



DESIGN 2→FUNCTION, LLC

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Phasing addendum to
Administrative Amendment
File# SI-2020-00185, Project# PR-2020-003674

10/14/20

James Aranda
Deputy Director
City of Albuquerque Planning Department

Mr. Aranda,

The Owner of the property, Reposado LLC, requests to separate the work shown on the previously approved Administrative Amendment into 2 phases. The AA indicates 2 Areas of Work as outlined below. The eastern area of work has been completed under the Ichiban Restaurant Permit. Since the AA shows both areas of work, we are unable to obtain a final Certificate of Occupancy unless we complete all work shown on the AA or we separate the work into phases. The Owner intends to complete the western area of work, phase 2, no later than December 31st, 2021.

The eastern area of work that has been completed, included the following items:

1. Remove existing tower element in corner of shopping center and replace with smaller, more open, tapered free-spanning parapet. Provide a new tubular steel framework for support of fabric mesh awnings.
2. Create new outdoor seating area for Ichiban restaurant with painted steel railing and gates at 42" high to delineate the space.
3. Remove and replace damaged sidewalk and curbing in the corner of the shopping center and replace with new. Restripe parking spaces based on new curbing layout. There is no reduction in overall parking in this area, but we are removing one ADA parking space.

The western area of work that will be completed no later than 12/31/2021 includes the following:

1. Remove, relocate and rebuild existing trash enclosures on west side of property to simplify the pickup of trash bins. Restripe parking areas around the new trash enclosures.
2. Add evergreen trees in a new landscape island as a windbreak to the north-west end of the shopping center.

The reason for this request stems from the slowdown in revenue from the shopping center tenants due to the Covid-19 pandemic.

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Nicholas A. Pirkel
Project Manager