

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339**

OFFICIAL NOTIFICATION OF DECISION

December 15, 2017

Steven & Kara Grant
207-209 High St. NE
Albuquerque, NM 87102

Project# 1005206
17EPC-40054 Sector Development Plan Map Amendment
(zone change)
17EPC-40067 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for Lot 8, Lot 9 and the additional south seven feet and eight inches of Lot 7, and Lot 10, Block 24, Huning's Highlands Addition, zoned SU-2/MR, to SU-2/SU-1 for Bed and Breakfast to include special events, located on High St. NE, between Central Ave. NE and Dr. Martin Luther King, Jr. Ave. NE, containing approximately 0.6 acre. (K-14)
Staff Planner: Catalina Lehner

PO Box 1293

On December 14, 2017 the Environmental Planning Commission (EPC) voted to DEFER Project 1005206/17EPC-40054, a Sector Development Plan Map Amendment (Zone Change) and 17EPC-40067, a Site Development Plan for Building Permit, for 60 days to the February 08, 2017 hearing based on the following Findings:

NM 87103

FINDINGS:

1. The request is for a sector development plan map amendment (zone change) to the Huning Highland Sector Development Plan (HHSDP) and an as-built site development plan for building permit.
2. A bed and breakfast operates on the subject site. The applicant is requesting a zone change in order to continue to host special events, such as meetings and weddings.
3. The applicant is requesting a 60 day deferral to strengthen the zone change justification, provide the required as-built site development plan, and ensure that notification is correct.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 29, 2017**. The date of the EPC'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 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is

OFFICIAL NOTICE OF DECISION

Project #1005206

December 14, 2017

Page 2 of 2

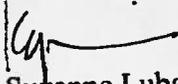
required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

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. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


for Suzanne Lubar
Acting Planning Director

SL/CLL

cc: Steven & Kara Grant, 207-209 High St. NE. ABQ, NM 87102
Broadway Central Corri. Part. Inc. Jim Maddox, 515 Central Ave. NE, ABQ, NM 87102
Broadway Central Corri. Part. Inc. Rob Dixon, P.O. Box 302, ABQ, NM 87102
Huning Highland Hist. Dist. Assoc., Bonnie Anderson, 522 Edith SE, ABQ, NM 87102
Huning Highland Hist. Dist. Assoc., Ann Carson, 416 Walter SE, ABQ, NM 87102
Dayan Hochman, 1121 4th St. NW, Ste. 10, ABQ, NM 87102
Larry Tucker, 210 Walter St. NE, ABQ, NM 87102