

MASTER HOMECRAFTERS, INC.

CUSTOM HOME BUILDERS
5924 Anaheim Ave. NE Suite B
Albuquerque NM 87113

(505) 507-1921 Cell

City of Albuquerque
Planning Department
Development Review Board

NOVEMBER 30th 2020
~~January 10th, 2018~~

To the Planning Department,

I need to request another extension to the SIA for Lot 30A ,Block 16 ,Tract 1 North Albuquerque Acres. The original project # was 1007672. The new project number is 770383. This is for future storm sewer and paving. There also is a sidewalk deferral for this project. The lot is located on the north side of Glendale between Barstow and Ventura NE.

Thank- you for your attention to this request. Sincerely, John Schiffer

If you have any questions, please call me at 507-1921

SAMPLE

City of Albuquerque



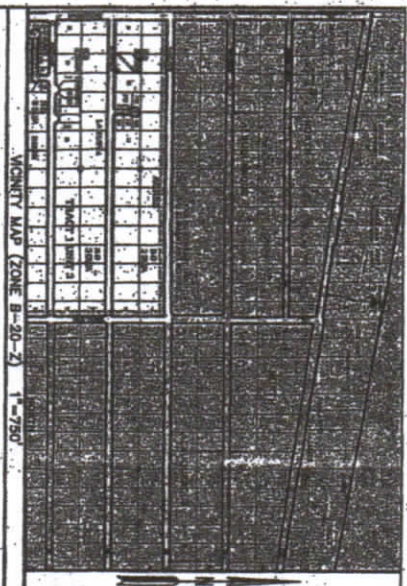
DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)
<input type="checkbox"/> Major - Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Major - Final Plat (Form S2)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	PRE-APPLICATIONS
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
SITE PLANS		APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<input type="checkbox"/> Waiver to DPM (Form V2)		
BRIEF DESCRIPTION OF REQUEST		
EXTEND SIA - PROJECT # 770383		

APPLICATION INFORMATION		
Applicant: MASTER HOMEDRAFTERS INC.		Phone: 505-507-1921
Address: 5924 ANAHEIM AVE NE		Email: MASTER.HOMEDRAFTERS.NM@gmail.com
City: ALBUQUERQUE	State: NM	Zip: 87113
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LOT 30 TRACT 1	Block: 16	Unit: 3
Subdivision/Addition: NORTH ALBUQUERQUE ACRES	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): B-20	Existing Zoning:	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8401 GLENDALE	Between: BARSTON	and: VENTURA
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>John Schiffer</i>		Date: 12/30/2020
Printed Name: JOHN SCHIFFER		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

[illegible]

THIS IS TO CERTIFY THAT
AND PAID ON APR 6 1965

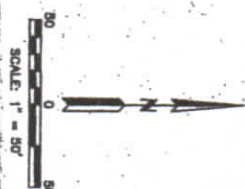
PROPERTY OWNER OR RE
C. J. JONES
BENNETT COUNTY, MISSISSIPPI

BOOK 2088135-148
PAGE 14

[illegible]

PLAT OF
LOT 30-A and 30-B
BLOCK 16, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES SUBDIVISION
SEPARATE WITHIN
PROJECTED SECTION 8
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2009

THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 30 OF BLOCK 18 OF PHASE 1, UNIT 3 OF NORTH ALABAMAHOE ACROSS SUBDIVISION INTO TWO LOTS NUMBERED 30-A AND 30-B AND TO RESERVE RIGHT OF WAY AND TO GRANT ANY EASEMENTS PURSUANT THERETO.



LEGEND

○ SET 95 NEARBY WITH CAP "TWT 10204"

● FOUND SURVEY MARKER AS DESCRIBED

▲ PUBLIC UTILITY EMBLEMANT

▲ CITY OF ALBUQUERQUE SURVEY MARKER

CONSIDER AND APPROVE THE UNDERSTOOD DO HENRY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND UNDEVELOPED TITLE IN THE SMALL TRACTS AND I DO HEREBY STATE THAT THE UNDERGROUND SHOWN HEREON IS OF MY FREE AND VOLUNTARY CONFESSION AND NOT OF ANY OTHER PERSONS AND I DO HEREBY RESOLVE TO WITH THE CITY OF NEW BEDFORD AND ESTATE THE TRACTS SHOWN HEREON TO BE THE CITY OF NEW BEDFORD AND ESTATE THE TRACTS SHOWN HEREON AND DO GRANT MY IN REMOVAL ASKED AND I HEREBY DO HEREBY STATE MY ESTATEMENTS AS SHOWN IN WRITING THEREON. DO HENRY STATE AND AFFIRM

JOHN SCHIFFMAN MASTER HOLOGRAPHING, INC.

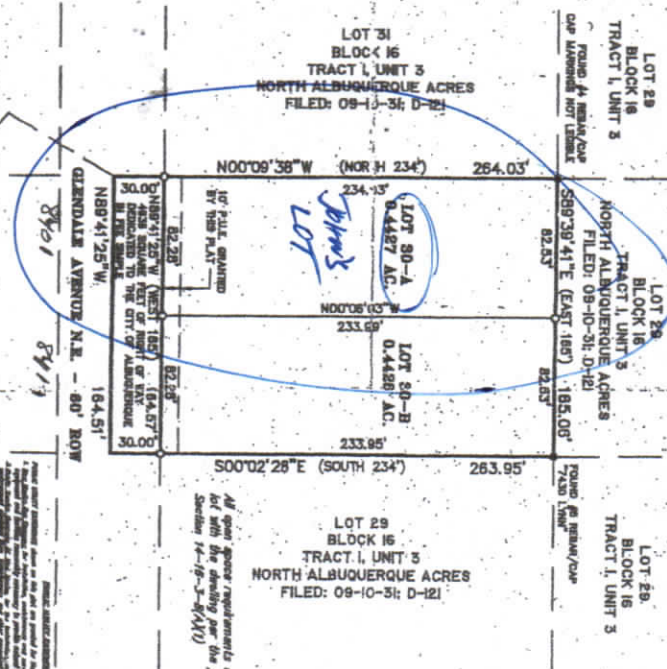
ACKNOWLEDGMENT
STATE OF NEW YORK
COUNTY OF BERK

THE PRESSURE WAS ACKNOWLEDGED BEFORE HE WAS 35 OR 40, ONLY A FEW YEARS AFTER HE HAD FOUNDED HIS OWN COMPANY, HEALTHCARE INNOVATIONS INC., A NEW MEDICAL CORPORATION.

J. H. H. H.

NY COMMISSION EX-19501/12518 D16


McGraw-Hill
 Higher Education
 1221 Avenue of the Americas
 New York, NY 10020-1346
 (212) 512-2000
 www.mhhe.com



NOTES

1) REWARDS SHOWN ARE NEW MEXICO ECONOMICITY SYSTEM, CENTRAL CREDIT (MAGNUS), AND REWARDS AND ARE RECEIVED FROM GAS ORGANIZATIONS ON ALBUQUERQUE CENTRAL STREET CREDIT STATIONS. DISTANCES SHOWN ARE OROUAN.

2) ENERGY IS SHOWN, NO OTHER ELEMENTS OR MONIES OF IN IT ARE CREATED BY THE PLANT. ALL ELEMENTS OF REWARD ARE SHOWN.

3) RECEIVED DATA ARE SHOWN IN PARENTHESIS.

4) POWER TO DEVELOPMENT, A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY.

5) NO NEW PROPERTY IS CURRENTLY OWNED 1 DAY.

OF ANNUAL SURVEY REQUIRED ON THE GRIND ON MAY 28 THAT IT
B-ONE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT
SIGNED THE ANNULAR STAMPING FOR LAND SURVEYING AS REQUIRED BY
THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND
SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATING AND
ANNUATION OF THE CITY OF ALBUQUERQUE SURVEYING DIVISION.

APPLIED FOR
FILED BY TURNER
MAY 28 1964
DATE
C-22-07

PHILIP R. TURNER
REGISTERED
LAND SURVEYOR
NEW MEXICO

PLATE AND SURVEY BY
TERRETRONICA
OF NEW MEXICO

P.O. BOX 30102
ALBUQUERQUE, NEW MEXICO 87180-0112

[illegible]

APPROXIMATE as indicated, the City of Albuquerque, Albuquerque, New Mexico
 1007007.M0 /0076-725

(Mem. P-20-06)
EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD OF BAY COUNTY

DEVELOPMENT REVIEW BOARD (O.R.B.) REQUIRED INFRASTRUCTURE LIST

PLAT OF LOT 30-A & 30-B, BLK. 16, TR. 1, UNIT 3, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

500

210

4007677

1007-03-01

— *Indica* —

1

15

LOT 30 BLK 16 TR 1 MAP 111

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

...responsibility will be required as a condition of

[illegible]

The items listed below are on 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	City Const	
							Inspector	P.E.	Engineer

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 *Deferred A

2

3

AGENT OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip Clark
SIGNATURE - date 6/30/09

DRB CHAIR - date

Call 7-8-09

PARKS & RECREATION - date

Christina Bandoneal 7/8/09

TRANSPORTATION DEVELOPMENT - date

7/25/09 07/08/09

AMATCA - date

UTILITY DEVELOPMENT - date

Buddy J. Bynum 7/8/09

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT OWNER
A	08/10/09	<i>[Signature]</i>	<i>7/25/09</i>	<i>[Signature]</i>
A	07/08/09	<i>[Signature]</i>	<i>7/8/09</i>	<i>[Signature]</i>

FINANCIAL GUARANTY AMOUNT

11/15/2013

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

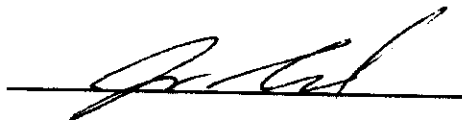
Project ID #: 770383, Lot 30, Blk 16, Tr 1, Unit 3, NAA Paving, Phase/Unit 1

Requested By: John Schiffer

Approved estimate amount:		\$22,563.87
Contingency Amount:	15.00%	\$3,384.58
Subtotal:		\$25,948.45
NMGRT	7.00%	\$1,816.39
Subtotal:		\$27,764.84
Engineering Fee	6.60%	\$1,832.48
Testing Fee	4.00%	\$1,110.59
Subtotal:		\$30,707.91
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$38,384.89</u>

APPROVAL:

DATE:

 Nov 15, 2013

Notes: Lot 30-A paving & storm drain improvements. See 770384 for Lot 30-B.

City Of Albuquerque



P.O. Box 1293
Albuquerque, NM 87103
www.cabq.gov

October 1, 2020

John Schiffer, Owner
Master Homecrafters, Inc.
5924 Anaheim Ave NE Suite B
Albuquerque, NM 87113

Re: Notice of upcoming deadline for completion of improvements and City's intention to call Financial Guaranty – **Sidewalk Deferral Agreement**
Project: **Lot 30, Blk 16, Tr 1, Unit 3, NAA Paving Project No. 770383**

Dear Mr. John Schiffer:

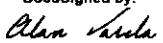
I am the Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by developers. As you are aware, **Master Homecrafters, Inc** ("Developer") signed an **Sidewalk Deferral Agreement** ("Agreement") requiring the developer to construct certain infrastructure improvements by **December 1, 2020** ("Construction Deadline").

An extension to your Agreement may be available. Please contact Contract Specialist, Marion Velasquez, at 505-924-3977 or mgvelasquez@cabq.gov within seven days, for (1) availability and whether the extension is required to be heard at the Development Review Board (DRB) in accordance with the Integrated Development Ordinance (IDO) and (2) to inform the City if you intend to extend the Agreement and related Financial Guaranty.

This letter provides notice to the Developer that if: (1) The project is not constructed and accepted by the City by the Construction Deadline; or (2) An extension is not obtained and the related extension Agreement and revised Financial Guaranty are not submitted by the Construction Deadline, the City will consider the Agreement to be in default and the City will prepare documents to call on the Financial Guaranty 30 days after the Construction Deadline and will hold the Developer and the Surety jointly and severally liable for 125% of the cost of completing the Improvements.

Please note that the title "Subdivision Improvements Agreement" and the word "Subdivider" which may have been used in the original agreements are respectively replaced with the title "Infrastructure Improvements Agreement" and the word "Developer". These changes have no substantive effect on this letter.

Very truly yours,

DocuSigned by:

947D8BB6EF4C443...
Alan Varela, Deputy City Attorney

