



# 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-70442 Project # 1007522  
 Project Name: EAGLE ROCK ESTATES UNIT 4  
 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  
 \_\_\_\_\_  
 \_\_\_\_\_

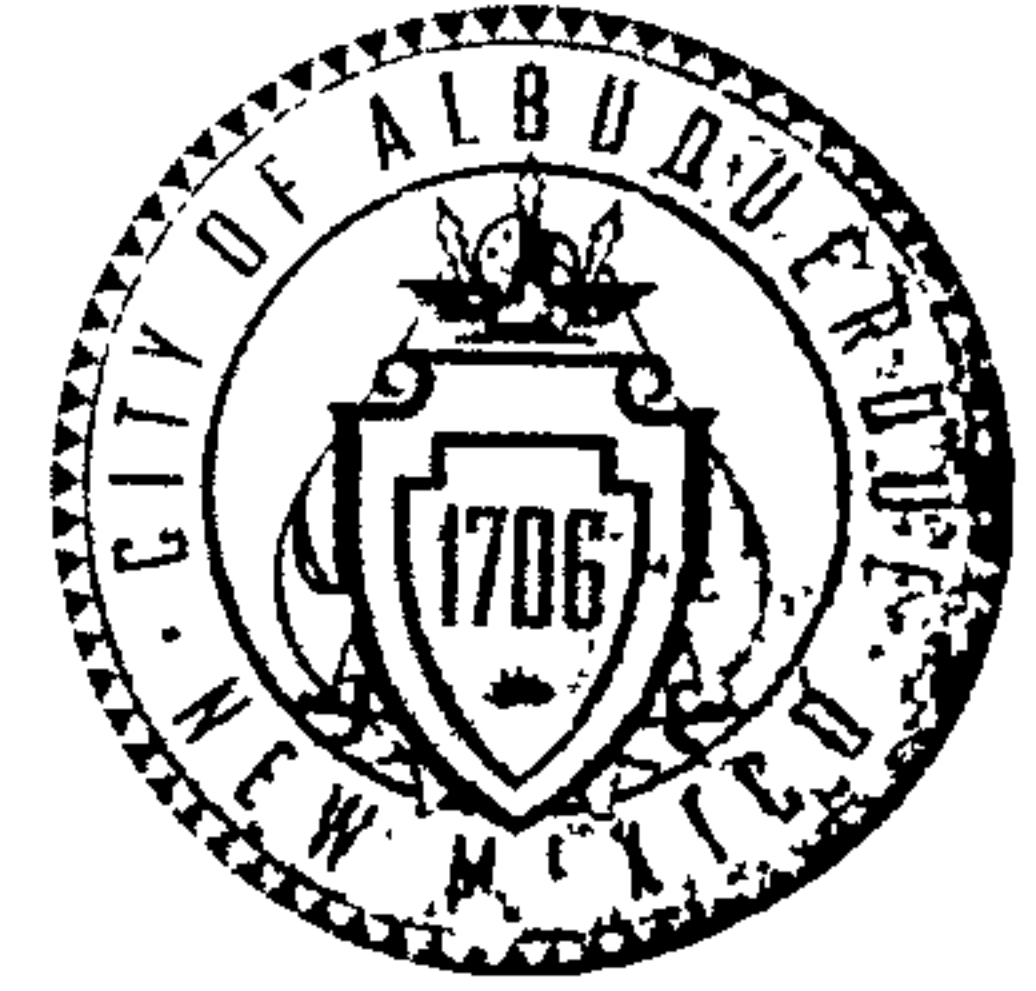
PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

# CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD MEMO**

**DRB CASE NO/PROJECT NO: 1007522**

**AGENDA ITEM NO: 7**

**SUBJECT:**

Plat Approval

**ENGINEERING COMMENTS:**

A certification of the approved Grading Plan is required for Final Plat approval by City Engineer.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

PO Box 1293

Albuquerque

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)

NM 87103

FOR:

**SIGNED:**

**DATE: 11-12-08**

www.cabq.gov

Curtis Cherne  
City Engineer Designee  
924-3695

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007522

AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT

ENGINEERING COMMENTS:

Plat needs to define the existing easement to be vacated; add a note “to be vacated with this plat.”

RESOLUTION:

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: NOVEMBER 12, 2008

**7522**

### DXF Electronic Approval Form

DRB Project Case #: 1007522

Subdivision Name: EAGLE ROCK ESTATES UNIT 3 BLOCK 2 LOTS 15-17

Surveyor: TIMOTHY ALDRICH

Contact Person: TIMOTHY ALDRICH

Contact Information: 884-1990

DXF Received: 11/21/2008

Hard Copy Received: 11/21/2008

Coordinate System: NMSP Grid (NAD 27)

  
\_\_\_\_\_  
Approved

11-24-2008  
\_\_\_\_\_  
Date

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

**AGIS Use Only**  
Copied fc 7522 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# 1007522**

08DRB-70442 VACATION OF TEMPORARY PUBLIC EASEMENT  
08DRB-70444 MINOR - PRELIMINARY/ 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)

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.)

Jack Cloud, AICP, DRB Chair

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




**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 # 1007522, 08DRB-70442 Vacation of Temporary Public Easement,  
08DRB-70444 Minor – Preliminary /Final Plat Approval, Lots 1-3, Block 2,  
Eagle Rock Estates Unit 4, Located on the Northwest 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.





4

R-D

TEMPORARY DRAINAGE EASEMENT

OBSIDIAN

1-P

CK

Item# 2  
Project# 1007522  
Hearing Date: Nov. 5, 2008

1 21-P1

TEMPORARY PUBLIC DRAINAGE EASEMENT

1-P




**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  
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Shakeel Rizvi

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

SUBJECT: Project # 1007522, 08DRB-70442 Vacation of Temporary Public Easement,  
08DRB-70444 Minor – Preliminary /Final Plat Approval, Lots 1-3, Block 2,  
Eagle Rock Estates Unit 4, Located on the Northwest Corner of Eagle Rock Ave.  
NE and Obsidian St. NE.

---

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.



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

November 5, 2008

**Project# 1007522**

08DRB-70442 VACATION OF TEMPORARY PUBLIC EASEMENT  
 08DRB-70444 MINOR - PRELIMINARY/ 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)

<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> Eagle Rock Estates Unit 4, Lots 1-3, Block 2, is located on the northwest corner of Eagle Rock Ave NE and Obsidian St NE. The owner of the above property requests a Vacation of Temporary Public Drainage Easement and approval of a Preliminary/Final Plat 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.				
		<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 Ar. J 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 14-14-4-7 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 do 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**

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

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

**Project#** 1007522  
**App#** 08DRB-70442  
08DRB-70444

**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 87122 E-MAIL shaky1424@yahoo

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 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 1 thru 3 Block 2 Unit: 4  
 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**

- 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  
08DRB - 75442  
08DRB - 70444

Action SF Fees  
YFE \_\_\_\_\_ \$ 45.00  
ADV \_\_\_\_\_ \$ 75.00  
CME \_\_\_\_\_ \$ 20.00  
P/F \_\_\_\_\_ \$ 355.00

Total \$ 495.00

Hearing date November 5, 2008

[Signature] 10-10-08  
 Planner signature / date

Project # 1007522

**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.

- ~~N/A~~ 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
- ~~N/A~~ 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

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



Form revised October 2007

\_\_\_\_\_ 10-13-08  
 Planner signature / date  
 Project # 1007522

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 OS DRB - 70444



R e c	UPC	OWNER	OWNADD	OWN CITY	OW NS TA TE	OW NZI PCO DE	PR OP CL AS S	TA X DI ST	LEGALDESC	AC RE S	OB JE CTI D
1	10180 64466 48710 530	CITY OF ALBUQUERQUE	PO BOX 1 293	ALB UQU ERQ UE	NM	871 03	V	A1 A	TEMPORARY PUBLIC DRAINAGE E ASEMENT BLOCK 2 PLAT OF EAGL EROCK ESTATES UNIT IV CONT .31 56 AC	0.3 154 567 5	56 01
2	10180 64466 51010 534	ORTEGA ANNA	9027 OBSI DIAN ST N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 7 BLOCK 2 PLAT OF EAGLE RO CK ESTATES UNIT IVONT .0997 AC	0.1 001 609 2	55 87
3	10180 64466 49610 531	BACA JENNY RENEE	9015 OBSI DIAN ST N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 4 BLOCK 2 PLAT OF EAGLE RO CK ESTATES UNIT IVCONT .0987 A C	0.0 987 219	55 10
4	10180 64466 50510 533	OTTO CHERI L	9023 OBSI DIAN ST N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 6 BLOCK 2 PLAT OF EAGLE RO CK ESTATES UNIT IVCONT .0987 A C	0.0 986 912 6	55 07
5	10180 64492 48411 304	SAUL M SCOTT	6912 GAB BRO AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 4- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT 0981 AC	0.0 980 731 1	49 65
6	10180 64487 48411 303	BRAND SUSAN M	6908 GAB BRO AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 3- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0981 AC	0.0 980 036 6	49 64
7	10180 64482 48411 302	COLTON BRADLEY L & JUDITH BARUH TRUSTE ES COLTON FAMILY TR UST	175 VAN WINKLE D R	SAN ANS ELM O	CA	949 60	R	A1 A	LOT 2- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0981 AC	0.0 981 388 8	49 63
8	10180 64478 48411 301	MOFFETT COLE III	6900 GAB BRO AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 1- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1154 AC	0.1 153 832 5	49 62
9	10180 64488 46811 003	LOGAN MICHELE S	6909 SHAL E AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 3- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IIICONT .0981 AC	0.0 981 431 6	48 95
10	10180 64457 46111 636	GRADY TAMELA R	6827 GLE NTURRET WAY NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 20- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1 048 369 2	67 05 4
11	10180 64452 51210 521	COLE SCOTT	200 HERM OSA NE 2 10	ALB UQU ERQ UE	NM	871 06	V	A1 A	* 012 026TRA UB N ALBU AC	0 9 834 073 3	48 04 5
12	10180 64453 46111 635	NEWELL JOHN	7814 NW 6 7TH ST	GIG HAR BOR	WA	983 35	R	A1 A	LT 19- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1 048 381 3	67 05 5
13	10180 64448 46111 634	JOHNSON RAYMOND & VIRGINIA	1112 DRA KE AVE	BUR LING AME	CA	940 10	R	A1 A	LT 18- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1 048 331 4	67 05 6
14	10180 64444 46111 633	FAUSEY JAMES M & ME LINDA A	6815 GLE NTURRET WAY NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 17- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0 1 048 367 5	67 05 7
15	10180 64490 50711 210	ALEXANDER KATHERIN E M	6908 SCHI ST AVE N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 3- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1078 AC	0 1 077 953 6	53 75
1	10180	VETTER PROPERTIES A	3333 WES	MEQ	WI	530	R	A1	LOT 2-	0.1	53

6	64484 50711 211	LBUQUERQUE LLC	T RANCH RD	UON		92		A	P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1078 AC	077 934 6	74
1 7	10180 64479 50711 212	SILVA HENRY J	6900 SCHI ST AVE N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 1- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT 1327 AC	0.1 325 184 7	53 73
1 8	10180 64416 45311 501	STV INVESTMENTS VII LLC	1015 TIJE RAS AVE NW SUITE 210	ALB UQU ERQ UE	NM	871 02	V	A1 A	TR A PLAT FOR OAKLAND ESTATE S SUBDIVISION CONT 2.3249 AC	2.3 282 050 4	67 43 0
1 9	10180 64488 49811 203	VAN DOREN SCOTT H	3200 BRID LE LN	GRA PEVI NE	TX	760 51	R	A1 A	LOT 10- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1078 AC	0 1 076 536 7	26 08
2 0	10180 64483 49811 202	SABOLICK DAVID A JR	6905 GAB BRO AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 11- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1078 AC	0 1 076 548 3	26 07
2 1	10180 64478 49811 201	VIGIL ALBINO A	6901 GAB BRO AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 12- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1174 AC	0 1 174 547 5	26 06
2 2	10180 64483 46811 002	SMITH FORREST D	5699 NOR THWOOD DR	EVE RGR EEN	CO	804 39	R	A1 A	LOT 2- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IIICONT 0981 AC	0 0 981 479 3	19 20
2 3	10180 64479 46811 001	PEDROTTY KURT & ELI SSA	6901 SHAL E AVE NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 1- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTATES UNIT IIICONT .1134 AC	0.1 134 846 9	19 19
2 4	10180 64466 51510 535	ORTIZ ROBERT J	9031 OBSI DIAN ST N E	ALB UQU ERQ UE	NM	871 13	R	A1 A	LOT 8 BLOCK 2 PLAT OF EAGLE RO CK ESTATES UNIT IVCONT 1098 A C	0.1 091 139 4	13 44
2 5	10180 64459 45011 638	AMERSHI SHAMEZ & SA LIMA	8920 LOC HNAGER L N NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 22- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1215 AC	0 1 214 160 6	67 42 8
2 6	10180 64448 46111 634	JOHNSON RAYMOND & VIRGINIA	1112 DRA KE AVE	BUR LING AME	CA	940 10	R	A1 A	LT 18- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1033 AC	0 1 048 331 4	67 05 6
2 7	10180 64444 46111 633	FAUSEY JAMES M & ME LINDA A	6815 GLE NTURRET WAY NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 17- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1033 AC	0.1 048 367 5	67 05 7
2 8	10180 64459 45011 638	AMERSHI SHAMEZ & SA LIMA	8920 LOC HNAGER L N NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 22- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1215 AC	0.1 214 160 6	67 42 8
2 9	10180 64416 45311 501	STV INVESTMENTS VII LLC	1015 TIJE RAS AVE NW SUITE 210	ALB UQU ERQ UE	NM	871 02	V	A1 A	TR A PLAT FOR OAKLAND ESTATE S SUBDIVISION CONT 2 3249 AC	2.3 282 050 4	67 43 0
3 0	10180 64462 46011 637	PRASANKUMAR ROHIT P & ANURADHA BAHL	6831 GLE NTURRET WAY NE	ALB UQU ERQ UE	NM	871 13	R	A1 A	LT 21- P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT 1273 AC	0 1 288 524 6	67 52 7



*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 1 THRU 3, BLOCK 2, UNIT 4, 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**

OR CURRENT RESIDENT  
101806449050711210  
ALEXANDER KATHERINE M  
6908 SCHIST AVE NE  
ALBUQUERQUE, NM 87113

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

OR CURRENT RESIDENT  
101806446649610531  
BACA JENNY RENEE  
9015 OBSIDIAN ST NE  
ALBUQUERQUE, NM 87113

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

OR CURRENT RESIDENT  
101806445251210521  
COLE SCOTT  
200 HERMOSA NE 210  
ALBUQUERQUE, NM 87106

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

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

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

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

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

OR CURRENT RESIDENT  
101806446651010534  
ORTEGA ANNA  
9027 OBSIDIAN ST NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806446651510535  
ORTIZ ROBERT J  
9031 OBSIDIAN ST NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806446650510533  
OTTO CHERI L  
9023 OBSIDIAN ST NE  
ALBUQUERQUE, NM 87113

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

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

OR CURRENT RESIDENT  
101806448349811202  
SABOLICK DAVID A JR  
6905 GABBRO AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806449248411304  
SAUL M SCOTT  
6912 GABBRO AVE NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806447950711212  
SILVA HENRY J  
6900 SCHIST AVE NE  
ALBUQUERQUE, NM 87113

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

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

OR CURRENT RESIDENT  
101806448849811203  
VAN DOREN SCOTT H  
3200 BRIDLE LN  
GRAPEVINE, TX 76051

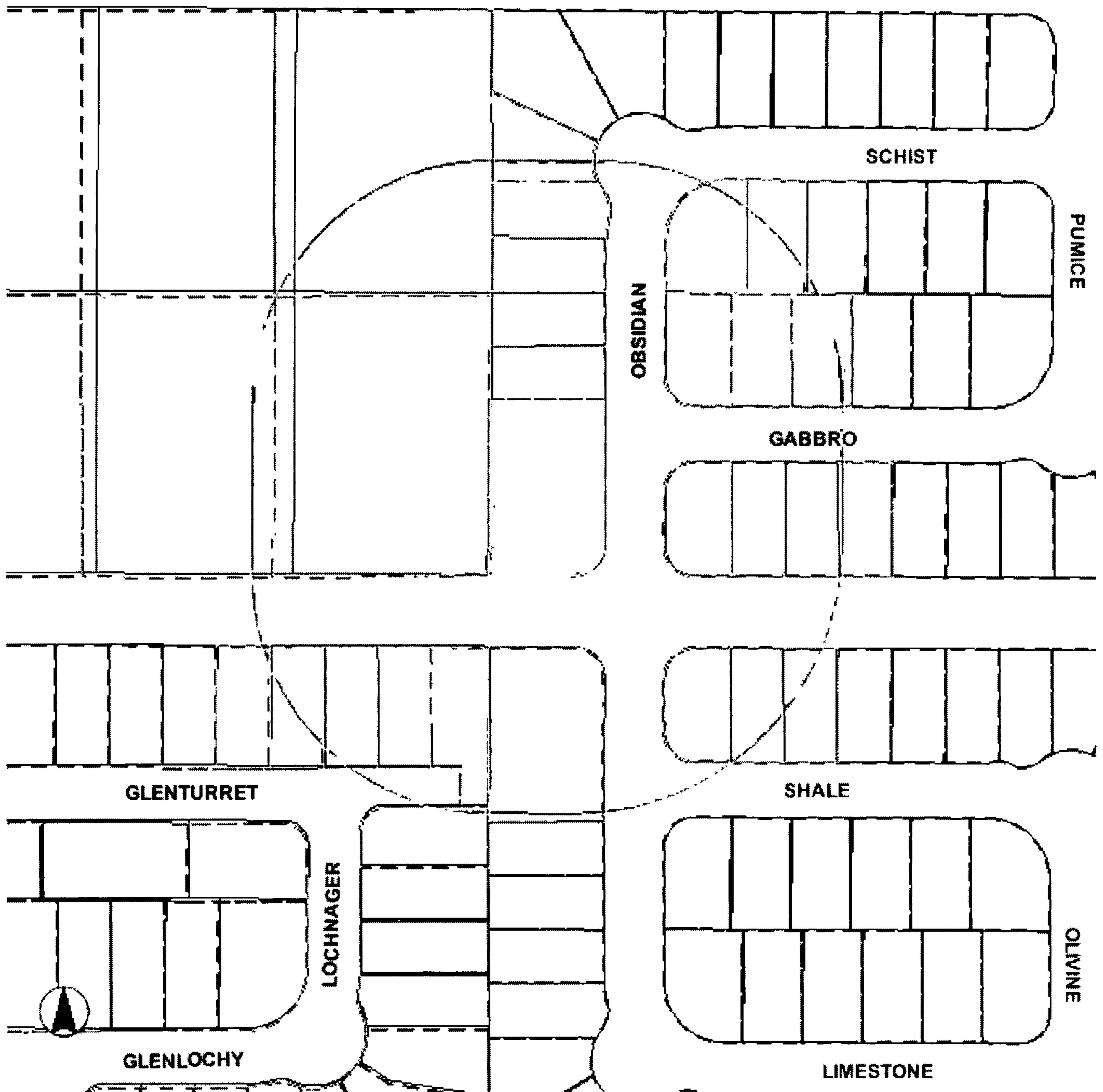
OR CURRENT RESIDENT  
101806448450711211  
VETTER PROPERTIES ALBUQUERQU  
LLC  
3333 WEST RANCH RD  
MEQUON, WI 53092

OR CURRENT RESIDENT  
101806447849811201  
VIGIL ALBINO A  
6901 GABBRO AVE NE  
ALBUQUERQUE, NM 87113

Project# 1007252  
SHAKEEL RIZVI  
8594 WATERFORD PL NE  
ALBUQUERQUE, NM 87122

Project# 1007252  
JEFF PETERSON  
Nor Este NA  
7800 ROCK AVE NE  
ALBUQUERQUE, NM 87122

Project# 1007252  
JOE YARDUMIAN  
Nor Este NA  
7801 RC GORMAN AVE NE  
ALBUQUERQUE, NM 87122





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Postage	\$ 0.42
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>

0101  
09  
Postmark Here  
10/10/2008

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

0215 0645 0000 DEPT 7008

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ALBUQUERQUE, NM 87122

Postage	\$ 0.42
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Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.32</b>

0101  
09  
Postmark Here  
10/10/2008

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



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

10/10/2008 Issued By: E08375

**Permit Number: 2008 070 442** **Category Code 910**

**Application Number:** 08DRB-70442, Vacation Of Public Easement

**Address:**

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

**Project Number:** ~~1004557~~

**Applicant**  
Shakeel Rizvi

1007522

**Agent / Contact**  
Shakeel Rizvi

Waterford Pl Ne  
Albuquerque NM 87122  
315-8583

Waterford Pl 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 11:34AM LOC: ANNX  
WS# 007 TRANS# 0007  
RECEIPT# 00105097-00105098  
PERMIT# 2008070442 TRSLJS  
Trans Amt \$280.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$45.00  
VI \$280.00  
CHANGE \$0.00

Thank You

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

10/13/2008 Issued By: E08375

**Permit Number: 2008 070 444** **Category Code 910**

**Application Number:** 08DRB-70444, Minor - Preliminary/ Final Plat Approval

**Address:**

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

**Project Number:** 1007522

**Applicant**  
Shakeel Rizvi

**Agent / Contact**  
Shakeel Rizvi

Waterford Pl Ne  
Albuquerque NM 87122  
315-8563

Waterford Pl Ne  
Albuquerque NM 87122  
315-8563

**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  
WS# 008 TRANS# 0027  
RECEIPT# 00097711-00097712  
PERMIT# 2008070444 TRSCX5  
Trans Amt \$710.00  
LKB Actions \$355.00  
CK \$710.00  
CHANGE \$0.00

Thank You



**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.**
  - NA* 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
  - N/A* 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.

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



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
OSDRB - 70444

[Signature] 10.13.08  
 Planner signature / date  
 Project # 1007522

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.

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



Form revised 4/07

- Checklists complete  
 Fees collected  
 Case #s assigned  
 Related #s listed
- Application case numbers  
 08023 - \_\_\_\_\_ - 70442  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_  
 10.10.08  
 Planner signature / date  
 Project # 1007522

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 :

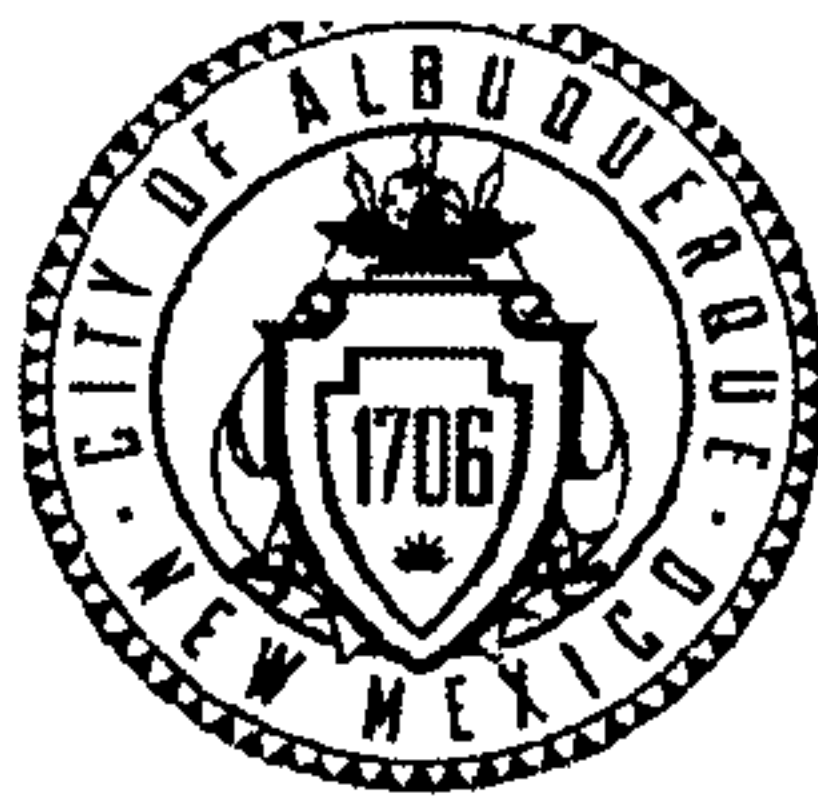
I am requesting for Preliminary and final plat approval for the lots 1,2 and 3 , Block 2 ,  
Unit 4 , Eagle Rock Estates .The lots were retained as temporary drainage easements until  
the storm drain on Eagle Rock Ave was constructed in 2008 .  
The newly constructed storm drain on Eagle Rock Ave is 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



*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 1 THRU 3, BLOCK 2, UNIT 4, 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).

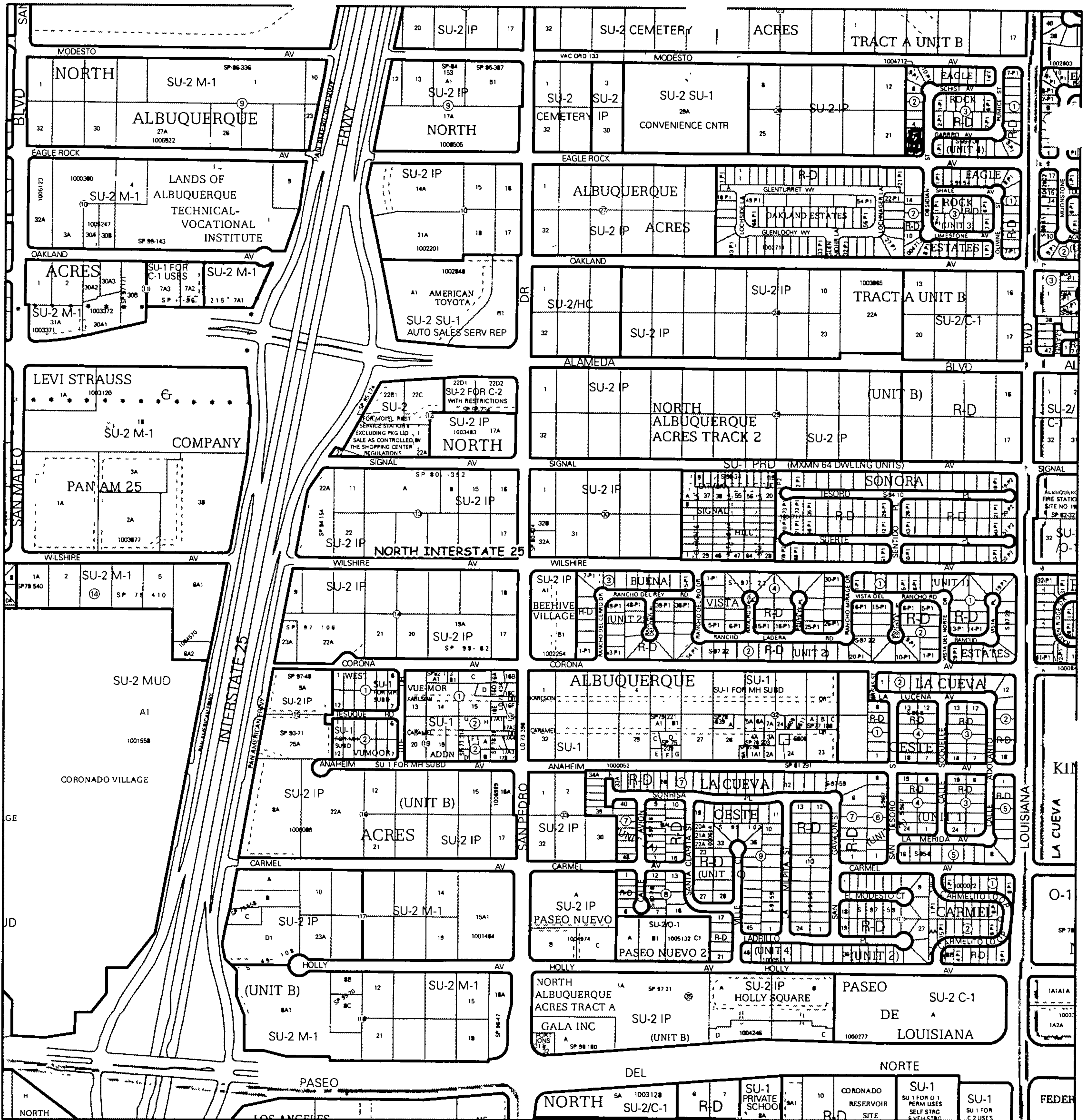
Thank you for your cooperation on this matter.

\*\*\*\*\*


(below this line for ONC use only)

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



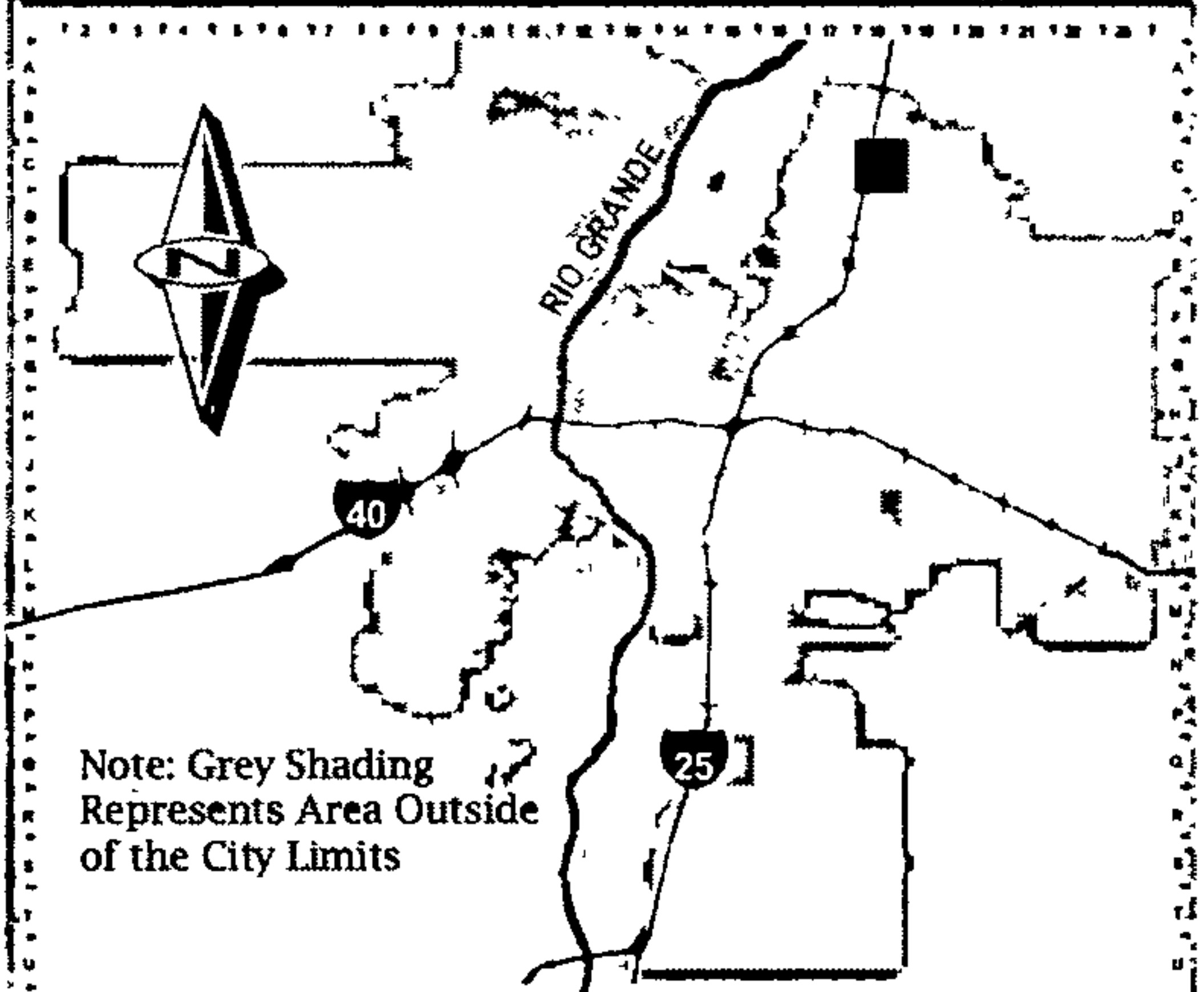


For more current information and more details visit: <http://www.cabq.gov/gis>



**AGIS**  
Albuquerque Geographic Information System



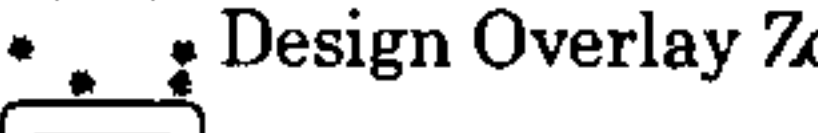

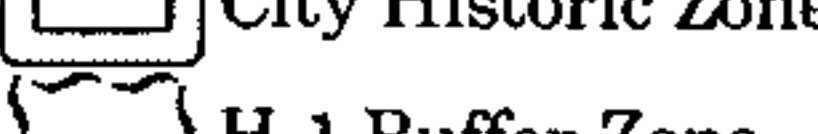
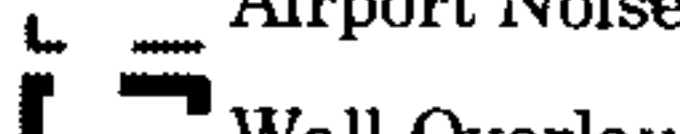



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols

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

0 750 1,500 Feet

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**

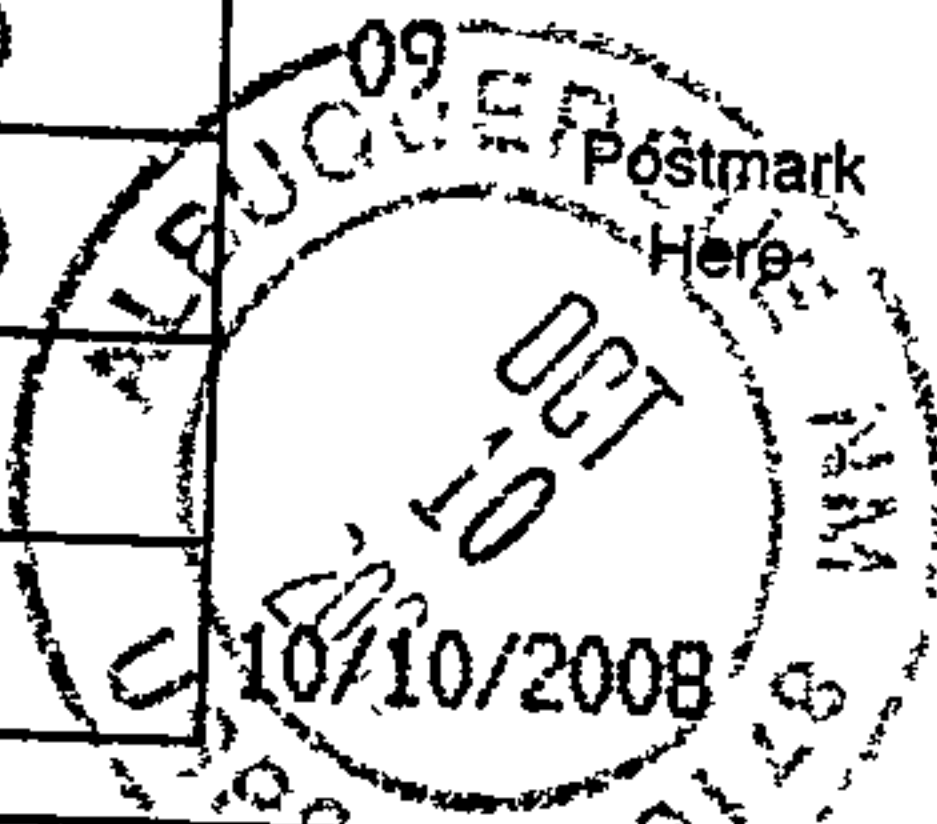
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87122 **AL USE**

Postage	\$ 0.42
Certified Fee	\$2.70
Return Receipt Fee (Endorsement Required)	\$2.20
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.32

0101



DEPT 5123  
5490  
0000  
1830  
7008

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

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**

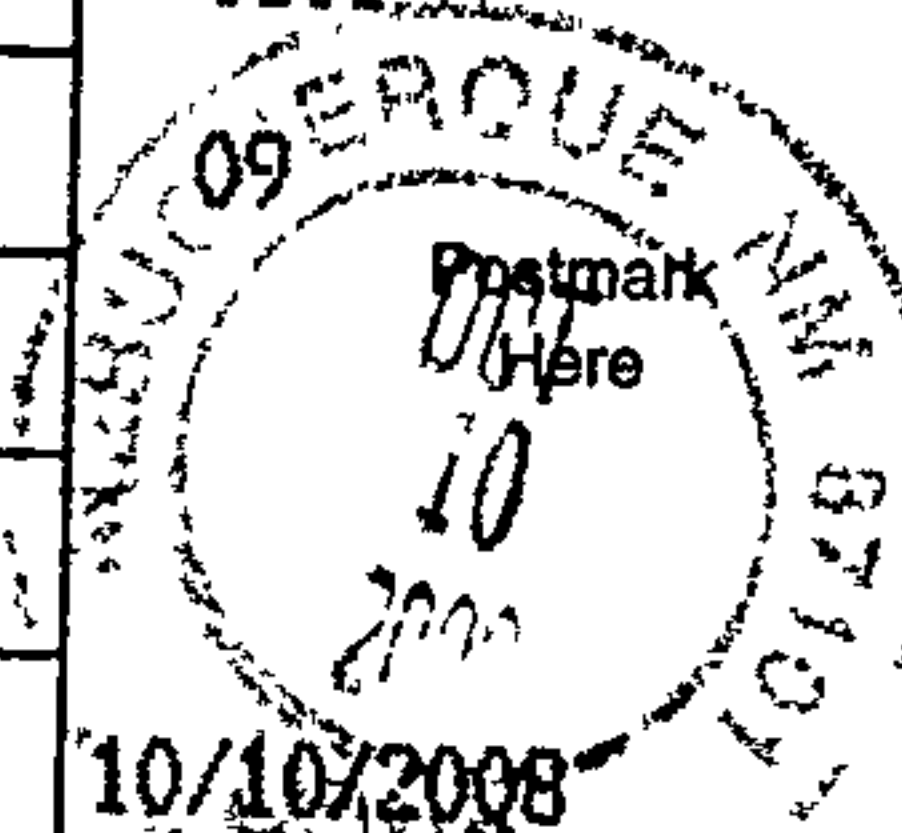
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City, State, ZIP+4

Albuquerque, NM 87122-2723

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