

**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

April 19, 2019

Hope Christian Schools
8005 Louisiana BLVD NE
ABQ, NM 87109

Project# PR-2019-002134
Application# SI-2019-00056 SITE PLAN - DRB

LEGAL DESCRIPTION:

All or a portion of LOT 2 SHAMROCK ADDN & TR 101-C MRGCD MAP 34, zoned MX-L, located on PALOMAS AV NE south of PASEO DEL NORTE and east of SAN PEDRO DR NE, containing approximately 7.7 acre(s). (D-18)

On April 17, 2019, the Development Review Board (DRB) held a meeting concerning the above referenced application and approved the request based on the following Findings:

1. This site part of the Hope Christian School Campus, but is a stand alone Site Plan DRB for the elementary school. Development of future campus phases will be reviewed separately from this plan.
2. This is a request for a two story, 61,400 square foot building on the elementary school site. There are existing buildings, parking and landscaping on the site but the new building requires additional landscaping and parking as shown on the site plan.
3. The previously approved Site Plan for Building Permit (1000539) expired and was terminated 4-22-19.
4. As required by the IDO, the applicant notified property owners within 100 feet and affected neighborhood associations.
5. 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. The height, parking and façade, meet the IDO requirements.

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.

The site has access to a full range of urban services including utilities, roads, and emergency services.

- b. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The project adds to the existing school and is compatible with existing residential and commercial development. The proposed uses are allowed under the existing zoning. The site will have a significant landscape buffer.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (4-17-2019). An extension may be requested prior to the expiration date.
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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 2, 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

Official Notice of Decision

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KD/mg

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