

**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**

July 12, 2019

Presbyterian Healthcare Foundation  
James Jeppson  
1011 Coal Ave  
ABQ , NM 87106

**Project# PR-2019-001584**  
**Application#**  
**SI-2019-00177 MAJOR AMEND. SITE PLAN – DRB**

### **LEGAL DESCRIPTION:**

All or a portion of LOTS 3-A of PLAT OF LOTS 3-A AND 3-B COORS VILLAGE SUBDIVISION , zoned MX-L, located SWC of ST. JOESPH'S PLACE NW and COORS BLVD NW , containing approximately 2.66 acre(s). (F-11)

On July 10, 2019, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning and Transportation to address minor issues as stated in the comments and discussed at the hearing, based on the following Findings:

### **SI-2019-00085 SITE PLAN – DRB**

1. This is a request to amend a Site Plan to increase the wall mounted signage from 45 to 111 square feet, as shown on SDP-5.4 and relocate the monument sign at the northeast corner of the site.
2. The signage standards in the EPC approved Site Development Plan for Subdivision (SPS) limit signage to 60 square feet or 20% of the façade, whichever is less. The EPC was the approving body for the SPS, therefore the EPC is the body that must grant any major changes to the plan. The DRB was not able to act on this portion of the request.
3. The DRB approved the relocation of the monument sign as shown the exhibit “ Proposed Revised Site Plan”.
4. The applicant provided the notice required by the IDO. The Ladera Heights Neighborhood Association, Western Trails Estates HOA, Westside Coalition of Neighborhoods and Taylor Ranch Neighborhood Association and property owners within 100 feet were notified.

**Conditions:**

1. Final sign off is delegated to Planning and Transportation to address the clear site triangle.
2. The applicant will add a note regarding the approval of the wall mounted signs by a separate process.
3. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will then be email to the PLNDRS.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JULY 25, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

Century Sign Builders 2117 Commercial ST NE ABQ, NM 87102