

**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

June 14, 2019

SP Albuquerque LLC
500 Stevens Ave.
Solana Beach CA 92075

Project# PR-2018-001560
Application# SI-2019-00140
Final Sign Off of EPC Site Plan

LEGAL DESCRIPTION:

All or a portion of TRACTS B-2 REPLAT OF TRACT B YORBA LINDA SUBDIVISION and PORTION OF TRACT A HOFFMANTOWN BAPTIST CHURCH SITE, zoned MX-L, located on HARPER ROAD NE between VENTURA STREET NE and WYOMING BLVD NE, containing approximately 14.2 acres (E-20)

On June 12, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and ABCWUA to address minor issues, based on the following Findings:

1. This Site Development Plan for Building Permit was approved by the EPC on January 12, 2018.
2. The case was appealed and the appeal was denied. City Council acted on the request on April 18, 2018 and affirmed the EPC decision.
3. The staff planner reviewed the submittal and found that it met the EPC conditions.
4. This case was approved prior to the effective date of the IDO and was reviewed under the rules of the previous zoning code.

Conditions:

1. Final sign off is delegated to Planning to check for the IIA and to ABCWUA to address comments.
2. The applicant will obtain final sign off from Planning by **August 14 , 2019** or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JUNE**

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27, 2019. 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.

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

Consensus Planning 302 8th street NW ABQ , NM 87102