

**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

November 2, 2018

Univest- Coors Road LLC
10611 Heights Place NW
ABQ, NM 87120

Project# PR-2018-001584

Application#

SI-2018-00132 Site Development Plan for
Subdivision

SI- 2018- 00151 Site Development Plan for
Building Permit

LEGAL DESCRIPTION:

all or a portion of TRACT 3 PLAT OF TRACTS 1
THRU 4, COORS VILLAGE, zoned MX-L, located at
4500 QUAKER HEIGHTS PL NW south of
WESTERN TRAIL NE and west of COORS BLVD
NE, containing approximately 13.5446 acre(s).
(F-11-Z)

On October 31, 2018, the Development Review Board (DRB) held a Public Meeting concerning the above referenced application and approved the request, based on the following Findings:

SI-2018-00132 Site Development Plan for Subdivision

1. This Site Development Plan for Subdivision was originally approved by the EPC on November 13, 2008 and delegated to the DRB for final sign off.
2. This plan was approved prior to the IDO and was reviewed for compliance with the EPC conditions. The Site Development Plan for Subdivision contains design standards that are applicable to the entire site.
3. Final sign off is delegated to Planning to check for board comments.

SI- 2018- 00151 Site Development Plan for Building Permit

1. This Site Development Plan for Building Permit was originally approved by the EPC on November 13, 2008 and delegated to the DRB for final sign off. The Site Development Plan for Building Permit will allow the development of a three story (172,529 square foot, 131 unit assisted living facility on tract 3A.
2. This plan was approved prior to the IDO and was reviewed for compliance with the EPC

Official Notice of Decision

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conditions.

3. Final sign off is delegated to Planning to check for board comments.
4. The site plan is valid for 7 years from DRB final sign off.

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

Tierra West LLC 5517 Midway Park Place NE ABQ, NM 87109