



MODULUS ARCHITECTS & LAND USE PLANNING, INC.

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February 24, 2025

Development Facilitation Team
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Dear Development Facilitation Team,

Subject: Justification for Extension of IIA – Project# PR-2021-005597 for property legally described:

<u>UPC #'s</u>	<u>Addresses</u>	<u>Lot No</u>
101106016237321410	3820 Atrisco Dr NW	10
101106016341121409	5810 St Josephs Dr NW	9
101106020641021408	5760 St Josephs Dr NW	8
101106023341221407	3945 Coors Blvd NW	7
101106023239421406	3937 Coors Blvd NW	6
101106023238121405	3913 Coors Blvd NW	4
101106023237221404	3835 Coors Blvd NW	3
101106020538321403	3925 Coors Blvd NW	5
101106022435921402	3823 Coors Blvd NW	2
101106022633921401	3811 Coors Blvd NW	1

The purpose of the letter is to transmit the request for an extension of an IIA. This letter will demonstrate how the proposed IIA extension action request meets the review and decision criteria outlined in 6-6(W)(4) of the City of Albuquerque's Integrated Development Ordinance (IDO).

The Final Plat approval legally subdivided 1 lot into 10 lots. This was approved and recorded with Bernalillo County on July 11, 2024 (Project# PR-2021-005597, Application# SD-2023-00092, Doc# 2023042906). The FINAL PLAT included the relevant approval documents with the application for the IIA extension, those documents include the following:

1. Recorded Final Plat – Doc#2023042906
2. Infrastructure Improvement Agreement (Procedure B) Doc# 2023014870
 - a. There was a DFT application that phased the IL into 3 different phases. PR-2021-005597_SD-2024-00166
3. Signed Infrastructure List ((Project# PR-2021-005597, Application# SD-2022-00026)
4. Letter of Credit from SLFCU in the amount of \$4,404,143.79

REVIEW AND DECISION CRITERIA

6-4(W)(4)2 Review and Decision Criteria – The ZEO must determine whether the application for a time extension meets both the following requirements:

6-4(W)(4)2(a) The applicant submitted a letter of justification for the requested time extension before the expiration of the original permit or approval.

Application Response: According to the IIA, January 31, 2025 is the date requiring the developer to construct the infrastructure improvements (Construction Deadline). The last date to call is June 30, 2025. The applicant is submitting this extension request prior to the expiration date.

6-4(W)(4)2(b) Circumstances beyond the control of the applicant have prevented construction, use, or occupancy of the property pursuant to 14-16-6-4-(X)(2)(b).

Application Response: We are requesting an IIA extensions for the site located at Coors and St. Josephs. We were not able to complete the work in the two years due to variance reasons out of the control of the applicant. Currently, the project is under construction and close to completion. Phase 1-2: Onsite water, sewer, and storm are installed but not closed out (onsite asphalt and concrete utility collars are still outstanding). Phase 3 is not warranted yet.

CONCLUSION

Based upon the information provided above and supporting documents, we respectfully request the DFT approval of the IIA extension. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Regina Okoye, Vice President

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