

**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 26, 2019

Presbyterian Healthcare Foundation  
1011 Coal Ave NE  
ABQ, NM 871106

**Project# PR-2019-002239**  
Application#  
**SI-2019-00039-** Major Site Plan Amendment

### **LEGAL DESCRIPTION:**

All or a portion of LOT 2A of LOTS 1 THRU 5, PASEO MARKETPLACE, zoned MX-M, located at the SEC of PASEO DEL NORTE and SAN PEDRO DR NE. containing approximately .8083 acres, (D-18)

On April 24, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request with delegation to Planning and Transportation to address minor issues as stated in the board comments, based on the following Findings:

1. This a request to amend to the existing, approved Site Development Plan for Building Permit for 6400 Paseo del Norte to increase the size of an existing monument sign and added a new pole sign.
2. The proposed signage meets the requirements of the IDO 14-16-5, Table 5-12-2 On-Premise Signs in Mixed-use and Non-residential Zone Districts. The monument sign facing Palomas will be a 25 square foot sign face on a 10 foot by 3 foot six inch base. a sign of up 26 feet in height and 100 square feet is allowed.
3. The pole sign on the corner Paseo del Norte and San Pedro DR will be 13 feet, ten inches in height and have a sign face of approximately 55 square feet as shown on sheet 8.
4. The original plan was approved by the DRB on May 5, 2018 and received final sign off on July 23, 2018 (1010675/18-DRB-70122).
5. The applicant sent notice pursuant to Table 6-1-1 of the IDO and offered to meet with the West La Cueva Neighborhood; the neighborhood declined a meeting. Staff did not receive comments any opposition to the request.

Official Notice of Decision

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Conditions:

Final sign off is delegated to Planning to check for notes outlining the amendment (what the changes/additions are and to Transportation to check for clear site triangles on the site plan sheet.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 9, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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

Ingrid Kocher 2117 Commercial ST ABQ, NM 87102