of retention pond lot 9-P1, Unit 3, 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

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**

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.

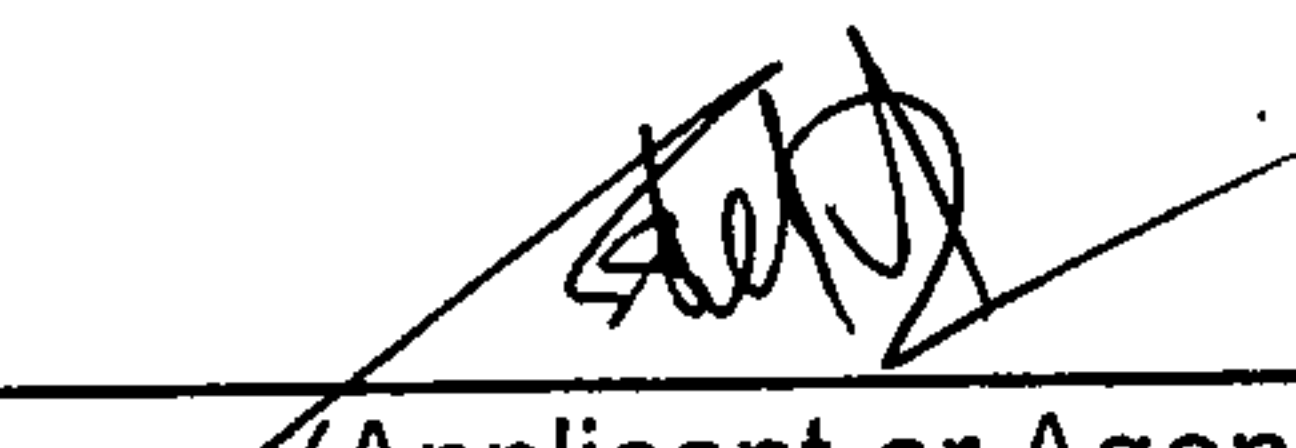
4. TIME

Signs must be posted from MARCH 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.

 (Applicant or Agent) 3/16/06 (Date)

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

DRB PROJECT NUMBER: 1004713



One Park Square
 6501 Americas Parkway NE, Suite 820
 Albuquerque, NM 87110
 Phone: (505) 246-1600
 Fax: (505) 246-2600

FACSIMILE COVER SHEET

TO: <u>SHERA MATSON</u>	FROM: <u>Jim JOSEPH</u>
COMPANY: <u>DRB</u>	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: _____	DATE: <u>3/14/06</u>
PHONE #: _____	

PLEASE MAKE COPIES FOR:

SUBJECT:

ORIGINAL TO BE SENT STANDARD POST

If there are any problems with this transmission, please call (505) 246-1600

Thank You



#3

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 14, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Marcia A. Pincus/Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Shakeel Rizvi, Sky Blue Investments

FROM: James Joseph, INTERA Inc. 2

SUBJECT: Project Number 1004713; Eagle Rock Estates, Unit 3, Lot 9P1, Block 2, Zoned R-D, Located on Limestone Ave. NE, between Oakland Ave. NE and Eagle Rock Ave. NE.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The developers of this site are required to follow the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones”. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

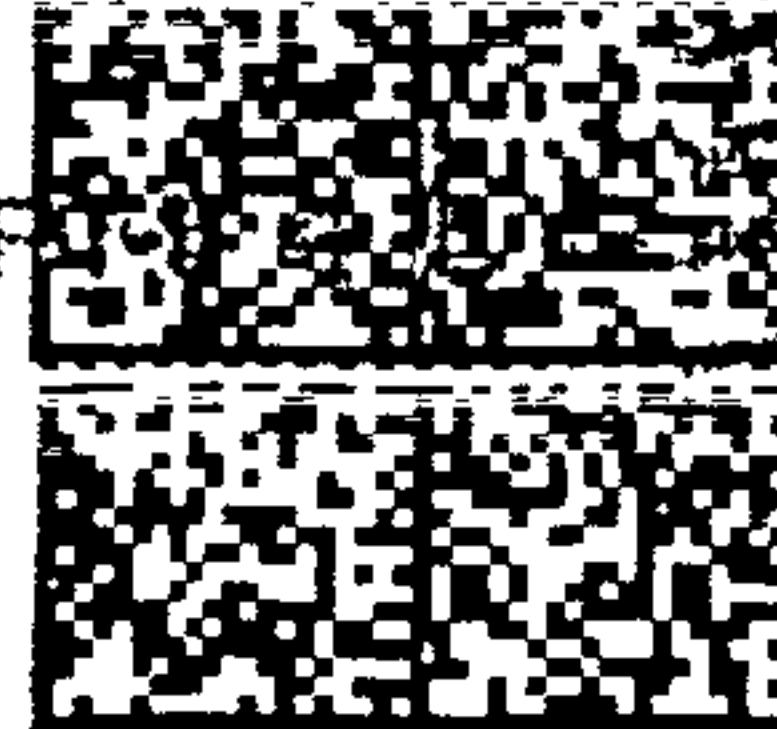


Intera Incorporated

One Park Square, Suite 820
6501 Americas Parkway NE
Albuquerque, NM 87110

ALBUQUERQUE NM 871

14 MAR 2006



10612J80047107
\$0.39
03/14/06
Mailed From 87110

IS POSTAGE

Sheran Matson
Design Review
600 2nd Street NW
Suite 201
Albuquerque, NM 87102

87102+2265





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

Z

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: 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

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

PHONE: _____
 FAX: _____
 E-MAIL: _____

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: A3

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. 101806446542710440

MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: LIMESTONE AVE
LOUISIANA NE
 Between: OAKLAND NE and EAGLE ROCK NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB 97-374

DRB-97-71

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

SIGNATURE

(Print) SHAKEEL RIZVI

DATE 2-14-2006

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>06DRB - 00235</u>	<u>VPE</u>	<u>V</u>	<u>\$ 45.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>06DRB - 00236</u>	<u>P&F</u>	_____	<u>\$ 215.00</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>03/15/06</u>			Total <u>\$ 355.00</u>

Sandy Audley 02/17/06
 Planner signature / date

Project # 1004713

FORM V: SUBDIVISION VAF ICES & VACATIONS

BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

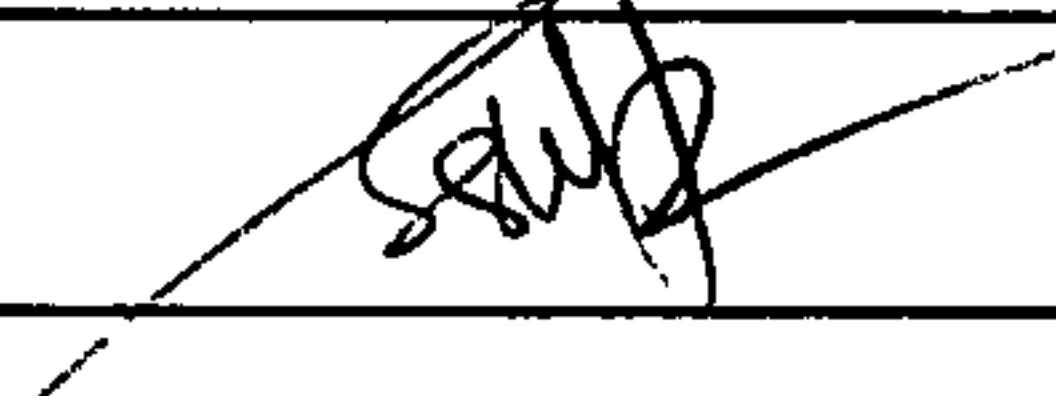
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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


Shakeel Rizvi
 _____ Applicant name (print)

 _____ Applicant signature / date



Form revised September 2001

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

Application case numbers
 06225 - _____ - 00235
 _____ - _____ - _____
 _____ - _____ - _____


 _____ Planner signature / date
Project # 1004713

FORM S(3): SUBDIVISION - D.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.

Shalceel Rizvi
 Applicant name (print)
2/17/06
 Applicant signature / date

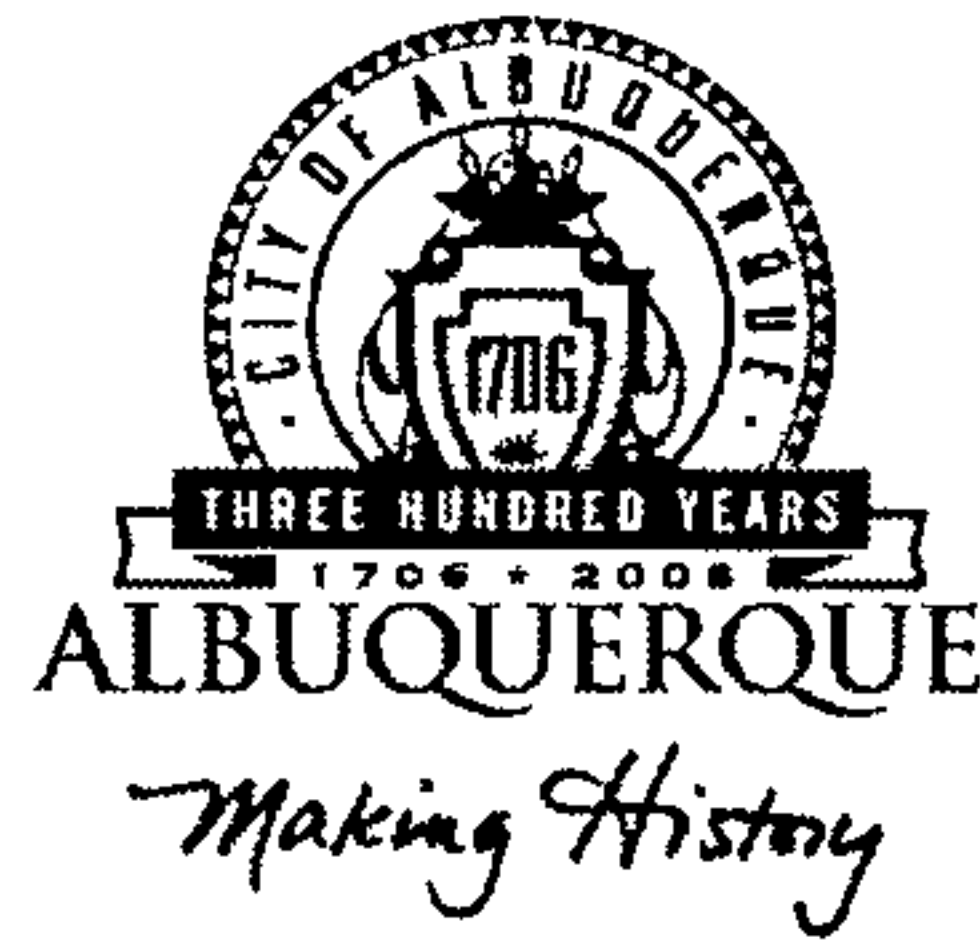


Form revised February 2003

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

Application case numbers
06DRB-00236
 -
 -

Sandy Hawley 02/17/06
 Planner signature / date
Project # 1004713



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

February 8, 2006

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

Dear Ms. McGranahan:

The developer of retention pond lot 9-P1, Unit 3, 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

February 8, 2006

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

Dear Mr. Yardumian:

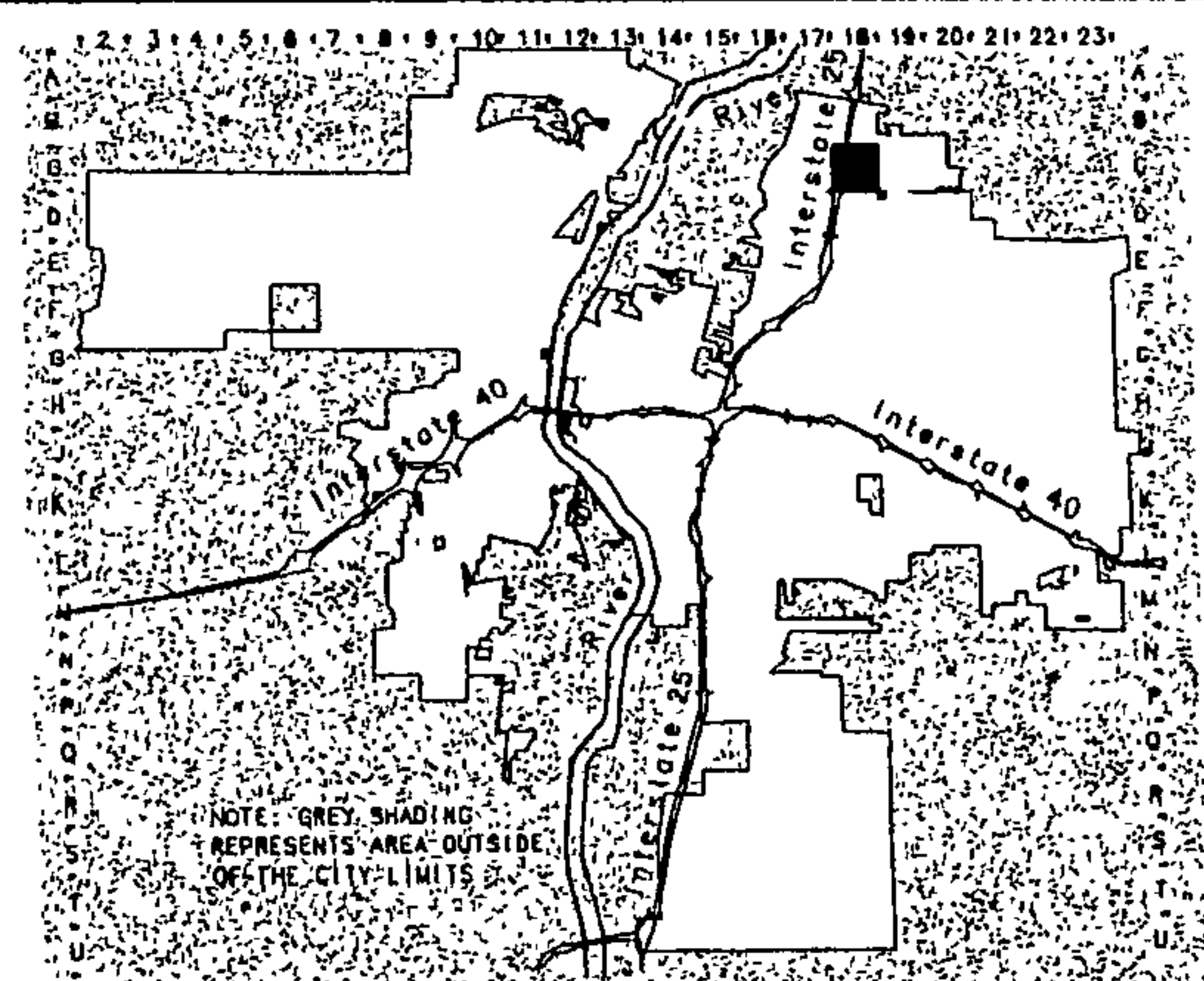
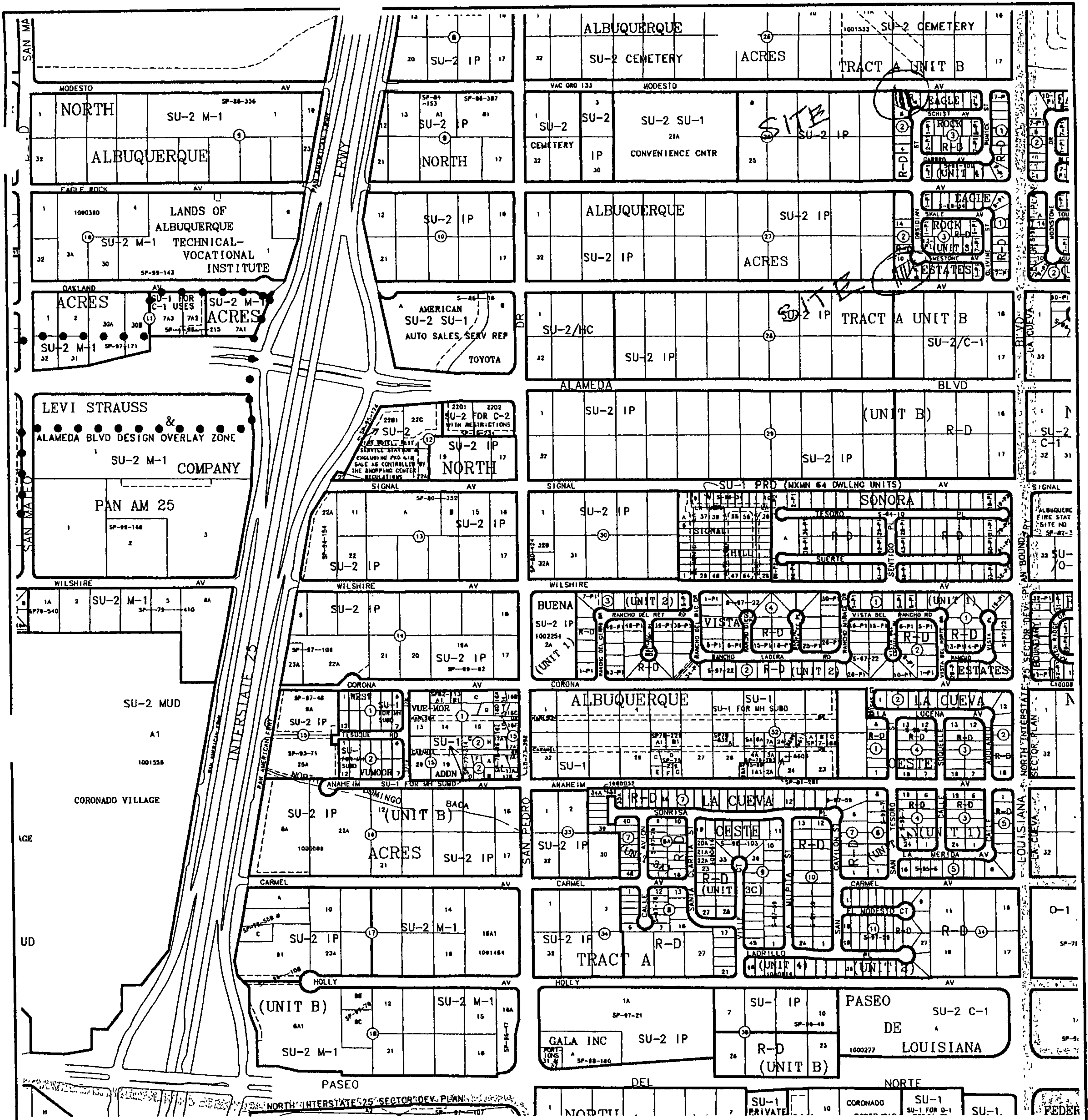
The developer of retention pond lot 9-P1, Unit 3, Block 2 in Eagle Rock Estate Subdivision is proposing to vacate the existing drainage easement on the property and develop into single-family residential lot. This project would conform to all the requirements of the existing subdivision. Attached is a Zone Atlas Page identifying the related parcel.

If you have any questions please call Shakeel Rizvi at 315-6563.

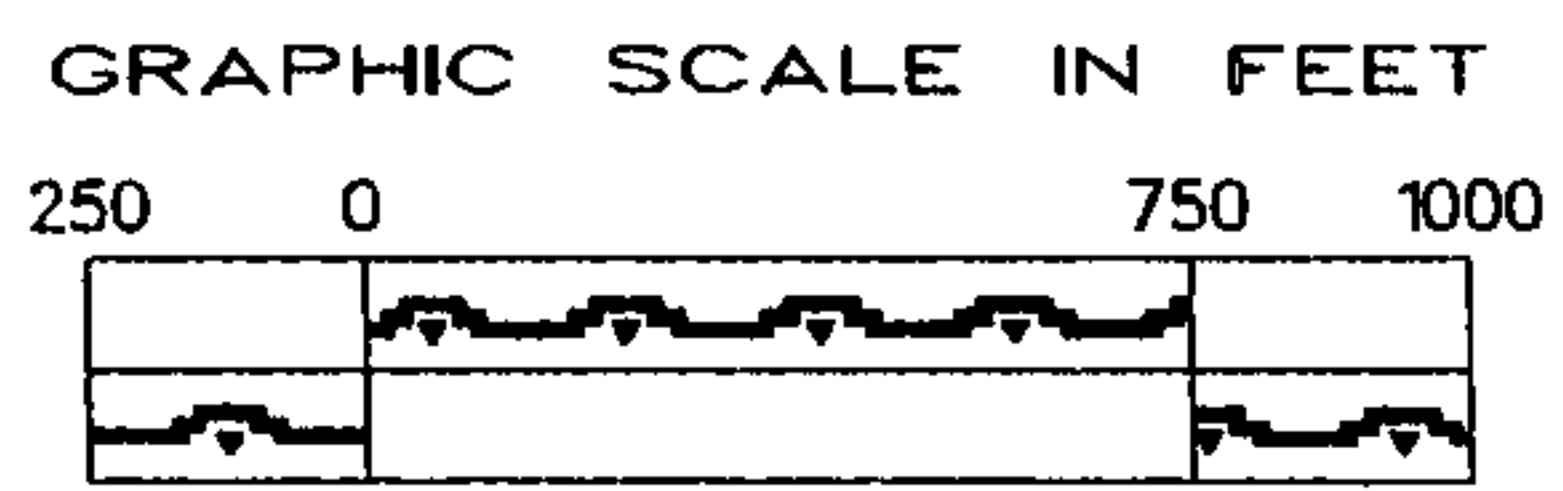
Sincerely,

A handwritten signature in black ink, appearing to read 'Shakeel Rizvi', written in a cursive style.

Shakeel Rizvi



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-18-Z
Map Amended through January 21, 2003

7005 2570 0001 6834 5960

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ALBUQUERQUE NM 87122 **OFFICIAL USE**

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

UNIT ID: 0109
Postmark Here
Clerk: KGF66
02/27/06

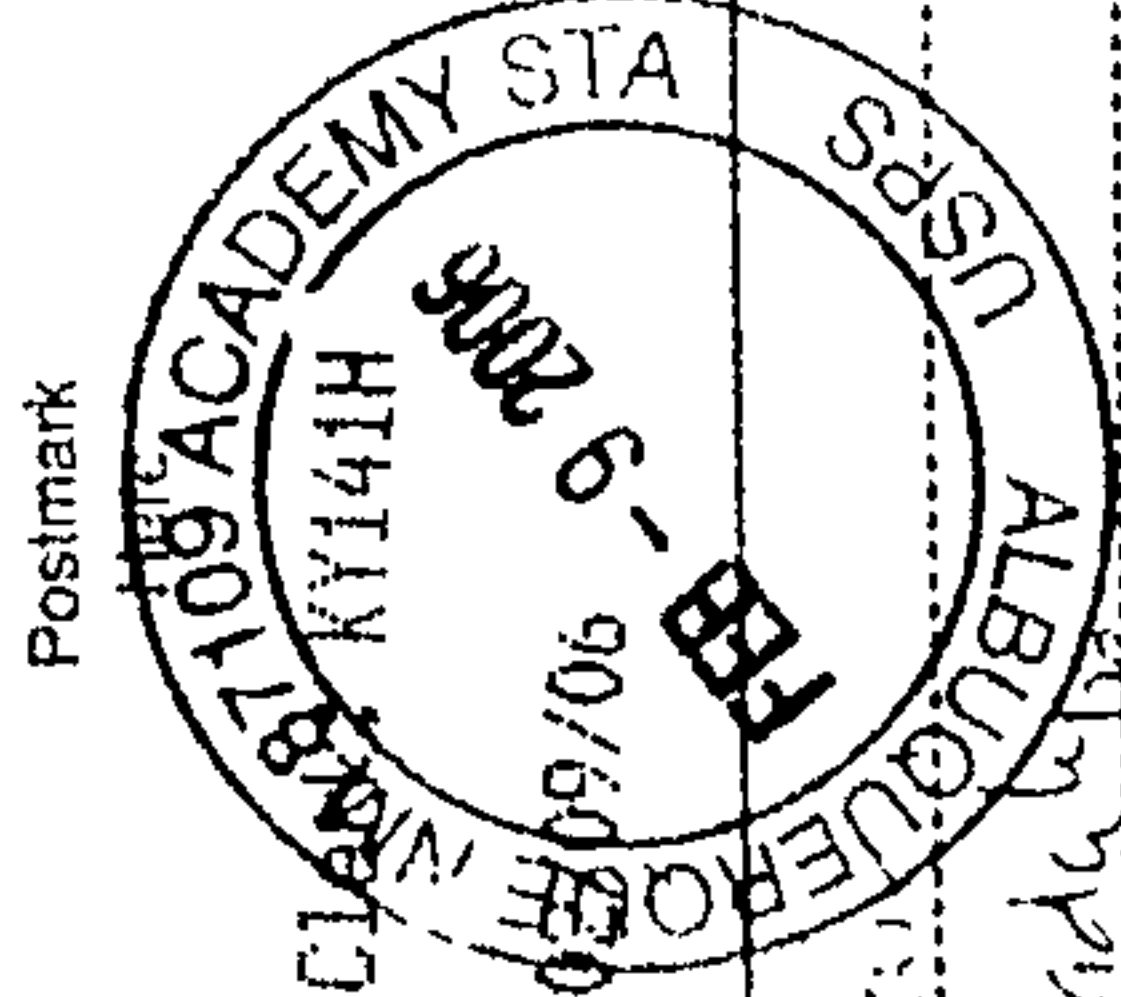
Sent To Joe Yardumian
 Street, Apt. No., or PO Box No. 7801 R.C. Gorman Ave, NE
 City, State, ZIP+4 Albuquerque, Nm 87122

U.S. Postal Service
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ALBUQUERQUE, NM 87122

Postage	\$ 0.39	UNIT ID: 0109
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	



Sent To: Lilani McGovern
 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

7004 1350 0000 0750 5262

February 8, 2006

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

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

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 3, 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 South of Eagle Rock on Osidian Street in the Eagle Rock Estates Unit 3.

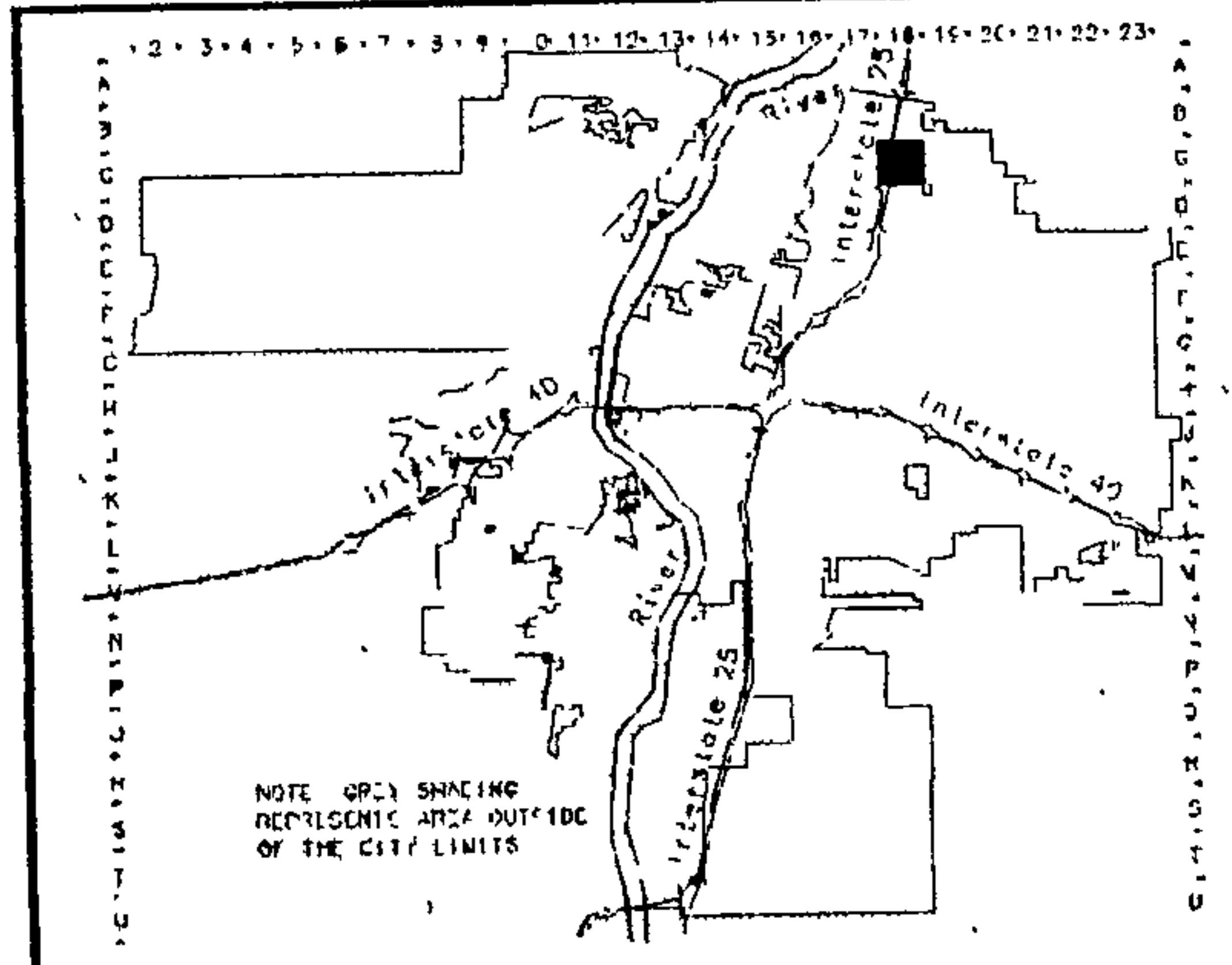
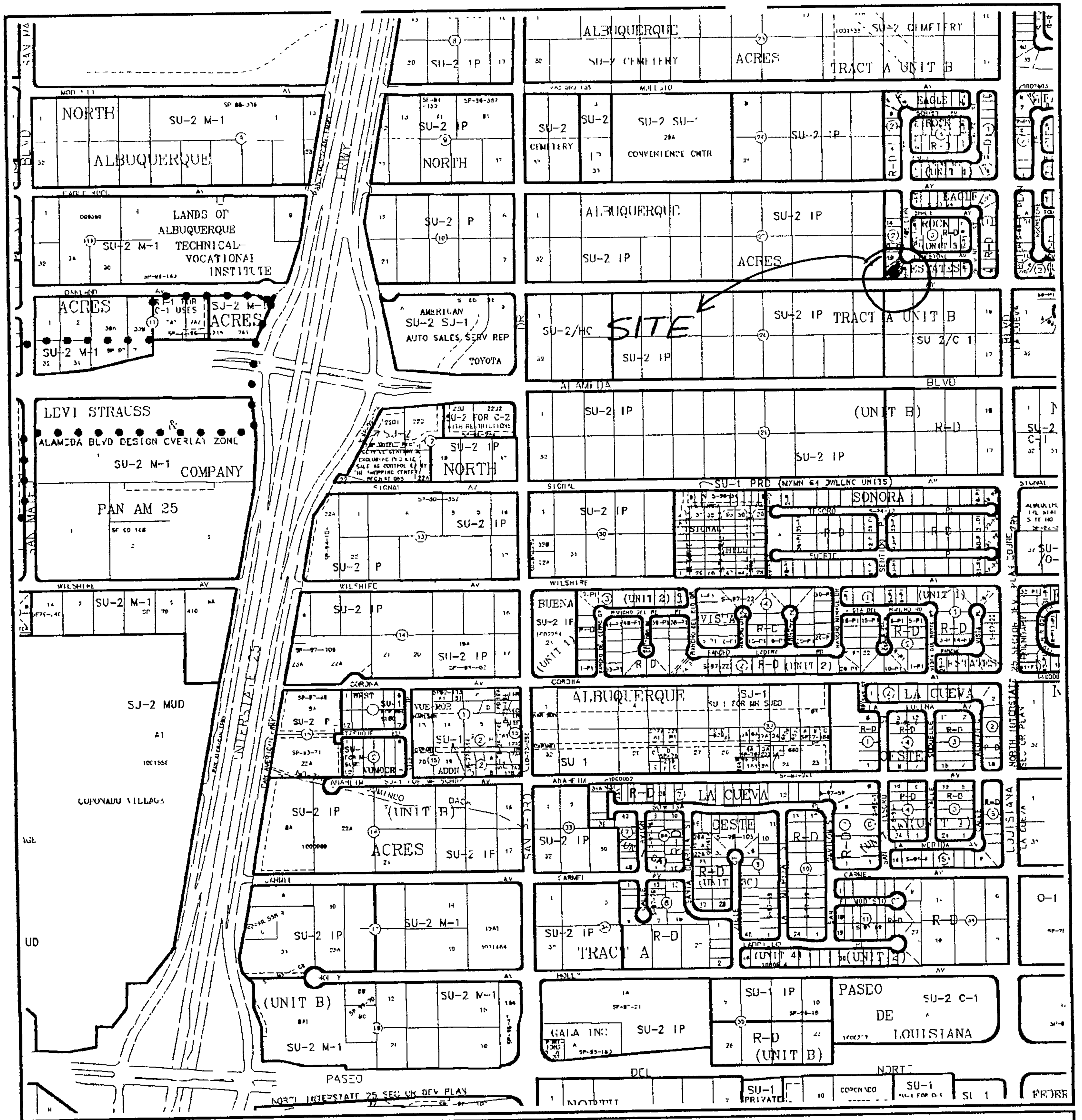
We are proposing to fill the existing retention pond into one (1) lot. The recently completed Oakland Estates Subdivision, West of Eagle Rock Estates, was designed to contain all off site flows generated from Eagle Rock Estates, hence the existing pond will no longer be necessary to retain the water.

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.

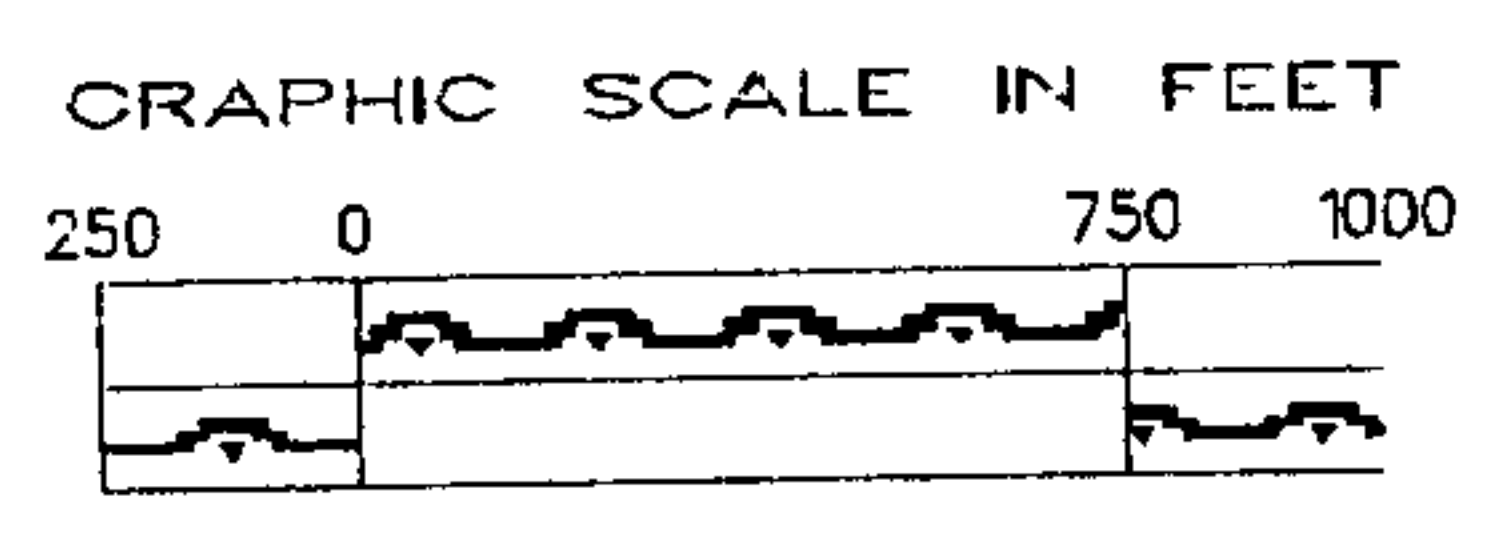
Sincerely,


Shakeel Rizvi
7515 Treviso NE –
Albuquerque
NM 87113



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

C-18-Z

Map Amended through July 31, 2003

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

PAID RECEIPT

APPLICANT NAME ESMAIL HAIDARI & SHAKHEEL
 AGENT U
 ADDRESS 2340 MENUAL NE, STE 200
 PROJECT & APP # 1004713 / 06 DRB 00235, 00236
 PROJECT NAME LT 9P-1, BLK. 2, UNIT 3
 \$ 20.00 441032/3424000 Conflict Management Fee **FAGUE ROCK ESTATES**
 \$ 260.00 441006/4983000 DRB Actions
 \$ 75.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 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 12:38PM LOC: ANN
 RECEIPT# 00052833 WSH 008 TRANS# 0018
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$710.00
 J24 Misc
 Counterreceipt.doc 6/21/04

City of Albuquerque
 Treasury Division

City of Albuquerque
 Treasury Division

2/17/2006 12:38PM LOC: ANN
 RECEIPT# 00052832 WSH 008 TRANS# 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 12:37PM LOC: ANN
 RECEIPT# 00052834 WSH 008 TRANS# 0018
 Account 441006 Fund 0110
 Activity 4971000 TRSCCS
 Trans Amt \$710.00
 J24 Misc

\$75.00
 \$710.00
 \$0.00
 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 28, 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)

2/17/07
(Date)

I issued 2 signs for this application,

02/17/06
(Date)

Sandy Handley
(Staff Member)

DRB PROJECT NUMBER: 1004713