

Joint Adventures LLC

July 19, 2019

Paradise Hills Special Zoning District Commission
P.O. Box 66791
Albuquerque, NM 87193

Re: Hilltop Storage - Request for Deferment of Lot Unification

Greetings Commissioners:

The site on which we propose to build Hilltop Storage consists of five lots described as:

Lots 3, 4, 5, 6, 7, Unit 2, Paradise Hills Investment Properties, Paradise Hills
Development, Bernalillo County, New Mexico

Further, the UPC number for each lot is listed as:

Lot 3 – 1 012 065 360 322 10220
Lot 4 – 1 012 065 361 335 10219
Lot 5 – 1 012 065 363 344 10218
Lot 6 – 1 012 065 366 352 10217
Lot 7 – 1 012 065 376 362 10216

We are seeking approval by the Paradise Hills Commission for a deferment of the required unification of the lots, parcel platting, and final recording by the Bernalillo County Clerk until after the public hearing and appeal period for our Conditional Use Permit. Our reason for this request is if our application for a conditional use permit is not approved, we may be forced to sell the land; and there would be more marketing options if it is still made up of the five lots rather than one larger parcel. There is also the matter of the expense of the lot unification, estimated to be \$5,500, which we'd like to postpone until we have an approval of our application, contingent on the lot unification, from the Commission.

We understand from our surveyor, Thomas Johnston at Wayjohn Surveying Inc., that the process is lengthy. It involves two separate meetings with the County Development Review Authority (CDRA). At the first meeting, comments are received from various County agencies which then must be addressed and the plat amended if needed. At the second CDRA meeting, the plat goes through a final hearing where all agencies will sign except for Planning. This is followed by a 15-day appeal period. Once this has passed, Planning will sign. The plat must

also be reviewed and approved by the utility companies. Once all the signatures have been obtained, the plat must pass through the County Assessor's and County Treasurer's Offices so that paperwork can be completed and property taxes due for the calendar year can be computed and paid. Finally, the plat goes to the County Clerk for recording.

Wayjohn Surveying will be taking the plat through this process, and they are very experienced at doing such at this. Mr. Johnston has given us a time estimate of 14 weeks with the disclaimer that each case is individual, and there are many factors that can affect the process so it doesn't fit neatly into a particular timeframe. Therefore, we feel it is prudent to request approval for an 18-week deferment considering the number of steps in the process and the number of county agencies and utility companies involved.

Mr. Johnston has advised us that the legal description for the new lot is created once the plat is recorded with the County Clerk. As soon as this has been done, we will obtain a certified copy for the Commission.

Thank you for your consideration of our request. Please let us know if you have any questions or need any other information.

Best regards,



Charles T. Godec



Kathryn D. Godec