

**FORM V: Vacations of Easements or Right-of-way and Variances – DRB**

**Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

**VARIANCE – DRB Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
- Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
- If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

**VACATION OF PRIVATE EASEMENT Requires Public Hearing**

**VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing**

**VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated \_\_\_\_\_
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**

**TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

**EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the deferral or extension

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></b>									
<b>Signature:</b>	<b>Date:</b> 11/27/18								
<b>Printed Name:</b> Jeremy Shell	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent								
<b>FOR OFFICIAL USE ONLY</b>									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Project Number:</td> <td style="width: 50%; border-bottom: 1px solid black;">Case Numbers</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="border-bottom: 1px solid black;">-</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="border-bottom: 1px solid black;">-</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="border-bottom: 1px solid black;">-</td> </tr> </table>	Project Number:	Case Numbers		-		-		-	
Project Number:	Case Numbers								
	-								
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<b>Staff Signature:</b>									
<b>Date:</b>									



November 27, 2018

City of Albuquerque  
Development Review Board  
Plaza del Sol  
600 Second Street NW  
Albuquerque, NM 87102

Re: Request for Variance, 222 Central Ave SE, Albuquerque, NM 87102

RESPEC, agent for Sundowner Hospitality, Inc – respectfully requests a Variance for Lots 1 thru 5 Block 2, Huning’s Highland Addition and Lot 2-A, Union Square Addition. More specifically, this request is for a variance to the Development Process Manual (DPM) standard requirement for a right-of-way radius at the southwest corner of Central Avenue and Broadway Boulevard.

The existing right-of-way has no radius, as that was the standard in 1885 and 1887 when the plats were recorded (see Exhibit A). Existing buildings in the area were constructed to the edge of the right-of-way, with no radius, and was common practice at that time. Constructing a building at the edge of the right-of-way would be consistent with the historic characteristics of the Central Avenue corridor. This area is under a special use zone standard, intended partially to maintain the historic character of this area. However, the current standard by the DPM requires a right-of-way radius be provided. Imposing this current standard would cause a deviation from the character. Furthermore, rigorously applying the newer standard would be overly burdensome due to the existing geometry in this area.

Plans have been developed for a new building on the site, the limits of which are shown on Exhibits B and C. Exhibit B shows a sight-line analysis based on the DPM standard 35’x35’ triangle at the face of curb. An alternative clear sight triangle analysis was performed based on Intersection Clear Sight Triangles from the Clear Sight Triangles Evaluations by the Department of Municipal Development, Traffic Engineering (attached as Exhibit D). This alternative analysis is provided on Exhibit C. The resulting sight triangle only slightly encroaches on the property boundary and is considered negligible. Therefore, having provided sufficient sight distance for traffic safety at this intersection corner, we believe that the right-of-way should remain as is with no radius.

The City of Albuquerque, New Mexico Code of Ordinances 8-2-2-15(A) states that, “Unobstructed vision for traffic safety shall be strictly maintained by the property owner and occupant on all corner lots regardless of the zone classification with reference to any... obstruction, but not including buildings.” If the 35’x35’ triangle is enforced, the proposed building does encroach inside of the triangle as shown on Exhibit B. However, the only obstruction located within the clear sight area is the proposed building, which is the exception to Code 8-2-2-15(A) referenced above.

By leaving the existing right-of-way as is, the health, safety, and/or welfare of the public is not threatened.

5971 JEFFERSON ST., NE  
SUITE 101  
ALBUQUERQUE, NM 87109  
505.268.2661



**Included with this submittal:**

- Exhibit A – Boundary Survey Exhibit
- Exhibit B – Clear Sight Triangle Exhibit
- Exhibit C – Clear Sight Triangle Exhibit
- Exhibit D – Clear Sight Triangle Evaluations document
- DRB Application Form V
- Proof of Neighborhood Meeting
- Scale drawing showing location of proposed variance (7 copies)
- Zone Atlas Page K-14 with all properties clearly outlined
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Shell', written over a horizontal line.

Jeremy Shell

**Boundary Survey  
and  
Topographic Map  
for  
Lots 1-5, Block 2  
Huning's Highland Addition  
and  
Parcel 2-A  
Union Square Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2018**

**Benchmark -NAVD 88**  
ACS MONUMENT "18-K14" HAVING AN ELEVATION OF 4963.415.

**Legal Description**  
PARCEL 1:  
LOT NUMBERED ONE (1) THRU FIVE (5), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF HUNING'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN BOOK D01, PAGE 14.  
PARCEL 2:  
PARCEL NUMBERED TWO-A (2-A) OF UNION SQUARE ADDITION, A REPLAT OF PARCELS 2, 3 AND 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 3, 1985, IN MAP BOOK C29, FOLIO 1.

**EXHIBIT A.1 (SEE NEXT PAGE)**

- Notes**
- FIELD SURVEY PERFORMED IN APRIL 2018.
  - ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
  - SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION MAY BE NECESSARY.
  - THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND) USING GROUND TO GRID FACTOR OF 0.999683135.
  - COORDINATES SHOWN HEREON ARE BASED UPON MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD-83-CENTRAL-GROUND) USING GROUND TO GRID FACTOR OF 0.999683135.

**Surveyor's Certificate-Topographic Map**  
I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 5/2/18  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**Indexing Information**

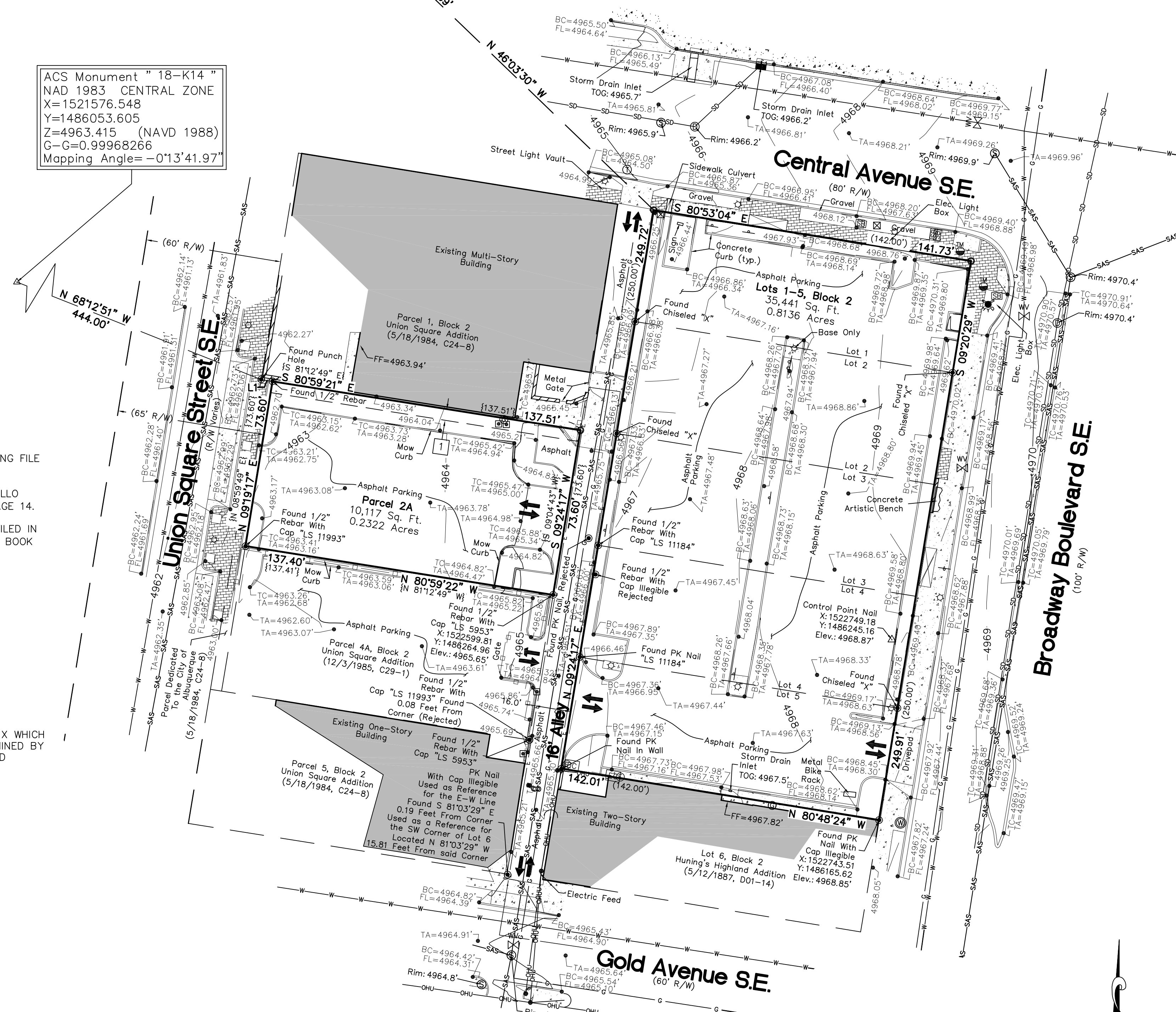
Section 20, Township 10 North, Range 3 East, N.M.P.M.  
as Projected into the Town of Albuquerque Grant  
Subdivision: Huning's Highland Addition (Lots 1-5, Block 2)  
Union Square Addition (Parcel 2-A)  
Owner: Sundown Hospitality, LLC (Lots 1-5, Block 2, Huning's Highland Add.)  
Hudson Albuquerque, LLC (Parcel 2-A, Union Square Addition)  
UPC #: 101405736037511404 (Lots 1-5, Block 2, Huning's Highland Add.)  
101405734537511411 (Parcel 2-A, Union Square Add.)

**Easement Notes**

- EXISTING 5' PRIVATE DRAINAGE EASEMENT (5/18/1984, C24-8)

ACS Monument "17-J14"  
NAD 1983 CENTRAL ZONE  
X=1519149.317  
Y=1488866.762  
Z=4957.484 (NAVD 1988)  
G-C=0.999683611  
Mapping Angle=-013°59.00'

ACS Monument "18-K14"  
NAD 1983 CENTRAL ZONE  
X=1521576.548  
Y=1486053.605  
Z=4963.415 (NAVD 1988)  
G-C=0.99968266  
Mapping Angle=-013°41.97'



Vicinity-Zone Atlas Map-K-14-Z

**Legend**

- N 90°00'00" E** MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES (5/12/1887, D01-14)  
**IN 90°00'00" E** RECORD BEARINGS AND DISTANCES (12/03/1985, C29-1)
- FOUND MONUMENT AS INDICATED
  - SET PK NAIL "LS 14271" UNLESS OTHERWISE NOTED
  - COVERED AREA
  - CONCRETE
  - BRICK
  - METAL FENCE
  - BLOCK WALL
  - BOLLARD
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - ANCHOR
  - LIGHT POLE
  - ELECTRIC METER
  - ELECTRIC CABINET
  - SIGNAL BOX
  - TRAFFIC MAST
  - GAS METER
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - SAS CLEANOUT
  - IRRIGATION BOX
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET
  - SIGN
  - CURB CUT/INDICATION OF ACCESS TO ROADWAY
  - SPOT ELEVATION
  - BACK OF CURB ELEVATION
  - FLOW LINE ELEVATION
  - EDGE OF PAVEMENT ELEVATION
  - TOP OF ASPHALT ELEVATION
  - TOP OF CONCRETE ELEVATION
  - UNDERGROUND GAS UTILITY LINE
  - UNDERGROUND WATER UTILITY LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND STORM DRAIN LINE
  - UNDERGROUND ELECTRIC UTILITY LINE
  - UNDERGROUND ELECTRIC UTILITY LINE

**Documents**

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2202363 AND AN EFFECTIVE DATE OF APRIL 5, 2018.
- PLAT OF HUNING'S HIGHLAND ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 12, 1887, IN BOOK D01, PAGE 14.
- PLAT OF LOTS 2-a AND 4-a OF UNION SQUARE ADDITION, FILED IN THE COUNTY CLERK'S OFFICE ON DECEMBER 3, 1985, IN MAP BOOK C29, FOLIO 1.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0334G.

Line #	Direction	Length (ft)
L1	N 80°59'21" W [N 81°12'49" W]	5.00' [5.00']

**EXHIBIT A**



# EXHIBIT A.1

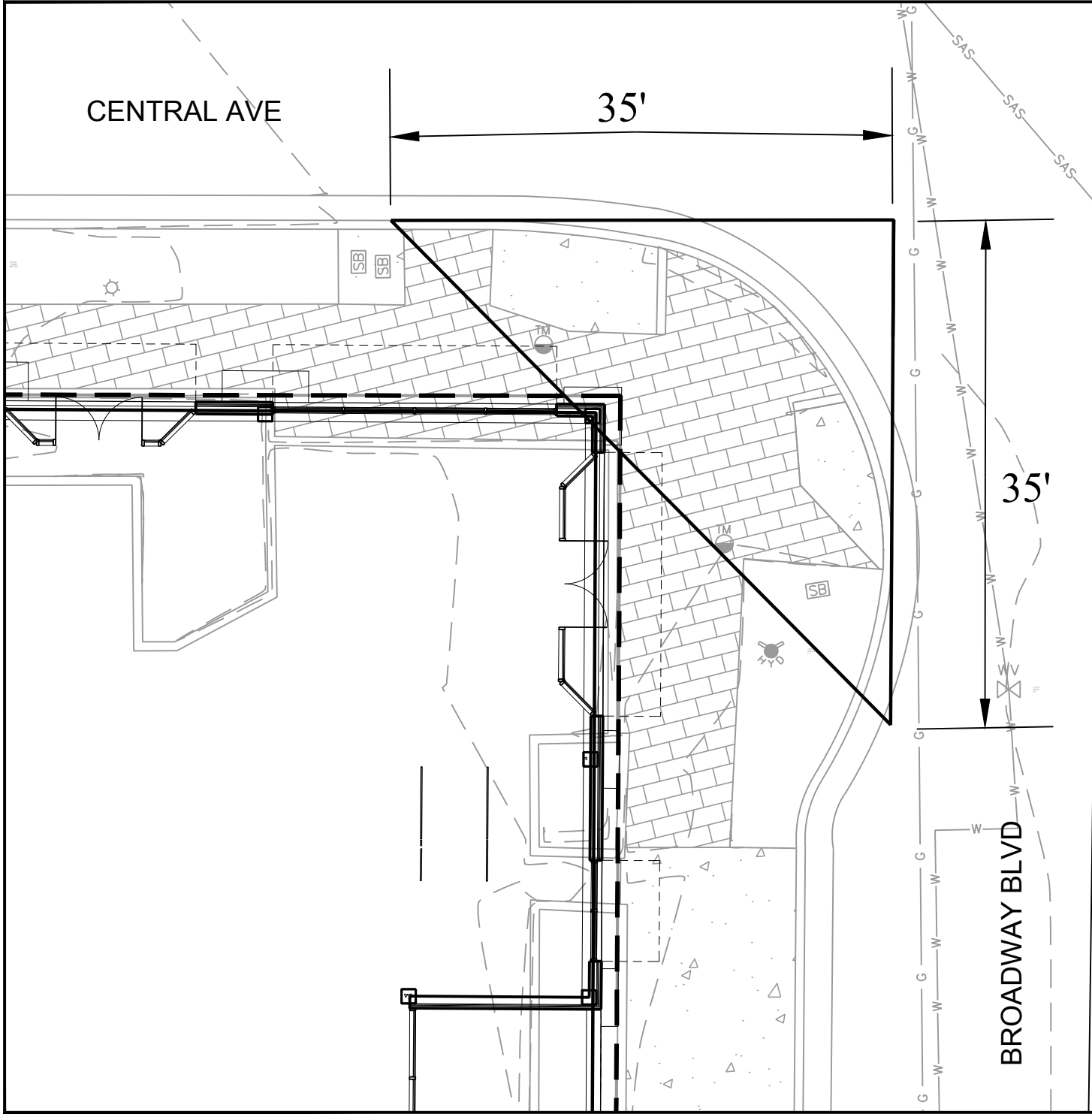
## **Legal Description**

### PARCEL 1:

LOT NUMBERED ONE (1) THRU FIVE (5) , INCLUSIVE, IN BLOCK NUMBERED TWO ( 2 ) OF HUNING'S HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887 , IN BOOK D01, P AGE 14.

### PARCEL 2:

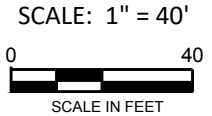
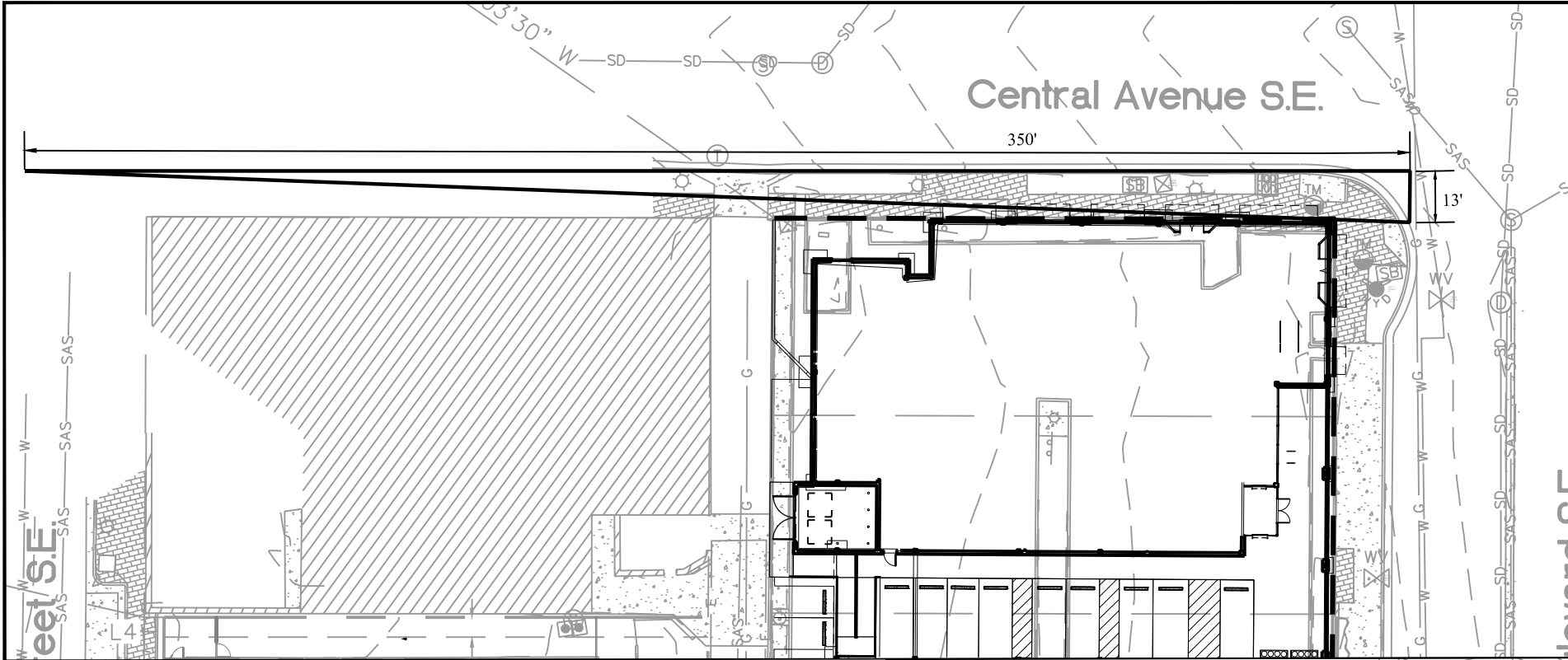
PARCEL NUMBERED TWO-A ( 2- A) OF UNION SQUARE ADDITION, A REPLAT OF PARCELS 2, .3 AND 4, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILILO COUN TY, NEW MEXICO, ON DECEMBER .3, 1985 , IN MAP BOOK C29, FOLIO 1.



SCALE: 1" = 10'

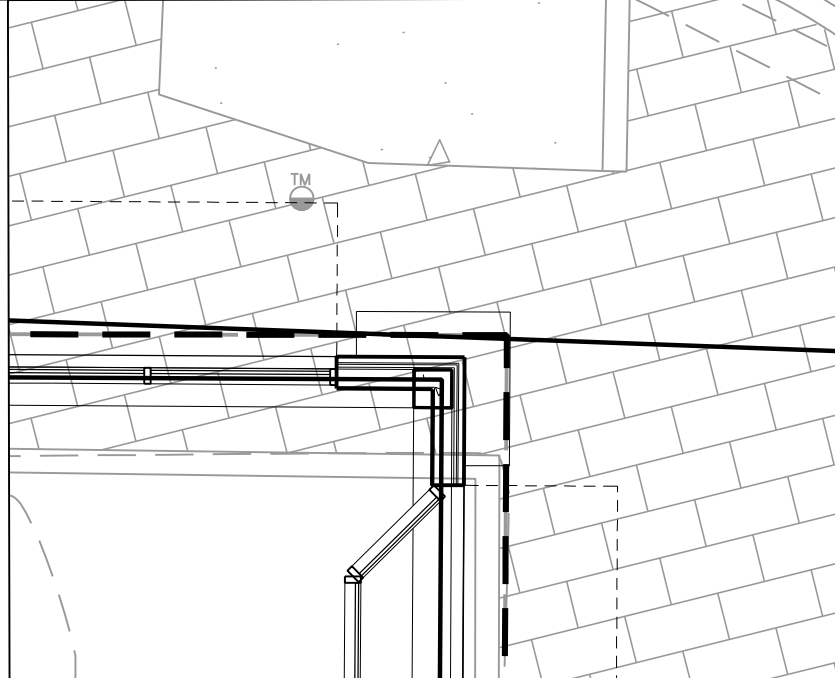
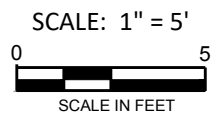
LEGEND	
	PROPERTY BOUNDARY
	BUILDING OUTLINE
	CLEAR SIGHT TRIANGLE

 5871 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 WATER & NATURAL RESOURCES WWW.RESPEC.COM	Date: November 2018	Scale:	SHEET TITLE: <b>EXHIBIT B</b>	SHEET NUMBER:
	Subset: Civil	Designer: JS		
	Detailer: BM	Checker: JS		



**LEGEND**

- PROPERTY BOUNDARY
- BUILDING OUTLINE
- CLEAR SIGHT TRIANGLE

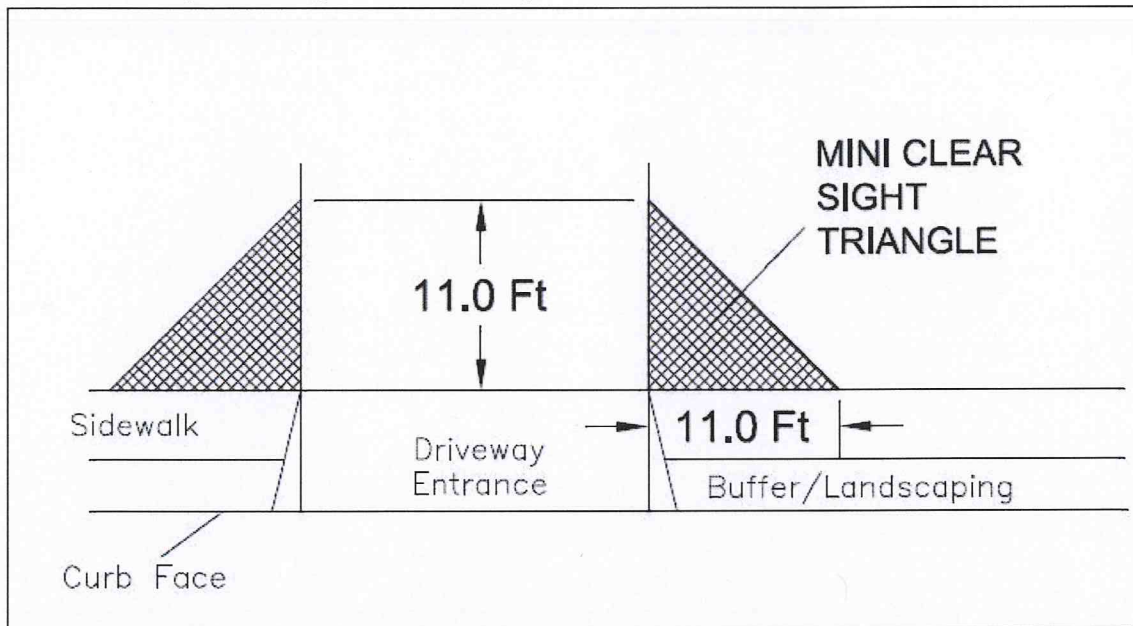


Date: November 2018		Scale:	SHEET TITLE: <b>EXHIBIT C</b>	SHEET NUMBER:
Subset: Civil		Designer: JS		
Detailer: BM		Checker: JS		
 5971 JEFFERSONS STREET SUITE 101 ALDAMOR, ALABAMA 36509 WATER & NATURAL RESOURCES WWW.RESPEC.COM		© Copyright 2018 RESPEC - All Rights Reserved		

# EXHIBIT D

## Clear Sight Triangle Evaluations by Department of Municipal Development, Traffic Engineering

### Mini Clear Sight Triangle for Driveways on Residential Streets:



**Figure 1. Mini Clear Sight Triangle**

Things to consider regarding mini clear sight triangle evaluations:

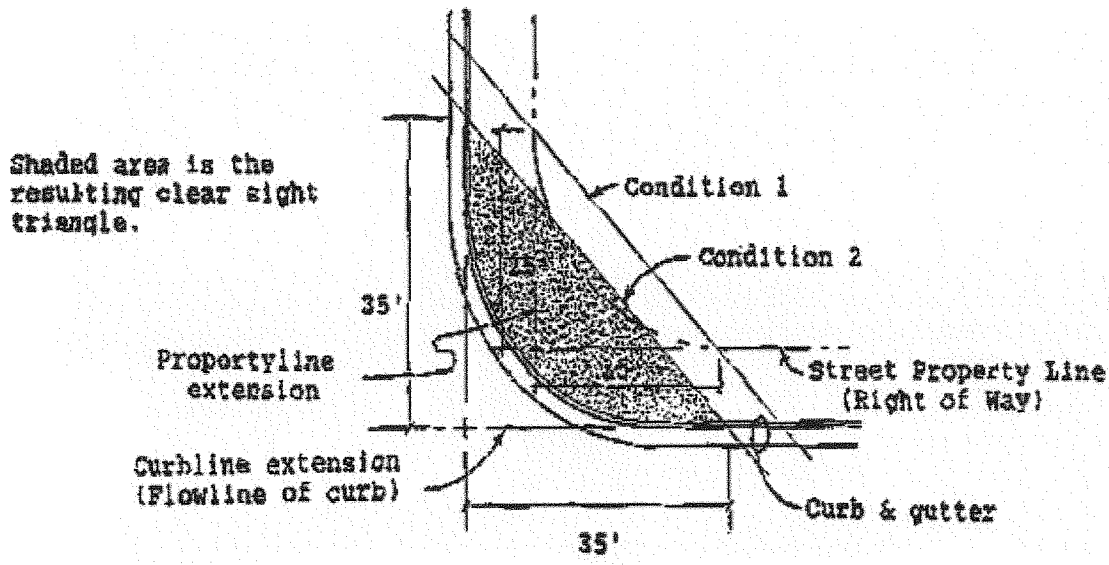
1. Does the proposed wall\structure impact the person's ability to see oncoming pedestrians and vehicular traffic?
2. Does the proposed wall\structure impact the adjacent neighbor's driveway entrance clear sight?
3. Is the driveway entrance to a major road with greater than normal residential volumes? This could derive a much larger clear sight triangle; see intersection clear sight triangles for examples.
4. Where is the property boundary? Walls that are extending into the public right-of-way may require a revocable permit with the Planning Department, Design Review Committee.



**Intersection Clear Sight Triangles:**

*City Ordinance (§8-2-2-15) Specifies:*

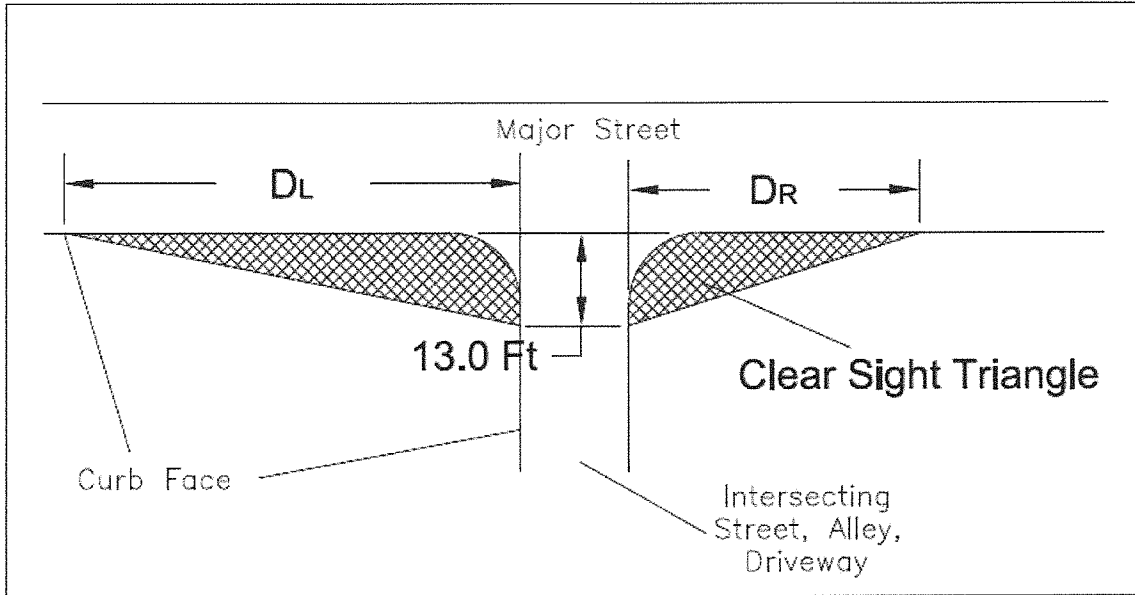
City Ordinance specifies a triangle 35 ft by 35 ft measured from the face of curb, or 25 ft by 25 ft measured from the property boundary. See Figure 2 below. It also specifies vertically that “No such obstruction to view between three and eight feet above the gutter line shall be placed or maintained within a triangular area at the street corner.”



**Figure 2. Ordinance Defined Clear Sight Triangle**

**Intersection Clear Sight Triangles (continued):**

*Traffic Engineering Specifies:*



**Figure 3. Intersection Clear Sight Triangles**

**Table 1. Distance To Right ( $D_R$ )<sup>1</sup>**

*Speed Limit, MPH*

Width of Major Street (ft)	Typical Description <sup>2</sup>	25	30	35	40	45	50
18-32	LUR	100	-	-	-	-	-
18-32	LU	130	160	190	250	290	370
40-48	4LU	110	130	160	200	250	310
66	4LD	70	90	110	140	180	220
86	6LD	60	70	90	120	150	190

**Table 2. Distance To Left ( $D_L$ )<sup>1</sup>**

*Speed Limit, MPH*

Width of Major Street (ft)	Typical Description <sup>2</sup>	25	30	35	40	45	50
18-32	LUR	130	-	-	-	-	-
All Others	-	210	260	350	460	560	690

<sup>1</sup> Note:  $D_R$  and  $D_L$  not to be used as sight distance

<sup>2</sup> Typical Description defined:

LUR - Local, Undivided, Single Family Residential

LU - Local, Undivided, All Other Uses

4LU - 2 or 4 Lanes, Undivided

4LD - 4 Lanes, Divided with Raised or Painted Median

6LD - 6 Lanes, Divided with Raised or Painted Median

## Clear Sight Triangle Evaluation (continued)

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Things to consider regarding intersection clear sight triangle evaluations:

1. Is the proposed wall\structure in the clear sight triangle?
2. Is the proposed wall\structure on the inside of a horizontal curve? If so, it could warrant a larger clear sight triangle.
3. Is the proposed on or near a hill or a dip? If so, it could warrant a different sight triangle.

### **References:**

Fosnaugh, Bob, "Proposed Clear Sight Triangle Ordinance," 1989.

City of Albuquerque, *Design Process Manual*, "Visibility for Driveways," Chapter 23, Section 6, Part B, 12.

City of Albuquerque, *Design Process Manual*, "Intersection Sight Distance," Chapter 23, Section 3, Part D, 5.

City of Albuquerque, New Mexico Code of Ordinances, "Clear Sight Triangle," Chapter 8, Article 2, Part 2, §8-2-2-15

### **Traffic Engineering Contacts Regarding Clear Sight Triangles:**

Bryan Wolfe, [bwolfe@cabq.gov](mailto:bwolfe@cabq.gov), 857-8691

Martin Carrasco, [mcarrasco@cabq.gov](mailto:mcarrasco@cabq.gov), 857-8684

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From: Office of Neighborhood Coordination  
 To: Bethany March  
 Subject: Public Notice Inquiry\_222 Central Ave\_DRB  
 Date: Friday, June 8, 2018 2:48:49 PM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[ID07zoneAtlasPage\\_K-14-7.PDF](#)  
[Public Notice Inquiry 222 Central Ave DRB vlog](#)  
[Public Notice Inquiry Instruction Sheet\\_5\\_22\\_18.pdf](#)

Bethany,

Good afternoon. See list of affected associations related to your upcoming DRB submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Barelas NA	James	Salazar	lobojsalazar@yahoo.com	PO Box 153	Albuquerque	NM	87103	5054895040	
Barelas NA	Alicia	Romero	aliciamromero1@gmail.com	803 Pacific Avenue SW	Albuquerque	NM	87102		5053620023
Broadway Central Corridors Partnership Incorporated	Rob	Dickson	rob@abqhigh.com	PO Box 302	Albuquerque	NM	87103	5055155066	
Broadway Central Corridors Partnership Incorporated	Jim	Maddox	jm@maddoxrealtors.com	515 Central Avenue NE	Albuquerque	NM	87102	5052594656	5057640400
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE	Albuquerque	NM	87102		5052435267
Citizens Information Committee of Martineztown	Richard	Martinez	lizzie10@q.com	601 Edith Boulevard NE	Albuquerque	NM	87102	5052632664	
Downtown Neighborhoods Association	David	McCain	dmccain47@comcast.net	1424 1/2 Lomas Boulevard NW	Albuquerque	NM	87104		5052508757
Downtown Neighborhoods Association	Holly	Siebert	holly.siebert@gmail.com	408 11th Street NW	Albuquerque	NM	87102		5053216883
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuquerque	NM	87102		5052421143
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuquerque	NM	87102		5052428848
Martineztown Work Group	David	Naranjo		720 Cordero Road NE	Albuquerque	NM	87102	5059033829	
Martineztown Work Group	Rosalie	Martinez	rosaliamartinez206@gmail.com	507 Rosemont NE	Albuquerque	NM	87102	5054174004	
Raynolds Addition NA	Bob	Tilley	tilleyra@hotmail.com	806 Lead Avenue SW	Albuquerque	NM	87102	5052639848	
Raynolds Addition NA	Margaret	Lopez	silverlopez@aol.com	1315 Gold Avenue SW	Albuquerque	NM	87102		5052421478
Santa Barbara Martineztown Association	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuquerque	NM	87102	5052707716	
Santa Barbara Martineztown Association	Rosalie	Martinez	rosaliamartinez206@gmail.com	507 Rosemont NE	Albuquerque	NM	87102	5054174004	
Semillas y Raices Neighborhood Community Group	Monique	Bell	s33dsnrroots@gmail.com	1113 Edith Boulevard NE	Albuquerque	NM	87102	5053190839	5056203100
Semillas y Raices Neighborhood Community Group	Carol	Krause	ckrause95@yahoo.com	800 Mountain Road NE	Albuquerque	NM	87102	5055070673	
Silver Platinum Downtown NA	Ronald	Casias	rc@silverplatinumdowntown.org	205 Silver Avenue SW #428	Albuquerque	NM	87102	5053190958	
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW #419	Albuquerque	NM	87102		5057029335
South Broadway NA	Frances	Armijo	sbaabq@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Gwen	Colonel		900 John Street SE	Albuquerque	NM	87102	5132579414	
The Lofts @ 610 Central SW Owners Association Incorporated	Janelle	Gutierrez	jnli_gtrrz@gmail.com	610 Central Avenue SW, #3H	Albuquerque	NM	87102	5054290479	
The Lofts @ 610 Central SW Owners Association Incorporated	Kaatje	van der Gaarden	kvandergaarden@gmail.com	610 Central Avenue SW 3E	Albuquerque	NM	87102	5053398978	

Respectfully,

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of ISD WebMaster

Sent: Thursday, June 07, 2018 12:18 PM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Bethany March

Telephone Number

5052539813

Email Address

[bethany\\_march@respec.com](mailto:bethany_march@respec.com)

Company Name

RESPEC, Inc.

Company Address

5971 JEFFERSON ST. NE #101

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Lots 1 thru 5 Block 2, Huning's Highland Addition and Lot 2-A, Union Square Addition

Physical address of subject site:

222 Central Ave SE, Albuquerque, NM 87102

Subject site cross streets:

Central Ave and Broadway Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

=====  
 This message has been analyzed by Deep Discovery Email Inspector.

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:38 PM  
**To:** Injalopez@msn.com; rosalmartinez06@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	Injalopez@msn.com		
	rosalmartinez06@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:38 PM	Read: 8/20/2018 5:58 PM

Hello Loretta & Rosalie,

The purpose of this e-mail is to inform you and the Santa Barbara Martineztown Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

Hearings are held on Wednesdays starting at 9:00 a.m. at the Plaza Del Sol building in the basement hearing room. The Development Review Board Agenda can be found at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Please feel free to contact me if you have any questions, require any additional information, or would like to schedule a meeting.

Affected Neighborhood Associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 4, 2018.

Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:43 PM  
**To:** rc@silverplatinumdowntown.org; leon@silverplatinumdowntown.org  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Tracking:	Recipient	Delivery	Read
	rc@silverplatinumdowntown.org		
	leon@silverplatinumdowntown.org		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:43 PM	Read: 8/20/2018 5:58 PM

Hello Ronald & Leon,

The purpose of this e-mail is to inform you and the Silver Platinum Downtown Neighborhood Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:40 PM  
**To:** s33dsnrroots@gmail.com; ckrause95@yahoo.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Tracking:	Recipient	Delivery	Read
	s33dsnrroots@gmail.com		
	ckrause95@yahoo.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:41 PM	Read: 8/20/2018 5:58 PM

Hello Monique & Carol,

The purpose of this e-mail is to inform you and the Semillas y Raices Neighborhood Community Group that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)



## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:43 PM  
**To:** sbnaabq@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	sbnaabq@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:44 PM	Read: 8/20/2018 5:58 PM

Hello Frances,

The purpose of this e-mail is to inform you and the South Broadway Neighborhood Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**  
*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:35 PM  
**To:** rob@abqhigh.com; jim@maddoxrealtors.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	rob@abqhigh.com		
	jim@maddoxrealtors.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:35 PM	Read: 8/20/2018 5:58 PM

Hello Rob & Jim,

The purpose of this e-mail is to inform you and the Broadway Central Corridors Partnership Incorporated that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:35 PM  
**To:** rosalimartinez06@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	rosalimartinez06@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:36 PM	Read: 8/20/2018 5:58 PM

Hello Rosalie,

The purpose of this e-mail is to inform you and the Martineztown Work Group that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:35 PM  
**To:** a.louisa.carson@gmail.com; andersonbonnie505@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Tracking:	Recipient	Delivery	Read
	a.louisa.carson@gmail.com		
	andersonbonnie505@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:35 PM	Read: 8/20/2018 5:58 PM

Hello Bonnie & Ann,

The purpose of this e-mail is to inform you and the Huning Highland Historic District Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:35 PM  
**To:** dmccain47@comcast.net; holly.siebert@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Tracking:	Recipient	Delivery	Read
	dmccain47@comcast.net		
	holly.siebert@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:35 PM	Read: 8/20/2018 5:58 PM

Hello David & Holly,

The purpose of this e-mail is to inform you and the Downtown Neighborhoods Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:35 PM  
**To:** lizzie10@q.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	lizzie10@q.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:35 PM	Read: 8/20/2018 5:58 PM

Hello Richard,

The purpose of this e-mail is to inform you and the Citizens Information Committee of Martineztown that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**  
*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:21 PM  
**To:** lobojsalazar@yahoo.com; aliciamromero1@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	lobojsalazar@yahoo.com		
	aliciamromero1@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:21 PM	Read: 8/20/2018 5:58 PM

Hello James & Alicia,

The purpose of this e-mail is to inform you and the Barelás Neighborhood Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:33 PM  
**To:** tilleyra@hotmail.com; silverlopez@aol.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	tilleyra@hotmail.com		
	silverlopez@aol.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:33 PM	Read: 8/20/2018 5:58 PM

Hello Bob & Margaret,

The purpose of this e-mail is to inform you and the Reynolds Addition Neighborhood Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)



## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:32 PM  
**To:** rosalimartinez06@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Hello Rosalie,

The purpose of this e-mail is to inform you and the Martineztown Work Group that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101

Albuquerque, NM 87109

505.253.9811 office

[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:29 PM  
**To:** a.louisa.carson@gmail.com; andersonbonnie505@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Hello Bonnie & Ann,

The purpose of this e-mail is to inform you and the Huning Highland Historic District Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**  
*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:26 PM  
**To:** dmccain47@comcast.net; holly.siebert@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Hello David & Holly,

The purpose of this e-mail is to inform you and the Downtown Neighborhoods Association that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

Hearings are held on Wednesdays starting at 9:00 a.m. at the Plaza Del Sol building in the basement hearing room. The Development Review Board Agenda can be found at the following link:

<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Please feel free to contact me if you have any questions, require any additional information, or would like to schedule a meeting.

Affected Neighborhood Associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 4, 2018.

Thank you,

**Jeremy Shell, EIT**  
*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:24 PM  
**To:** lizzie10@q.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Hello Richard,

The purpose of this e-mail is to inform you and the Citizens Information Committee of Martineztown that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**  
*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:23 PM  
**To:** rob@abqhigh.com; jim@maddoxrealtors.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Hello Rob & Jim,

The purpose of this e-mail is to inform you and the Broadway Central Corridors Partnership Incorporated that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Thank you,

**Jeremy Shell, EIT**

*Engineer*

**RESPEC**

5971 Jefferson Street NE, Ste. 101

Albuquerque, NM 87109

505.253.9811 office

**respec.com**

## Bethany March

---

**From:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 5:46 PM  
**To:** jnll.gtrrz@gmail.com; kvandergaarden@gmail.com  
**Cc:** PA-Rick Beltramo  
**Subject:** Central & Broadway Variance Request  
**Attachments:** IDOZoneAtlasPage\_K-14-Z.pdf

Tracking:	Recipient	Delivery	Read
	jnll.gtrrz@gmail.com		
	kvandergaarden@gmail.com		
	PA-Rick Beltramo	Delivered: 8/20/2018 5:46 PM	Read: 8/20/2018 5:58 PM

Hello Janelle & Kaatje,

The purpose of this e-mail is to inform you and The Lofts @ 610 Central SW Owners Association Incorporated that RESPEC, agent for Sundowner Hospitality, LLC, owner of Lots 1 thru 5, Block 2, Huning's Highland Addition and Parcel 2-A, Union Square addition, intends to submit a request for a design Variance to the City of Albuquerque. The property is located at the southwest corner of Broadway Blvd and Central Ave in Zone Map K-14. See attached map. The request for design variance will allow the proposed hotel to be built in the same manner as existing buildings in the adjacent downtown area.

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Affected Neighborhood Associations and Homeowners Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: September 4, 2018.

Thank you,

**Jeremy Shell, EIT**

*Engineer*

### **RESPEC**

5971 Jefferson Street NE, Ste. 101  
Albuquerque, NM 87109  
505.253.9811 office  
[respec.com](http://respec.com)

## Bethany March

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**From:** postmaster@outlook.com  
**To:** lnjalopez@msn.com  
**Sent:** Monday, August 20, 2018 5:38 PM  
**Subject:** Delivered: Central & Broadway Variance Request

**Your message has been delivered to the following recipients:**

[lnjalopez@msn.com](mailto:lnjalopez@msn.com) ([lnjalopez@msn.com](mailto:lnjalopez@msn.com))

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...

## Bethany March

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**From:** postmaster@maddoxrealtors.com  
**To:** jim@maddoxrealtors.com  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Delivered: Central & Broadway Variance Request

**Your message has been delivered to the following recipients:**

[jim@maddoxrealtors.com \(jim@maddoxrealtors.com\)](mailto:jim@maddoxrealtors.com)

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...



## Bethany March

---

**From:** postmaster@outlook.com  
**To:** tilleyra@hotmail.com  
**Sent:** Monday, August 20, 2018 5:33 PM  
**Subject:** Delivered: Central & Broadway Variance Request

**Your message has been delivered to the following recipients:**

[tilleyra@hotmail.com \(tilleyra@hotmail.com\)](mailto:tilleyra@hotmail.com)

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...

## Bethany March

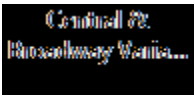
---

**From:** Microsoft Outlook  
**To:** rob@abqhigh.com  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rob@abqhigh.com \(rob@abqhigh.com\)](mailto:rob@abqhigh.com)

Subject: Central & Broadway Variance Request



## Bethany March

---

**From:** Bonnie Anderson <andersonbonnie505@gmail.com>  
**To:** Jeremy Shell  
**Sent:** Monday, August 20, 2018 6:36 PM  
**Subject:** Read: Central & Broadway Variance Request

Your message

To:  
Subject: Read: Central & Broadway Variance Request  
Sent: Tuesday, August 21, 2018 12:36:26 AM (UTC+00:00) Monrovia, Reykjavik

was read on Tuesday, August 21, 2018 12:36:21 AM (UTC+00:00) Monrovia, Reykjavik.

## Bethany March

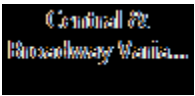
---

**From:** Microsoft Outlook  
**To:** sbnaabq@gmail.com  
**Sent:** Monday, August 20, 2018 5:43 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[sbnaabq@gmail.com](mailto:sbnaabq@gmail.com) ([sbnaabq@gmail.com](mailto:sbnaabq@gmail.com))

Subject: Central & Broadway Variance Request



## Bethany March

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**From:** Microsoft Outlook  
**To:** rc@silverplatinumdowntown.org; leon@silverplatinumdowntown.org  
**Sent:** Monday, August 20, 2018 5:43 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rc@silverplatinumdowntown.org](mailto:rc@silverplatinumdowntown.org) ([rc@silverplatinumdowntown.org](mailto:rc@silverplatinumdowntown.org))

[leon@silverplatinumdowntown.org](mailto:leon@silverplatinumdowntown.org) ([leon@silverplatinumdowntown.org](mailto:leon@silverplatinumdowntown.org))

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...

## Bethany March

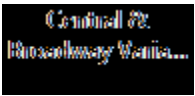
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**From:** Microsoft Outlook  
**To:** ckrause95@yahoo.com  
**Sent:** Monday, August 20, 2018 5:41 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[ckrause95@yahoo.com](mailto:ckrause95@yahoo.com) ([ckrause95@yahoo.com](mailto:ckrause95@yahoo.com))

Subject: Central & Broadway Variance Request



## Bethany March

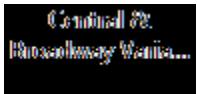
---

**From:** Microsoft Outlook  
**To:** s33dsnrroots@gmail.com  
**Sent:** Monday, August 20, 2018 5:41 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[s33dsnrroots@gmail.com](mailto:s33dsnrroots@gmail.com) ([s33dsnrroots@gmail.com](mailto:s33dsnrroots@gmail.com))

Subject: Central & Broadway Variance Request



## Bethany March

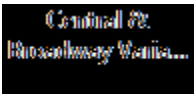
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**From:** Microsoft Outlook  
**To:** rosalimartinez06@gmail.com  
**Sent:** Monday, August 20, 2018 5:38 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com) ([rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com))

Subject: Central & Broadway Variance Request





## Bethany March

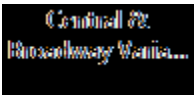
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**From:** Microsoft Outlook  
**To:** rosalimartinez06@gmail.com  
**Sent:** Monday, August 20, 2018 5:36 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com) ([rosalimartinez06@gmail.com](mailto:rosalimartinez06@gmail.com))

Subject: Central & Broadway Variance Request



## Bethany March

---

**From:** Microsoft Outlook  
**To:** a.louisa.carson@gmail.com; andersonbonnie505@gmail.com  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[a.louisa.carson@gmail.com](mailto:a.louisa.carson@gmail.com) ([a.louisa.carson@gmail.com](mailto:a.louisa.carson@gmail.com))

[andersonbonnie505@gmail.com](mailto:andersonbonnie505@gmail.com) ([andersonbonnie505@gmail.com](mailto:andersonbonnie505@gmail.com))

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...

## Bethany March

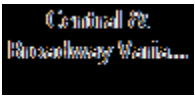
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**From:** Microsoft Outlook  
**To:** holly.siebert@gmail.com  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[holly.siebert@gmail.com](mailto:holly.siebert@gmail.com) ([holly.siebert@gmail.com](mailto:holly.siebert@gmail.com))

Subject: Central & Broadway Variance Request



## Bethany March

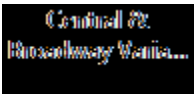
---

**From:** Microsoft Outlook  
**To:** dmccain47@comcast.net  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[dmccain47@comcast.net](mailto:dmccain47@comcast.net) ([dmccain47@comcast.net](mailto:dmccain47@comcast.net))

Subject: Central & Broadway Variance Request



## Bethany March

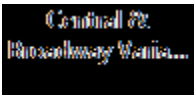
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**From:** Microsoft Outlook  
**To:** lizzie10@q.com  
**Sent:** Monday, August 20, 2018 5:35 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[lizzie10@q.com \(lizzie10@q.com\)](mailto:lizzie10@q.com)

Subject: Central & Broadway Variance Request



## Bethany March

---

**From:** Microsoft Outlook  
**To:** jnll.gtrrz@gmail.com; kvandergaarden@gmail.com  
**Sent:** Monday, August 20, 2018 5:46 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[jnll.gtrrz@gmail.com](mailto:jnll.gtrrz@gmail.com) (jnll.gtrrz@gmail.com)

[kvandergaarden@gmail.com](mailto:kvandergaarden@gmail.com) (kvandergaarden@gmail.com)

Subject: Central & Broadway Variance Request



Central &  
Broadway Variance...

## Bethany March

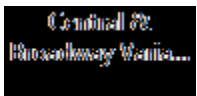
---

**From:** Microsoft Outlook  
**To:** silverlopez@aol.com  
**Sent:** Monday, August 20, 2018 5:33 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[silverlopez@aol.com](mailto:silverlopez@aol.com) ([silverlopez@aol.com](mailto:silverlopez@aol.com))

Subject: Central & Broadway Variance Request



## Bethany March

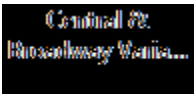
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**From:** Microsoft Outlook  
**To:** lobojsalazar@yahoo.com  
**Sent:** Monday, August 20, 2018 5:21 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[lobojsalazar@yahoo.com](mailto:lobojsalazar@yahoo.com) ([lobojsalazar@yahoo.com](mailto:lobojsalazar@yahoo.com))

Subject: Central & Broadway Variance Request





## Bethany March

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**From:** Microsoft Outlook  
**To:** aliciamromero1@gmail.com  
**Sent:** Monday, August 20, 2018 5:21 PM  
**Subject:** Relayed: Central & Broadway Variance Request

**Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:**

[aliciamromero1@gmail.com](mailto:aliciamromero1@gmail.com) ([aliciamromero1@gmail.com](mailto:aliciamromero1@gmail.com))

Subject: Central & Broadway Variance Request

