

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

October 26, 2018

San Jose Parish
2401 Broadway SE
ABQ NM 87102

Project# PR-2018-001578
Application# SD-2018-00150 (Major
Amendment to Site Plan)

LEGAL DESCRIPTION:

for all or a portion of for all or a portion of
TRACT A, SAN JOSE PARISH, zoned R-1B, located
on BROADWAY BLVD SE east of ROMANA AVE
SE, containing approximately 6.7489 acre(s).
(M-14

On October 24, 2018, the Development Review Board (DRB) held a Public Meeting concerning the above referenced application and approved the request, based on the following Findings:

1. The project meets the applicable requirements of the IDO and the DPM.
2. The project consists of a new 6,816 square foot parish hall with associated parking and landscaping. The site plan also shows the existing church campus and will serve as a as built site plan for future development.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan – DRB shall be approved if it meets all of the following criteria:
 - a. 6-6(G)(3)(a) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*
 - b. 6-6(G)(3)(b) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable. A Traffic Impact Study was not required. The site has access to a full range of urban services.*
 - c. 6-6(G)(3)(c) *The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The site has a landscaping buffer around the perimeter. Additionally, the church has been at this site for many years is compatible with the existing development in the area.*

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4. The applicant notified property owners within 100 feet of the subject site and the
5. Site Plan is valid 7 years from DRB approval. An extension may be requested prior to the expiration date.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 8, 2018**. 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

Soleil West Kevin@soleilwest.com