

**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

January 25, 2019

Presbyterian Healthcare Services
Real Estate PO BOX 26666
ABQ, NM 87125

Project# PR-2018-001584
Application# SI-2019-00015
Final Sign off of EPC Approved Site Plan

LEGAL DESCRIPTION:

All or a portion of TRACT 3, Plat of Tracts 1 thru 4, COORS VILLAGE SUBDIVISION, zoned MX-M, located at 4500 QUAKER HEIGHTS PL NW, containing approximately 6.84 acres (F-11)

On January 23, 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, based on the following Findings:

1. This is a site plan for a 16,000 square foot emergency care facility and and a 35,000 square foot outpatient clinic.
2. The staff planner stated that all of the EPC conditions were met.
3. As part of the EPC approval, the round-a-bout shown in the approval of 1000032, 08-EPC- 40030 was removed.
4. The applicant met the notification requirements of the IDO.
5. An infrastructure list was approved and signed off by the DRB with this action.

Conditions:

1. Final sign off is delegated to Planning to check for utility signatures, the DXF file and to check for Infrastructure Improvements Agreement.
2. The applicant will obtain final sign off from Planning by **February 6, 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 **FEBRUARY 7, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal,

Official Notice of Decision
Project # PR-2018-001584, SI-2019-00015
January 25, 2019
Page 2 of 2

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

DPS Chris Gunning DPS 7601 Jefferson NE suite 100 ABQ ,NM 87109