

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

December 14, 2018

Sundowner Hospitality
6501 Eagle Rock Suite B-5
Albuquerque, NM 87113

Project# PR-2018-001325
Application# VA-2018-00198 Design Variance

LEGAL DESCRIPTION:

for all or a portion of Lots 1-5 , Block 2, Huning's Highland Addition zoned MX-FB-FX, located at 105 Broadway Blvd. SE, containing approximately .8035 acre(s). (K-4)

On December 12, 2018, the Development Review Board (DRB) held a public Hearing concerning the above referenced application and approved the request:

Findings:

VA-2018-00198

1. This is a design variance to allow the applicant to not dedicate Right of Returns at the southwest corner of Central Avenue and Broadway Boulevard. The variance will allow the development a hotel on the site.
2. The design variance is shown in exhibits A –D.
3. The variance was reviewed by Transportation and is acceptable.
4. The variance will allow development that is consistent with the existing development in the Downtown area.
5. The variance is not contrary to the public welfare and will not interfere with other properties in the vicinity.
6. The applicant justified the vacation request as outlined in Section 14-16-6-6(L)(3).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 27, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome
DRB Chair

KD/mg

Respec 5971 Jefferson St NE, Suite 101 ABQ, NM 87109