



# DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

**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.: 08DRB-70443 Project # 1007521  
 Project Name: EAGLE ROCK ESTATES UNIT 3  
 Agent: SHAKEEL RIZVI Phone No.: 315-6563

Your request was approved on 11-12-08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: - certification of grading  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): to record  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.** *OK*
  - Copy of recorded plat for Planning.**

Created On:

**7521**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:


Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

11.24.2008  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc **7521** to agiscov on **11/24/2008** Contact person notified on **11/24/2008**

5. **Project# 1007267**  
08DRB-70475 EPC APPROVED SDP  
FOR BUILD PERMIT

08DRB-70476 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

J. MATT MAYERS, ESQ agent(s) for ELDERLY HOUSING DEVELOPMENT AND OPERATION CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 17, AND 18, Block(s) 3, **UNITY SUBDIVISION**, zoned SU-1 FOR SENIOR LIVING, located on CENTRAL AVE BETWEEN TEXAS AND TENNESSEE containing approximately 1.34 acre(s). (K-19) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT AND TO PLANNING FOR STAFF PLANNERS COMMENTS, AND FOR 3 COPIES OF APPROVED SITE PLAN. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA AND SITE PLAN. A COPY OF THE RECORDED PLAT MUST BE PROVIDED TO PLANNING.**

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

6. **Project#-1007521**  
FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15-17, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 3**, zoned RD, located on the southwest corner of EAGLE ROCK AVE NE and OBSEDIAN ST NE containing approximately 0.25 acre(s). (C-18)[*Deferred from 11/5/08*] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN AND TO PLANNING TO RECORD.**

7. **Project# 1007522**  
FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 1-3, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 4**, zoned RD, located on the northwest corner of EAGLE ROCK AVE NE and OBSEDIAN ST NE containing approximately .25 acre(s). (C-18) [*Deferred from 11/5/08*] **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING AND TO PLANNING TO RECORD.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 5, 2008

**Project# 1007521**

08DRB-70441 VACATION OF TEMPORARY PUBLIC EASEMENT  
08DRB-70443 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15-17, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 3**, zoned RD, located on the southwest corner of EAGLE ROCK AVE NE and OBSEDIAN ST NE containing approximately .25 acre(s). (C-18)

At the November 5, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

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

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

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

**CONDITIONS:**

1. 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.

If you wish to appeal this decision, you must do so by November 20, 2008 in the manner described below.

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

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

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

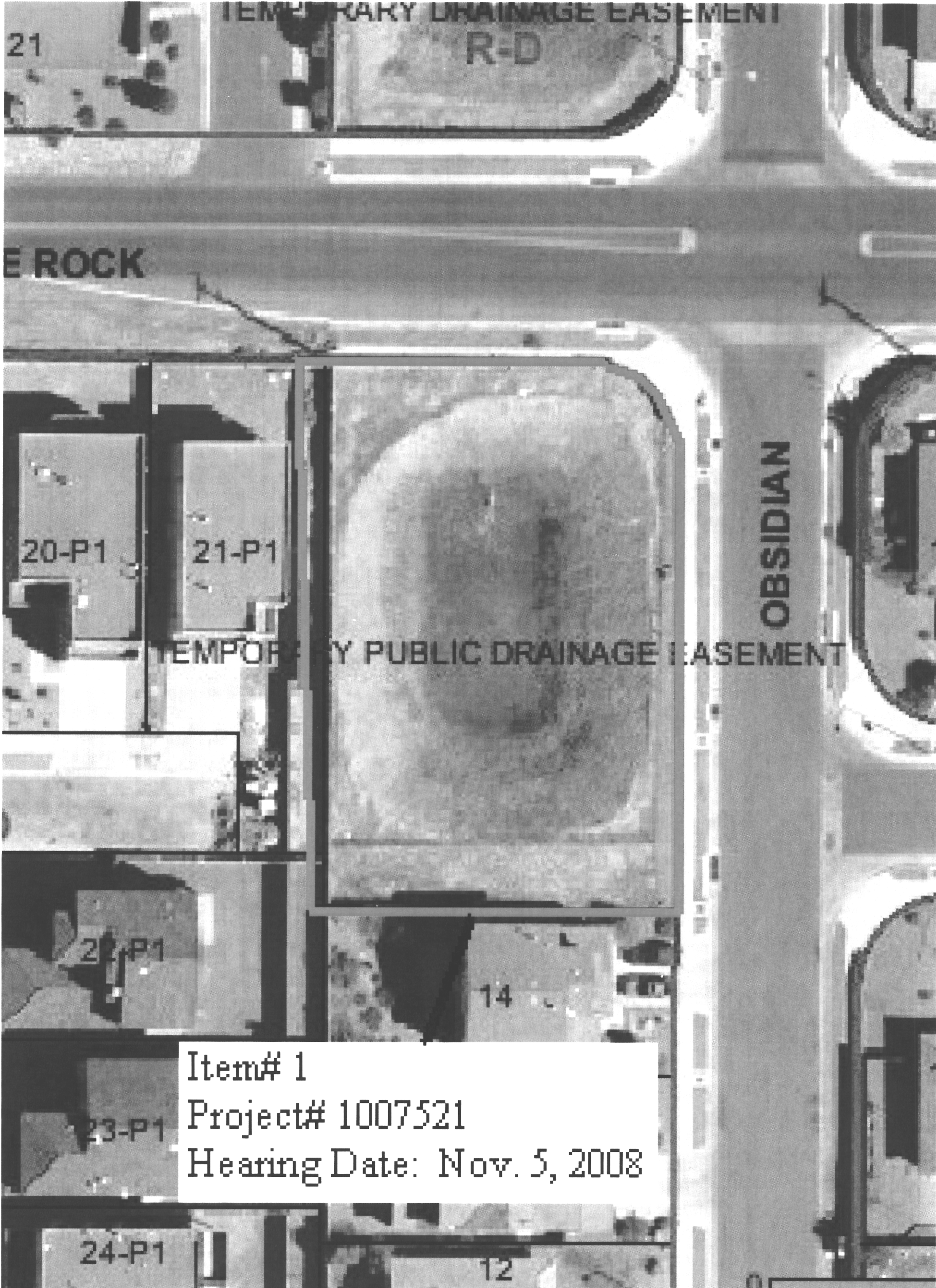
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jack Cloud, AICP, DRB Chair

Cc: Shakeel Rizvi – 8504 Waterford P. NE – Albuquerque, NM 87122



Item# 1  
Project# 1007521  
Hearing Date: Nov. 5, 2008




**INTERA Incorporated**  
6000 Uptown Boulevard NE  
Suite 100  
Albuquerque, NM 87110  
Telephone: 505 246 1600  
Fax: 505 246 2600

### MEMORANDUM

DATE: November 4, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department  
Donna Griffin, Legal Department  
Shakeel Rizvi

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1007521, 08DRB-70441 Vacation of Temporary Public Easement,  
08DRB-70443 Minor – Preliminary /Final Plat Approval, Lots 15-17, Block 2,  
Eagle Rock Fstates Unit 3, Located on the Southwest Corner of Eagle Rock Ave.  
NE and Obsidian St. NE.

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The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Oakland Avenue Landfill). The landfill was removed during March 2008 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.




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SUBJECT: Project # 1007521, 08DRB-70441 Vacation of Temporary Public Easement,  
08DRB-70443 Minor – Preliminary /Final Plat Approval, Lots 15-17, Block 2,  
Eagle Rock Estates Unit 3, Located on the Southwest Corner of Eagle Rock Ave.  
NE and Obsidian St. NE.

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CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

November 5, 2008

**Project# 1007521**

08DRB-70441 VACATION OF TEMPORARY PUBLIC EASEMENT  
 08DRB-70443 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SHAKEEL RIZVI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15-17, Block(s) 2, **EAGLE ROCK ESTATES Unit(s) 3**, zoned RD, located on the southwest corner of EAGLE ROCK AVE NE and OBSIDIAN ST NE containing approximately .25 acre(s). (C-18)

<b>AMAFCA</b>				
No comment.				
<b>COG</b>				
MRCOG staff have no comment on the proposed development.				
<b>TRANSIT</b>				
No comment.				
<b>ZONING ENFORCEMENT</b>				
No comment.				
<b>NEIGHBORHOOD COORDINATION</b>				
Letters sent to: <b>Nor Este NA (R)</b>				
<b>APS</b>				
<p><b>Eagle Rock Estates Unit 3</b>, Lots 15-17, Block 2, is located on the southwest corner of Eagle Rock Ave NE and Obsidian St NE. The owner of the above property requests a Vacation of Public Drainage Easement, and approval of a Minor Preliminary/Final Plat approval for a development that will consist of 3 residential lots. This will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary and La Cueva High School are exceeding capacity; Desert Ridge Middle School has excess capacity.</p>				
		<b>2008-09</b>		
<b>Loc No</b>	<b>School</b>	<b>40th Day</b>	<b>2008-09 Capacity</b>	<b>Space Available</b>
219	E.G. Ross	556	554	-2
430	Desert Ridge	1,067	1,137	70
525	La Cueva	2,095	2,012	-83
<b>Residential Units: 3</b>				
<b>Est. Elementary School Students: 1</b>				
<b>Est. Middle School Students: 1</b>				
<b>Est. High School Students: 1</b>				
<b>Est. Total # of Students from Project: 3</b>				
*The estimated number of students from the proposed project is based on an average student				

generation rate for the entire Arjo district.

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

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

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

**POLICE DEPARTMENT**

No comment.

**FIRE DEPARTMENT**

No comment.

**PNM ELECTRIC & GAS**

No comment.

**COMCAST**

No comment.

**QWEST**

No comment.

**ENVIRONMENTAL HEALTH**

No comment.

**M.R.G.C.D**

. No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section has no objection to the vacation request. Prior to Final Plat signoff by City Engineer, the approved grading plan must be certified.

**TRANSPORTATION DEVELOPMENT**

A vacation exhibit is required.

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

**PARKS AND RECREATION**

Defer to transportation regarding the vacation request.

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining

open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *\*Note: This option is only applicable to land covered by a Sector Development Plan.*

**ABCWUA**

No objection to Vacation request.

No objection to Plat approval.

**PLANNING DEPARTMENT**

Refer to comments from Hydrology/ City Engineer regarding proposed vacation.

Please remove Zoning Note (#8) from plat. Please provide a note consistent with Section 14-7 of the Subdivision Ordinance which is specific to this type of request, i.e. use the words "THIS PLAT" (rather than the words "REQUESTED FINAL ACTION") at the beginning of the note, and not use the words "OR SITE DEVELOPMENT PLAN FOR SUBDIVISION" at the end of the note.

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

GoTo AA 05

JURISDICT 02 PARCEL ID. 1-018-064-465461-1-04-34 SUBDIVISION: NBHD: 2284

Spec Flag ALTERNATE ID: BOOK/PAGE: TAX YEAR: 2008 LUC: 9555

ALT: NAME: CITY OF ALBUQUERQUE Own2: OWN #: CLASS: V

ALT: LOCATION: 8923 OBSIDIAN ST NE ALBUQUERQUE NM 87113 TYPE: R

Index Owner Mult Owners Legal Values Taxes Specials Custom

Parcel ID: 1-018-064-465461-1-04-34

Effective Authority/ SP Original

Rolltype	Year	Project	CycleFlag	Charge	Adjustments	Payments	Total
RP	2008		1	.00	.00	.00	.00
RP	2008		2	.00	.00	.00	.00
				.00	.00	.00	.00

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

**Meeting Date:** November 5, 2008  
**Zone Atlas Page:** - C-18  
**Notification Radius:** 100 Ft.

**Project#** 1007521  
**App#** 08DRB-70441  
08DRB-70443

**Cross Reference and Location:** OBSEDIAN ST BETWEEN LOUISIANA AND  
SAN PEDRO

**Applicant:** SHAKEEL RIZVI  
8504 WATERFORD PL NE  
ALBUQUERQUE, NM 87122

**Agent:** SAME

**Special Instructions:**

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

**Date Mailed:** OCTOBER 17, 2008  
**Signature:** ERIN TREMLIN



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

Professional/Agent (if any) Shakeel Rizvi PHONE: 315-6563  
 ADDRESS 8504 Waterford Pl, NE FAX \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87172 E-MAIL \_\_\_\_\_

APPLICANT: Same as above PHONE \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL \_\_\_\_\_

Proprietary interest in site \_\_\_\_\_ List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement

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

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

Lot or Tract No lots 15 thru 17 Block 2 Unit 3  
 Subdiv/Addn/TBKA: Eagle Rock Estates  
 Existing Zoning RD Proposed zoning RD  
 Zone Atlas page(s) C-18 UPC Code \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No of existing lots 3 No of proposed lots 3 Total area of site (acres) 0.25  
 LOCATION OF PROPERTY BY STREETS On or Near OBSEDIAN ST.  
 Between LOUISIANA and SAN PEDRO

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

SIGNATURE Shakeel Rizvi DATE 10/10/08  
 (Print) \_\_\_\_\_ Applicant.  Agent.

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	SF	Fees
08DRB - 70441	YPE		\$ 45.00
	ADV		\$ 75.00
	IME		\$ 20.00
08DRS - 70443			\$ 355.00
			\$
			Total
			\$ 495.00

Hearing date November 5, 2008

Val 10.10.08 Project # 1007521  
 Planner signature / date

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more. Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

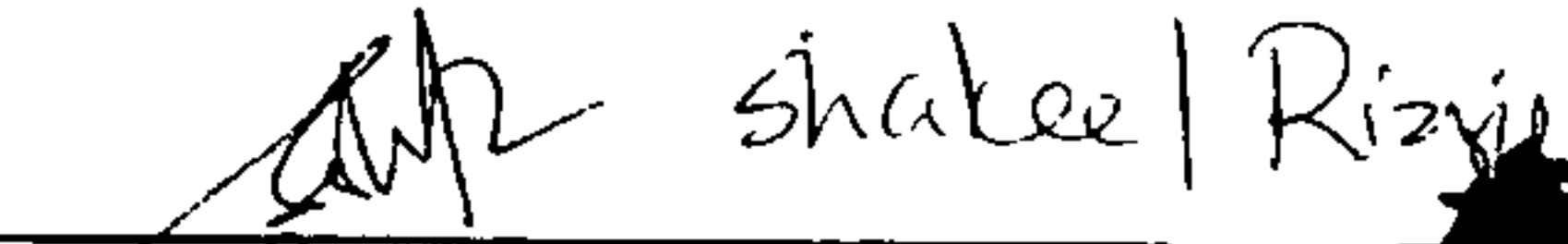
**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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

  
 Applicant name (print) Shakeel Rizvi  
 Applicant signature / date [Signature] 10/10/08



Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
DRB - 70443

[Signature] 10-13-08  
 Planner signature / date  
 Project # 1007521

File	COAS DE.BE RNCO.ParcelIDec_2007.UPC	COAS DE.BE RNCO.ParcelIDec_2007.OWNER	COAS DE.BE RNCO.ParcelDec_2007.OWNADD	COAS DE.BE RNCO.ParcelDec_2007.OWNCITY	COASD E.BERNCO.ParcelDec_2007.OWNSTATE	COASD E.BERNCO.ParcelDec_2007.OWNZIPCODE	COASD E.BERNCO.ParcelDec_2007.OWNPROPLASS	COAS DE.BE RNCO.ParcelDec_2007.TAXDIST	COAS DE.BERNCO.ParcelDec_2007.LEGALDESC	COAS DE.BE RNCO.ParcelDec_2007.ACRES	COASD E.BERNCO.ParcelDec_2007.OBJECTID
1	101806447946811001	PEDROTTY KURT & ELISSA	6901 S HALE AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .1134 AC	0.11348469	1919
2	101806448346811002	SMITH FORREST D	5699 N ORTHWOOD DR	EVERGREEN	CO	80439	R	A1A	LOT 2-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .0981 AC	0.09814793	1920
3	101806446546110434	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .2692 AC	0.31687533	2801
4	101806446545210435	JOHNSON ALFRED	8919 OBSIDIAN ST NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 14 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .0992 AC	0.09916752	2802
5	101806448846811003	LOGAN MICHELES	6909 S HALE AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 3-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .0981 AC	0.09814316	4895
6	101806449346811004	BACA IRENE SUSAN	6915 S HALE AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 4-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT III CONT .0981 AC	0.09813808	4896
7	101806447848411301	MOFFETT COLE III	6900 GABBRO AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 1-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IV CONT .1154 AC	0.11538325	4962
8	101806448248411302	COLTON BRADLEY L & JUDITH BARUH TRUSTES COLTON FAMILY TRUST	175 VAN WINKLE DR	SAN ANSELMO	CA	94960	R	A1A	LOT 2-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IV CONT .0981 AC	0.09813888	4963
9	101806448748411303	BRAND SUSAN M	6908 GABBRO AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LOT 3-P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IV CONT .0981 AC	0.09800366	4964
10	101806446648710530	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TEMPORARY PUBLIC DRAINAGE EASEMENT BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IV CONT .3156 AC	0.31545675	5601
11	1018064435149010511	EAGLE ROCK PROPERTIES LLC	6705 EAGLE ROCK AVE NE	ALBUQUERQUE	NM	87113	C	A1A	* 022 026 TR AUB N ALBU AC	0.85706633	46144
12	1018064452149010512	COLE SCOTT M	200 HERMOSA AVE NE 210	ALBUQUERQUE	NM	87106	C	A1A	* 021 026 TR AUB N ALBU AC	0.96287072	46146
13	1018064457346111636	GRADY TAMELAR	6827 GLENTURRET WAY N	ALBUQUERQUE	NM	87113	R	A1A	LT 20-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1033 AC	0.10483692	67054



		E								
10180 1 64453 4 46111 635	NEWELL JO HN	7814 N W 67T H ST	GIG HA RBOR	WA	98335	R	A1A	LT 19- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1033 AC	0.1048 3813	67055
10180 1 64448 5 46111 634	JOHNSON R AYMOND & VIRGINIA	1112 D RAKE AVE	BURLI NGAM E	CA	94010	R	A1A	LT 18- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1033 AC	0.1048 3314	67056
10180 1 64444 6 46111 633	FAUSEY JA MES M & M ELINDA A	6815 G LENTU RRET WAY N E	ALBUQ UERQ UE	NM	87113	R	A1A	LT 17- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1048 3675	67057
10180 1 64459 7 45011 638	AMERSHI S HAMEZ & S ALIMA	8920 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 22- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1215 AC	0.1214 1606	67428
10180 1 64416 8 45311 501	STV INVEST MENTS VII L LC	1015 TI JERAS AVE N W SUIT E 210	ALBUQ UERQ UE	NM	87102	V	A1A	TR A PLAT FOR OAKLAN D ESTATES SUBDIVISIO N CONT 2.3249 AC	2.3282 0504	67430
10180 1 64462 9 46011 637	PRASANKU MAR ROHIT P & ANURA DHA BAHL	6831 G LENTU RRET WAY N E	ALBUQ UERQ UE	NM	87113	R	A1A	LT 21- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1273 AC	0.1288 5246	67527
10180 2 64459 0 43611 641	MOWZOUN SHERVIN	1921 P ASEO DE LA VILLA SE	RIO RA NCHO	NM	87124	R	A1A	LT 25- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1106 AC	0.1106 0976	78153
10180 2 64459 1 43111 642	SANCHEZ B RENDA K	8904 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 26- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1165 AC	0.1169 3446	78151
10180 2 64444 2 44811 407	ZHAO RUJIA N	15037 N DOG WOOD LN	FOUNT AIN HIL LS	AZ	85268	R	A1A	LT 54- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1474 AC	0.1474 1192	67594
10180 2 64459 3 44511 639	SUMBRY- WILKINS KA THY	8916 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 23- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1111 AC	0.1109 8886	67592
10180 2 64489 4 45410 910	MARTINEZ ANNETTE D	6908 S HALE A VE NE	ALBUQ UERQ UE	NM	87113	R	A1A	LOT 3- P1 BLOCK 3 PLAT OF EA GLE ROCK ESTATES UNI T IIICONT .1075 AC	0.1075 1786	1249
10180 2 64483 5 45410 911	GUSTAFSO N RICHARD A	6904 S HALE A VE NE	ALBUQ UERQ UE	NM	87113	R	A1A	LOT 2- P1 BLOCK 3 PLAT OF EA GLE ROCK ESTATES UNI T IIICONT .1075 AC	0.1075 1456	1248
10180 2 64444 6 46111 633	FAUSEY JA MES M & M ELINDA A	6815 G LENTU RRET WAY N E	ALBUQ UERQ UE	NM	87113	R	A1A	LT 17- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1048 3675	67057
10180 2 64459 7 45011 638	AMERSHI S HAMEZ & S ALIMA	8920 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 22- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1215 AC	0.1214 1606	67428
10180 2 64416 8 45311 501	STV INVEST MENTS VII L LC	1015 TI JERAS AVE N W SUIT	ALBUQ UERQ UE	NM	87102	V	A1A	TR A PLAT FOR OAKLAN D ESTATES SUBDIVISIO N CONT 2.3249 AC	2.3282 0504	67430

			E 210								
10180 264462 946011 637	PRASANKU MAR ROHIT P & ANURA DHA BAHL	6831 G LENTU RRET WAY N E	ALBUQ UERQ UE	NM	87113	R	A1A	LT 21- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1273 AC	0.1288 5246	67527	
10180 364459 044511 639	SUMBRY- WILKINS KA THY	8916 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 23- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1111 AC	0.1109 8886	67592	
10180 364444 144811 407	ZHAO RUJIA N	15037 N DOG WOOD LN	FOUNT AIN HIL LS	AZ	85268	R	A1A	LT 54- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1474 AC	0.1474 1192	67594	
10180 364459 243111 642	SANCHEZ B RENDA K	8904 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 26- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1165 AC	0.1169 3446	78151	
10180 364459 343611 641	MOWZOUN SHERVIN	1921 P ASEO DE LA VILLA SE	RIO RA NCHO	NM	87124	R	A1A	LT 25- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1106 AC	0.1106 0976	78153	
10180 364459 444011 640	SANCHEZ J OSEPH R	8912 L OCHN AGER LN NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 24- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1111 AC	0.1109 8095	78367	
10180 364445 543911 408	CHAVEZ GIL BERT J	6815 G LENLO CHY W AY NE	ALBUQ UERQ UE	NM	87113	R	A1A	LT 55- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1700 AC	0.1697 5166	78369	

OR CURRENT RESIDENT  
101806445945011638  
AMERSHI SHAMEZ & SALIMA  
8920 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806448748411303  
BRAND SUSAN M  
6908 GABBRO AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806448248411302  
COLTON BRADLEY L & JUDITH  
BARUH TRUSTEES COLTON FAMILY  
TRUST  
175 VAN WINKLE DR  
SAN ANSELMO, CA 94960

OR CURRENT RESIDENT  
101806445746111636  
GRADY TAMELA R  
6827 GLENTURRET WAY NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806444846111634  
JOHNSON RAYMOND & VIRGINIA  
1112 DRAKE AVE  
BURLINGAME, CA 94010

OR CURRENT RESIDENT  
101806447848411301  
MOFFETT COLE III  
6900 GABBRO AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806447946811001  
PEDROTTY KURT & ELISSA  
6901 SHALE AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806445943111642  
SANCHEZ BRENDA K  
8904 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806441645311501  
STV INVESTMENTS VII LLC  
1015 TIJERAS AVE NW SUITE 210  
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT  
10180644444811407  
ZHAO RUJIAN  
15037 N DOGWOOD LN  
FOUNTAIN HILLS, AZ 85268

OR CURRENT RESIDENT  
101806445945011638  
AMERSHI SHAMEZ & SALIMA  
8920 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806444543911408  
CHAVEZ GILBERT J  
6815 GLENLOCHY WAY NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806443549010511  
EAGLE ROCK PROPERTIES LLC  
6705 EAGLE ROCK AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806448345410911  
GUSTAFSON RICHARD A  
6904 SHALE AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806448846811003  
LOGAN MICHELE S  
6909 SHALE AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806445943611641  
MOWZOUN SHERVIN  
1921 PASEO DE LA VILLA SE  
RIO RANCHO, NM 87124

OR CURRENT RESIDENT  
101806446246011637  
PRASANKUMAR ROHIT P &  
ANURADHA BAHL  
6831 GLENTURRET WAY NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806445944011640  
SANCHEZ JOSEPH R  
8912 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806441645311501  
STV INVESTMENTS VII LLC  
1015 TIJERAS AVE NW SUITE 210  
ALBUQUERQUE, NM 87102

Project# 1007521  
SHAKEEL RIZVI  
8504 WATERFORD PL NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
101806449346811004  
BACA IRENE SUSAN  
6915 SHALE AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806445249010512  
COLE SCOTT M  
200 HERMOSA NE 210  
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT  
101806444446111633  
FAUSEY JAMES M & MELINDA A  
6815 GLENTURRET WAY NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806446545210435  
JOHNSON ALFRED  
8919 OBSIDIAN ST NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806448945410910  
MARTINEZ ANNETTE D  
6908 SHALE AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806445346111635  
NEWELL JOHN  
7814 NW 67TH ST  
GIG HARBOR, WA 98335

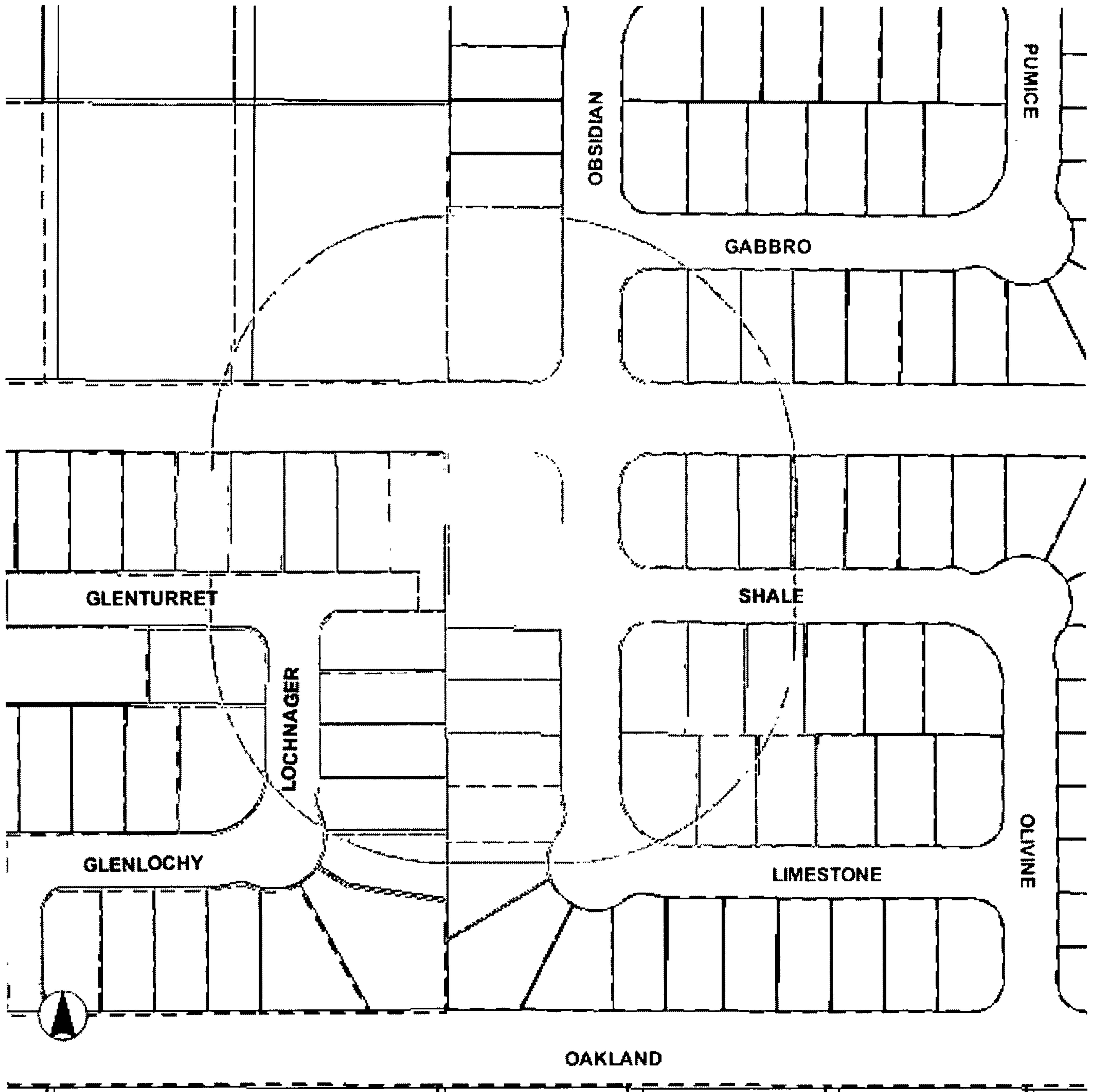
OR CURRENT RESIDENT  
101806445943111642  
SANCHEZ BRENDA K  
8904 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

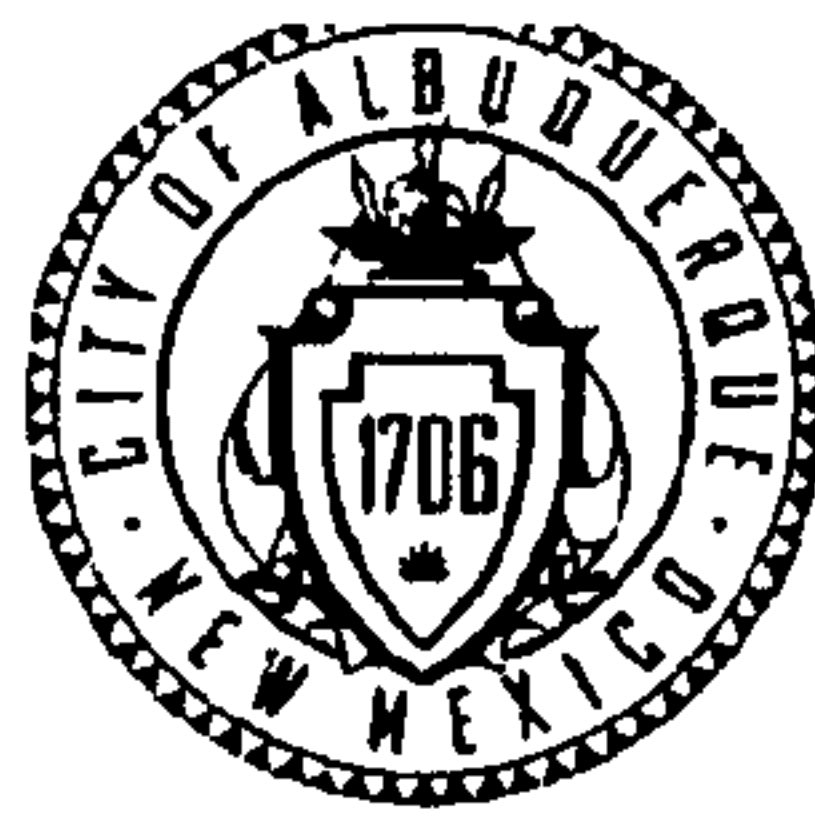
OR CURRENT RESIDENT  
101806448346811002  
SMITH FORREST D  
5699 NORTHWOOD DR  
EVERGREEN, CO 80439

OR CURRENT RESIDENT  
101806445944511639  
SUMBRY-WILKINS KATHY  
8916 LOCHNAGER LN NE  
ALBUQUERQUE, NM 87113

Project# 1007521  
JEFF PETERSON  
Nor Este NA  
7800 ROCK AVE NE  
ALBUQUERQUE, NM 87122

Project# 1007521  
JOE YARDUMIAN  
Nor Este NA  
7801 RD GORMAN AVE NE  
ALBUQUERQUE, NM 87122





*City of Albuquerque*

P.O. Box 1293, Albuquerque, NM 87103

October 9, 2008

Shakeel Rizvi  
Skyblue Investment  
8504 Waterford Pl. NE/87122  
Phone: 505-315-6563

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

Dear Shakeel:

Thank you for your inquiry of October 9, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOTS 15 THRU 17, BLOCK 2, UNIT 3, EAGLE ROCK ESTATES, NORTH ALBUQUERQUE ACRES, LOCATED ON EAGLE ROCK ROAD NE BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE** Zone Map: **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

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

Jeff Peterson

7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)

Joe Yardumian

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

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

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

planningrnaform(05/22/08)



**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/10/2008 Issued By: E08375

**Permit Number: 2008 070 441**

**Category Code 910**

**Application Number: 08DRB-70441, Vacation Of Public Easement**

**Address:**

**Location Description: OBSEDIAN ST NE BETWEEN LOUISIANA NE AND SAN PEDRO NE**

**Project Number: ~~4884557~~**

**Applicant**  
Shakeel Rizui

1007521

**Agent / Contact**  
Shakeel Rizui

8504 Waterford L Ne  
Albuquerque NM 87122  
315-8583

8504 Waterford L Ne  
Albuquerque NM 87122  
315-8583

**Application Fees**

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
<b>TOTAL:</b>		<b>\$140.00</b>

City Of Albuquerque  
Treasury Division

10/10/2008 11:33AM LOC: ANNX  
WSH 007 TRANS# 0007  
RECEIPT# 00105097-00105097  
PERMIT# 2008070441 TRSLJS  
Trans Amt \$280.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00

Thank You



**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/13/2008 Issued By: E08375

**Permit Number: 2008 070 443** **Category Code 910**

**Application Number: 08DRB-70443, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: OBSEDIAN ST NE BETWEEN LOUISIANA NE AND SAN PEDRO NE**

**Project Number: 1007521**

**Applicant**  
Shakeel Rizui

**Agent / Contact**  
Shakeel Rizui

8504 Waterford L Ne  
Albuquerque NM 87122  
315-6583

8504 Waterford L Ne  
Albuquerque NM 87122  
315-6583

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$355.00</b>

City Of Albuquerque  
Treasury Division

10/13/2008 1:46PM LOC: ANNX  
US# 008 TRANS# 0027  
RECEIPT# 00097711-00097711  
PERMIT# 2008070443 TRSCXG  
Trans Amt \$710.00  
DRB Actions \$355.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

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

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): Shakeel Rizvi PHONE: 315-6563  
 ADDRESS: 8504 Waterford Pl, NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: \_\_\_\_\_

APPLICANT: Same as above PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Vacation of Public Drainage Easement

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

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

Lot or Tract No. lots 15 thru 17 Block: 2 Unit: 3  
 Subdiv/Addn/TBKA: Eagle Rock Estates  
 Existing Zoning: RD Proposed zoning: RD  
 Zone Atlas page(s): C-18 UPC Code: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 0.25  
 LOCATION OF PROPERTY BY STREETS: On or Near: OBSEDIAN ST.  
 Between: LOUISIANA and SAN PEDRO

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

SIGNATURE [Signature] DATE 10/10/08  
 (Print) Shakeel Rizvi Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB - 70441</u>	<u>VPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>ADV</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>SME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>08DRB - 70443</u>	<u>P&amp;F</u>		\$ <u>355.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>November 5, 2008</u>			\$ <u>495.00</u>

[Signature] 10.10.08 Project # 1007521  
 Planner signature / date

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

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

**SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

**EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.


**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

  
 \_\_\_\_\_ Applicant name (print)  
 \_\_\_\_\_ 10/10/08  
 \_\_\_\_\_ Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
**DRB** - \_\_\_\_\_ - **70443**  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 \_\_\_\_\_ 10.13.08  
 \_\_\_\_\_ Planner signature / date  
 Project # **1007521**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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



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

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

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
  - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
  - Letter of authorization from the grantors and the beneficiaries (private easement only)
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.  
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

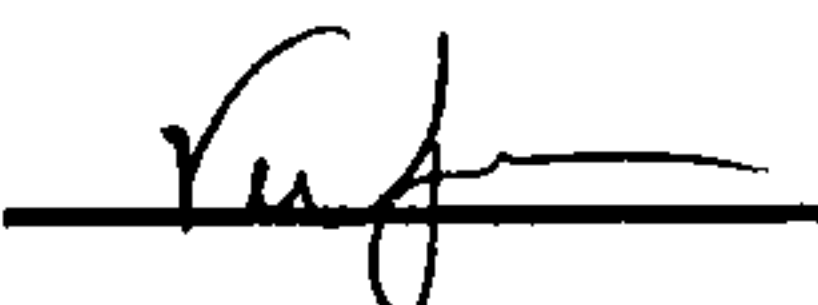
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

  
 \_\_\_\_\_  
 Applicant name (print)  
  
 \_\_\_\_\_  
 Applicant signature / date



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 O&DRB - \_\_\_\_\_ - 70441  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

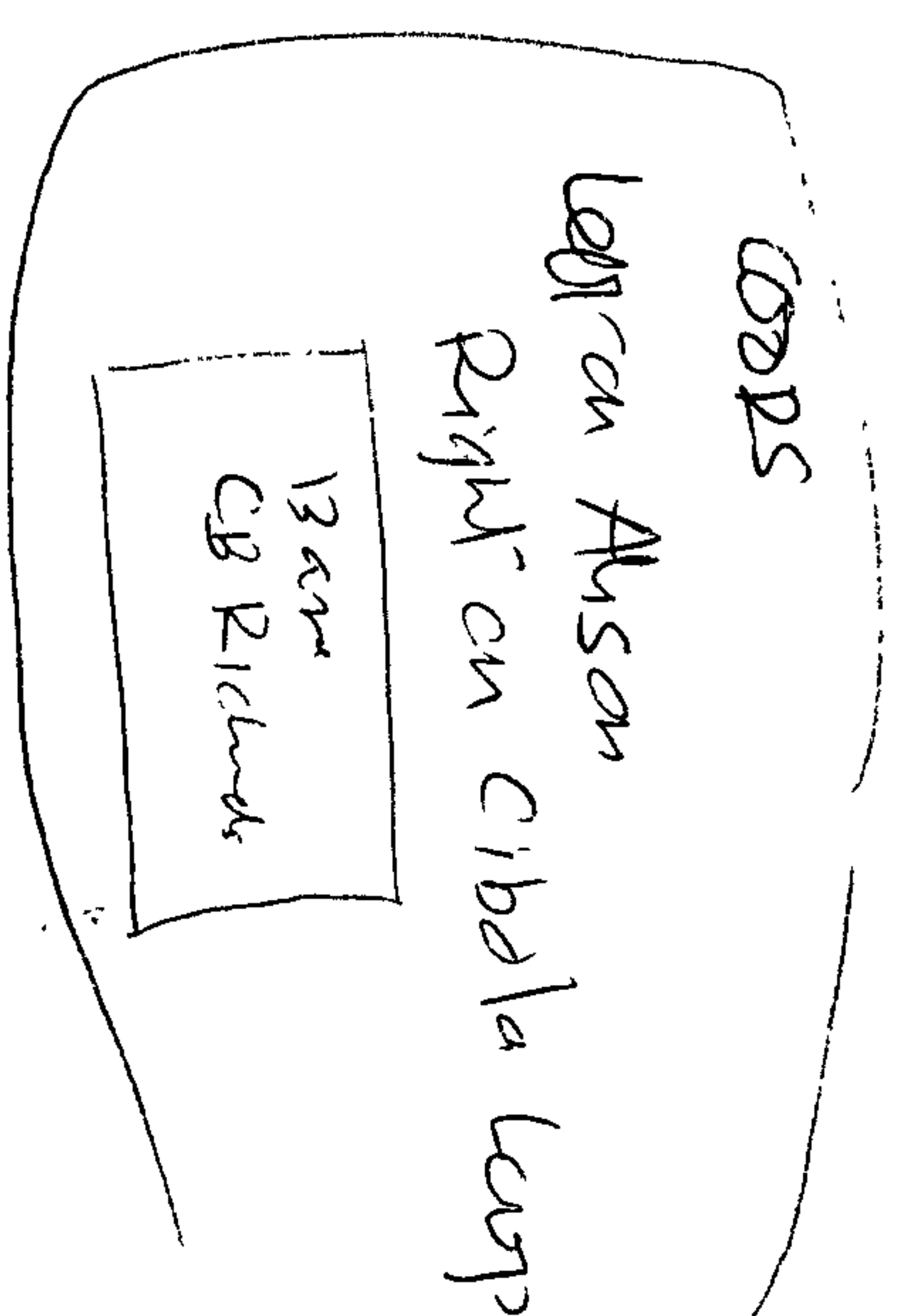
  
 \_\_\_\_\_  
 Planner signature / date  
 Project # 1004557

COBPS

Logan Hanson

Ryan Cibala Corp

Ben  
CB Richards



Mr Jack Cloud  
DRB Chairman  
Planning Department  
City of Albuquerque  
Plaza Del Sol  
600 Second Street NW  
Albuquerque , New Mexico 87102

10-10-2008

Request of Preliminary and Final Plat approval  
And Vacation of temporary drainage easement  
Eagle Rock Subdivision.

Dear Mr Cloud :

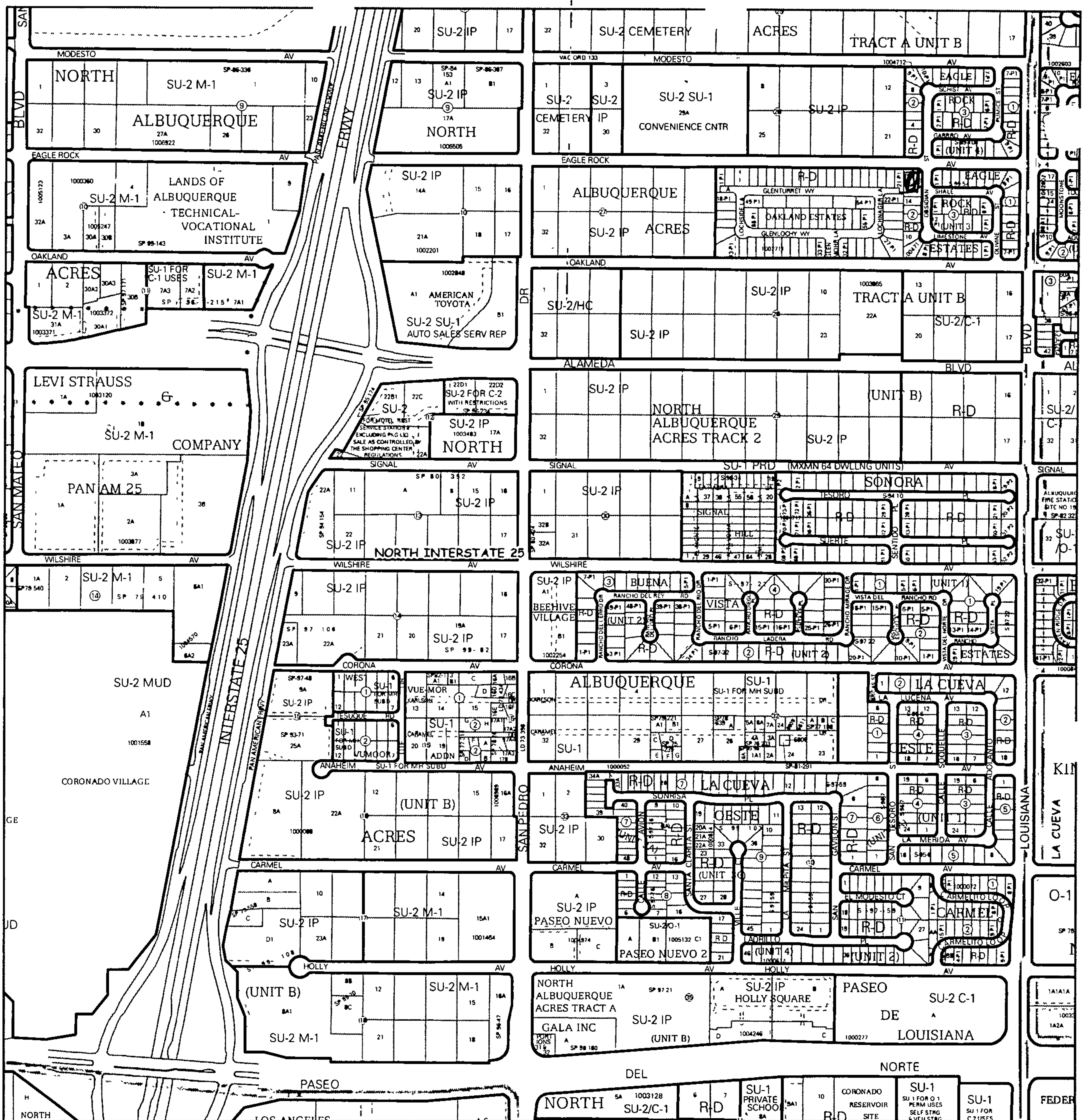
I am requesting for Preliminary and final plat approval for the lots 15,16 and 17 , Block 2 , Unit 3 , Eagle Rock Estates .The lots were retained as temporary drainage easements until the storm drain on Eagle Rock Ave was constructed in 2008 .  
The newly constructed storm drain on Eagle Rock Ave is designed to accommodate all developed runoffs from Eagle Rock Subdivision Units 3 and 4 .

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

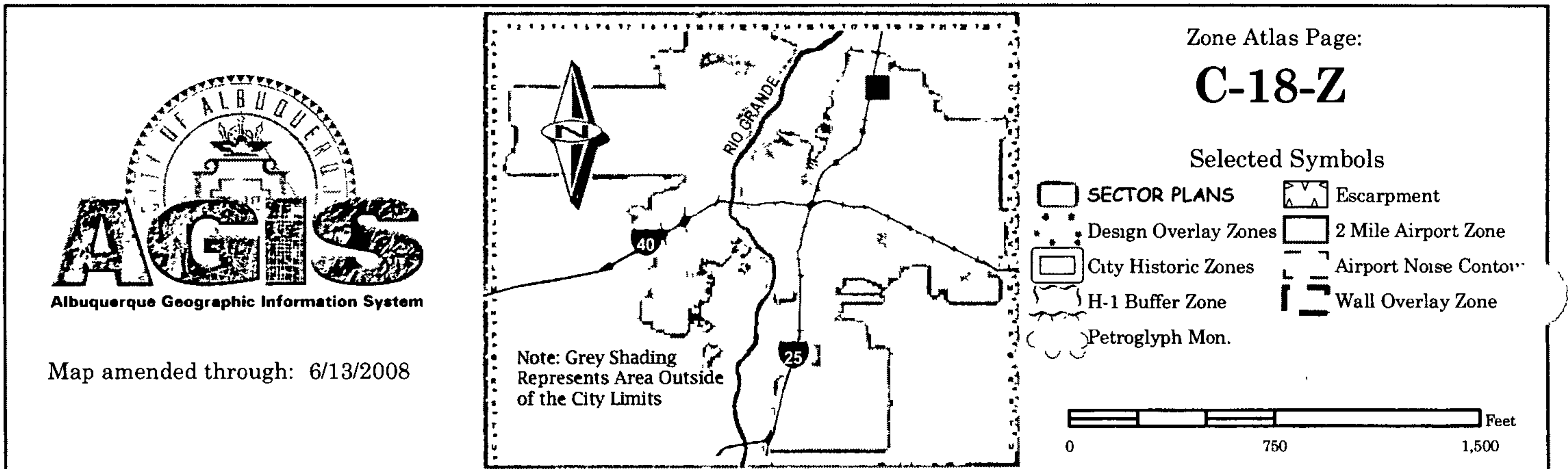
Sincerely,

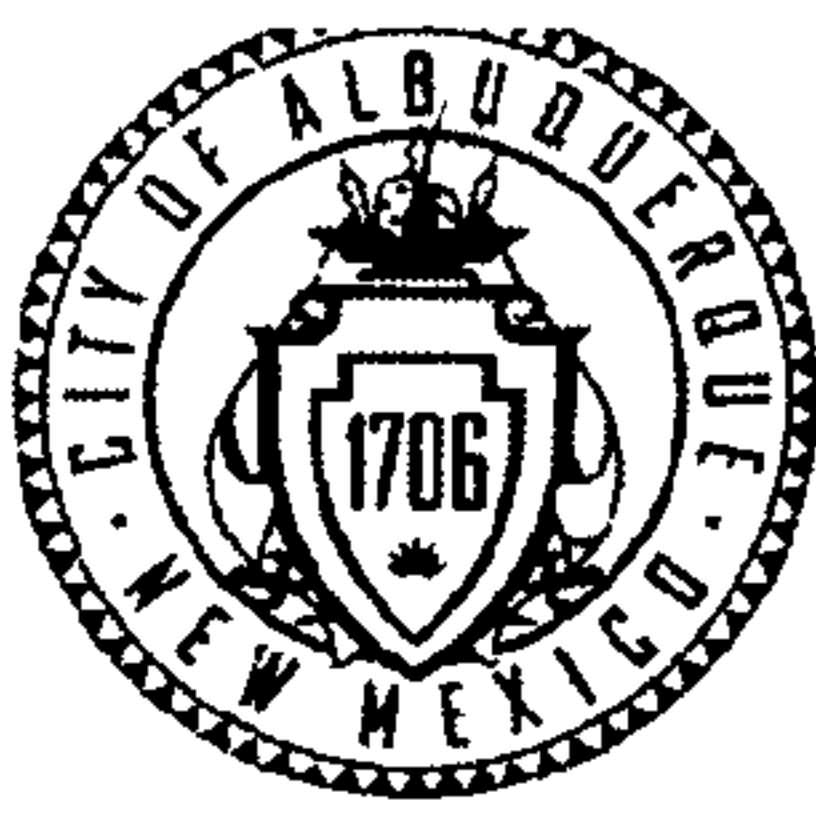


Adil Rizvi  
7515 Treviso NE  
Albuquerque,  
NM 87113



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





*City of Albuquerque*  
P.O. Box 1293, Albuquerque, NM 87103

October 9, 2008

Shakeel Rizvi  
Skyblue Investment  
8504 Waterford Pl. NE/87122  
Phone: 505-315-6563

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

Dear Shakeel:

Thank you for your inquiry of October 9, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOTS 15 THRU 17, BLOCK 2, UNIT 3, EAGLE ROCK ESTATES, NORTH ALBUQUERQUE ACRES, LOCATED ON EAGLE ROCK ROAD NE BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE** Zone Map: **C-18.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

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

Jeff Peterson

7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)

Joe Yardumian

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

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

Sincerely,

***Stephani Winklepleck***

*Stephani Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.**

planningrnaform(05/22/08)



# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: **10/09/08** Time Entered: **1:15 p.m.** ONC Rep. Initials: **SW**

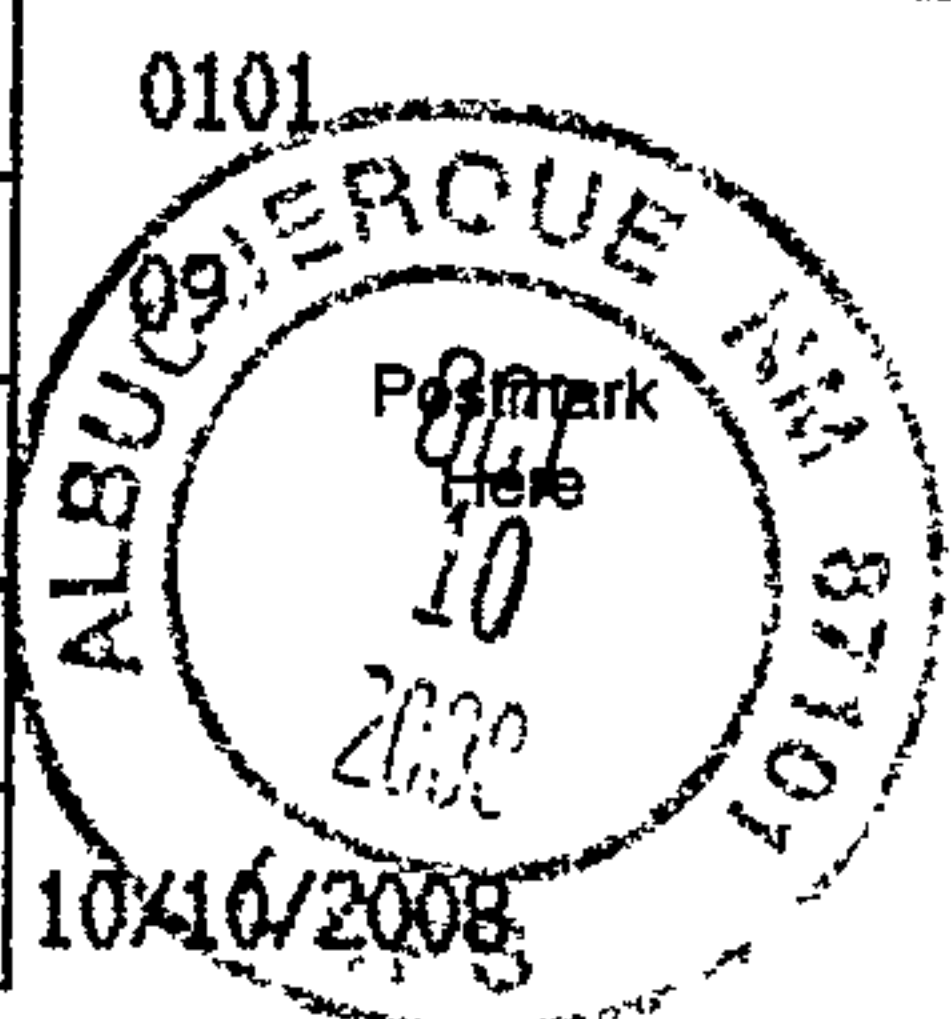
7008 1830 0000 5490 5147

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Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$2.20
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.32</b>



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

PS Form 3800, August 2006 See Reverse for Instructions

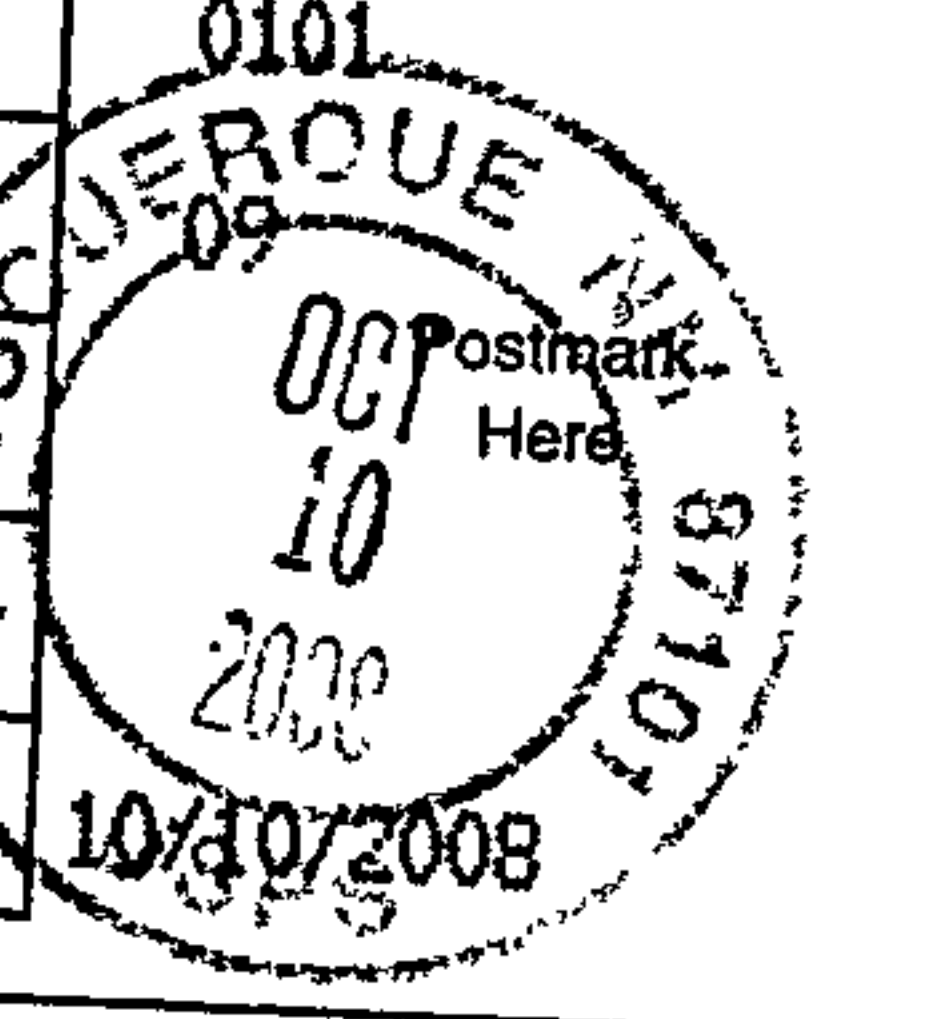
7008 1830 0000 5490 5116

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<b>Total Postage &amp; Fees</b>	<b>\$ 5.32</b>



Sent To Jeff Peterson  
 Street, Apt. No.,  
 or PO Box No. 7800 Eagle Rock Ave, NE  
 City, State, ZIP+4 Albuquerque, NM 87122-2723

PS Form 3800, August 2006 See Reverse for Instructions

# 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 October 21 2008 To ~~10/21/08~~ November 5 2008

#### 5. REMOVAL

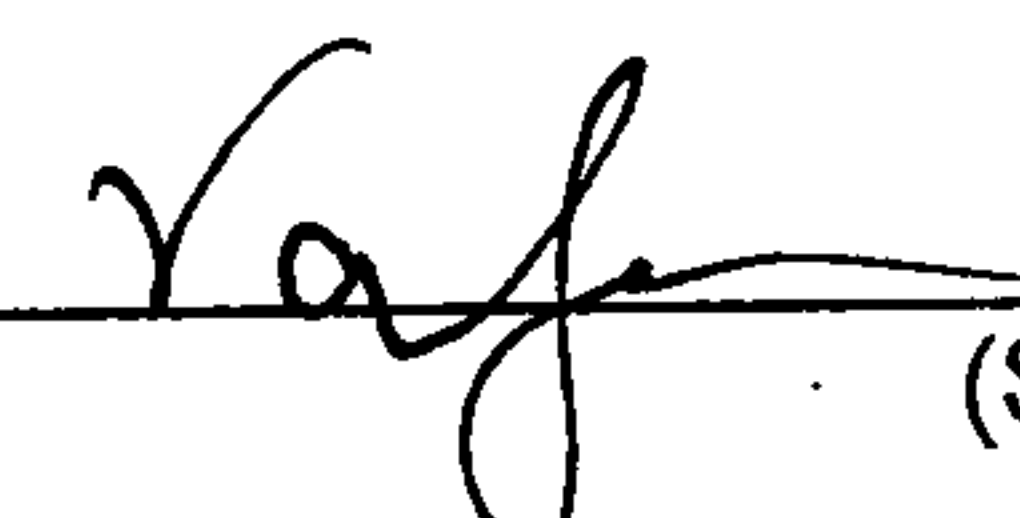
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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)

10/13/08  
\_\_\_\_\_  
(Date)

I issued 2 signs for this application, 10.13.08  
(Date)

  
\_\_\_\_\_  
(Staff Member)

DRB PROJECT NUMBER: 1007321

# 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.

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- 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 October 21, 2008 To November 5, 2008

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] 10/13/08  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10.13.08 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1007522