



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** EPC Submittal
- Zone Map Amendment (Establish or Change Zoning, including Zoning within sector Developmen Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- P**
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): SBS Construction and Engineering, LLC PHONE: (505) 804-5013
 ADDRESS: 10209 Snowflake Ct., NW
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: aecllc@aol.com
 APPLICANT: GAL, LLC PHONE: (505) 977-1332
 ADDRESS: P. O. BOX 90403 FAX _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: GAL, LLC

DESCRIPTION OF REQUEST: One Year Extension for Subdivision Improvement Agreement

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 10-A, 11-A, and 12-A Block: 33 Unit: _____
 Subdiv/Addn/TBKA: Reynolds Addition
 Existing Zoning: SU-2 Proposed zoning: The Same MRGCD Map No: _____
 Zone Atlas page(s)): K-13-Z UPC No. 101305743535111709, 101305744335011708, 101305745134911707

CASE HISTORY:

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

Project No. 1009785

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): 0.6520 Acre
 LOCATION PROPERTY BY STREETS: On or Near: Southeast Corner of Lead Avenue and 11th Street, SW
 Between: Lead Avenue, SW and Coal Avenue, SW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE

DATE 09-22-2017

(Print) Shawn Baizar, Managing Member

Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Planner signature / date _____

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

SHAWN BLAZAK
 Applicant name (print)
SB BLAZAK 9/22/17
 Applicant signature / date



Form revised October 2007

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

Application case numbers

Project # _____
 Planner signature / date _____

SBS CONSTRUCTION AND ENGINEERING, LLC

September 21, 2017

Mr. Jack Cloud, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: One Year Extension for Subdivision Improvement Agreement Request for Lots 10-A, 11-A, 12-A, Block 33, Reynolds Addition, Containing 0.6520 Acre
Zone Atlas Page K-13-Z, DRB Proj.# 1009785

Dear Mr. Cloud:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting a one year extension to subdivision improvement agreement. The site is located at the southeast corner of Lead Avenue and 11th Street, SW, containing 0.6520 Acre. Please see zone map for the site location. The new property owner have just purchase these lots and didn't realize there is financial guarantee in place and it's about to expire. They are planning to develop the site but they need some time to do the improvements that was required by the time of platting. The previous owners just decided to sell the property instead of developing it. Therefore we are hoping we can obtain a one year extension for the SIA.

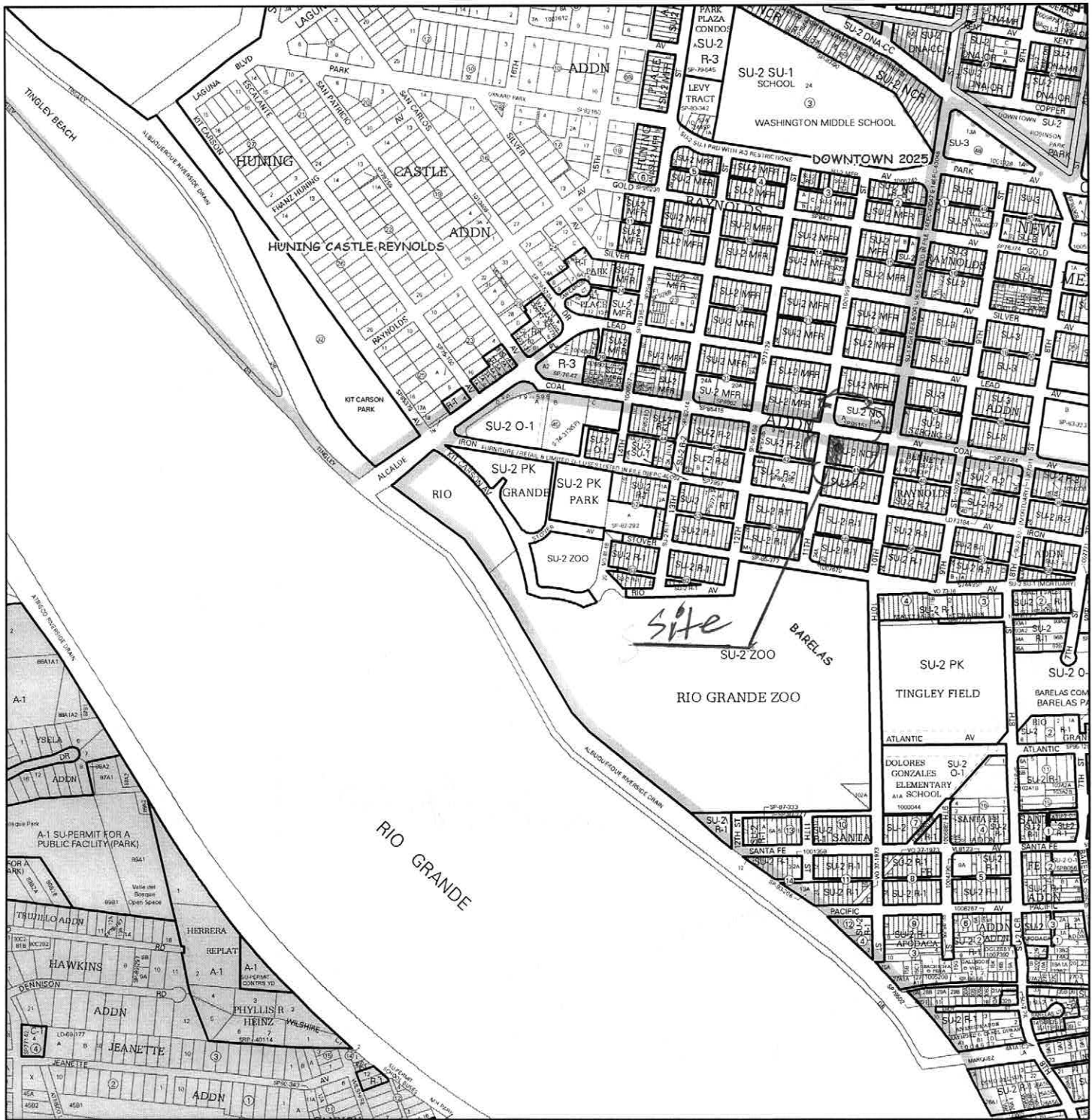
Thank you for your attention regarding this request. Please contact me at (505) 804-5013 if you require additional information or have any questions.

Sincerely,



Shahram (Shawn) Biazar, Managing Member

Enclosures
JN: 201731



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

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-13-Z

Selected Symbols

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

0 750 1,500 Feet

Current DRC
Project Number

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 12/02/2014
Date Site Plan Approved: n/a
Date Preliminary Plat Approved: 12/02/2014
Date Preliminary Plat Expires: 12/02/2014
DRB Project No: 1009785
DRB Application No:

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User, Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnstl Engineer
<input type="checkbox"/>	<input type="checkbox"/>	16' long x 16' wide	Remove Concrete Drive Pad	South side of Lead Ave	Lot 10		/	/
<input type="checkbox"/>	<input type="checkbox"/>	16' long	Build Standard Curb & Gutter	South side of Lead Ave	Lot 10		/	/
<input type="checkbox"/>	<input type="checkbox"/>	16' x 4'	Build Concrete Sidewalk				/	/
<input type="checkbox"/>	<input type="checkbox"/>	30' long	Remove Concrete Curb & Gutter	South side of Lead Ave	Lots 10&12		/	/
<input type="checkbox"/>	<input type="checkbox"/>	30' x 4'	Remove 4' Concrete Sidewalk				/	/
<input type="checkbox"/>	<input type="checkbox"/>	20' long	Build Roll Type Mountable C&G	South side of Lead Ave	Lots 10&12		/	/
<input type="checkbox"/>	<input type="checkbox"/>	14' long x 20' wide	Build Truck Rated Drive Pad				/	/
<input type="checkbox"/>	<input type="checkbox"/>	5' long	Roll Type to Std C&G Transition	South side of Lead Ave	Lot 10		/	/
<input type="checkbox"/>	<input type="checkbox"/>	5' long	Roll Type to Std C&G Transition	South side of Lead Ave	Lot 12		/	/
<input type="checkbox"/>	<input type="checkbox"/>	22' long	Rolling Wrought Iron Gate	across truck rated drive pad	Lots 10&12		/	/
<input type="checkbox"/>	<input type="checkbox"/>	24' x 24'	Painted Sign ACCESS FOR FIRE DEPARTMENT EMERGENCY VEHICLES ONLY	Attached to gate			/	/

The items listed below are off the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
							1	1
							1	1
							1	1

NOTES
 If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEAN J. LAKE] BORDENAVE
 NAME (print)

BORDENAVE DESIGNS
 FIRM

J. Bordenave
 SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

Carol S. Demont 12-10-14
 PARKS & RECREATION - date

AMAPCA - date

 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Project# 1009785

17DRB-70018 VACATION OF PRIVATE EASEMENTS

17DRB-70008 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

[Deferred from 1/25/17]

ARCH + PLAN LAND USE CONSULTANTS agent(s) for CASTLE ALBUQUERQUE LLC request(s) the above action(s) for all or a portion of Lots 10A, 11A & 12A, Block(s) 38, RAYNOLDS ADDITION, named SU-2, located at the intersection of 1010 & 1024 LEAD AVE SW containing approximately .65 acres.

At the August 24, 2016 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) (b) (3) of the subdivision ordinance. The preliminary/final plat was approved and delegated to planning for AGIS DXF and utility connections.

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

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

The date the determination in question is issued is not included in the filing an appeal.

Please note that the vacation of all plats, rights of way, and easements shall be effective after one year from the final appeal date referenced in this notice. (The effective date of Development Review Board action is the date of the decision plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7 of the Subdivision Ordinance.)

[Handwritten signature of Jack Cloud]
Jack Cloud, DRB Chair

CITY OF ALBUQUERQUE



August 07, 2017

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Kathleen R. Hamilton, Partner/Manager
Casitas De Albuquerque, LLC
 4508 Downey NE
 Albuquerque, NM 87109

Re: Notice of failure to complete Improvements—**Subdivision Improvements Agreement, Procedure B**
 Project Name: **Casitas De Albuquerque**, Project No. 719484
 Letter of Credit No. S31943N

Dear Mr. Hamilton:


I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **Casitas De Albuquerque, LLC** ("Subdivider") signed a Subdivision Improvements Agreement, Procedure B ("Agreement") requiring the Subdivider to construct certain infrastructure improvements by August 06, 2017 ("Construction Deadline").

I have been informed that the Subdivider failed to meet the Construction Deadline and failed to obtain timely extension from the Development Review Board ("DRB") before the Construction Deadline. The construction has not been completed and the Subdivider has not requested and received an extension from the DRB and submitted an Extension Agreement and related financial guaranty to the City's Planning Department, Design Review Section. The Construction Deadline has passed and the requirements were not met and the Subdivision Improvements Agreement with the City is in default.

This is a courtesy letter requesting that you contact the Project Administrator below to make arrangements to extend or update your Subdivision Improvements Agreement or discuss other solutions to cure the default. If you do not obtain an extension or otherwise remedy the default, the City may take legal action to enforce the Subdivider's obligations under the Agreement.

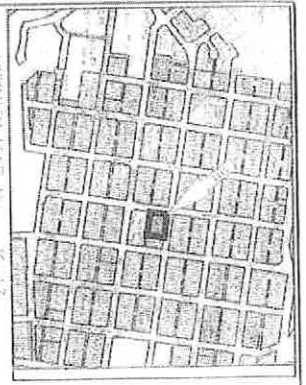
Please contact the Project Administrator Charlotte LaBadie at (505) 924-3996 to make arrangements to update your Subdivision Improvements Agreement.

Very truly yours,


 Kevin Morrow,
 Assistant City Attorney

cc: BBVA Compass, PO Box 4444, Houston, TX, 77210

KM/cl #4-B



STANDARD OF CARE
 THE PURPOSE OF THE STANDARD OF CARE IS TO CORRECT ANY NON-COMPLYING AND TO A
 THE NEAREST FEASIBLE ACCESS, RECREATION AND THROUGH. PROPERTY WITH
 OTHER NEIGHBORING PROPERTIES.

STANDARD OF CARE

1. THE PROPERTY IS TO BE REPAIRED WITH CAR STAMPS
2. THE REPAIR SHALL BE AT ALL PROPERTY COSTS
3. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
4. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
5. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
6. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
7. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
8. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
9. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO
10. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY OF BERNALILLO

16-1125.016 (DECEMBER, 2016)

THIS IS TO CERTIFY THAT THESE ARE CORRECT AND TRUE IN
 ACCORDANCE WITH THE CITY OF BERNALILLO
 PROPERTY OWNER OR RECORDS CLERK: *[Signature]*
 BERNALILLO CO. RECORDS CLERK: *[Signature]* 2-17-17

PLAT OF
 LOT 12-A-1, BLOCK 33
 RAYNOLDS ADDITION
 IN THE
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2017

PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2017

PROJECT NUMBER: 1009785
 APPLICATION NUMBER: 17-70008

UTILITY PROVIDER	DATE
San Antonio Water	2-15-17
City of Albuquerque	1-3-17
City of Albuquerque	2-18-17
City of Albuquerque	2-15-17

DIVISIONAL
 SECTION 11, BERNALILLO COUNTY
 DATE: 2-13-17

SECTION 11, BERNALILLO COUNTY
 DATE: 2-13-17

SECTION 11, BERNALILLO COUNTY
 DATE: 2-13-17

SECTION 11, BERNALILLO COUNTY
 DATE: 2-13-17

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 DATE: 2-13-17

SECTION 11, BERNALILLO COUNTY
 DATE: 2-13-17

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

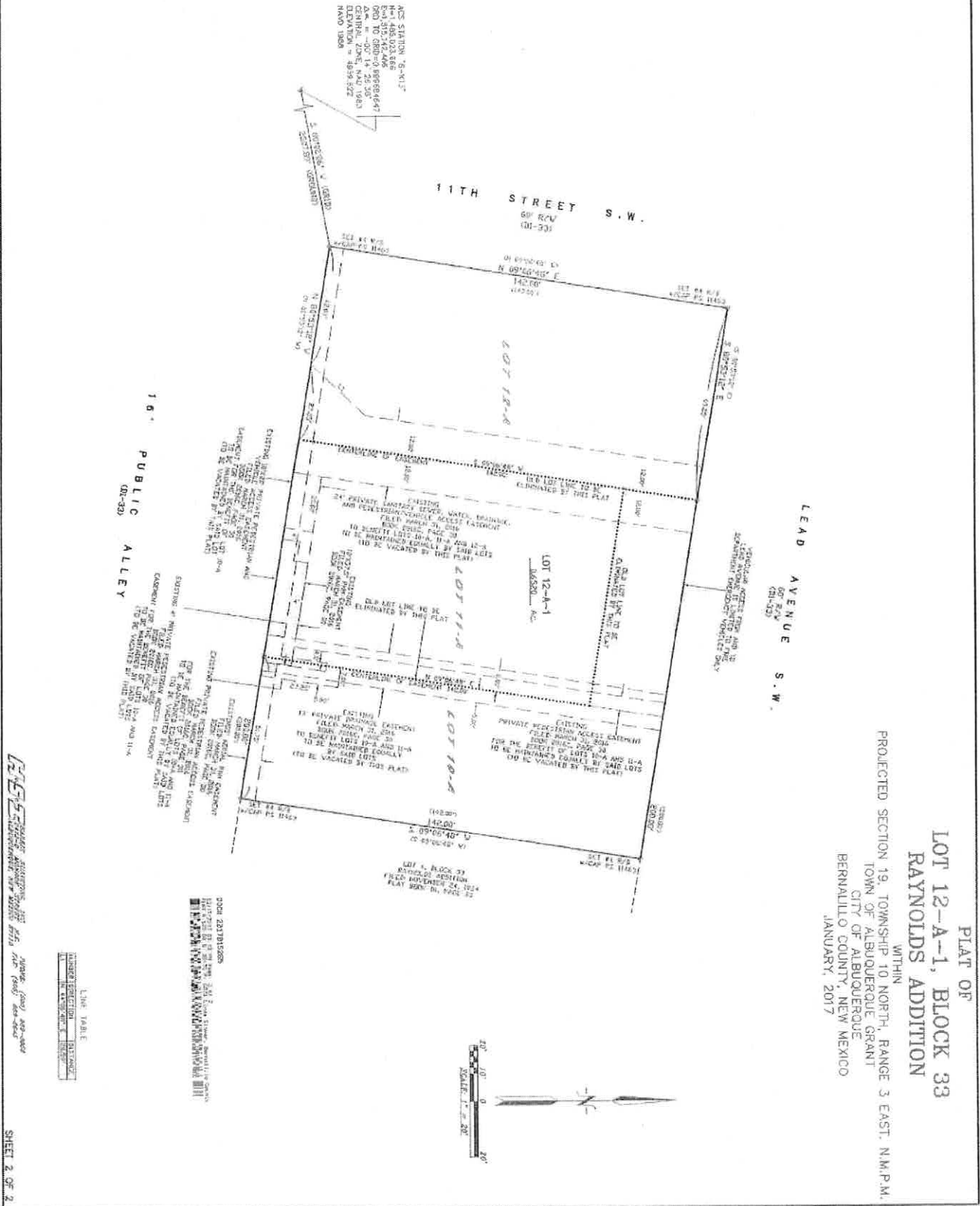
STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 DATE: 2-13-17

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 DATE: 2-13-17

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 DATE: 2-13-17



SHEET 1 OF 2



PLAT OF
LOT 12-A-1, BLOCK 33
RAYNOLDS ADDITION
WITHIN
PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2017

LINE TABLE

NUMBER	SECTION	STARTING POINT	ENDING POINT	BEARING	DISTANCE
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
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100	1

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded 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 and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at stripnett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: October 2, 2017.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

Neighborhood Associations	First Name	Last Name	Email	Address Line 1	City	State	Zip	Home Phone
Barelas NA	Alicia	Romero	aliciamromero1@gmail.com	803 Pacific Avenue SW	Albuquerque	NM	87102	5053620023
Barelas NA	James	Salazar	lobojsalazar@yahoo.com	621 2nd Street SW	Albuquerque	NM	87102	
Rayholds Addition NA	Deborah	Foster	hmpfbddf@aol.com	1307 Gold SW	Albuquerque	NM	87102	5052434865
Rayholds Addition NA	Bob	Tilley	tilleyra@hotmail.com	806 Lead Avenue SW	Albuquerque	NM	87102	

SBS CONSTRUCTION AND ENGINEERING, LLC

September 22, 2017

Mr. Bob Tilley
Raynolds Addition
806 Lead Avenue, SW
Albuquerque, NM 87102

RE: One Year Extension for Subdivision Improvement Agreement Request for Lots 10-A, 11-A, 12-A, Block 33, Reynolds Addition, Containing 0.6520 Acre
Zone Atlas Page K-13-Z, DRB Proj.# 1009785

Dear Mr. Tilley:


SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting a one year extension to subdivision improvement agreement. The site is located at the southeast corner of Lead Avenue and 11th Street, SW, containing 0.6520 Acre. Please see zone map for the site location. The new property owner have just purchase these lots and didn't realize there is financial guarantee in place and it's about to expire. They are planning to develop the site but they need some time to do the improvements that was required by the time of platting. The previous owners just decided to sell the property instead of developing it. Therefore we are hoping we can obtain a one year extension for the SIA.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: **Monday, October 2, 2017.**

If you have any question or require additional information regarding this submittal do not hesitate to me at (505) 804-5013.

Sincerely,



Shawn Biazar, Managing Member

Enclosures
JN: 201731

SBS CONSTRUCTION AND ENGINEERING, LLC

September 22, 2017

Mrs. Deborah Foster
Raynolds Addition
1307 Gold Street, SW
Albuquerque, NM 87102

RE: One Year Extension for Subdivision Improvement Agreement Request for Lots 10-A, 11-A, 12-A, Block 33, Reynolds Addition, Containing 0.6520 Acre
Zone Atlas Page K-13-Z, DRB Proj.# 1009785

Dear Mrs. Foster:

SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting a one year extension to subdivision improvement agreement. The site is located at the southeast corner of Lead Avenue and 11th Street, SW, containing 0.6520 Acre. Please see zone map for the site location. The new property owner have just purchase these lots and didn't realize there is financial guarantee in place and it's about to expire. They are planning to develop the site but they need some time to do the improvements that was required by the time of platting. The previous owners just decided to sell the property instead of developing it. Therefore we are hoping we can obtain a one year extension for the SIA.

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A facilitated meeting request must be received by ADR by: **Monday, October 2, 2017.**

If you have any question or require additional information regarding this submittal do not hesitate to me at (505) 804-5013.

Sincerely,



Shawn Biazar, Managing Member

Enclosures
JN: 201731

SBS CONSTRUCTION AND ENGINEERING, LLC

September 22, 2017

Mrs. Alicia Romero
Barelas NA
803 Pacific Avenue, SW
Albuquerque, NM 87102

RE: One Year Extension for Subdivision Improvement Agreement Request for Lots 10-A, 11-A, 12-A, Block 33, Reynolds Addition, Containing 0.6520 Acre
Zone Atlas Page K-13-Z, DRB Proj.# 1009785

Dear Mrs.Romero:

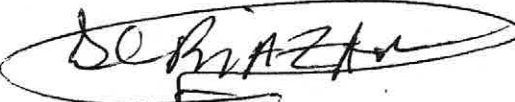
SBS Construction and Engineering, LLC, on behalf of owners of the above referenced property, is requesting a one year extension to subdivision improvement agreement. The site is located at the southeast corner of Lead Avenue and 11th Street, SW, containing 0.6520 Acre. Please see zone map for the site location. The new property owner have just purchase these lots and didn't realize there is financial guarantee in place and it's about to expire. They are planning to develop the site but they need some time to do the improvements that was required by the time of platting. The previous owners just decided to sell the property instead of developing it. Therefore we are hoping we can obtain a one year extension for the SIA.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: **Monday, October 2, 2017.**

If you have any question or require additional information regarding this submittal do not hesitate to me at (505) 804-5013.

Sincerely,



Shawn Biazar, Managing Member

Enclosures
JN: 201731

SBS CONSTRUCTION AND ENGINEERING, LLC

September 22, 2017

Mr. James Salazar
Barelas NA
621 2nd Street, SW
Albuquerque, NM 87102

RE: One Year Extension for Subdivision Improvement Agreement Request for Lots 10-A, 11-A, 12-A, Block 33, Reynolds Addition, Containing 0.6520 Acre
Zone Atlas Page K-13-Z, DRB Proj.# 1009785

Dear Mr. Salazar:

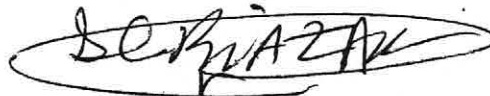
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