

**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-2019-002239
Application#
SI-2019-00174 MAJOR AMEND. SITE PLAN – DRB

LEGAL DESCRIPTION:

All or a portion of LOT 2A PLAT of LOTS 1-A and 2-A(REPLAT OF LOTS 1THRU 5) PASEO MARKETPLACE, zoned MX-M, located at 6400 PASEO DEL NORTE, SEC of PASEO DEL NORTE and SAN PEDRO DR NE, containing approximately 2.66 acre(s). (D-18)

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 40 to 111 square feet, as shown on SDP-5.2. The signage was approved by the DRB on April 24, 2019
2. The signage is allowed in the MX-M zone. Signage is allowed up to 15 % of the façade, the sign is approximately 3% of the façade.
3. The applicant provided the notice required by the IDO. The West La Cueva Neighborhood 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 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.

Official Notice of Decision

Project # PR-2019-002239 Application# SI-2019-000174

July 12, 2019

Page 2 of 2

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 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

Century Sign Builders 2117 Commercial ST NE ABQ, NM 87102