City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 22, 2000

OFFICIAL NOTIFICATION OF DECISION

Family Worship Center
5200 Iliff NW
Albuq. NM 87105

FILE: 00110 00000 01020/00128 00000 01021
LEGAL DESCRIPTION: for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner

On September 21, 2000, the Environmental Planning Commission voted to approve 00110-00000-01020, a request for a zone map amendment from R-2 to SU-1 for Church with signage restrictions and Related Uses limited to the following: fellowship hall, education center, bookstore, music, café, and multi purpose room, and residence , on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street based on the following Findings:

FINDINGS:

1. This is a 7.346-acre site located on Glenrio Road between 72nd Street and 76th Street. This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses at Tracts 226-230, Town of Atrisco Grant, Airport Unit. These tracts are vacant land currently.

2. This request would allow a compatible use with the existing R-1 development and the future R-2 multi-unit development adjacent to the subject site.

5. This request fulfills the policies of R-270-1980: the current R-2 zoning is inappropriate, a different zone category would be more beneficial to the community as per the policies of the Comprehensive Plan and the West Side Strategic Plan.

4. The uses listed in the zoning description are intended for the direct mission and use of the church and its members and not intended for uses outside its membership or mission.

On September 21, 2000, the Environmental Planning Commission voted to approve 00110-00000-01021, a request for a site plan for subdivision, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision, for an approximately 7.346 acre site located on Glenrio Road between 72nd Street and 76th Street, more particularly described as Tracts 226-230, Town of Atrisco Grant, Airport Unit.

2. A site plan for subdivision is required for approval of SU-1 zoning.

4. This is site plan for subdivision. If approved, the agent will need to request a site plan for building permit from the EPC.

7. This request furthers the applicable policies of the Comprehensive Plan by conforming to the policies a, d, k, and l, that state that the Established and Developing Urban Area of the Comprehensive Plan shall allow a full range of land uses, that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern, that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations, and that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

9. This request furthers the applicable policy 3.31 of the West Side Strategic Plan, demonstrating that it is appropriate for new development, both residential and non-residential, to occur in the Atrisco Business Park community.

11. This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant's property might involve 10-20 feet from the SW corner.

13. Infrastructure improvements will be necessary for site plan for building permit. Either financial guarantees for the off- and on-street infrastructure improvements or an approved vacation are alternatives to this issue.

8. This submittal will be adequate with some changes and additions.

9. Pedestrian amenities and pathways that connect parking areas to buildings; buildings to other buildings within the site and buildings to the adjacent streets should be provided.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.

3. If the zone change and site plan for subdivision are approved, the agent must request a site plan for building permit from the EPC prior to site development. That proposal will be reviewed as per the design guidelines included with the site plan for subdivision request, along with other relevant factors.

4. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

6. As per Transportation Development Services conditions for site plan for subdivision approval:
   . Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.
   b. Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

9. As per Transportation Planning recommendations:
   a. Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant's development to be held away from the extreme SW corner of the property.
   b. The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

10. As per Solid Waste, Refuse Division conditions:
    a. Approved on condition will have refuse enclosure location added to site plan at time of building permit. Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142.

12. Pedestrian paths with a 6 foot wide clear path with shade trees at approximately 25 feet on center in 5x5 planters shall be provided along all pathways connection buildings to buildings through parking lots and to the adjacent street.

13. Parking areas shall be restricted to the minimum required plus the maximum of 10% of the allowed use.

9. Design guidelines;
   . Lighting standards shall be a maximum of 16 feet fully shielded.
   . No off premise/billboards shall be permitted.

b. Monument sign maximum size shall be of the face shall 75 square feet with the maximum height of 8 feet.
c. Building mounted signage shall be a maximum of 6% of the façade to which is applied.
d. Signage shall not face adjacent residential.
f. And shall have a maximum 2 foot letter
i. Letters shall be inidividually backlit channelized letters with a maximum of 2 foot x 2 foot backlit logo shall be permitted.
k. Building materials, no plastic/vinyl faschia panels or awnings shall be permitted.
m. Any cell towers shall be architecturally integrated into building architecture.

10. Maximum 1,500 square feet for the café, bookstore, music as a combined use.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **OCTOBER 6, 2000**IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

For Robert R. McCabe, AIA, APA
Planning Director

RM/MP/ac

cc: John Griego, 105 E. Marcy, Santa Fe, NM 87501
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rich Sacoman, Laurelwood Neigh. Assoc., 7805 Bay Brook Rd. NW, Albuq. NM 87120
Curtis Brewer, Berger Briggs, PO Drawer K, Albuq. NM 87103

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Family Worship Center
5200 Iliff NW
Albuq. NM 87105

November 27, 2000

CERTIFICATION OF ZONING

FILE: 00110 00000 01020 (Project #1000694)
DATE OF FINAL ACTION: September 21, 2000
LEGAL DESCRIPTION: for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM R-2 TO SU-1 FOR CHURCH WITH SIGNAGE RESTRICTIONS AND RELATED USES LIMITED TO THE FOLLOWING: FELLOWSHIP HALL, EDUCATION CENTER, BOOKSTORE, MUSIC, CAFÉ, AND MULTI PURPOSE ROOM AND RESIDENCE

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. SU-1 zoning requires site development plan approval prior to submittal of plans to the building & Inspection Division of the City to initiate a building permit..

Sincerely,

Robert R. McCabe, AIA, APA
Planning Director

BM/ac
cc: Zoning
Neal Weinberg/AGIS

4. The request does not meet all of the policies for deciding zone map change applications of *Resolution 270-1980*: The proposed change is in significant conflict with adopted elements of the *Comprehensive Plan* and the *West Side Strategic Plan* (Section 1.C.); and the subject zone change request is both a "spot zone" and a "strip zone" as defined by Sections 1.I and J.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED 4-3
(COMMISSIONER J CHAVEZ, COMMISISONER McMAHAN, AND COMMISSIONER BEGAY ALL VOTED NO. CHAIRMAN GARA HAS LEFT AT THIS TIME)

16. 00110 00000 01020
00128 00000 01021
Project # 1000694

John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR CHURCH AND RELATED USES. APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WITH CONDITIONS.)**

STAFF PRESENT:

Mary Piscitelli, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

John Griego, 105 E. Marcy, Santa Fe, NM

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. PISCITELLI: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site development plan for subdivision purposes.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110-00000-01020, a request for a zone map amendment from R-2 to SU-1 for Church with signage restrictions and Related Uses limited to the following: fellowship hall, education center, bookstore, music, café, and multi purpose room, and residence , on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street based on the following Findings:

FINDINGS:

1. This is a 7.346-acre site located on Glenrio Road between 72nd Street and 76th Street. This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses at Tracts 226-230, Town of Atrisco Grant, Airport Unit. These tracts are vacant land currently.

2. This request would allow a compatible use with the existing R-1 development and the future R-2 multi-unit development adjacent to the subject site.

3. This request fulfills the policies of R-270-1980: the current R-2 zoning is inappropriate, a different zone category would be more beneficial to the community as per the policies of the Comprehensive Plan and the West Side Strategic Plan.

4. The uses listed in the zoning description are intended for the direct mission and use of the church and its members and not intended for uses outside its membership or mission.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110-00000-01021, a request for a site plan for subdivision, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision, for an approximately 7.346 acre site located on Glenrio Road between 72nd Street and 76th Street, more particularly described as Tracts 226-230, Town of Atrisco Grant, Airport Unit.

2. A site plan for subdivision is required for approval of SU-1 zoning.

3. This is site plan for subdivision. If approved, the agent will need to request a site plan for building permit from the EPC.

4. This request furthers the applicable policies of the Comprehensive Plan by conforming to the policies a, d, k, and l, that state that the Established and Developing Urban Area of the Comprehensive Plan shall allow a full range of land uses, that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern, that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations, and that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

5. This request furthers the applicable policy 3.31 of the West Side Strategic Plan, demonstrating that it is appropriate for new development, both residential and non-residential, to occur in the Atrisco Business Park community.

6. This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant's property might involve 10-20 feet from the SW corner.

7. Infrastructure improvements will be necessary for site plan for building permit. Either financial guarantees for the off- and on-street infrastructure improvements or an approved vacation are alternatives to this issue.

8. This submittal will be adequate with some changes and additions.

9. Pedestrian amenities and pathways that connect parking areas to buildings; buildings to other buildings within the site and buildings to the adjacent streets should be provided.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.

2. If the zone change and site plan for subdivision are approved, the agent must request a site plan for building permit from the EPC prior to site development. That proposal will be reviewed as per the design guidelines included with the site plan for subdivision request, along with other relevant factors.

3. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

4. As per Transportation Development Services conditions for site plan for subdivision approval:
   a. Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.
   b. Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

5. As per Transportation Planning recommendations:
   a. Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant's development to be held away from the extreme SW corner of the property.
   b. The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

6. As per Solid Waste, Refuse Division conditions:
   a. Approved on condition will have refuse enclosure location added to site plan at time of building permit. Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142.

7. Pedestrian paths with a 6 foot wide clear path with shade trees at approximately 25 feet on center in 5x5 planters shall be provided along all pathways connection buildings to buildings through parking lots and to the adjacent street.

8. Parking areas shall be restricted to the minimum required plus the maximum of 10% of the allowed use.

9. Design guidelines;
   a. Lighting standards shall be a maximum of 16 feet fully shielded.
   b. No off premise/billboards shall be permitted.
   c. Monument sign maximum size shall be of the face shall 75 square feet with the maximum height of 8 feet.
   d. Building mounted signage shall be a maximum of 6% of the façade to which is applied.
   e. Signage shall not face adjacent residential.
   f. And shall have a maximum 2 foot letter
   g. Letters shall be inidividually backlit channelized letters with a maximum of 2 foot x 2 foot backlit logo shall be permitted.
   h. Building materials, no plastic/vinyl faschia panels or awnings shall be permitted.
   i. Any cell towers shall be architecturally integrated into building architecture.

10. Maximum 1,500 square feet for the café, bookstore, music as a combined use.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY MOTION CARRIED UNANMOUSLY

17. 00128 00000 01029
Project # 1000400

Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner **(APPROVED WITH CONDITIONS)**

STAFF PRESENT:

Debbie Stover, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Kevin Georges, 127 Jefferson NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MS. STOVER: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128-00000-01029, September 21, 2000, a site plan for building permit for an approximately 5 acre site located south of 57th Street between Ouray and Miami Roads, known more particularly as Tract 336, Unit 8, Town of Atrisco Grant, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a site plan for building permit for an approximately 5 acre site located sough of 57th Street between Ouray and Miami Roads, known more particularly as Tract 336, Unit 8, Town of Atrisco Grant.

John C Griego, AIA
PO Box 8743
Santa Fe, NM 87504

Thursday, August 30, 2001

Hand Delivered

City of Albuquerque
City Planning Department
- Mary Piscitelli, Planner

600 2nd St. NW
3rd Floor
Albuquerque, NM 87103

Re: Case No.
00110 00000 01020 00128 00000 01021
Project No.1000694
Family Worship Center

- *Zone map amendment from R-2 to SU-1*
- *Site Development plan for subdivision*

Dear Mary

Although the Environmental Planning Commission granted us approval on September 21, 2000 we are not yet prepared to submit our plans.

During the course of the year Family Worship Center (FWC) has been diligently pursuing the final acquisition of the land a tax lien had been imposed on the land and it took some time to clear it and close on the property. It now has closed.

FWC a few months ago has begun a building funding campaign and has their current facility on the market. With all these activities in progress FWC is now beginning the planning and engineering phase. We anticipate the initial technical documents to begin within the next few weeks.

App# 0120 / 0121
Proj# 1000694 (EPC)

PROPERTY OWNERSHIP / LEGAL LIST

Date:

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
J-10	1010058	162-367	209-02	✓	1010058	236-322	211	33 ✓
		180-373	04	✓		229-332		34 ✓
		200-380	06	✓		222-332		35 ✓
		223-389	08	✓		217-332		36 ✓
		242-396	10	✓		210-332		37 ✓
		118-340	202-21	✓		203-332		38 ✓
		119-316	10	✓		198-332		39 ✓
		133-328	18	✓		191-332		40 ✓
		139-344	11	✓		222-349	212	18 ✓
		128-341	09	✓		229-349		19 ✓
		160-308	203-01	✓		235-349		20 ✓
		178-326	21	✓		243-348		21 ✓
		178-333	22	✓		250-343		22 ✓
		177-341	23	✓		250-335		23 ✓
		182-348	24	✓		250-328		24 ✓
		190-349	25	✓		261-329		14 ✓
		197-349	26	✓		261-336		15 ✓
		202-349	27	✓		261-342		16 ✓
		209-349	28	✓		261-349		17 ✓

App#_____
Proj#_____

PROPERTY OWNERSHIP / LEGAL LIST

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-10	1010058	132-492	205-06	✓ mp
		112-378	07	✓ mp
		096-370	08	✓ mp
		232-465	210-10	✓ mp
		220-443	12	✓ mp
		200-437	14	✓ mp
		179-425	16	✓ mp
		159-409	18	✓ mp
		293-305	101-02	✓ COA
		277-349	06	✓
		277-342	07	✓
		277-336	08	✓
		271-403	104-01	✓ mp
		291-416	02	✓
		255-462	110-12	✓ COA
		275-485	16	✓ COA

County of Bernalillo SS

Bill Tafoya, being duly sworn, de[illegible]res and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 6 day of Sept, 2000 and the subsequent consecutive publications on _____, 2000.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 1 day Sep of 2000.

PRICE 121.90

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

[illegible]IAL SEAL
[illegible]antha Weiss
[illegible]TARY PUBLIC
[illegible]F NEW MEXICO
[illegible]/2/04

NOTICE OF [illegible]IC HEARING

Notice is hereb[illegible]n that the City of Albuquerque [illegible]ironmental Planning Commiss[illegible] will hold a public hearing on Thu[illegible] September 21, 2000 at 8:00 a[illegible] the Plaza del Sol Hearing R[illegible] Lower Level, Plaza del Sol [illegible]ng, 600 2nd St. NW, Albuquer[illegible]M to consider the following ite[illegible]ote: these items are not in the or[illegible]y will be heard]

00110 00000 0[illegible]
Project # 1000[illegible] John Lorentze[illegible]sts a zone map amendment f[illegible]P to C-2 for a western portio[illegible] Tract E, Airport Center, locate[illegible] Miles Road SE between Univ[illegible] Boulevard and Buena Vista, [illegible]aining approximately .355 ac[illegible]-15) Simon Shima, Staff Plann[illegible]

00110 00000 0[illegible]
00138 00000 0[illegible]
Project # 1000[illegible] Greater Albuq[illegible]ue Housing Partnership, agent [illegible]or Albuquerque Public Schools [illegible]est a zone map amendment fro[illegible]-1 to R-1, plus an amendment t[illegible] Martineztown/ Santa Barbara [illegible]ector Development Plan for unpla[illegible]tracts within projected Section [illegible] T.10.N, R.3.E, N.M.P.M. Tow[illegible] Atrisco Grant, located on indi[illegible]chool Road NE & High Street be[illegible]n Indian School Road and Cre[illegible] Avenue, containing approximately [illegible] acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 0[illegible]
00138 00000 0[illegible]
Project # 1000[illegible] Greater Albu[illegible]ue Housing Partnership, ag[illegible]or Albuquerque Public Schoo[illegible]uest a zone map amendment f[illegible]-1 to R-1 plus an amendment [illegible] Martineztown/ Santa Barba[illegible]tor Development Plan for unpl[illegible] Tracts within projected Sect[illegible] T.10.N, R.3.E, N.M.P.M. Tow[illegible] Atrisco Grant, located on Co[illegible] Street between High Street [illegible]buquerque High School, cont[illegible] approximately .70 acre. (J-15) [illegible]a Borrego Archuleta, Staff Pla[illegible]

00110 00000 0[illegible]216
00138 00000 0[illegible]216
Project # 1000[illegible] Greater Alb[illegible]erque Housing Partnership, ag[illegible]for Albuquerque Public Scho[illegible]quest a zone map amendment [illegible] SU-2/RCM to R-1 plus an a[illegible]dment to the Martineztow[illegible]ta Barbara Sector Developme[illegible]lan for unplatted Tracts with[illegible]ected Section 16 T.10.N, R.[illegible].M.P.M. Town of Atrisco Gra[illegible]ated on High Street between Cl[illegible] and Kinley and adjacent to Al[illegible]erque High School, containing a[illegible]imately .19 acre. (J-15) Cynthi[illegible]go Archuleta, Staff Planner

00110 000[illegible]16
Project # 1[illegible]
Herbert M[illegible]lish & Associates, agents for [illegible]. Monty, request a zone map [illegible]ndment from R-2 to C-2 for Lo[illegible]2, Block 13, Clayton Heights Ad[illegible] located on the west side of Wil[illegible] Avenue SE between [illegible] Gibson Bo[illegible]d and Ross Avenue, containing [illegible]ximately .488 acres. (L-15) Jo[illegible]er, Staff Planner

00110 00[illegible]020
00128 00[illegible]021
Project # [illegible]94
John Gri[illegible]gent for Family We[illegible]ship Cen[illegible]equests a zone map amendme[illegible]rom R-2 to SU-1 for Church a[illegible]ated Uses plus a site [illegible] develop[illegible]lan for subdivision [illegible] purposes [illegible]ots 226-230, Town of Atrisco G[illegible] Airport Unit, located [illegible] Glenrio [illegible] NW between Coors Boulevar[illegible] I-40, containing approximate[illegible]61 acres. (J-10) Mary [illegible] Piscitelli, [illegible] Planner

00110 00[illegible]001024
Project [illegible]96
Cummi[illegible]nsulting, agents [illegible] Yoshiro[illegible]gawa et. al., request a zone m[illegible]endment from R-D to C-2 for [illegible]F, Bosque Meadows located [illegible]ors Boulevard NW between [illegible]ta Lane and Bosque Meadow[illegible]ntaining approximately 3.14 ac[illegible]-12) Russell Brito, Staff Planne[illegible]

00110 [illegible]001026
Project [illegible]697
Garcia[illegible]er & Associates, agents for Joh[illegible]ter request a zone map amend[illegible] from R-T to C-2 for Lot 37, Bl[illegible] La Mesa Addition, located [illegible]silla Street NE between Centra[illegible]ue and Domingo [illegible] contai[illegible]pproximately 0.16 [illegible] (K-19[illegible]en Marrone, Staff Planner

00110 [illegible]01028
Proje[illegible]00699
Garcl[illegible]er & Associates, agents for D[illegible]ron Holland, request a zone [illegible]mendment from R-[illegible] 1 to [illegible] Tract 67A3, MRGCD Map No. 2[illegible]ated on Fourth Street NW betw[illegible]neyard Road and Willow Road [illegible]taining approximately 1.15 acres. (E-15) Russell Brito, Staff Planner

00110 00000 01031
Project # 1000701
Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot [illegible] Addition, located on [illegible] Espanola [illegible] Road and [illegible]ximately [illegible] Planner

[illegible] Guadalupe [illegible] agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots [illegible] Block 28, Playa del Sol Addition, located on the east side of Florida Street SE between Zuni Road SE and [illegible] Avenue, containing approximately .75 acre. (C-16) Jon Messier, Staff Planner

00110 00000 01017
Project # 1000[illegible]
[illegible] Grass, Architect, agent for [illegible] Development, request [illegible] development plan [illegible] Lot A, [illegible] zone [illegible] the former [illegible] Buried [illegible] Staff Planner

00110 00000 01027
Project # 1000772
[illegible] agent for Sandia [illegible] request an amendment [illegible] development plan for [illegible] Tennis Club [illegible] SU-1 for [illegible] facilities located [illegible] Constitution Avenue and North Street NE between [illegible] Streets, containing approximately [illegible] acres. (J-20) Russell Brito, Staff Planner

00110 00000 01035
00128 00000 01035
Project # 1000[illegible]
Tetra West LLC, agents for Paradise West Inc., request annexation and establishment of RD zoning, plus an amendment to the La Cueva Sector Development Plan, located on Modesto between Venues and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call Ap[illegible] Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate in the public hearing should contact Ap[illegible] Candelaria at 924-3886 (VOICE) or 924-3881 (TTY). TTY users may a[illegible] access the voice number via the N[illegible] Mexico Relay Network by calling [illegible] free: 1-800-659-9331

County of Bernalillo SS

Bill Tafoya, being duly sworn, de[illegible]res and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 6 day of Sept, 2000 and the subsequent consecutive publications on _____, 2000.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 1 day Dec of 2000.

PRICE 101.90

Statement to come at end of month.

ACCOUNT NUMBER C80583

CLA-22-A (R-1/93)

[illegible]CIAL SEAL
[illegible]antha Weiss
[illegible]TARY PUBLIC
[illegible]F NEW MEXICO
[illegible]2/04

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, September 21, 2000 at 8:00 a.m., Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items. Note: these items are not in the order they will be heard.

00110 00000 [illegible]

Project # 1000[illegible]
John Lorentz [illegible] a zone map amendment [illegible] C-2 for a western portion [illegible] E. Airport Center, located [illegible] Road SE between Unserman Boulevard and Buena Vista [illegible] approximately 355 [illegible] (J-15) Simon Shima, Staff Planner

00110 00000 01004
00138 00000 01005
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from C-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Cornell Avenue, containing approximately 30 acres. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 01006
00138 00000 01007
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from C-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately 70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 01215
00138 00000 01216
Project # 1000580
Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RC/M to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, [illegible] Town of Atrisco Grant, [illegible] between Christiana and Ridley and adjacent to Albuquerque High School, containing approximately 19 acres. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 [illegible]
Project # [illegible]
Herbert [illegible] agents for [illegible] request a zone map amendment from R-2 to C-2 for Lots [illegible] Block 13, Clayton Heights Addition, located on the west side of Wilmer Avenue SE between Gibson Boulevard and Rosa Avenue, containing approximately 488 acres. (L-15) [illegible] Staff Planner

00128 00000 01021
Project # [illegible]
John Grisham [illegible] Facility [illegible] ship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses, plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Upper Unit, located [illegible] between [illegible] Glenrio Road NW between [illegible] Boulevard and [illegible], containing approximately [illegible] acres. (J-10) [illegible] Pischel, Staff Planner

00110 00000 01024
Project # [illegible]
Cummins [illegible] Yoshiko [illegible] request a zone map amendment from R-1 to C-2 for [illegible] located on [illegible] Boulevard NE between [illegible] Nelson [illegible] Planner

00110 00000 01025
Project # [illegible]
Garcia [illegible] & Associates, [illegible] for John [illegible] request a zone map amendment from R-1 to C-2 [illegible] 37, Block 1, [illegible] Mesa Addition, located by Menaul Street NE between [illegible] Central [illegible] (K-19) Carmen Marrone, Staff Planner

00110 00000 01028
Project # [illegible]
Garcia [illegible] & Associates, [illegible] for [illegible] request a zone map amendment from [illegible] to C-2 [illegible] Ne. [illegible] located on Coors [illegible] between [illegible] Road and [illegible] Road, containing approximately 3.15 acres. (E-15) Russell Brito, Staff Planner

00110 00000 01031
Project # 1000701
Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of [illegible] Panola Street NE, between Chico Road and Domingo, containing approximately [illegible] (K-19) Simon Shima, Staff Planner

00110 00000 01040
Project # 1000704
Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 2 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Gail Avenue, containing approximately [illegible] acres. (M-16) Jon Messler, Staff Planner

00128 00000 01017
Project # [illegible]
[illegible] Architect, agent for [illegible] request [illegible] site development plan [illegible] for Lot A-1 [illegible] zone [illegible] corner [illegible] Planner

00128 00000 01022
Project # [illegible]
[illegible] agents for Sandia [illegible] request an amendment [illegible] development plan for [illegible] Tierras Club [illegible] zoned SU-1 for [illegible] Facilities, located [illegible] Constitution Avenue [illegible] Street NE, between [illegible] Streets, containing [illegible] acres. (J-20) Russell [illegible] Planner

00128 00000 01023
Project # [illegible]
[illegible] LLC, agents for Paradise [illegible] request annexation and [illegible] of RD zoning, plus an amendment to the La Cueva Sector Development Plan, located on [illegible] between Ventura and Holly [illegible], containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 2nd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April [illegible] at [illegible] (UDCE) or [illegible] 924-[illegible] (TTY). [illegible] they also accept the voice number via the New Mexico Relay Network by calling toll free: 1-800-[illegible]

ENVIRONMENTAL PLANNING COMMISSION

AMENDED A G E N D A

Thursday, September 21, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez
Susan Johnson
Mick McMahan
Alan Schwartz

****

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
   - A. Announcement of changes and/or Additions to the Agenda.
   - B. Approval of the Amended Agenda.
   - C. Approval of Minutes for July 20, 2000

1D. 00114 00000 00715
00110 00000 00716
00128 00000 00718
Project # 1000554

Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus a approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North ½ of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO CITY COUNCIL OF ANNEXATION. RECOMMENDED APPROVAL OF ESTABLISHMENT OF IP ZONING. MASTER DEVELOPMENT PLAN CONTINUED TO SEPTEMBER 21, 2000)**

2. 00128 00000 00870
00128 00000 00871
Project # 1000188

Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner

3. 00110 00000 00140

Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**

4. Z-99-116

Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JULY 20, 2000)**

5. 00114 00000 01055
00138 0000001056
Project # 1000711

Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner

6. 00138 00000 00911
00114 00000 00576
Project # 1000488

Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

7. 00110 00000 00145
00138 00000 00146

Pacific Equities, LLC request an amendment to the North I-25 Sector Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue, containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

8. 00110 00000 00995
Project # 1000683

John Lorentzen requests a zone map amendment from IP to C-2 for a western portion of Tract E, Airport Center, located on Miles Road SE between University Boulevard and Buena Vista, containing approximately .355 acre. (M-15) Simon Shima, Staff Planner

9. Z-00-11
AX-00-3

Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

10. 00110 00000 01004
00138 00000 01005
Project # 1000580

Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Crespin Avenue, containing approximately .50 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

11. 00110 00000 01006
00138 00000 01007
Project # 1000580

Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately .70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

12. 00110 00000 01215
00138 00000 01216
Project # 1000580

Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RCM to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on High Street between Crespin and Kinley and adjacent to Albuquerque High School, containing approximately .19 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

13. 00110 00000 00585
00128 00000 00682
(Project #1000493)

Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montaño Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

14. 00128 00000 00586
00128 00000 00587
(Project #1000493)

Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montaño Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(DEFERRED FROM AUGUST 17, 2000)**

15. 00110 00000 01016
Project # 1000691

Herbert M. Denish & Associates, agents for Ike J. Monty, request a zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13, Clayton Heights Addition, located on the west side of Wilmoore Avenue SE between Gibson Boulevard and Ross Avenue, containing approximately .488 acres. (L-15) Jon Messier, Staff Planner

16. 00128 00000 01017
Project # 1000692

James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner

17. 00110 00000 01040
Project # 1000704

Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon Messier, Staff Planner

18. 00110 00000 01028
Project # 1000699

Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner

19. 00110 00000 001024
Project # 1000696

Cummins Consulting, agents for Yoshiro Akutagawa et. al., request a zone map amendment from R-D to C-2 for Tract F, Bosque Meadows, located on Coors Boulevard NW between Rambla Lane and Bosque Meadows, containing approximately 3.14 acres. (D-12) Russell Brito, Staff Planner

20. 00110 00000 01020
00128 00000 01021
Project # 1000694

John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner

21. 00110 00000 001026
Project # 1000697

Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner

22. 00128 00000 01029
Project # 1000400

Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner

23. 00128 00000 001037 Project #1000703	SMPC Architects, agents for Sandia Baptist Church, request an amendment to a site development plan for Tract A and Lot 15, Tijeras Club Gardens Addition, zoned SU-1 for Church and Related Facilities, located on the NE corner of Constitution Avenue and Moon Street NE, between Moon and Erbbe Streets, containing approximately 3.7 acres. (J-20) Russell Brito, Staff Planner
24. 00128 00000 001032 Project # 1000702	John Klee requests approval of a site development plan for building permit for Tract X, Temple Addition, zoned SU-2/R-2, O-1, located on the intersection of San Pedro Drive NE between Indian School Road and Haines, containing approximately .9833 acre. (J-18) Debbie Stover, Staff Planner
25. 00128 00000 001027 Project # 1000698	Laurie Moye, agent for PNM, requests approval of a site development plan for building permit for Tract E, Filberto Gurule Addition, zoned SU-2/IP/EP, located north of Balloon Fiesta Parkway NE between Jefferson Street and San Mateo Boulevard, containing approximately 11.42 acres. (B-17) Russell Brito, Staff Planner
26. SPR-95-2-1	The City of Albuquerque Planning Department requests amendments to the West Side Strategic Plan regarding mapping and policies for Village and Community Centers and Adjacent Areas designated in the West Side Strategic Plan. (Joel Wooldridge, Staff Planner) **(DEFERRED FROM JULY 25, 2000)**
27. 00110 00000 01031 Project # 1000701	Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of Espanola Street NE, between Chico Road and Domingo, containing approximately K-19) Simon Shima, Staff Planner

28. Other Matters

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, September 21, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

00110 00000 00995 Project # 1000683	John Lorentzen requests a zone map amendment from IP to C-2 for a western portion of Tract E, Airport Center, located on Miles Road SE between University Boulevard and Buena Vista, containing approximately .355 acre. (M-15) Simon Shima, Staff Planner
00110 00000 01004 00138 00000 01005 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Crespin Avenue, containing approximately .50 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
00110 00000 01006 00138 00000 01007 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately .70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
00110 00000 01215 00138 00000 01216 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RCM to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on High Street between Crespin and Kinley and adjacent to Albuquerque High School, containing approximately .19 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 01016 Project # 1000691	Herbert M. Denish & Associates, agents for Ike J. Monty, request a zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13, Clayton Heights Addition, located on the west side of Wilmoore Avenue SE between Gibson Boulevard and Ross Avenue, containing approximately .488 acres. (L-15) Jon Messier, Staff Planner
00110 00000 01020 00128 00000 01021 Project # 1000694	John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner
00110 00000 001024 Project # 1000696	Cummins Consulting, agents for Yoshiro Akutagawa et. al., request a zone map amendment from R-D to C-2 for Tract F, Bosque Meadows, located on Coors Boulevard NW between Rambla Lane and Bosque Meadows, containing approximately 3.14 acres. (D-12) Russell Brito, Staff Planner
00110 00000 001026 Project # 1000697	Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner
00110 00000 01028 Project # 1000699	Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner
00110 00000 01031 Project # 1000701	Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of Espanola Street NE, between Chico Road and Domingo, containing approximately K-19) Simon Shima, Staff Planner
00110 00000 01040 Project # 1000704	Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon Messier, Staff Planner

00128 00000 01017 Project # 1000692	James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner
00128 00000 001027 Project # 1000698	Laurie Moye, agent for PNM, requests approval of a site development plan for building permit for Tract E, Filberto Gurule Addition, zoned SU-2/IP/EP, located north of Balloon Fiesta Parkway NE between Jefferson Street and San Mateo Boulevard, containing approximately 11.42 acres. (B-17) Russell Brito, Staff Planner
00128 00000 01029 Project # 1000400	Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner
00128 00000 001032 Project # 1000702	John Klee requests approval of a site development plan for building permit for Tract X, Temple Addition, zoned SU-2/R-2, O-1, located on the intersection of San Pedro Drive NE between Indian School Road and Haines, containing approximately .9833 acre. (J-18) Debbie Stover, Staff Planner
00128 00000 001037 Project #1000703	SMPC Architects, agents for Sandia Baptist Church, request an amendment to a site development plan for Tract A and Lot 15, Tijeras Club Gardens Addition, zoned SU-1 for Church and Related Facilities, located on the NE corner of Constitution Avenue and Moon Street NE, between Moon and Erbbe Streets, containing approximately 3.7 acres. (J-20) Russell Brito, Staff Planner
00114 00000 01055 00138 00000 01056 Project # 1000711	Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 6, 2000.

APPROVED

Bob Paulsen, Senior Planner,

Development Services Division, Planning Department

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

ALBUQUERQUE NEW MEXICO 1706

Agenda Number: 20
Case Number: 00110 00000 01020/00128 00000 01021
September 21, 2000

Staff Report

Agent	John Griego
Applicant	Family Worship Center
Request	1. Zone Map Amendment 2. Site Plan for Subdivision
Legal Description	Tracts 226-230, Town of Atrisco Grant, Airport Unit,
Location	Glenrio Rd. between Coors Blvd. and I-40
Size	7.361 acres
Existing Zoning	R-2
Proposed Zoning	SU-1 for Church

Staff Recommendation

APPROVAL OF 00110 00000 01020, a request for zone map amendment, based on the findings 1-4 on page 12.

APPROVAL OF 00128 00000 01021, a request for site plan for subdivision, based on the findings 1-7 on page 12-13, and subject to the conditions of approval 1-7, on page 13-14.

Staff Planner
Mary Piscitelli

Summary of Analysis

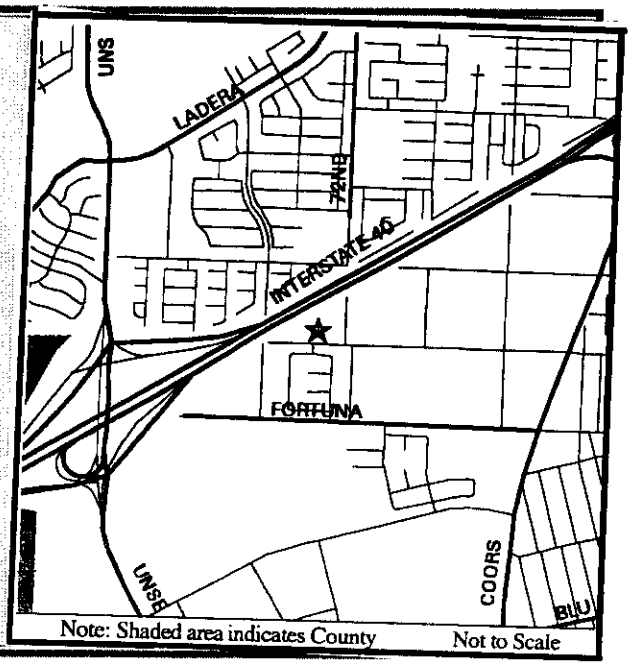
This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and also a request for a site plan for subdivision, for tracts 226-230, Town of Atrisco Grant Airport Unit. The subject site consists of 7.361 acres, on five tracts. The site plan for subdivision and rezoning of the parcels is to consolidate the zoning on a single parcel.

The site is designed for the church with associated offices, classrooms, meeting rooms, kitchen, daycare, guesthouse, and bookstore.

Transportation and infrastructure improvements are critical issues to the development of this site.

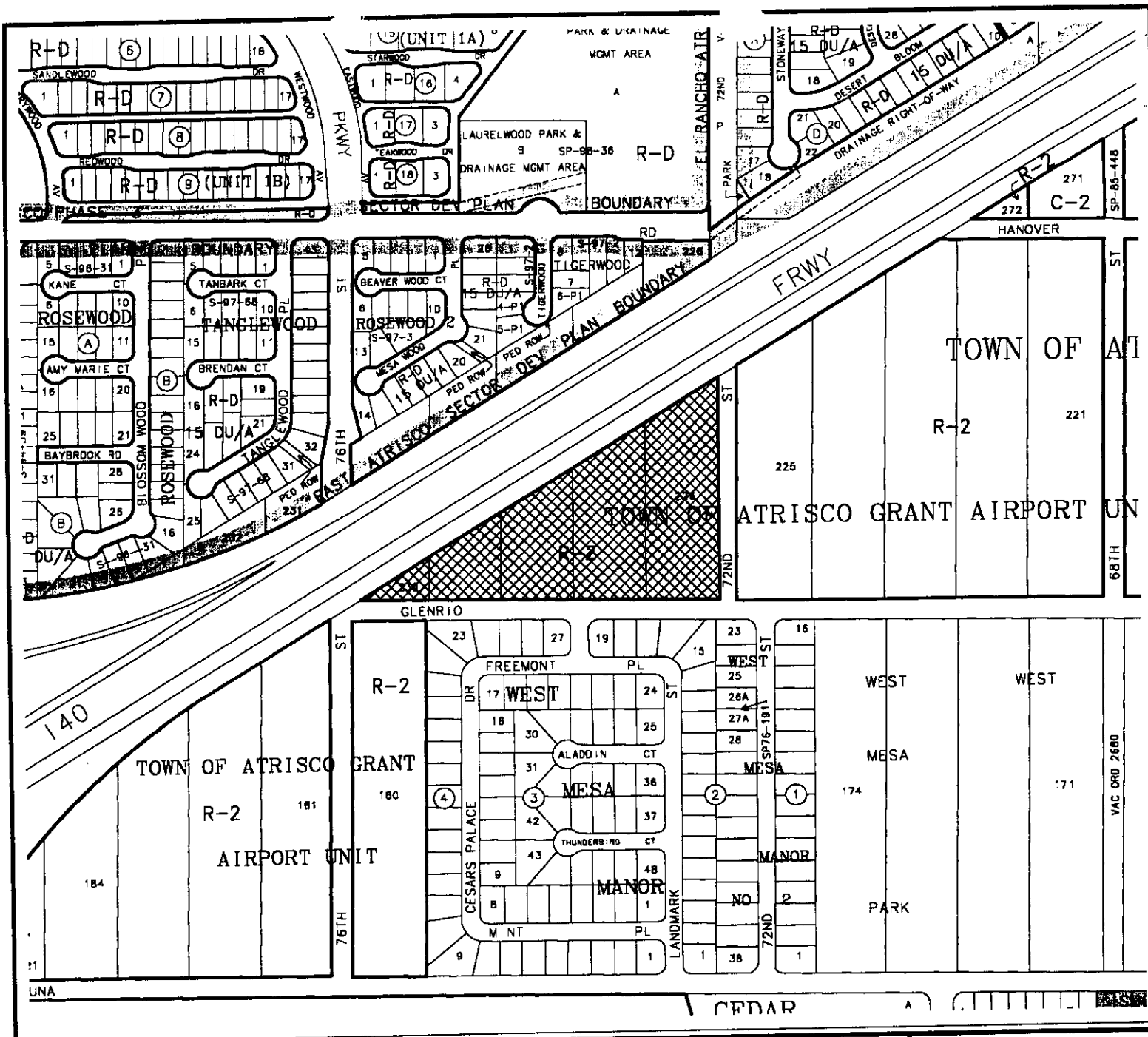
A sketch plat for vacating 72nd Street was reviewed by the DRB.

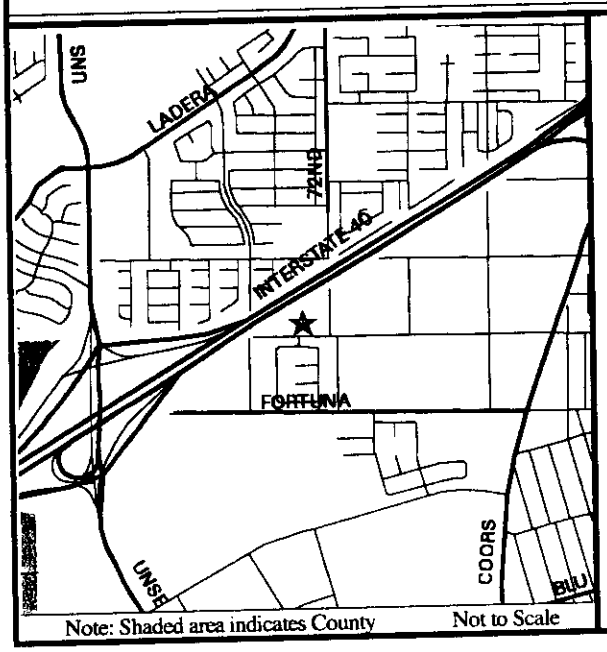
Staff recommends approval of this request.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 4/08/00 to 18/08/00. Agency comments were used in the preparation of this report, and begin on page 16.





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

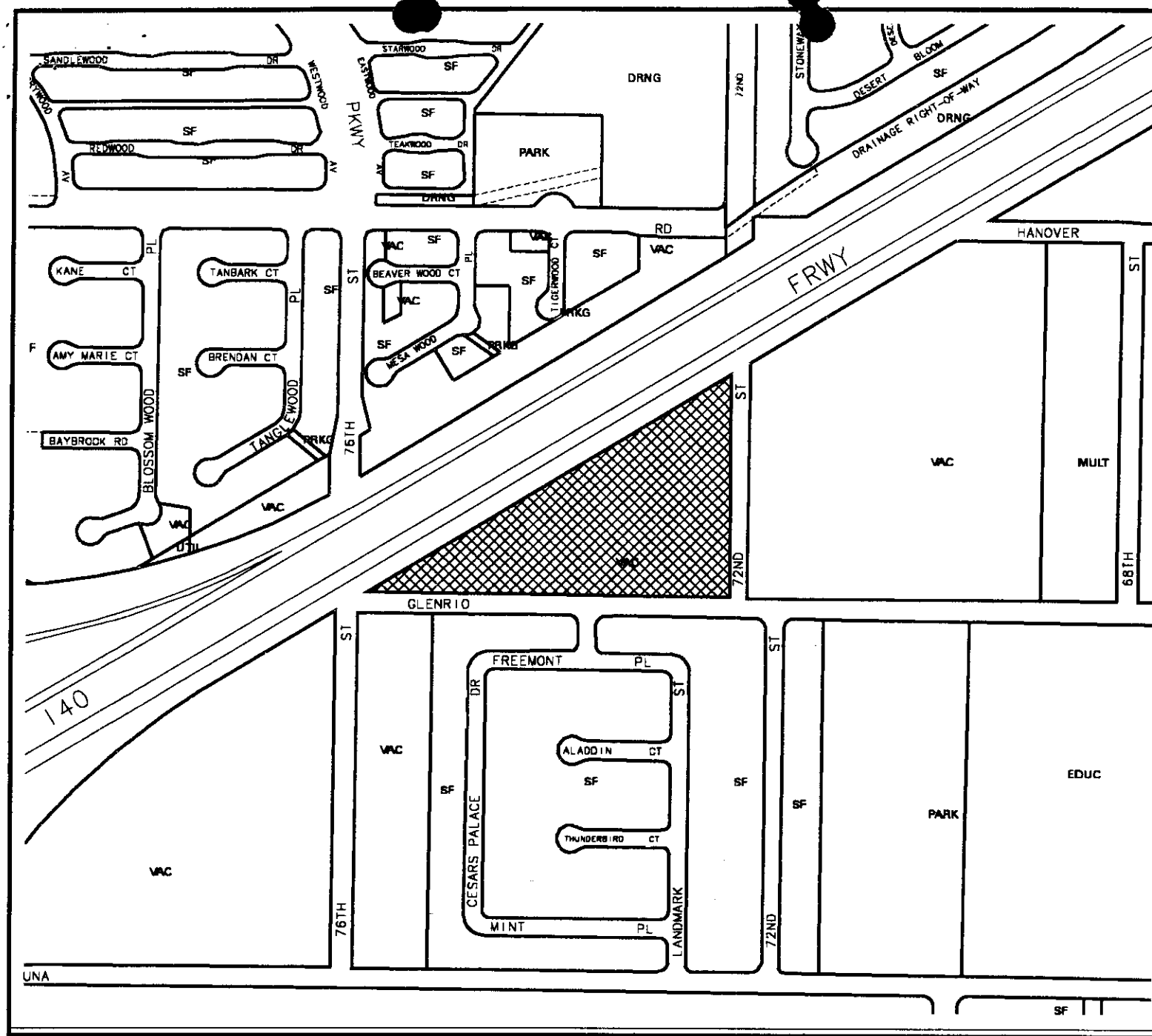
Scale 1"=411'

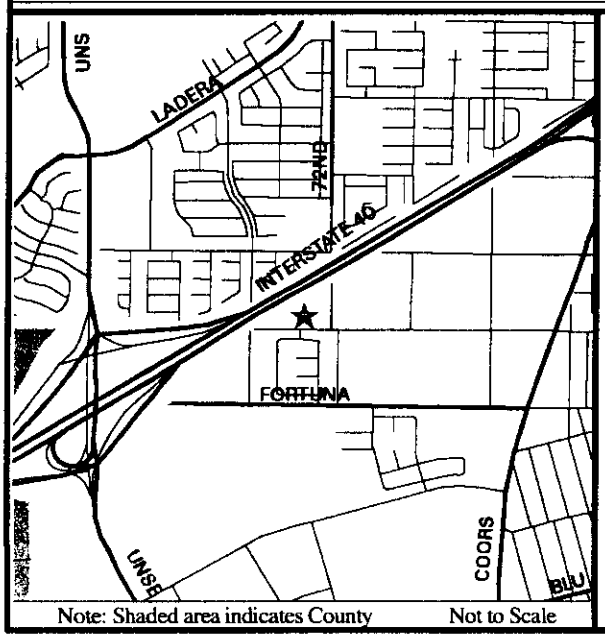
PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial -Retail, Service, Wholesale
DRNG Drainage
EDUC Public or Private School
GOLF Golf Course
MED Medical Office or Facility
MFG Manufacturing or Mining
MH Mobile Home
MULT Multi-Family or Group Home
OFF Office
ORG Social or Civic Organization
PARK Park, Recreation or Open Space
PRKG Parking
PUBF Public Facility
RELG Religious Facility
SF Single Family
TRAN Transportation Facility
UTIL Utility
VAC Vacant Land or Abandoned Bldgs
WH Warehousing & Storage

AGIS

Scale 1"= 411'

PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
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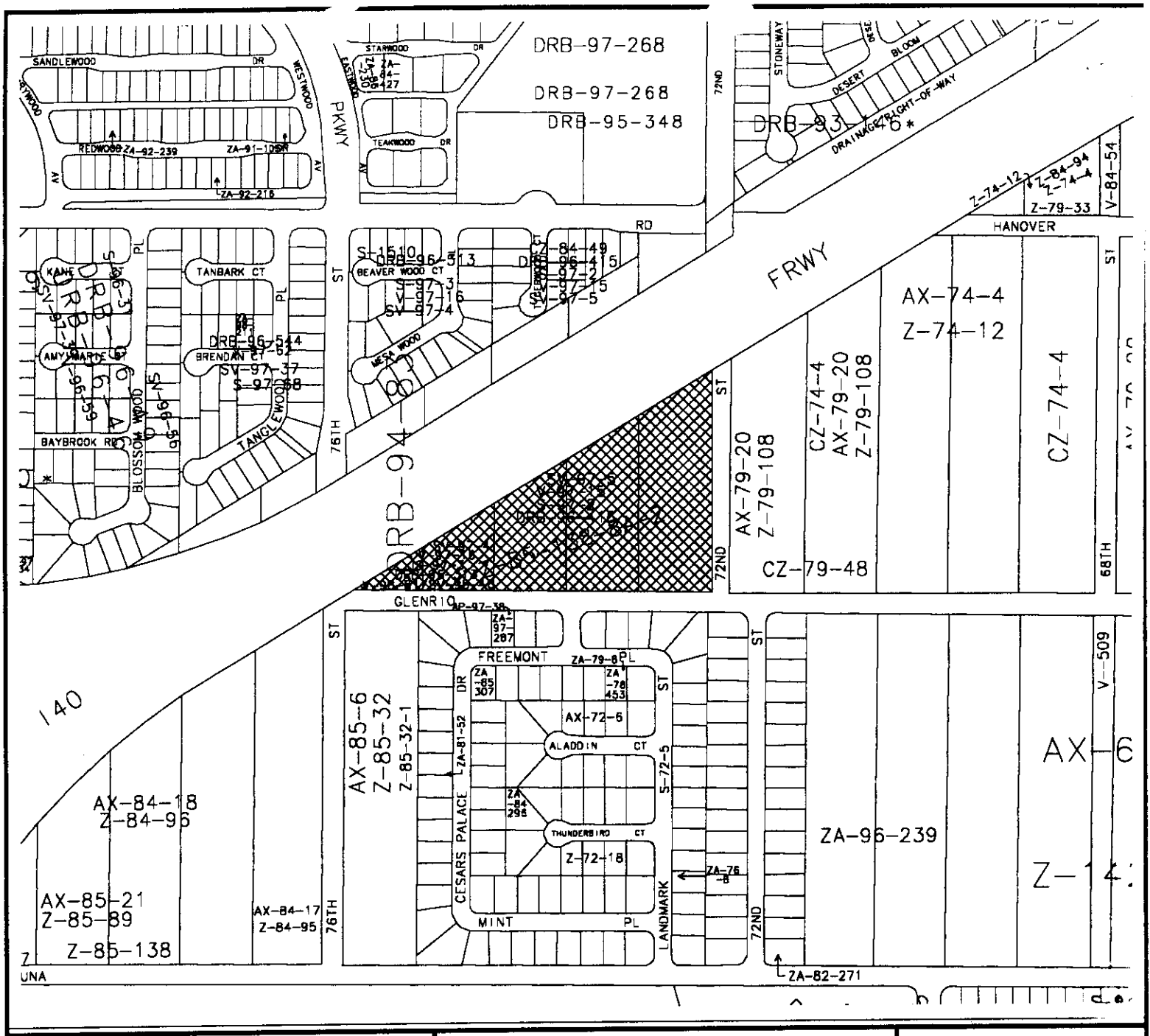
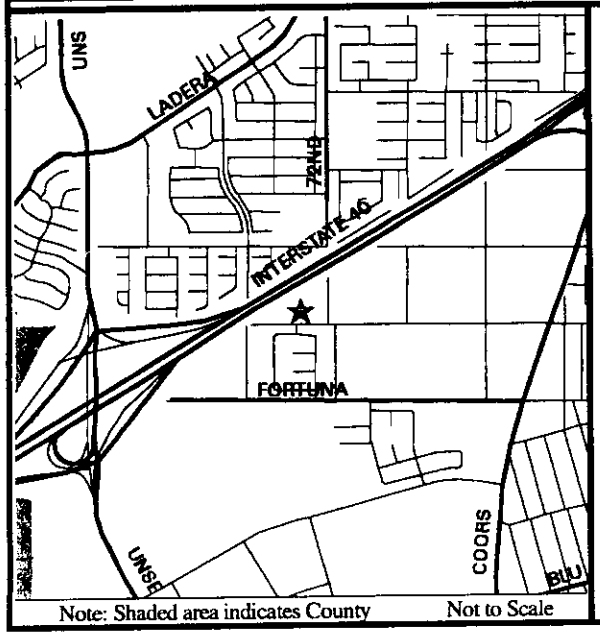




Note: Shaded area indicates County

Not to Scale

HISTORY MAP

AGIS

Scale 1"= 411'

PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021

Development Services Report

SUMMARY OF REQUEST

Request	*1. Zone Map Amendment from R-2 to SU-1 for Church and Related Uses* *2. Site Plan for Subdivision*
Location	*Tracts 226-230, Town of Atrisco Grant, Airport Unit* *Glenrio Rd. between Coors Blvd. and I-40*

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	R-2	Comprehensive Plan	Vacant
North	Immediately north: I-40; further north: R-D (15 du/a)	Comprehensive Plan, E. Atrisco Sector Development Plan (north of I-40)	Highway; med density residential
South	R-1	Comprehensive Plan	Residential
East	Adjacent: 72nd St.; further east: R-2	Comprehensive Plan	Residential (undeveloped)
West	Immediately west: I-40; further southwest: R-2	Comprehensive Plan	Residential (undeveloped)

Background

This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and a site plan for subdivision, for Tracts 226-230, Town of Atrisco Grant, Airport Unit. There are five lots proposed for consolidation as a single parcel under the SU-1 zoning. The subject site is vacant. The subject site consists of 7.361 acres with a planned church facility, offices, education center, recreation area, and residence.

The subject site is bounded on the north and west by I-40, on the east by 72nd Street, on the south by Glenrio Road, and intersecting with 76th Street at the southwest corner. The subject site is triangular in shape. North of I-40 is Rosewood, a 15 dwelling unit per acre development. South of the subject site is West Mesa Manor, a R-1 subdivision. To the east is R-2 zoning on subdivided but vacant land. South and west of the site is subdivided land zoned R-2.

This site was annexed as part of the Northwest Area Plan annexation in 1985, Z-85-138-8A-2. This is the only zone change in the nearby vicinity. It was annexed as part of Annexation 8.A of that annexation plan, along with West Mesa Manor. West Mesa Manor was developed as R-1; the subject site was not developed. No other zone changes have occurred in the vicinity since 1985.

This agent is acting on behalf of the Family Worship Center. However, there are no letters in the file that indicate that the property owners have consented to this application. The agent has informed staff that the purchase of the property is on hold contingent to this application and decision. The church is in negotiations with the purchase of the property, however, no final agreement will be reached until the outcome of this request.

The pre-hearing discussion for this case indicated that there were many utility improvements that will be necessary for approval to build the church. 72nd Street is not built, and improvements to that street and Glenrio Road will be required for approval. Public Works suggested the vacation of 72nd Street as an alternative to the agent.

The agent was advised by staff to go to the Development Review Board for a sketch plat of a proposed vacation of 72nd Street. Staff advised the applicant to request a vacation for transportation use, but maintain the public utilities easement of the right-of-way. The DRB heard the sketch plat for the vacation request on September 6, 2000, Project #1000694. Comments from the DRB indicate that an exact area of the vacation will need to be described in a subsequent DRB hearing.

Other utility improvements that will be necessary, as per DRB comments, are an approved drainage and grading plan that demonstrates that the vacated right-of-way will not be required to convey public waters. The water and sewer lines will need to be constructed in both adjacent streets where they do not exist. A comment was made that the parking lot will need to be designed to DPM standards, and that permanent street improvements will be required for Glenrio Road and possibly for 72nd Street.

A letter with attachments was sent to Millenium Real Estate in March 1999. General information was provided for Tract #226, but relates to the entire subject site. The letter indicates the need for improvements to the sanitary sewer and parallel water line in Glenrio Road. Also, the letter states that if paving of Glenrio Road is required for site plan approval, then the water line may have to be installed at the agent's expense. A sketch was provided with the letter that shows the existing water lines. This letter is included in the packet.

More information than necessary was submitted on the plans for the site plan for subdivision. With some additional information, including building elevations, the plan set might be used for a site plan for building permit request. Staff has reviewed the materials as related to site plan for subdivision, with general comments for the additional site information provided.

The agent has noted that he plans to return to the EPC for a site plan for building permit request if this zone change and site plan for subdivision are granted.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the Comprehensive Plan, which has a goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Applicable policies for the zone map amendment request include:

Policy a: The Established and Developing Urban Areas...shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

West Side Strategic Plan (Rank II Area Plan)

The West Side Strategic Plan was adopted in 1997. The Plan generally encompasses properties west of the Rio Grande; specific boundaries are shown on page 2 in the Plan. It sets forth goals and policies regarding land use. The specific area in which the subject site is located is the Atrisco Business Park. Policies for that area include:

Policy 3.31 It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be initiated.

Comprehensive City Zoning Code (R.O., 14-16-2-22) SU-1

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

A. Procedure.

(1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved with the time period specified in Ch. 14-16-4-1©(10) of this Zoning Code. No building permit shall be approved unless it is consistent with a

complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee. at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.

3. In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code.

B. Special Uses

(9) Church or other place of worship, including incidental recreational and educational uses; such an incidental use must be operated by the church rather than a business entity and must continue to be operated by the church, unless the resolution governing the SU-1 zone specifically allows operation of a specified incidental use by an entity other than the church itself. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code. Signs as permitted and regulated by the Planning Commission.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must

recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Glenrio as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and a site plan for subdivision for Tracts 226-230, Town of Atrisco Grant, Airport Unit.

Zone Map Amendment:

The agent has stated that the church believes that they are an essential community function and service that would be facilitated by the rezoning of the subject site. The agent further states that a new church is always fundamentally advantageous to the community in a positive way. The agent continues in that the church will be providing some community amenities, including meeting rooms, open space for recreation, and a place to meet and worship.

No specific information regarding the adherence of this request to R-270-1980 has been submitted. The fundamental question of this request is whether SU-1 for Church would be more or less compatible with the surrounding land uses and zoning context. Examples of the compatibility of the church as an adjacent land use to the residential areas are:

1. The church use is a less intensive use than R-2 for traffic generation. Generally, the traffic generation from a church happens outside of average weekday peak hour traffic. Traffic Impact Studies are not required for church uses, as churches do not generally meet the threshold of traffic to cause concern to neighboring residents.

2. The church may be a more compatible land use with the location of this parcel adjacent to the freeway. R-2, the current zoning on the subject site, allows for multi-unit residential to be built adjacent to I-40. This R-2 residential use may not be as desirous as the SU-1 use of a church.

3. The subject site, used as a church, could be used as a buffer from the noise and pollution from I-40 to the surrounding residential areas. Noise walls are commonly used to enclose the freeway corridor, and buffer surrounding residential development from the noise and pollution of the freeway. A different approach to that buffering is to allow non-residential uses to develop adjacent to the freeway corridor, so that the natural buffering of buildings and landscape will provide the noise and pollution reduction that is desirable for residential areas.

4. The church will provide a community orientation that is much needed in the area, with valuable park-like open space and meeting rooms.

5. The church will create more traffic congestion at specific times that are outside of the average weekday peak hour traffic. These times, such as Sunday mornings, may cause some community concern if the required on-site parking is not adequate.

6. This zone change will be controlled by the site plan, in that the location of parking, number of spaces, and other specific criteria will need to be reviewed and approved, to minimize any potentially harmful effects of traffic on the surrounding residential areas.

The request for the zone change is supported in the Comprehensive Plan. Policies a, d, and k, which state that a full range of urban land uses are allowed; that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern; that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; and that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request for a zone map amendment is also in conformance to the West Side Strategic Plan, in that it is appropriate for new development, both residential and non-residential to occur in the Atrisco Business Park. Atrisco Business Park is listed as an employment center in the West Side Strategic Plan; however, the use of a church adjacent to parcels zoned residentially is generally accepted as a typical feature of neighborhood areas. Other community uses, such as schools, have been allowed in Atrisco Business Park, furthering the community orientation of the area.

Traffic volumes for churches are considered less intensive to R-2 traffic volumes. This fact suggests that harmful effects of traffic on nearby uses will be minimized, and, in fact, will create lower traffic volumes than those created by R-2 multi-unit residential development.

Changed conditions in the area, such as the zone map pattern, offer more proof of the compatibility of the SU-1 for church use at this site.

The parcels adjacent to the subject site that are zoned R-2 have not been developed. This fact suggests that the R-2 zone may be inappropriate for this area.

Site Plan for Subdivision:

This request is in conformance with the adopted policies of the Comprehensive Plan, that require that quality and innovation in design shall be encouraged in all new development and that design

shall be encouraged which is appropriate to the plan area. This request consolidates five lots into one parcel, making the site more usable for the proposed church and related facilities.

Site Plan Layout / Configuration

The submittal contains more information than is usually required for a site plan for subdivision; however, the submittal is lacking building elevations and a drainage plan that would be required with a site plan for building permit request.

The Zoning Code requires a site plan for subdivision to be submitted with a zone map amendment request. If the zone change is approved to a use specified in the SU-1 category, the site development plan may be approved later, but within the specified time frame. Building permits will not be approved unless it is consistent with a complete site development plan for building permit and a landscaping plan for the lot in question, as approved by the Planning Commission or its designee. At the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit. The Planning Commission may impose requirements as may be necessary to implement the purpose of the Zoning Code in approving an application.

If the zone change and site development plan for subdivision are approved, the agent will be required to return to the Planning Commission with a site plan for building permit.

The site shows the church, including offices, a fellowship hall, and the church auditorium. A separate education center is located west of the church, with a playground. It is unclear from the plans whether the education center will be used as a weekday school as well as for Sunday school. The agent has informed staff that the church plans a Sunday school use at this time, but is considering a K-5 Christian-oriented school in the future.

A family recreation area is set on the west side of the parcel. The recreation area is large, but the square footage is not specified on the site plan. The agent states in his letter that this recreation area will be available for community use, as well as use by church members.

A residence is located at the westernmost corner of the site with a private drive. The residence is ± 3000 square feet. The application does not note who will use the residence. The agent has specified that the residence will be used for a guest residence for visiting pastors, families, and missionaries. It will not be a permanent residence for any one.

The site plan shows the fence line on the property line for I-40. No access is allowed from the freeway.

The agent has supplied design guidelines for the site plan for subdivision. These guidelines will be enforced if the request is granted. Any future proposal for site plan for building permit will need to be in conformance to these guidelines, or to similar guidelines that the EPC may develop.

A conceptual drainage plan has been provided, with a landscape palette. An approved drainage plan will need to be filed with the Hydrology Division.

Comments from Transportation Development Services indicate that the site plan will need to be modified as per the Development Process Manual standards. Specific items are listed in the comments section.

Vehicular Access, Circulation and Parking

Access to the site is from two points along Glenrio Road. Glenrio Road is a dead-end street to the west of the site (it dead ends at its intersection with I-40.) Glenrio Road is also a half street. The applicant may need to guarantee the completion of Glenrio Road, including underground utilities.

72nd Street is located to the east of the site. This street is not built, and there are no current plans for building the street. The applicant will need to either propose a vacation of the street (maintaining the utility easement), with a proposed use for the vacated ½ of the street that abuts the subject site, or financially guarantee the off- and on-site public infrastructure improvements to both 72nd Street and Glenrio Road. Agreements from the property owners to the east of 72nd Street will need to be reached in order to effect the vacation.

The agent went before the Development Review Board for a sketch plat review on the vacation. The notes indicate that the vacation is feasible, but there needs to be further analysis of the off- and on-site public infrastructure need that the applicant will need to guarantee.

Interior circulation on the site shows a general "U" shape to access the parking. There are arrows indicating direction of traffic in the drive aisles, however, at the westernmost point of the church building, one arrow directs traffic opposite to the direction of travel in that drive aisle. The drive aisles do not appear to be and are not noted to be two-way. Whether there is adequate parking is then called into question, since there may be a need to reduce the number of spaces to provide for drive aisles in this parking lot configuration. The drive aisles may need to be reconsidered, using the parking requirements for churches.

According to the Zoning Code, off-street parking requirements for a church is one space fore each four seats in the main room, where each 30 inches of pew space is considered one seat. The number of parking spaces shown on the site plan for subdivision is 473. This indicates that there will either be a large congregation, of about 1890 people, or that the church is providing excess parking for the suggested community uses, above their need for their church congregation.

The parking lot is located at the northern and eastern portion of the site. Comments from Public Works, Traffic Engineering state that the parking lot will need to be designed as per DPM standards. The end islands must be 10' wide with 15' corner radii.

The residence is accessed by a private drive at the westernmost part of the site. The driveway is at an oblique angle. A shorter, straight driveway to the garage may be a better solution, as there is adequate space for the driveway and private outdoor space for the residence.

Traffic Engineering comments indicate that this location would be good for a church and that traffic control devices are in place to handle the peak hour traffic for a church.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is no transit access to this site. Access to the site is from Glenrio Road, where a public sidewalk is planned. No access to I-40 will be provided. No requirement for a park, open space, or trail dedication will be made since this request is for a non-residential use.

Lighting and Security

No lighting is suggested on the site plan. The agent has specified some design guidelines in the packet for lighting that suggests that lighting fixtures and standards shall conform to state and local safety and illumination requirements, that lights should be shielded to prevent spillage on adjacent properties, and prohibiting cobra lights. A maximum height of 20' for street and parking lot area lights is suggested. These guidelines, if approved, will be enforced in the site plan for building permit.

Landscaping

The landscape palette is shown on the conceptual grading plan. Deciduous street trees are shown on this landscape plan along the Glenrio Road and 72nd Street edges. This information may change if a vacation of 72nd Street is approved. The agent will need to modify the site plan in favor of the additional land gained from vacating 72nd Street. A specification of tree type will be necessary for site plan for building permit.

Grading, Drainage, Utility Plans

A conceptual grading plan was submitted as part of the packet. The comments from Utility Development note that there is conflicting information in the plan on building areas. The development will be contingent on the off- and on-site public infrastructure. A water and sewer availability statement must be requested and completed prior to the DRB action of final sign-off. Also, financial guarantees will be required as a condition of approval.

A suggestion from the pre-hearing discussion was that the New Mexico State Highway and Transportation Department review the drainage plans, so that culverts do not empty onto the street.

Architecture and Signage

No elevations have been submitted with this packet. A future request, contingent on the approval of this request, will be for site plan for building permit. At that time, complete information regarding the building design and the signage will be reviewed. Total proposed

square footage is stated on the site plan to not exceed 45,000 square feet, with a maximum floor area ratio of .30.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The pre-hearing discussion revealed that there were many infrastructure needs for on- and off-site public infrastructure. A plan for 76th Street, on the west side of the subject site is scheduled. That plan, the Laurelwood – Airport Road Corridor study for the grade separation at the overpass of 76th at I-40. More right-of-way may be necessary to acquire for 76th Street improvements, which may impact the proposal for the subject site. No plan has been developed to improve 72nd Street.

Neighborhood Concerns

No concerns from the recognized neighborhood associations have been received on this application.

Conclusions

This request is for a zone map amendment and a site plan for subdivision. The zone map amendment conforms to the test of R-270-1980 in that the proposed zone category will not be detrimental to the existing residential fabric of the area, but may, in fact, be a desirable use to provide community amenities and to buffer the residences from the noise and pollution of I-40. The low traffic usage of a church will be favorable to the surrounding residentially zoned land. The location of the site at the freeway would be more desirable to a non-residential use, as proposed in this request. The fact that many of the R-1 zoned parcels remain undeveloped suggests that the R-2 zoning category is not performing and may be incompatible to the area, and that the community conditions have changed. This fact strengthens the proposal for the zone map amendment from R-2 to SU-1 for Church and related uses.

This request for site plan for subdivision meets the adopted Comprehensive Plan policy l, of quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area. This site plan shows the start of a large, quality church facility with accessory buildings.

The submitted site plan contains more information than is usually required for a site plan for subdivision. However, the site plan does not contain enough information for a site plan for building permit. If the zone change and site plan for subdivision are approved, the applicant will be required to revisit the Planning Commission with a site plan for building permit.

Although utility improvements will be necessary, those improvements can be addressed through the Development Review Board processes, either by requesting a street vacation of 72nd Street, or by guaranteeing the off- and on-site public infrastructure improvements to 72nd Street and Glenrio Road.

The site plan for subdivision is submitted on this request to better describe the use of the site for the church. It may be necessary for the agent to modify this site plan with regard to any infrastructure improvements, design guidelines, or requirements from the Planning Commission.

Since the agent has produced design guidelines for the site development, those guidelines will be enforced if this request for a zone change and site plan for subdivision is granted. The design guidelines will need to be shown on the site plan for building permit.

FINDINGS – ZONE MAP AMENDMENT (00110-00000-01020) (September 21, 2000)

1. This is a 7.346-acre site located on Glenrio Road between 72nd Street and 76th Street. This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses at Tracts 226-230, Town of Atrisco Grant, Airport Unit. These tracts are vacant land currently.

2. This request would allow a compatible use with the existing R-1 development and the future R-2 multi-unit development adjacent to the subject site.

3. This request fulfills the policies of R-270-1980: the current R-2 zoning is inappropriate, a different zone category would be more beneficial to the community as per the policies of the Comprehensive Plan and the West Side Strategic Plan.

RECOMMENDATION – ZONE MAP AMENDMENT (00110-00000-01020)(September 21, 2000)
APPROVAL of 00110-00000-01020, a request for a zone map amendment from R-2 to SU-1 for Church and Related Uses, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street.

FINDINGS - SITE DEVELOPMENT PLAN FOR SUBDIVISION (00110-00000-01021) (September 21, 2000)

1. This is a request for approval of a site development plan for subdivision, for an approximately 7.346 acre site located on Glenrio Road between 72nd Street and 76th Street, more particularly described as Tracts 226-230, Town of Atrisco Grant, Airport Unit.

2. A site plan for subdivision is required for approval of SU-1 zoning.

3. This is site plan for subdivision. If approved, the agent will need to request a site plan for building permit from the EPC.

4. This request furthers the applicable policies of the Comprehensive Plan by conforming to the policies a, d, k, and l, that state that the Established and Developing Urban Area of the Comprehensive Plan shall allow a full range of land uses, that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern, that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations, and that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

5. This request furthers the applicable policy 3.31 of the West Side Strategic Plan, demonstrating that it is appropriate for new development, both residential and non-residential, to occur in the Atrisco Business Park community.

6. This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant's property might involve 10-20 feet from the SW corner.

7. Infrastructure improvements will be necessary for site plan for building permit. Either financial guarantees for the off- and on-street infrastructure improvements or an approved vacation are alternatives to this issue.

8. This submittal will be adequate with some changes and additions.

RECOMMENDATION - (00110-00000-01021)(September 21, 2000)
APPROVAL of 00110-00000-01021, a request for a site plan for subdivision, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street.

CONDITIONS OF APPROVAL - (00110-00000-01020)(September 21, 2000)

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.

2. If the zone change and site plan for subdivision are approved, the agent must request a site plan for building permit from the EPC prior to site development. That proposal will be reviewed as per the design guidelines included with the site plan for subdivision request, along with other relevant factors.

3. A request for vacation of 72nd Street must be submitted to the Development Review Board for review and approval. If a vacation of 72nd Street is not approved, financial guarantees will be required for construction of off- and on-site public infrastructure improvements.

4. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

5. As per Transportation Development Services conditions for site plan for subdivision approval:
   a. Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.

   b. Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

6. As per Transportation Planning recommendations:
   a. Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant's development to be held away from the extreme SW corner of the property.

   b. The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

7. As per Solid Waste, Refuse Division conditions:
   a. Approved on condition will have refuse enclosure location added to site plan at time of building permit. Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142.

Mary Pisciotti

Mary Pisciotti
Planner

cc: Family Worship Center, 5200 Iliff NW, Albuq. NM 87105
John Griego, 105 E. Marcy, Santa Fe, NM 87501
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rich Sacoman, Laurelwood Neigh. Assoc., 7805 Bay Brook Rd. NW, Albuq. NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the site plan for subdivision should include:

A) Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.

B) Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

The following comments must be addressed in the future site plan for building purposes:

- Dimensions for all driveways, driving aisles, walkways, and parking spaces must be provided.
- The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.
- Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e, uni- directional or multi-directional.
- Proposed circulation drives and internal parking areas must be paved as per DPM Standards.
- The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- Location of walls, fences and signs must meet the clear sight distance requirements.
- Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- Coordination with the Solid Waste Department with regard to refuse container location and access.
- The parking lot layout must be modified to the satisfaction of the Traffic Engineer. Parking end islands must be meet DPM standards, i.e., 10 foot in width and with 15-foot corner radii.
- Channelization will be required in proximity of the porte cochere.

Utility Development:

No comment on zone change. The submittal is identified as a conceptual site plan for subdivision. Will there be a separate / future EPC review of site plan for building permit? The plan shows conflicting information of building areas. Development will be contingent on off and on-site public infrastructure. A water and sewer availability statement must be requested and completed prior to DRB action. Financial guarantees will be required as a condition of approval.

Traffic Engineering Operations:
This appears to be a good location for the facility and traffic control devices are in place.

Hydrology:
The Hydrology Section has no objection to the zone map amendment request. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

Transportation Planning:
FINDING:

C This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant=s property might involve 10-20 feet from the SW corner.

RECOMMENDATIONS:

C Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant=s development to be held away from the extreme SW corner of the property.

C The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

ENVIRONMENTAL HEALTH DEPARTMENT
Air Quality Division
"No Comment."
Environmental Services Division

NEIGHBORHOOD SERVICES
"Laurelwood (a recognized association) was notified. West Mesa Manor was also notified."

PARKS AND RECREATION
Design & Development
"No adverse comment."

OPEN SPACE DIVISION
"No adverse comment."

POLICE DEPARTMENT/Planning
Traffic volume
Lighting issues
Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved on condition will have refuse enclosure location added to site plan at time of building permit Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142."

FIRE DEPARTMENT/Planning

"Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrant(s) shall be installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review for fire department access and structures."

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection. See City Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment."

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING — Supplemental form Z
- ✓ Map Amendment
- ___ Annexation/Establishmt. Of Zoning
- ___ Sector Plan
- ___ Text Amendment
- ___ Special Exception — E

SUBDIVISION — S
- ___ DRB Major & Minor
- ___ Variance (Non-Zoning) — V
- ___ Vacation (Public & Private)

SITE DEVELOPMENT PLAN — Supplemental form P
- ✓ for subdivision purposes
- ___ for Building Permit
- ___ Plan Amendment
- ___ Administrative Amendment

APPEAL — A
- ___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: FAMILY WORSHIP CENTER — PHONE: 831-5365
ADDRESS: 5200 ILIF N.W. — FAX: 831-2339
CITY: ALBUQUERQUE — STATE NM ZIP 87105 — E-MAIL: saulibarra@familyworshipcenter.net
Proprietary interest in site: CHURCH & RELATED FACILITIES
AGENT (if any): John Griego — PHONE: 983 9311
ADDRESS: 105 E Marcy — FAX: 983 9671
CITY: Santa Fe — STATE NM ZIP 87501 — E-MAIL: GRIEGOARC@AOL.com

SITE INFORMATION:

Request Description: Tracts 226, 227, 228, 229 & 230 Town of Atrisco Grant & Airport Unit - Glenrio Rd.
Current Zoning: RZ — Proposed Zoning: SU-1 — Zone Atlas Page: J-10-Z
Lot or Tract No. 226, 227, 228, 229 & 230 — Block / MRGCD Map No. ___
Subdiv. / Addn. ___
UPC No. SEE ATTACHED — Total area of site (acres): 7.361
Number of Lots Existing: 5 — Number Proposed: 1
Within city limits? ✓ Yes. No ___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: GLENRIO RD
Between: COORS (east) and I-40 (west)

SIGNATURE [signature] — Date 7-25-00
(Print) John Griego — ___ Applicant ✓ Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: ___
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: ___
(C). List any Variance Granted (ZA-) if applicable Case No.: ___ ___ City ___ County

Project # 1000664

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
MP	00112 - 00000 - 01020	$ 462.00	___-___-___	
DP	00128 - 00000 - 01021	$ 270.00	___-___-___	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	

Total fees $ 732.00

Application and fees accepted by: Walter Hill — Date: 7/28/00

Rev. October 29, 1997

ITY OF ALBUQUERQ

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: FAMILY WORSHIP CENTER **Date of request:** 7/25/00 **Zone atlas page(s):** J-10-Z

CURRENT:
Zoning R-2
Parcel Size (acres / sq.ft.) 7.361

Legal Description -
Lot or Tract # _____ Block # _____
Subdivision Name _____

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[✓]	a) Subdivision	[✓]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [✓]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - _____
Building Size - 40K (sq. ft.) Combined
Church + related facilities

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative John Griego Date 7/25/00
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [✓] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [✓] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Joseph D. Montaño 7/26/2000
for TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

7/26/00
ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**- SUBMITTED**	___/___/___	TRAFFIC ENGINEER	DATE
	- FINALIZED	___/___/___		
AQIA	**- SUBMITTED**	___/___/___	ENVIRONMENTAL HEALTH	DATE
	- FINALIZED	___/___/___		

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

JCG ARCHITECTS
Santa fe
architectural design *planning* *construction*
105 e. marcy, santa fe, new mexico 87501 ph: 505-983-9311 fx: 505-983-9671 e: griegoarc@aol.com

July 27, 2000

HAND DELIVERED

Environmental Planning Commission (EPC)
City of Albuquerque
Via : Bob Paulsen, Planner
City of Albuquerque

Re: Project submittal for Family Worship Center (FWC) by agent John C. Griego, Architect for presentation to the EPC committee on September 21st 2000. **R-2 to SU-1 zone request change.**

Dear Bob

I am submitting on behalf of our client FWC to request and receive a *zone map amendment* and *site plan for subdivision* . The subject property is shown on the accompanying site plan and consists of approximately 7.36 acres located between I-40 to the north, Coors Blvd. To the east and Glenrio Rd. to the south. The property is currently zoned R-2 and the *requested zoning is SU-1* for Church and Related Facilities. The related uses allowed shall include office(s), classroom(s), meeting room(s), Kitchen facilities, daycare, guest residence and bookstore.

The site plan for subdivision is included with the zone map amendment request per instructions received at our PRT hearing on March 8. One lot will be created from five that currently exist (as shown on attached drawing) through follow-up action by the Development review board should the EPC approve this request.

The applicant believes that they are an essential community function and service that would be facilitated through the approval of this request. A new church is always fundamentally advantageous to the community in a positive way. Some community amenities will be; large open space opens for community recreation, community rooms, and a place to meet your neighbor and of course a place to worship. Currently the area has potential for more multi-family housing to be developed within other single family housing and C-2 large commercial occurring within two blocks, a church would have a softening affect and give the area a sense of identity. Continued residential development will make the need for a place of worship even more evident than it is today.

We respectfully request your consideration and recommendation for approval to the EPC.

Sincerely,

John C. Griego, AIA
Principal

C: Pastor Steve Ulibarri, FWC

JCG ARCHITECTS
Santa fe
architectural design *planning* *construction*
105 e. marcy, santa fe, new mexico 87501 ph: 505-983-9311 fx: 505-983-9671 e: griegoarc@aol.com

July 27, 2000

Environmental Planning Commission (EPC)
City of Albuquerque
Via : Bob Paulsen, Planner
City of Albuquerque

Re: project summary

AGENT	**JCG ARCHITECTS** **SANTA FE**
APPLICANT	***FAMILY WORSHIP CENTER***
REQUESTS	**ZONE MAP AMENDMENT (7.36 AC.) AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR SUBDIVISION.**
LEGAL DESCRIPTION	**SOUTHERLY PORTIONS OF** **TRACTS 226, 227, 228, 229 AND 230** **AIRPORT UNIT** **TOWN OF ATRISCO** **CITY OF ALBUQUERQUE** **BERNALLILLO COUNTY, NEW MEXICO**
LOCATION	**GLENRIO RD. BETWEEN I-40 TO THE NORTH COORS BLVD. TO THE EAST AND GLENRIO RD. TO THE SOUTH.**
SIZE	**7.36 AC.**
EXISTING ZONING	**R-2**
PROPOSED ZONING	**SU-1**

Family Worship Center
5200 Iliff N.W.
Albuquerque, New Mexico 87105
Telephone (505) 831-5365
Steve Ulibarri, Pastor

July 27, 2000

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87103

To Whom It May Concern::

This letter serves as authorization for JCG Architects Santa Fe, to act as agent on behalf of Family Worship Center in our application to rezone a 7.36 acre parcel of property located in the southerly portions of tracts 226, 227, 228, 229 and 230 airport unit, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico.

The request is for a church and related facilities to SU-1. Related facilities shall be deemed to include a church with offices, a fellowship hall, a lobby, café, bookstore, school and residence for the pastor. The application also includes a conceptual site plan for subdivision.

Thank you,

Sincerely,

Steve Ulibarri, Pastor
Family Worship Center

UPC NOS.

→ 226.

1-010/058-242/396/2/0910

→ LOT 227

1-010/058-223/389/2/0908

→ LOT 228

1-010/058-200/380/2/0906

→ LOT 229

1-010/058-180/373/2/0904

→ LOT 230

1-010-058-162/367/2/0902

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 10, 2000

TO CONTACT NAME: John Griego 983-9311

COMPANY/AGENCY: JGG Architects

ADDRESS/ZIP/PHONE: 105 E Marcy SV 107 / 87501

Thank you for inquiry of 3-10-00 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atrisco Land Grant located on Unnio between Glenrio (SO) I-40 (North) and 72nd St (east) I-40 (west)

zone map page(s): J-10.

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Laurelwood NA
Neighborhood Association
Contacts: Imogene Jones
1319 Duskfire Dr NW / 87120
352-2379 (h)
Rich Sacoman
7805 Bay Brook Rd NW / 87120
833-5875 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

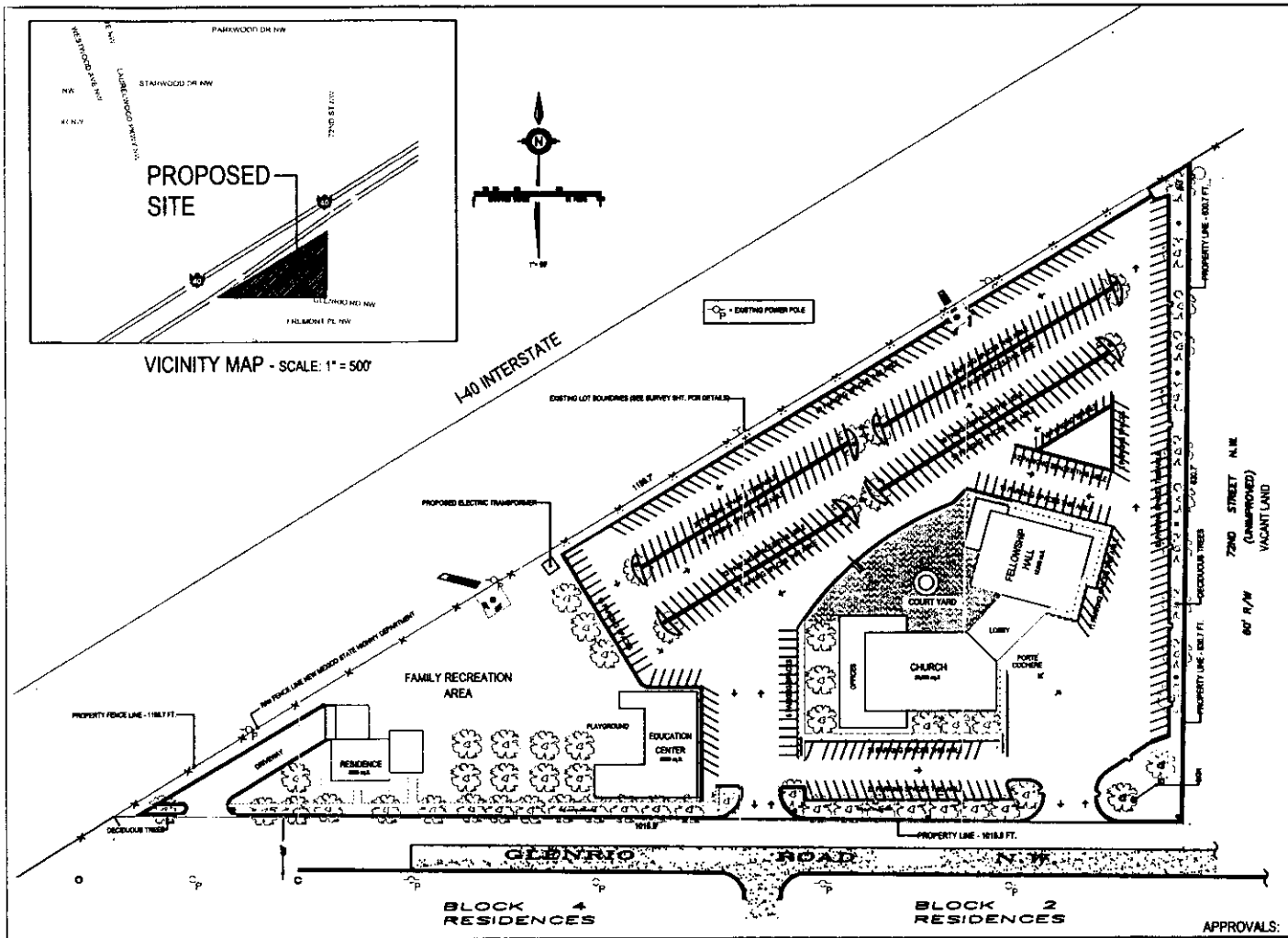
Please note that according to O-92 you are required to notify each of the contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.***

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningmaform (11/5/98)

VICINITY MAP - SCALE: 1" = 500'



SITE DEVELOPMENT PLAN FOR SUBDIVISION

THE SITE: THE SITE CONSISTS OF 5 LOTS CONTAINING 7.346 ACRES.

PROPOSED USE: THE CURRENT ZONING IS R-2. THE REQUEST IS FOR A CHURCH AND RELATED FACILITIES TO SU-1. RELATED FACILITIES SHALL BE DEEMED TO INCLUDE A CHURCH WITH OFFICES, A FELLOWSHIP HALL, A LOBBY, CAFE, BOOKSTORE, SCHOOL AND RESIDENCE FOR THE PASTOR.

VEHICULAR INGRESS AND EGRESS: ACCESS WILL BE AT TWO POINTS ALONG GLENRIO ROAD N.W. WHICH IS A DEAD END STREET TO THE WEST. TWO TURNOUTS WILL BE PROVIDED AND ALL PARKING WILL BE WITHIN THE PROPOSED SITES BOUNDARIES.

INTERNAL CIRCULATION REQUIREMENTS: NO PEDESTRIAN CROSSING ARE ANTICIPATED. SEE NOTES.

BUILDING HEIGHTS AND SETBACKS: ALL CITY/COUNTY GUIDELINES FOR HEIGHTS AND SETBACKS SHALL BE ADHERED TO. SEE DESIGN GUIDELINES.

MAXIMUM FAR: A MAXIMUM OF .30 FAR SHALL BE ALLOWED.

LANDSCAPE PLAN: THE DESIGN GUIDELINES PROVIDE FOR LANDSCAPING CRITERIA. PERIMETER OPEN SPACE AND LANDSCAPE BUFFER AREAS ARE IDENTIFIED. A MINIMUM OF 15 PERCENT OF THE SITE (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE PROVIDED FOR LANDSCAPE MATERIALS.

ROADS: COMPLETE GLENRIO RD. N.W.

PARKING: 3 - INGRESS/EGRESS TURNOUTS
163,508 SQ.FT. PARKING LOT (BITUMINOUS PAVEMENT)
463 PARKING SPACES (ADA COMPLIANT)
PARKING AREAS TO BE LIT (LOW LUMINATION) AS PER DESIGN GUIDELINES
7007.50 LIN. FT. CURB AND GUTTER W/ DRAINAGE BREAKS

BUILDINGS: CHURCH
FELLOWSHIP HALL = 8052 SQ. FT.
EDUCATION CENTER = 6885 SQ. FT.
RESIDENCE

TOTAL PROPOSED SQUARE FOOTAGE NOT TO EXCEED 45,000 SQ.FT.

SITE SIZE: 320,067.46 SQ.FT.
7.352 ACRES

SITE PLAN

APPROVALS:

THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____ AND CONDITIONS OF APPROVAL HAVE BEEN MET.

PLANNING	DATE
TRANSPORTATION DEVELOPMENT	DATE
CITY ENGINEER	DATE
UTILITY DEVELOPMENT	DATE
DRAINAGE & DEVELOPMENT	DATE
NEW MEXICO UTILITIES	DATE

* BUILDING PERMIT PLANS REVIEW TO BE FORTHCOMING FOR APPROVALS BY THE EPC FOR PRESENTATION ON THE VARIOUS PHASES ARE AGREED ON THE THE CHURCH LEADERSHIP.

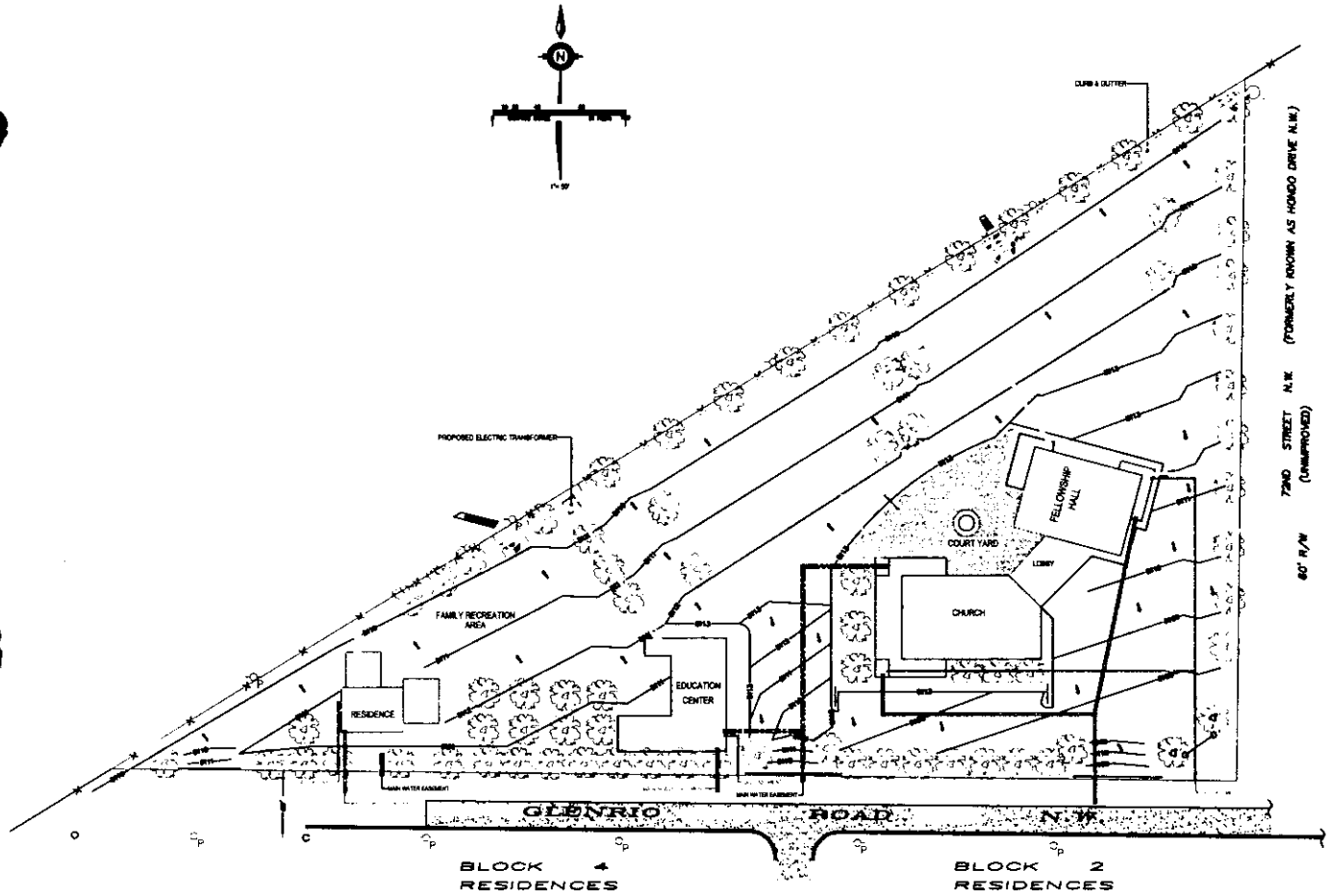
JCG
ARCHITECTS
SANTA FE
(505)983-9311

FAMILY WORSHIP CENTER

CONCEPTUAL SITE PLAN FOR SUBDIVISION

ALBUQUERQUE, NEW MEXICO

JULY, 2000



LEGEND

- POWER POLE
- TELEPHONE MANHOLE
- LOW MAST LUMINAIRE
- DECIDUOUS TREE
- PROPOSED CONTOUR LINES
- PROPERTY LINES
- STEEL POST/WIRE FENCE LINE
- MAIN WATER EASEMENT
- ELECTRICITY EASEMENT
- MAIN SEWER EASEMENT
- TELEPHONE/CABLE EASEMENT
- GAS EASEMENT

LANDSCAPE PALETTE

CONCEPT TO INCLUDE:

DECIDUOUS TREES
- LONDON PLAN
- BRADFORD PEAR
- COTTONWOOD
- ASH

SHRUBS
- COTTONEASTER
- SUMAC
- APPACHE PLUM
- EUYONYMUS

CONIFERS
- AUSTRALIAN PINE

PERENNIALS
- VARIOUS

GROUND COVER
- BERMUDA GRASSES
- PARTULOCKA

CONCEPTUAL GRADING PLAN
EASEMENTS

JCG
ARCHITECTS
SANTA FE

(505)983-9311

FAMILY WORSHIP CENTER

CONCEPTUAL SITE PLAN FOR SUBDIVISION

ALBUQUERQUE, NEW MEXICO

JULY, 2000

PLANNING DEPARTMENT COMMENTS

ITEM #18 September 6, 2000
PROJECT 1000694
CASE 00460-00000-01214

EPC Sept. 21, 2000

1. A Zone Map amendment approval by the Environmental Planning Commission is necessary to change the zoning designation from R-2 to a zone allowing a church and related uses. A zone map amendment must comply with the Comprehensive Plan, the West Side Strategic Plan, and Resolution 270-1980, and any other governing documents. Approval by the Environmental Planning Commission of a Zone Map amendment to an SU-1 zone designation will require approval of a Site Development Plan for Building Permit. Other zones do not require an EPC approved Site Development Plan. RC, O-1, and C-1 zones are permissive of church uses. C-2 and C-3 allow churches as conditional uses. An EPC pre-application meeting is strongly recommended to further illuminate these issues. Contact Kyle Tsethlikai at 924-3894 for an appointment.

2. Is a vacation of public right-of-way proposed? Vacation of 72nd Street is mentioned on the application cover sheet, but not shown on the plat or site plan. If a vacation is sought, apply to the Development Review Board for Vacation of Public Right-of-Way approval. The case will require a public hearing and will be heard approximately one month after the submittal deadline. When making application, show precisely on the plat submitted the exact area to be vacated. If granted, a vacation must be shown on a recorded subdivision plat within one year of approval or the vacation will be void.

3. Lot consolidation and vacation of R.-O.-W. can be approved separately from the zoning action. However, the area of the vacation should be addressed in any proposal brought before the EPC.

4. To replat the lots and record the vacation, apply to the Development Review Board. Unless significant infrastructure is required, apply for Minor Subdivision Preliminary/Final Plat approval. The case can be heard simultaneously with the vacation request at a DRB public hearing for the applicant's convenience. However, a minor subdivision can also be reviewed at a DRB unadvertised meeting approximately one week after the submittal deadline or, it may be submitted for internal routing.

5. Prior to final sign-off, the property owner's and the City surveyor's signatures are required on the plat.

SITE RESEARCH FORM

Item # 18 ~~DRB~~ Prog 1000694 - ___ - ___ - ___ J - 10 - Z

9/6/00 00460-0000-01214 county ☐

___ - ___ - ___ city ☒ zone: R-2

Rank 1

Central Urban ☐ Urban Center ☐ Established Urban ☒

Developing Urban ☐ Semi-Urban ☐ Rural ☐

Reserve ☐

Rank 2 Area Plan:

~~None~~ ☒ NW ☐ SW ☐ North Valley ☐ Sandia Foothills ☐

West Side Strategic Plan

Rank 3

Sector Plan: _____ None ☒

Subdivision or Master plan: _____

Facility or Special Plan: _____

Other criteria & reference files: _____

_____

_____

Code / zone, signs, parking, landscape

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
/DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB/PROJECT NO: 1000694 **AGENDA ITEM NO:** 18

SUBJECT:

x (01) Sketch Plat	___(02) Bulk Land Variance	___(03) Sidewalk Variance
___(04) Preliminary Plat	___(05) S. Dev. for Subd.	___(06) S. Dev. for B.P.
___(07) Vacation	___(08) Final Plat	___(09) Infrastructure List
___(10) Sector Dev Plan	___(11) Grading Plan	___(12) Other (SIA ext.)

ACTION REQUESTED: REV/CMT; ___ APP; 1 SIGN-OFF; ___ EXTN; ___ AMEND

ENGINEERING COMMENTS:

An approved drainage report and grading plan is required for Site Plan and Final Plat approval. The drainage plan must demonstrate that the vacated right-of-way is not required to convey public waters.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ✓; WITHDRAWN ___

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

SIGNED: _____ **DATE:** 9/6/00

Fred J. Aguirre
City Engineer/AMAFCA Designee

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1000694 **Item No. 18** **Zone Atlas J-10**

DATE ON AGENDA 9-06-00

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1.	The vacation of 72nd street may be desirable.
2.	The design of the parking lot layout needs to be per the DPM.
3.	Permanent street improvements are required for Glen Rio and possibly 72nd street.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1000694 DATE: 9/6/00 ITEM NO.: 18

ZONE ATLAS PAGE: J-10 LOCATION: Glenrio / 72nd

REQUEST FOR: Sketch Plat/PLAN

COMMENTS:

① See Serviceability Statement dated 3/2/99 and 12/29/99.

② Water and Sewer Lines must be constructed in both adjacent Streets where they do not already exist.

SIGNED: Roger A Green DATE: 9/6/00

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 29, 1999

Bernie J. Montoya
4409 Karrol SW
Albuquerque, New Mexico 87121

Re: Water / Sewer Serviceability, Town of Atrisco Grant, Airport Unit, Tract 226

Mr. Montoya:

Absent specific development information we can provide only a general response. Such was provided earlier this year in a letter to Millenium Real Estate. See attached.

Please note this general information, and not a service commitment. A project specific availability statement should be requested as development plans progress. Typically this would be done prior to or in conjunction with site plan approval.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Associate Planner
Development Services
Public Works Department

Attachment: letter of March 2, 1999 / Log #90208

f/ availability J-10
f/ readers #91211

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 2, 1999

Millenium Real Estate
6801 Jefferson NE, Suite 200
Albuquerque, New Mexico 87109
Attn: Bill d'Ellis

Re: Water/Sewer Serviceability, Town of Atrisco Grant, Airport Unit, Tract 226, approximately two acres of R2 land at the northwest corner of Glenrio and 72nd Street J-10

Mr. d'Ellis

Your inquiry of the 18th provided no information on how or when the property might be developed. As such we can provide only general information.

The adjoining portion of 72nd Street is unimproved right-of-way. There is a 12-inch waterline in Glenrio, but no sanitary sewer. The south half of Glenrio has been paved. At a minimum, service to the property would require construction of a public sanitary sewer line in Glenrio from the west property line to 72nd and south to manhole #351. The 12-inch water line would be available for direct service connection. However, the water system master plan calls for a parallel 16-inch in this portion of Glenrio. At present there are no capital funds for this line. If development requires paving the north half of the right-of-way, the line might have to be installed at your expense.

Service/development would also be contingent on developer construction of public infrastructure in the adjoining portion of 72nd. This would include public water and sanitary sewer lines and half-width paving. (The water system master plan calls for a 10-inch in this portion of 72nd, but that line is no longer needed. Line sizing would be based on land use. I would anticipate an 8-inch.) Depending on the type of development and/or platting, it may be possible to postpone the 72nd Street improvements with financial guarantees. You may also want to explore possible vacation (and acquisition) of the right-of-way. This should require a public hearing before the Development Review Board "DRB". Contact the DRB Chair regarding procedures: Janet Stephens, 924-3880

Design and construction of required improvements would be at the developer/property owner's expense and coordinated through the City of Albuquerque, Public Works Department, via the DRC/City Work Order process. In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges "UEC" payable at the time service is requested. (Note: for multi-family/R2 development "UEC" would be based on the number of dwelling units, not meter size. Contact Customer Services for additional information: 768-2840.)

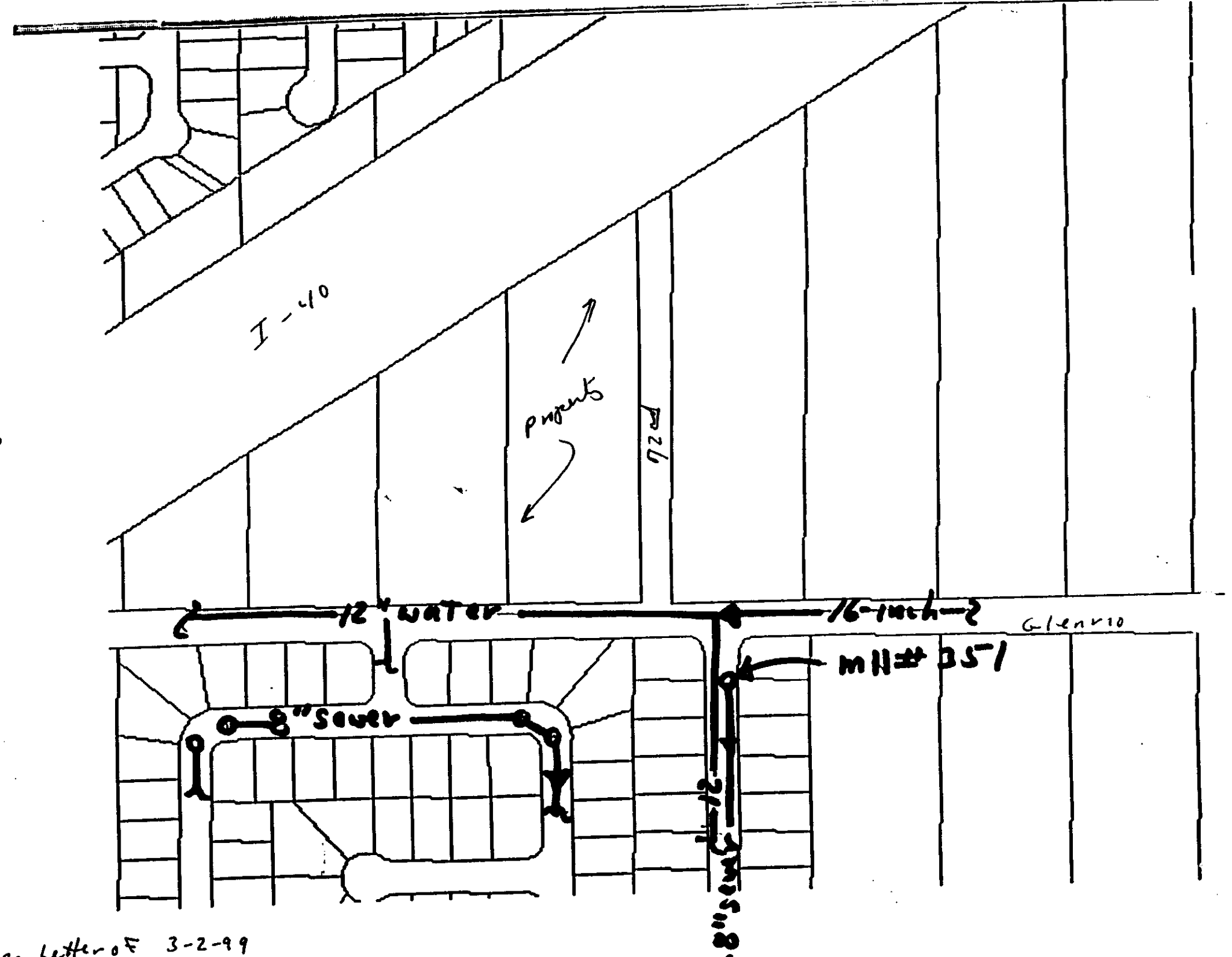
As indicated this is intended as general information. An availability statement will be required prior to service. One should be requested (from this office) once there is a specific development proposal. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John E. McDonough
Associate Planner
Development Services/PWD

Attachment: SystemLocation Map(s)

c Josie Jaramillo
f/availability J-10
f/readers #90208



Letter of 3-2-99

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

ALBUQUERQUE NEW MEXICO 1706

Agenda Number: 20
Case Number: 00110 00000 01020/00128 00000 01021
September 21, 2000

Staff Report

Agent	John Griego
Applicant	Family Worship Center
Request	1. Zone Map Amendment 2. Site Plan for Subdivision
Legal Description	Tracts 226-230, Town of Atrisco Grant, Airport Unit,
Location	Glenrio Rd. between Coors Blvd. and I-40
Size	7.361 acres
Existing Zoning	R-2
Proposed Zoning	SU-1 for Church

Staff Recommendation

APPROVAL OF 00110 00000 01020, a request for zone map amendment, based on the findings 1-4 on page 12.

APPROVAL OF 00128 00000 01021, a request for site plan for subdivision, based on the findings 1-7 on page 12-13, and subject to the conditions of approval 1-7, on page 13-14.

Staff Planner
Mary Piccitelli

Summary of Analysis

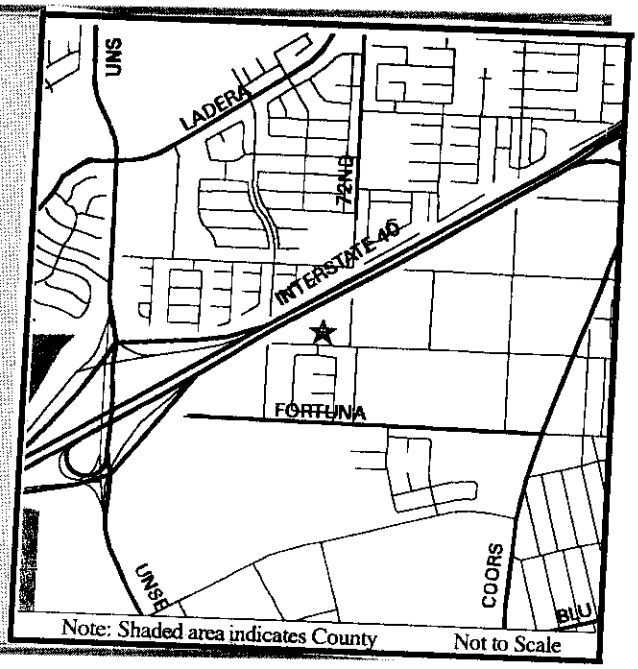
This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and also a request for a site plan for subdivision, for tracts 226-230, Town of Atrisco Grant Airport Unit. The subject site consists of 7.361 acres, on five tracts. The site plan for subdivision and rezoning of the parcels is to consolidate the zoning on a single parcel.

The site is designed for the church with associated offices, classrooms, meeting rooms, kitchen, daycare, guesthouse, and bookstore.

Transportation and infrastructure improvements are critical issues to the development of this site.

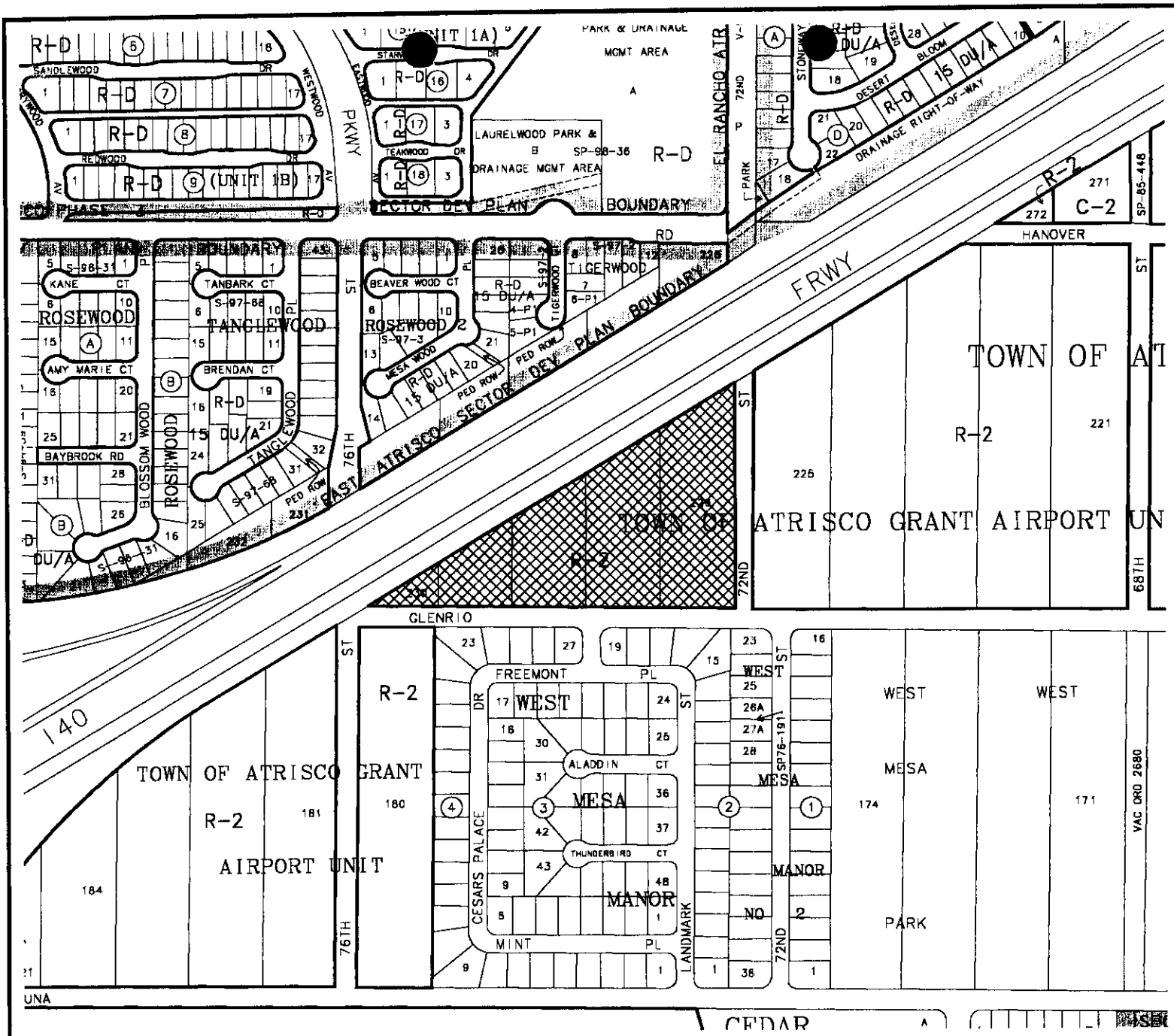
A sketch plat for vacating 72nd Street was reviewed by the DRB.

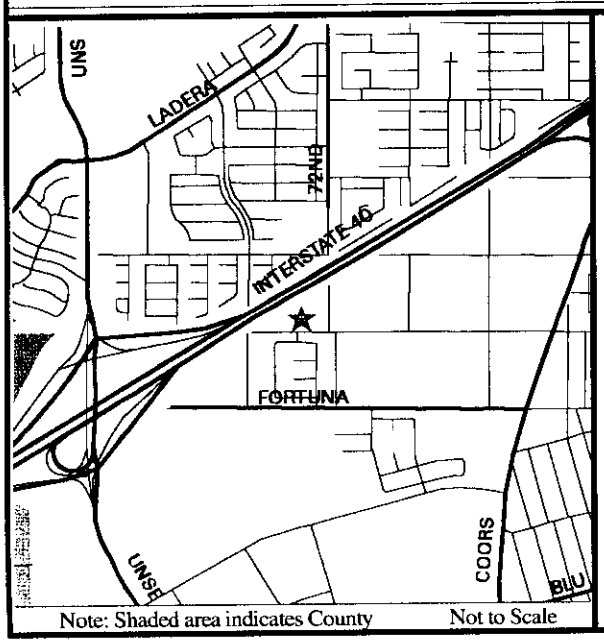
Staff recommends approval of this request.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 4/08/00 to 18/08/00. Agency comments were used in the preparation of this report, and begin on page 16.





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

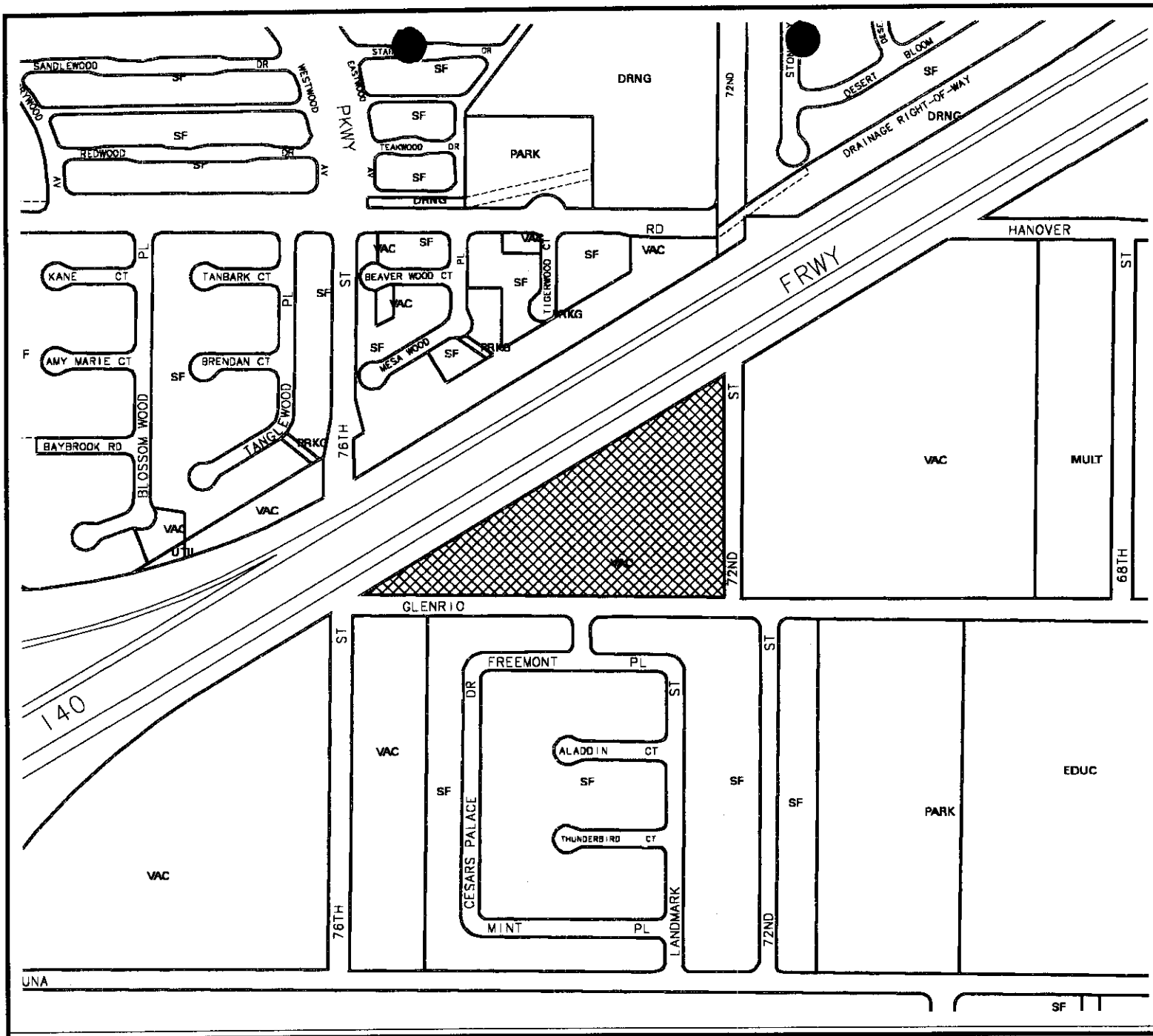
Scale 1"= 411'

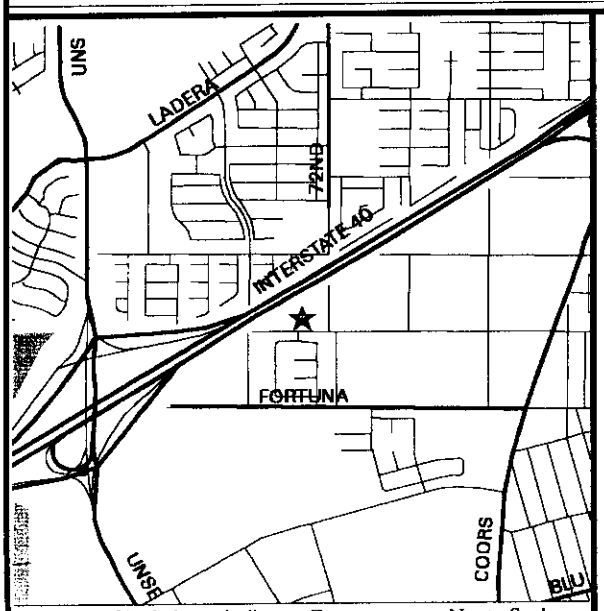
PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial -Retail, Service, Wholesale
DRNG Drainage
EDUC Public or Private School
GOLF Golf Course
MED Medical Office or Facility
MFG Manufacturing or Mining
MH Mobile Home
MULT Multi-Family or Group Home
OFF Office
ORG Social or Civic Organization
PARK Park, Recreation or Open Space
PRKG Parking
PUBF Public Facility
RELG Religious Facility
SF Single Family
TRAN Transportation Facility
UTIL Utility
VAC Vacant Land or Abandoned Bldgs
WH Warehousing & Storage

AGIS

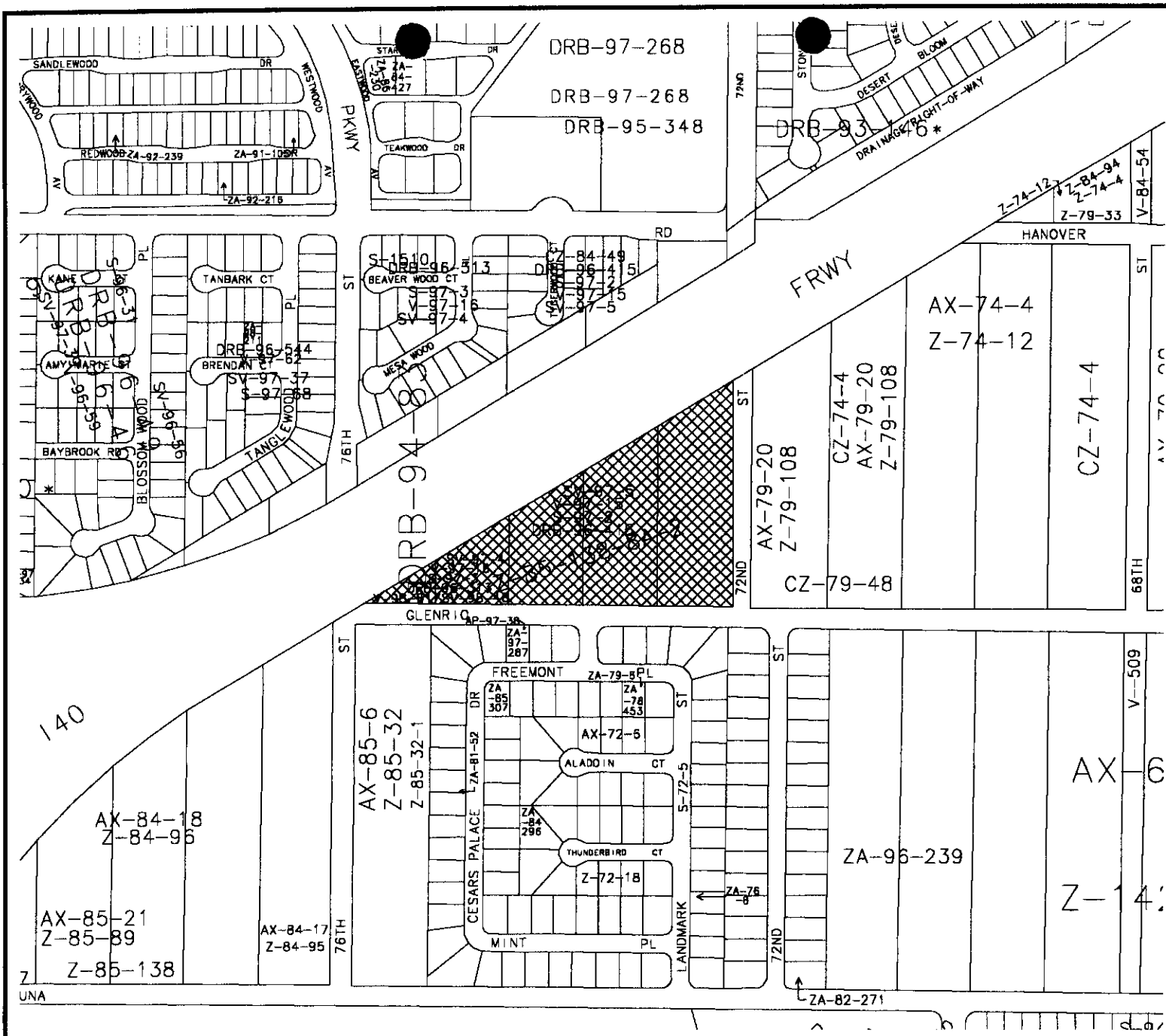
Scale 1"= 411 '

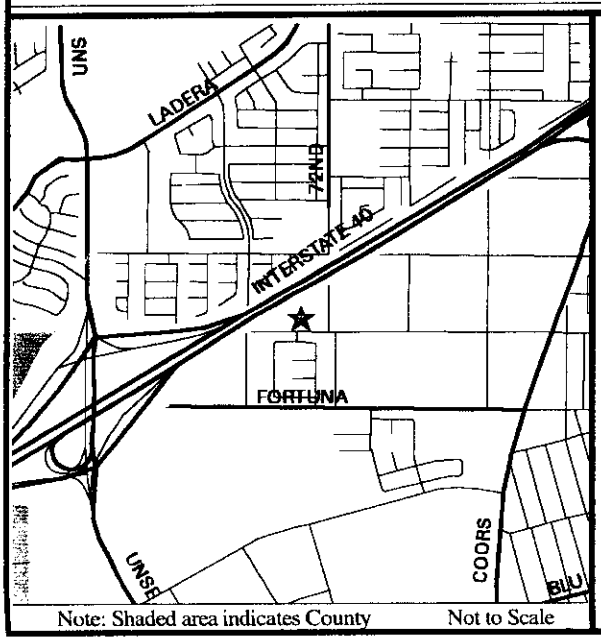
PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

Scale 1"= 411 '

PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021

Development Services Report

SUMMARY OF REQUEST

Request	*1. Zone Map Amendment from R-2 to SU-1 for Church and Related Uses* *2. Site Plan for Subdivision*
Location	*Tracts 226-230, Town of Atrisco Grant, Airport Unit* *Glenrio Rd. between Coors Blvd. and I-40*

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	***Comprehensive Plan Area; Applicable Rank II & III Plans***	***Land Use***
Site	R-2	Comprehensive Plan	Vacant
North	Immediately north: I-40; further north: R-D (15 du/a)	Comprehensive Plan, E. Atrisco Sector Development Plan (north of I-40)	Highway, med density residential
South	R-1	Comprehensive Plan	Residential
East	Adjacent: 72nd St.; further east: R-2	Comprehensive Plan	Residential (undeveloped)
West	Immediately west: I-40, further southwest: R-2	Comprehensive Plan	Residential (undeveloped)

Background

This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and a site plan for subdivision, for Tracts 226-230, Town of Atrisco Grant, Airport Unit. There are five lots proposed for consolidation as a single parcel under the SU-1 zoning. The subject site is vacant. The subject site consists of 7.361 acres with a planned church facility, offices, education center, recreation area, and residence.

The subject site is bounded on the north and west by I-40, on the east by 72nd Street, on the south by Glenrio Road, and intersecting with 76th Street at the southwest corner. The subject site is triangular in shape. North of I-40 is Rosewood, a 15 dwelling unit per acre development. South of the subject site is West Mesa Manor, a R-1 subdivision. To the east is R-2 zoning on subdivided but vacant land. South and west of the site is subdivided land zoned R-2.

This site was annexed as part of the Northwest Area Plan annexation in 1985, Z-85-138-8A-2. This is the only zone change in the nearby vicinity. It was annexed as part of Annexation 8.A of that annexation plan, along with West Mesa Manor. West Mesa Manor was developed as R-1; the subject site was not developed. No other zone changes have occurred in the vicinity since 1985.

This agent is acting on behalf of the Family Worship Center. However, there are no letters in the file that indicate that the property owners have consented to this application. The agent has informed staff that the purchase of the property is on hold contingent to this application and decision. The church is in negotiations with the purchase of the property, however, no final agreement will be reached until the outcome of this request.

The pre-hearing discussion for this case indicated that there were many utility improvements that will be necessary for approval to build the church. 72nd Street is not built, and improvements to that street and Glenrio Road will be required for approval. Public Works suggested the vacation of 72nd Street as an alternative to the agent.

The agent was advised by staff to go to the Development Review Board for a sketch plat of a proposed vacation of 72nd Street. Staff advised the applicant to request a vacation for transportation use, but maintain the public utilities easement of the right-of-way. The DRB heard the sketch plat for the vacation request on September 6, 2000, Project #1000694. Comments from the DRB indicate that an exact area of the vacation will need to be described in a subsequent DRB hearing.

Other utility improvements that will be necessary, as per DRB comments, are an approved drainage and grading plan that demonstrates that the vacated right-of-way will not be required to convey public waters. The water and sewer lines will need to be constructed in both adjacent streets where they do not exist. A comment was made that the parking lot will need to be designed to DPM standards, and that permanent street improvements will be required for Glenrio Road and possibly for 72nd Street.

A letter with attachments was sent to Millenium Real Estate in March 1999. General information was provided for Tract #226, but relates to the entire subject site. The letter indicates the need for improvements to the sanitary sewer and parallel water line in Glenrio Road. Also, the letter states that if paving of Glenrio Road is required for site plan approval, then the water line may have to be installed at the agent's expense. A sketch was provided with the letter that shows the existing water lines. This letter is included in the packet.

More information than necessary was submitted on the plans for the site plan for subdivision. With some additional information, including building elevations, the plan set might be used for a site plan for building permit request. Staff has reviewed the materials as related to site plan for subdivision, with general comments for the additional site information provided.

The agent has noted that he plans to return to the EPC for a site plan for building permit request if this zone change and site plan for subdivision are granted.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the Comprehensive Plan, which has a goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Applicable policies for the zone map amendment request include:

Policy a: The Established and Developing Urban Areas...shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

West Side Strategic Plan (Rank II Area Plan)

The West Side Strategic Plan was adopted in 1997. The Plan generally encompasses properties west of the Rio Grande; specific boundaries are shown on page 2 in the Plan. It sets forth goals and policies regarding land use. The specific area in which the subject site is located is the Atrisco Business Park. Policies for that area include:

Policy 3.31 It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be initiated.

Comprehensive City Zoning Code (R.O., 14-16-2-22) SU-1

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

A. Procedure.

(1) Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. An application for a change to SU-1 zoning shall state the proposed use and must be accompanied by a plan including, at a minimum, all the elements of a Site Development Plan for Subdivision Purposes. As part of the zone amendment action, a Site Development Plan may be approved; alternatively a plan may be approved later. If an approved Site Development Plan is a specified condition of zone change approval, such plan must be approved with the time period specified in Ch. 14-16-4-1©(10) of this Zoning Code. No building permit shall be approved unless it is consistent with a

complete site development plan for building permit and landscaping plan for the lot in question, approved by the Planning Commission or its designee. at the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit.

3. In approving an application, the Planning Commission may impose requirements as may be necessary to implement the purpose of this Zoning Code.

B. Special Uses

(9) Church or other place of worship, including incidental recreational and educational uses; such an incidental use must be operated by the church rather than a business entity and must continue to be operated by the church, unless the resolution governing the SU-1 zone specifically allows operation of a specified incidental use by an entity other than the church itself. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code. Signs as permitted and regulated by the Planning Commission.

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must

recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Glenrio as a Major Local street, with a right-of-way of 56-60'.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses, and a site plan for subdivision for Tracts 226-230, Town of Atrisco Grant, Airport Unit.

Zone Map Amendment:

The agent has stated that the church believes that they are an essential community function and service that would be facilitated by the rezoning of the subject site. The agent further states that a new church is always fundamentally advantageous to the community in a positive way. The agent continues in that the church will be providing some community amenities, including meeting rooms, open space for recreation, and a place to meet and worship.

No specific information regarding the adherence of this request to R-270-1980 has been submitted. The fundamental question of this request is whether SU-1 for Church would be more or less compatible with the surrounding land uses and zoning context. Examples of the compatibility of the church as an adjacent land use to the residential areas are:

1. The church use is a less intensive use than R-2 for traffic generation. Generally, the traffic generation from a church happens outside of average weekday peak hour traffic. Traffic Impact Studies are not required for church uses, as churches do not generally meet the threshold of traffic to cause concern to neighboring residents.

2. The church may be a more compatible land use with the location of this parcel adjacent to the freeway. R-2, the current zoning on the subject site, allows for multi-unit residential to be built adjacent to I-40. This R-2 residential use may not be as desirous as the SU-1 use of a church.

3. The subject site, used as a church, could be used as a buffer from the noise and pollution from I-40 to the surrounding residential areas. Noise walls are commonly used to enclose the freeway corridor, and buffer surrounding residential development from the noise and pollution of the freeway. A different approach to that buffering is to allow non-residential uses to develop adjacent to the freeway corridor, so that the natural buffering of buildings and landscape will provide the noise and pollution reduction that is desirable for residential areas.

4. The church will provide a community orientation that is much needed in the area, with valuable park-like open space and meeting rooms.

5. The church will create more traffic congestion at specific times that are outside of the average weekday peak hour traffic. These times, such as Sunday mornings, may cause some community concern if the required on-site parking is not adequate.

6. This zone change will be controlled by the site plan, in that the location of parking, number of spaces, and other specific criteria will need to be reviewed and approved, to minimize any potentially harmful effects of traffic on the surrounding residential areas.

The request for the zone change is supported in the Comprehensive Plan. Policies a, d, and k, which state that a full range of urban land uses are allowed; that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern; that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; and that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request for a zone map amendment is also in conformance to the West Side Strategic Plan, in that it is appropriate for new development, both residential and non-residential to occur in the Atrisco Business Park. Atrisco Business Park is listed as an employment center in the West Side Strategic Plan; however, the use of a church adjacent to parcels zoned residentially is generally accepted as a typical feature of neighborhood areas. Other community uses, such as schools, have been allowed in Atrisco Business Park, furthering the community orientation of the area.

Traffic volumes for churches are considered less intensive to R-2 traffic volumes. This fact suggests that harmful effects of traffic on nearby uses will be minimized, and, in fact, will create lower traffic volumes than those created by R-2 multi-unit residential development.

Changed conditions in the area, such as the zone map pattern, offer more proof of the compatibility of the SU-1 for church use at this site.

The parcels adjacent to the subject site that are zoned R-2 have not been developed. This fact suggests that the R-2 zone may be inappropriate for this area.

Site Plan for Subdivision:

This request is in conformance with the adopted policies of the Comprehensive Plan, that require that quality and innovation in design shall be encouraged in all new development and that design

shall be encouraged which is appropriate to the plan area. This request consolidates five lots into one parcel, making the site more usable for the proposed church and related facilities.

Site Plan Layout / Configuration

The submittal contains more information than is usually required for a site plan for subdivision; however, the submittal is lacking building elevations and a drainage plan that would be required with a site plan for building permit request.

The Zoning Code requires a site plan for subdivision to be submitted with a zone map amendment request. If the zone change is approved to a use specified in the SU-1 category, the site development plan may be approved later, but within the specified time frame. Building permits will not be approved unless it is consistent with a complete site development plan for building permit and a landscaping plan for the lot in question, as approved by the Planning Commission or its designee. At the Planning Commission's discretion, approval of detailed plans may be required for the entire SU-1 zone area prior to issuing a building permit. The Planning Commission may impose requirements as may be necessary to implement the purpose of the Zoning Code in approving an application.

If the zone change and site development plan for subdivision are approved, the agent will be required to return to the Planning Commission with a site plan for building permit.

The site shows the church, including offices, a fellowship hall, and the church auditorium. A separate education center is located west of the church, with a playground. It is unclear from the plans whether the education center will be used as a weekday school as well as for Sunday school. The agent has informed staff that the church plans a Sunday school use at this time, but is considering a K-5 Christian-oriented school in the future.

A family recreation area is set on the west side of the parcel. The recreation area is large, but the square footage is not specified on the site plan. The agent states in his letter that this recreation area will be available for community use, as well as use by church members.

A residence is located at the westernmost corner of the site with a private drive. The residence is ± 3000 square feet. The application does not note who will use the residence. The agent has specified that the residence will be used for a guest residence for visiting pastors, families, and missionaries. It will not be a permanent residence for any one.

The site plan shows the fence line on the property line for I-40. No access is allowed from the freeway.

The agent has supplied design guidelines for the site plan for subdivision. These guidelines will be enforced if the request is granted. Any future proposal for site plan for building permit will need to be in conformance to these guidelines, or to similar guidelines that the EPC may develop.

A conceptual drainage plan has been provided, with a landscape palette. An approved drainage plan will need to be filed with the Hydrology Division.

Comments from Transportation Development Services indicate that the site plan will need to be modified as per the Development Process Manual standards. Specific items are listed in the comments section.

Vehicular Access, Circulation and Parking

Access to the site is from two points along Glenrio Road. Glenrio Road is a dead-end street to the west of the site (it dead ends at its intersection with I-40.) Glenrio Road is also a half street. The applicant may need to guarantee the completion of Glenrio Road, including underground utilities.

72nd Street is located to the east of the site. This street is not built, and there are no current plans for building the street. The applicant will need to either propose a vacation of the street (maintaining the utility easement), with a proposed use for the vacated ½ of the street that abuts the subject site, or financially guarantee the off- and on-site public infrastructure improvements to both 72nd Street and Glenrio Road. Agreements from the property owners to the east of 72nd Street will need to be reached in order to effect the vacation.

The agent went before the Development Review Board for a sketch plat review on the vacation. The notes indicate that the vacation is feasible, but there needs to be further analysis of the off- and on-site public infrastructure need that the applicant will need to guarantee.

Interior circulation on the site shows a general "U" shape to access the parking. There are arrows indicating direction of traffic in the drive aisles, however, at the westernmost point of the church building, one arrow directs traffic opposite to the direction of travel in that drive aisle. The drive aisles do not appear to be and are not noted to be two-way. Whether there is adequate parking is then called into question, since there may be a need to reduce the number of spaces to provide for drive aisles in this parking lot configuration. The drive aisles may need to be reconsidered, using the parking requirements for churches.

According to the Zoning Code, off-street parking requirements for a church is one space fore each four seats in the main room, where each 30 inches of pew space is considered one seat. The number of parking spaces shown on the site plan for subdivision is 473. This indicates that there will either be a large congregation, of about 1890 people, or that the church is providing excess parking for the suggested community uses, above their need for their church congregation.

The parking lot is located at the northern and eastern portion of the site. Comments from Public Works, Traffic Engineering state that the parking lot will need to be designed as per DPM standards. The end islands must be 10' wide with 15' corner radii.

The residence is accessed by a private drive at the westernmost part of the site. The driveway is at an oblique angle. A shorter, straight driveway to the garage may be a better solution, as there is adequate space for the driveway and private outdoor space for the residence.

Traffic Engineering comments indicate that this location would be good for a church and that traffic control devices are in place to handle the peak hour traffic for a church.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is no transit access to this site. Access to the site is from Glenrio Road, where a public sidewalk is planned. No access to I-40 will be provided. No requirement for a park, open space, or trail dedication will be made since this request is for a non-residential use.

Lighting and Security

No lighting is suggested on the site plan. The agent has specified some design guidelines in the packet for lighting that suggests that lighting fixtures and standards shall conform to state and local safety and illumination requirements, that lights should be shielded to prevent spillage on adjacent properties, and prohibiting cobra lights. A maximum height of 20' for street and parking lot area lights is suggested. These guidelines, if approved, will be enforced in the site plan for building permit.

Landscaping

The landscape palette is shown on the conceptual grading plan. Deciduous street trees are shown on this landscape plan along the Glenrio Road and 72nd Street edges. This information may change if a vacation of 72nd Street is approved. The agent will need to modify the site plan in favor of the additional land gained from vacating 72nd Street. A specification of tree type will be necessary for site plan for building permit.

Grading, Drainage, Utility Plans

A conceptual grading plan was submitted as part of the packet. The comments from Utility Development note that there is conflicting information in the plan on building areas. The development will be contingent on the off- and on-site public infrastructure. A water and sewer availability statement must be requested and completed prior to the DRB action of final sign-off. Also, financial guarantees will be required as a condition of approval.

A suggestion from the pre-hearing discussion was that the New Mexico State Highway and Transportation Department review the drainage plans, so that culverts do not empty onto the street.

Architecture and Signage

No elevations have been submitted with this packet. A future request, contingent on the approval of this request, will be for site plan for building permit. At that time, complete information regarding the building design and the signage will be reviewed. Total proposed

square footage is stated on the site plan to not exceed 45,000 square feet, with a maximum floor area ratio of .30.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The pre-hearing discussion revealed that there were many infrastructure needs for on- and off-site public infrastructure. A plan for 76th Street, on the west side of the subject site is scheduled. That plan, the Laurelwood – Airport Road Corridor study for the grade separation at the overpass of 76th at I-40. More right-of-way may be necessary to acquire for 76th Street improvements, which may impact the proposal for the subject site. No plan has been developed to improve 72nd Street.

Neighborhood Concerns

No concerns from the recognized neighborhood associations have been received on this application.

Conclusions

This request is for a zone map amendment and a site plan for subdivision. The zone map amendment conforms to the test of R-270-1980 in that the proposed zone category will not be detrimental to the existing residential fabric of the area, but may, in fact, be a desirable use to provide community amenities and to buffer the residences from the noise and pollution of I-40. The low traffic usage of a church will be favorable to the surrounding residentially zoned land. The location of the site at the freeway would be more desirable to a non-residential use, as proposed in this request. The fact that many of the R-1 zoned parcels remain undeveloped suggests that the R-2 zoning category is not performing and may be incompatible to the area, and that the community conditions have changed. This fact strengthens the proposal for the zone map amendment from R-2 to SU-1 for Church and related uses.

This request for site plan for subdivision meets the adopted Comprehensive Plan policy l, of quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area. This site plan shows the start of a large, quality church facility with accessory buildings.

The submitted site plan contains more information than is usually required for a site plan for subdivision. However, the site plan does not contain enough information for a site plan for building permit. If the zone change and site plan for subdivision are approved, the applicant will be required to revisit the Planning Commission with a site plan for building permit.

Although utility improvements will be necessary, those improvements can be addressed through the Development Review Board processes, either by requesting a street vacation of 72nd Street, or by guaranteeing the off- and on-site public infrastructure improvements to 72nd Street and Glenrio Road.

The site plan for subdivision is submitted on this request to better describe the use of the site for the church. It may be necessary for the agent to modify this site plan with regard to any infrastructure improvements, design guidelines, or requirements from the Planning Commission.

Since the agent has produced design guidelines for the site development, those guidelines will be enforced if this request for a zone change and site plan for subdivision is granted. The design guidelines will need to be shown on the site plan for building permit.

FINDINGS – ZONE MAP AMENDMENT (00110-00000-01020) (September 21, 2000)

1. This is a 7.346-acre site located on Glenrio Road between 72nd Street and 76th Street. This is a request for a zone map amendment from R-2 to SU-1 for Church and related uses at Tracts 226-230, Town of Atrisco Grant, Airport Unit. These tracts are vacant land currently.

2. This request would allow a compatible use with the existing R-1 development and the future R-2 multi-unit development adjacent to the subject site.

3. This request fulfills the policies of R-270-1980: the current R-2 zoning is inappropriate, a different zone category would be more beneficial to the community as per the policies of the Comprehensive Plan and the West Side Strategic Plan.

RECOMMENDATION – ZONE MAP AMENDMENT (00110-00000-01020)(September 21, 2000)
APPROVAL of 00110-00000-01020, a request for a zone map amendment from R-2 to SU-1 for Church and Related Uses, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street.

FINDINGS - SITE DEVELOPMENT PLAN FOR SUBDIVISION (00110-00000-01021) (September 21, 2000)

1. This is a request for approval of a site development plan for subdivision, for an approximately 7.346 acre site located on Glenrio Road between 72nd Street and 76th Street, more particularly described as Tracts 226-230, Town of Atrisco Grant, Airport Unit.

2. A site plan for subdivision is required for approval of SU-1 zoning.

3. This is site plan for subdivision. If approved, the agent will need to request a site plan for building permit from the EPC.

4. This request furthers the applicable policies of the Comprehensive Plan by conforming to the policies a, d, k, and l, that state that the Established and Developing Urban Area of the Comprehensive Plan shall allow a full range of land uses, that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern, that land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; that livability and safety of established residential neighborhoods shall be protected in transportation planning and operations, and that quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

5. This request furthers the applicable policy 3.31 of the West Side Strategic Plan, demonstrating that it is appropriate for new development, both residential and non-residential, to occur in the Atrisco Business Park community.

6. This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant's property might involve 10-20 feet from the SW corner.

7. Infrastructure improvements will be necessary for site plan for building permit. Either financial guarantees for the off- and on-street infrastructure improvements or an approved vacation are alternatives to this issue.

8. This submittal will be adequate with some changes and additions.

RECOMMENDATION - (00110-00000-01021)(September 21, 2000)
APPROVAL of 00110-00000-01021, a request for a site plan for subdivision, on Tracts 226-230, Town of Atrisco Grant, Airport Unit, generally located on Glenrio Road between 72nd Street and 76th Street.

CONDITIONS OF APPROVAL - (00110-00000-01020)(September 21, 2000)

1. The submittal of this site plan to the DRB shall meet all EPC conditions; a letter shall accompany the submittal, indicating all modifications that have been made to the site plan since the EPC submittal, including how the site plan has been modified to meet each of the EPC conditions.

2. If the zone change and site plan for subdivision are approved, the agent must request a site plan for building permit from the EPC prior to site development. That proposal will be reviewed as per the design guidelines included with the site plan for subdivision request, along with other relevant factors.

3. A request for vacation of 72nd Street must be submitted to the Development Review Board for review and approval. If a vacation of 72nd Street is not approved, financial guarantees will be required for construction of off- and on-site public infrastructure improvements.

4. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

5. As per Transportation Development Services conditions for site plan for subdivision approval:
   a. Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.

   b. Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

6. As per Transportation Planning recommendations:
   a. Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant's development to be held away from the extreme SW corner of the property.

   b. The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

7. As per Solid Waste, Refuse Division conditions:
   a. Approved on condition will have refuse enclosure location added to site plan at time of building permit. Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142.

Mary Piscitelli
Planner

cc: Family Worship Center, 5200 Iliff NW, Albuq. NM 87105
John Griego, 105 E. Marcy, Santa Fe, NM 87501
Imogene Jones, Laurelwood Neigh. Assoc., 1319 Duskfire Dr. NW, Albuq. NM 87120
Rich Sacoman, Laurelwood Neigh. Assoc., 7805 Bay Brook Rd. NW, Albuq. NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comment."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change request.

Conditions of approval for the site plan for subdivision should include:

A) Construction of pavement, curbs, gutters, and 6 foot sidewalks (to be placed at the property line) on Glenrio Road and on 72nd Street.
B) Vacation of 72nd Street as a public street right-of-way should be requested if public access is not required to from this site and the other adjacent properties.

The following comments must be addressed in the future site plan for building purposes:

- Dimensions for all driveways, driving aisles, walkways, and parking spaces must be provided.
- The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.
- Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e, uni- directional or multi-directional.
- Proposed circulation drives and internal parking areas must be paved as per DPM Standards.
- The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- Location of walls, fences and signs must meet the clear sight distance requirements.
- Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- Coordination with the Solid Waste Department with regard to refuse container location and access.
- The parking lot layout must be modified to the satisfaction of the Traffic Engineer. Parking end islands must be meet DPM standards, i.e., 10 foot in width and with 15-foot corner radii.
- Channelization will be required in proximity of the porte cochere.

Utility Development:

No comment on zone change. The submittal is identified as a conceptual site plan for subdivision. Will there be a separate / future EPC review of site plan for building permit? The plan shows conflicting information of building areas. Development will be contingent on off and on-site public infrastructure. A water and sewer availability statement must be requested and completed prior to DRB action. Financial guarantees will be required as a condition of approval.

Traffic Engineering Operations:
This appears to be a good location for the facility and traffic control devices are in place.

Hydrology:
The Hydrology Section has no objection to the zone map amendment request. An approved grading and drainage plan is required for site plan sign-off by the City Engineer.

Transportation Planning:
FINDING:

C This property is located immediately east of the Laurelwood-Airport Road Location Study Corridor. As indicated on the Long Range Roadway System map, this corridor envisions a grade separation (overpass) at 76th Street/I-40. No actual corridor study has yet been undertaken, nor is one scheduled; hence, there is no firm plan to construct an overpass. If an overpass were actually to be constructed here, we suggest that a right-of-way taking from the applicant=s property might involve 10-20 feet from the SW corner.

RECOMMENDATIONS:

C Although construction of an overpass presently seems a remote possibility, it would be appropriate for the applicant=s development to be held away from the extreme SW corner of the property.

C The NM State Highway and Transportation Department should be asked to review this case, for drainage concerns, etc.

ENVIRONMENTAL HEALTH DEPARTMENT
Air Quality Division
"No Comment."
Environmental Services Division

NEIGHBORHOOD SERVICES
"Laurelwood (a recognized association) was notified. West Mesa Manor was also notified."

PARKS AND RECREATION
Design & Development
"No adverse comment."

OPEN SPACE DIVISION
"No adverse comment."

POLICE DEPARTMENT/Planning
Traffic volume
Lighting issues
Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved on condition will have refuse enclosure location added to site plan at time of building permit Must comply with all SWMD Ordinance and requirements. Call TL Baca 761-8142."

FIRE DEPARTMENT/Planning

"Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrant(s) shall be installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review for fire department access and structures."

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objection. See City Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment."

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, September 21, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

00110 00000 00995 Project # 1000683	John Lorentzen requests a zone map amendment from IP to C-2 for a western portion of Tract E, Airport Center, located on Miles Road SE between University Boulevard and Buena Vista, containing approximately .355 acre. (M-15) Simon Shima, Staff Planner
00110 00000 01004 00138 00000 01005 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1, plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Indian School Road NE & High Street between Indian School Road and Crespin Avenue, containing approximately .50 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
00110 00000 01006 00138 00000 01007 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from O-1 to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on Cordero Street between High Street and Albuquerque High School, containing approximately .70 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner
00110 00000 01215 00138 00000 01216 Project # 1000580	Greater Albuquerque Housing Partnership, agents for Albuquerque Public Schools, request a zone map amendment from SU-2/RCM to R-1 plus an amendment to the Martineztown/Santa Barbara Sector Development Plan for unplatted Tracts within projected Section 16 T.10.N, R.3.E, N.M.P.M. Town of Atrisco Grant, located on High Street between Crespin and Kinley and adjacent to Albuquerque High School, containing approximately .19 acre. (J-15) Cynthia Borrego Archuleta, Staff Planner

00110 00000 01016 Project # 1000691	Herbert M. Denish & Associates, agents for Ike J. Monty, request a zone map amendment from R-2 to C-2 for Lots 1 & 2, Block 13, Clayton Heights Addition, located on the west side of Wilmoore Avenue SE between Gibson Boulevard and Ross Avenue, containing approximately .488 acres. (L-15) Jon Messier, Staff Planner
00110 00000 01020 00128 00000 01021 Project # 1000694	John Griego, agent for Family Worship Center, requests a zone map amendment from R-2 to SU-1 for Church and Related Uses plus a site development plan for subdivision purposes for Lots 226-230, Town of Atrisco Grant, Airport Unit, located on Glenrio Road NW between Coors Boulevard and I-40, containing approximately 7.361 acres. (J-10) Mary Piscitelli, Staff Planner
00110 00000 001024 Project # 1000696	Cummins Consulting, agents for Yoshiro Akutagawa et. al., request a zone map amendment from R-D to C-2 for Tract F, Bosque Meadows, located on Coors Boulevard NW between Rambla Lane and Bosque Meadows, containing approximately 3.14 acres. (D-12) Russell Brito, Staff Planner
00110 00000 001026 Project # 1000697	Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner
00110 00000 01028 Project # 1000699	Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Russell Brito, Staff Planner
00110 00000 01031 Project # 1000701	Lawrence Rodriguez, agent for Tom Gunzelman, requests a zone map amendment from R-2 to C-2 for Lot 24, Loma Verde Addition, located on the northwest corner of Espanola Street NE, between Chico Road and Domingo, containing approximately K-19) Simon Shima, Staff Planner
00110 00000 01040 Project # 1000704	Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to C-1 for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon Messier, Staff Planner

00128 00000 01017 Project # 1000692	James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner
00128 00000 001027 Project # 1000698	Laurie Moye, agent for PNM, requests approval of a site development plan for building permit for Tract E, Filberto Gurule Addition, zoned SU-2/IP/EP, located north of Balloon Fiesta Parkway NE between Jefferson Street and San Mateo Boulevard, containing approximately 11.42 acres. (B-17) Russell Brito, Staff Planner
00128 00000 01029 Project # 1000400	Kevin Georges, AIA, agents for Our Lady of the Rosary Church request approval of a site development plan for building permit for Lot 336, Town of Atrisco Grant, zoned SU-1 Church/School/Rectory, located on Ouray Road NW between Ouray Road NW and Miami Road NW, containing approximately 5 acres. (H-11) [REMANDED FROM CITY COUNCIL] Debbie Stover, Staff Planner
00128 00000 001032 Project # 1000702	John Klee requests approval of a site development plan for building permit for Tract X, Temple Addition, zoned SU-2/R-2, O-1, located on the intersection of San Pedro Drive NE between Indian School Road and Haines, containing approximately .9833 acre. (J-18) Debbie Stover, Staff Planner
00128 00000 001037 Project #1000703	SMPC Architects, agents for Sandia Baptist Church, request an amendment to a site development plan for Tract A and Lot 15, Tijeras Club Gardens Addition, zoned SU-1 for Church and Related Facilities, located on the NE corner of Constitution Avenue and Moon Street NE, between Moon and Erbbe Streets, containing approximately 3.7 acres. (J-20) Russell Brito, Staff Planner
00114 00000 01055 00138 00000 01056 Project # 1000711	Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 6, 2000.

APPROVED

Bob Paulsen, Senior Planner,

Development Services Division, Planning Department

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

App#	00116-00000-01020
Proj#	1000694
Other#	00128-00000-01021

Meeting Date: Sept. 21, 2000

Zone Atlas Page: J-10-Z

Notification Radius: 100 Ft.

Cross Reference and Location:

Applicant: Family Worship Center

Address: 5200 Ilif NW, 87105

Agent: John Grivego

Address: 105 E. Marcy, Santa Fe NM 87501

SPECIAL INSTRUCTIONS

Notices Must be mailed from the City 15 days prior to the meeting.

Date Mailed: 9/6/00

Signature: KJT

1010058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101005816236720902 LEGAL: S PO RT T R 230 TOWN OF ATRISCO GRANT 0.44 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GOMEZ JOE F ETUX
OWNER ADDR: 07301 LYNWOOD DR NW ALBUQUERQUE NM 87120

101005818037320904 LEGAL: S PO R OF TR 229 APU 1.11 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: MARQUEZ A X BARBOA SAN TURNIN
OWNER ADDR: 00916 ALTA VISTA CT SW ALBUQUERQUE NM 87105

101005820038020906 LEGAL: S PO RT O F TR 228 APU 1.76 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BANDONI LARRY
OWNER ADDR: 01705 SAN CRISTOBAL SW ALBUQUERQUE NM 87104

101005822338920908 LEGAL: ALL OF T HE SOUTH POR OF TR 227 AIRPORT UNIT TOWN O LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: HAMMER BENNETT A
OWNER ADDR: 00000 PO BOX 7098 ALBUQUERQUE NM 87194

101005824239620910 LEGAL: SOUT H PO RT OF TR 226 A P U LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GONZALEZ EMILIA S
OWNER ADDR: 10204 LA PUZ NW ALBUQUERQUE NM 87114

101005811834020221 LEGAL: APU 1/2 AC OUT OF TR 182 SEC 15 T10N R2E LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE SE ALBUQUERQUE NM 87106

101005811931620210 LEGAL: TR1 TOWN ATR GT8 TRA182 105X410 10N2ESEC15 LAND USE:
PROPERTY ADDR: 00000 76TH ST NW
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE SE ALBUQUERQUE NM 87106

101005813332820218 LEGAL: S 10 3.70 OF N 308.70 FT TR 181 AIRPORT UNIT ATR GR LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE SE ALBUQUERQUE NM 87106

101005813934420211 LEGAL: NE P OR T R 181 AIRPORT UNIT LESS POR TO R/W ATRISCO LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE AV SE ALBUQUERQUE NM 87106

101005812834120209 LEGAL: NWLY COR NER TR 181 AIRPORT UNIT ATRISCO GRT SEC 15 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE SE ALBUQUERQUE NM 87106

101005816030820301 LEGAL: TOWN OF ATRISCO GRANT APU8 TR180 10N 2E SEC LAND USE:
PROPERTY ADDR: 00000 FORTUNA RD NW
OWNER NAME: RUIZ DAGOBERTO & MIRIAM E
OWNER ADDR: 01128 ATRISCO DR NW ALBUQUERQUE NM 87105

101005817832620321 LEGAL: *20 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 817 CAESARS PALACE NW
OWNER NAME: LEAL IVAH JO
OWNER ADDR: 00817 CEASARS PALACE DR NW ALBUQUERQUE NM 87121

101005817833320322 LEGAL: *21 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 821 CAESARS PALACE NW
OWNER NAME: BARELA ABELICIO B & BENNIE J
OWNER ADDR: 00821 CESARS PALACE NW ALBUQUERQUE NM 87105

101005817734120323 LEGAL: *22 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 825 CAESARS PALACE NW
OWNER NAME: DOMINGUEZ EDWIN ETUX
OWNER ADDR: 00825 CESARS PALACE NW ALBUQUERQUE NM 87105

101005818234820324 LEGAL: *23 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7417 FREMONT PL NW
OWNER NAME: BACA MICHAEL A ETUX
OWNER ADDR: 07417 FREMONT PL NW ALBUQUERQUE NM 87105

101005819034920325 LEGAL: *24 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7413 FREMONT PL NW
OWNER NAME: SPRUNK STEVE C ETUX
OWNER ADDR: 07413 FREMONT NW ALBUQUERQUE NM 87105

101005819734920326 LEGAL: *25 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7409 FREEMONT PL NW
OWNER NAME: JARAMILLO LEROY ETUX
OWNER ADDR: 07409 FREEMONT NW ALBUQUERQUE NM 87105

101005820234920327 LEGAL: *26 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7405 FREMONT PL NW
OWNER NAME: UTTER LEONARD P ETUX
OWNER ADDR: 07405 FREMONT NW ALBUQUERQUE NM 87105

101005820934920328 LEGAL: *27 4 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7401 FREMONT PL NW
OWNER NAME: TORREZ FELIZ V ETUX
OWNER ADDR: 07401 FREMONT NW ALBUQUERQUE NM 87105

101005823632221133 LEGAL: *24 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7304 FREMONT NW
OWNER NAME: MANCHA GEORGE ETUX
OWNER ADDR: 07304 FREEMONT NW ALBUQUERQUE NM 87105

101005822933221134 LEGAL: *23 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7308 FREMONT NW
OWNER NAME: PATTON WILLARD M JR ETUX
OWNER ADDR: 07308 FREMONT NW ALBUQUERQUE NM 87105

101005822233221135 LEGAL: *22 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7312 FREMONT NW
OWNER NAME: LOVATO MICHAEL & THERESA N
OWNER ADDR: 07312 FREMONT PL NW ALBUQUERQUE NM 87121

101005821733221136 LEGAL: *21 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7316 FREMONT NW
OWNER NAME: JIRON SALLY M & GREG M
OWNER ADDR: 07516 FREMONT PL NW ALBUQUERQUE NM 87121

101005821033221137 LEGAL: *20 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7400 FREMONT NW
OWNER NAME: KELEHER KEVIN J
OWNER ADDR: 07400 FREMONT NW ALBUQUERQUE NM 87105

101005820333221138 LEGAL: *19 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7404 FREMONT NW
OWNER NAME: HOLGUIN PAUL ETUX
OWNER ADDR: 07404 FREMONT NW ALBUQUERQUE NM 87105

101005819833221139 LEGAL: *18 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7408 FREMONT PL NW
OWNER NAME: DURAN DANIEL ETUX
OWNER ADDR: 07408 FREMONT PL NW ALBUQUERQUE NM 87105

101005819133221140 LEGAL: *17 3 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7412 FREMONT NW
OWNER NAME: BREWER WILLIAM W ETUX
OWNER ADDR: 07412 FREMONT NW ALBUQUERQUE NM 87121

101005822234921218 LEGAL: *19 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7313 FREMONT NW
OWNER NAME: COLEMAN ROBERT A & VIVIAN S
OWNER ADDR: 07313 FREMONT NW ALBUQUERQUE NM 87121

101005822934921219 LEGAL: *18 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7309 FREEMONT PL NW
OWNER NAME: PETERS GARY M & ANNE LORAINE
OWNER ADDR: 10400 CONSTITUTION NE ALBUQUERQUE NM 87112

101005823534921220 LEGAL: *17 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7305 FREMONT NW
OWNER NAME: BIGHAM TRAVIS J & PENNY L
OWNER ADDR: 07305 FREMONT PL NW ALBUQUERQUE NM 87121

101005824334821221 LEGAL: *16 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 7301 FREMONT PL NW
OWNER NAME: DURAN PEDRITO R
OWNER ADDR: 07301 FREMONT PL NW ALBUQUERQUE NM 87105

101005825034321222 LEGAL: *15 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 832 LANDMARK ST NW
OWNER NAME: MARES RONALD E & JANET E
OWNER ADDR: 00832 LANDMARK ST NW ALBUQUERQUE NM 87121

101005825033521223 LEGAL: LOT 14 B LK 2 OF WEST MESA MANOR UNIT #2 LAND USE:
PROPERTY ADDR: 00000 828 LANDMARK ST NW
OWNER NAME: CASTILLO RANDY ETUX
OWNER ADDR: 00828 LANDMARK ST NW ALBUQUERQUE NM 87105

101005825032821224 LEGAL: *13 2 OF WEST MESA MANOR SUBD LAND USE:
PROPERTY ADDR: 00000 824 LANDMARK NW
OWNER NAME: DABNEY JOSEPH F ETUX
OWNER ADDR: 00824 LANDMARK NW ALBUQUERQUE NM 87105

101005826132921214 LEGAL: * 26 A2 R EPL LT 26 & 27 BLK 2 WEST MESA MANOR NO 2 LAND USE:
PROPERTY ADDR: 00000 817 72ND ST NW
OWNER NAME: OTERO SHAWN MICHAEL
OWNER ADDR: 00817 72ND ST NW ALBUQUERQUE NM 87121

101005826133621215 LEGAL: *25 2 WE ST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 821 72ND ST NW
OWNER NAME: CARROLL JAMES M ETUX
OWNER ADDR: 00821 72ND ST NW ALBUQUERQUE NM 87105

101005826134221216 LEGAL: *24 2 WE ST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 825 72ND ST NW
OWNER NAME: VARGAS EFREN &
OWNER ADDR: 00825 72ND ST NW ALBUQUERQUE NM 87121

101005826134921217 LEGAL: *23 2 OF WEST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 829 72ND ST NW
OWNER NAME: MALONE JOHN E JR & RUTH M &
OWNER ADDR: 13211 BLUECORN MAIDEN TR SE ALBUQUERQUE NM 87112

101005813241220506 LEGAL: THE S'LY 108 FT OF THE N'LY POR OF TR 231 TOWN OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101005811237820507 LEGAL: THE SOUT HERLY 0.3696 AC OF TRACT 232 TOWN OF ATRIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A.
OWNER ADDR: 02600 PROSPECT NW ALBUQUERQUE NM 87107

101005809637020508 LEGAL: THE SOUT HERLY 0.0911 AC OF TRACT 233 TOWN OF ATRIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101005823246521010 LEGAL: NLY POR OF TR 226 TOWN OF ATRISCO GRANT AIRPORT UN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101005822044321012 LEGAL: THE S'LY 117.62 FT OF THE N'LY POR OF TR 227 TOWN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101005820043721014 LEGAL: THE S'LY 117.62 FT OF THE N'LY POR TR 228 TOWN OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101005817942521016 LEGAL: THE SOUT HERLY 0.5671 AC OF TRACT 229 TOWN OF ATRIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A.
OWNER ADDR: 02600 PROSPECT NW ALBUQUERQUE NM 87107

101005815940921018 LEGAL: THE SOUT HERLY 0.5669 AC OF TRACT 230 TOWN OF ATRIS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: A.M.A.F.C.A.
OWNER ADDR: 02600 PROSPECT NW ALBUQUERQUE NM 87107

101005829330510102 LEGAL: TOWN OF ATRISCO GRANT AP48 TR 174 LAND USE:
PROPERTY ADDR: 00000 FORTUNA RD NW
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101005827734910106 LEGAL: *16 1 OF WEST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 828 72ND ST NW
OWNER NAME: ESQUIBEL SYLVESTER & ANN
OWNER ADDR: 00828 72ND ST NW ALBUQUERQUE NM 87105

101005827734210107 LEGAL: *15 1 OF WEST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 824 72ND ST NW
OWNER NAME: GARCIA MICHAEL & BERNADETTE
OWNER ADDR: 00824 72ND ST NW ALBUQUERQUE NM 87105

101005827733610108 LEGAL: *14 1 OF WEST MESA MANOR NO 2 SUBD LAND USE:
PROPERTY ADDR: 00000 820 SEVENTY-SECOND ST NW
OWNER NAME: MARTINEZ MARDOQUEO ETUX
OWNER ADDR: 02801 KATHERYN SE ALBUQUERQUE NM 87108

101005827140310401 LEGAL: * 12 5 S POR OF TR 225 3.7AC 10N 2E SEC 15 LAND USE:
PROPERTY ADDR: 00000 GLENRIO RD NW
OWNER NAME: LORENTZEN JOHN
OWNER ADDR: 02909 YALE AV SE ALBUQUERQUE NM 87106

101005829141610402 LEGAL: TOWN OF ATRISCO GRANT A.P.U. #8 TRACT 224 CONT 4.1 LAND USE:
PROPERTY ADDR: 00000 GLENRIO RD NW
OWNER NAME: BRUCKNER DONALD G ETUX ETAL
OWNER ADDR: 03305 GRANDE VISTA NW ALBUQUERQUE NM 87120

101005825546211012 LEGAL: DRAI NAGE ROW PLAT OF CHAMISA POINTE SUBD UNIT ONE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

101005827548511016 LEGAL: UTIL ITY & DRAINAGE ROW & PEDESTRAIN ACCESS PLAT OF LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293 ALBUQUERQUE NM 87103

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 10, 2000

TO CONTACT NAME: John Griego 983-9311

COMPANY/AGENCY: JGG Architects

ADDRESS/ZIP/PHONE: 105 E Marcy SU 107 / 87501

Thank you for inquiry of 3-10-00 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atrisco Land Grant located on Dunhio between Glenrio (SO) I-40 (North) and 72nd St (east) I-40 (west)

zone map page(s): J-10.

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Laurelwood NA
Neighborhood Association
Contacts: Imogene Jones
1319 Duskfire Dr NW / 87120
352-2379 (h)
Rich Sacoman
7805 Bay Brook Rd NW / 87120
833-5875 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

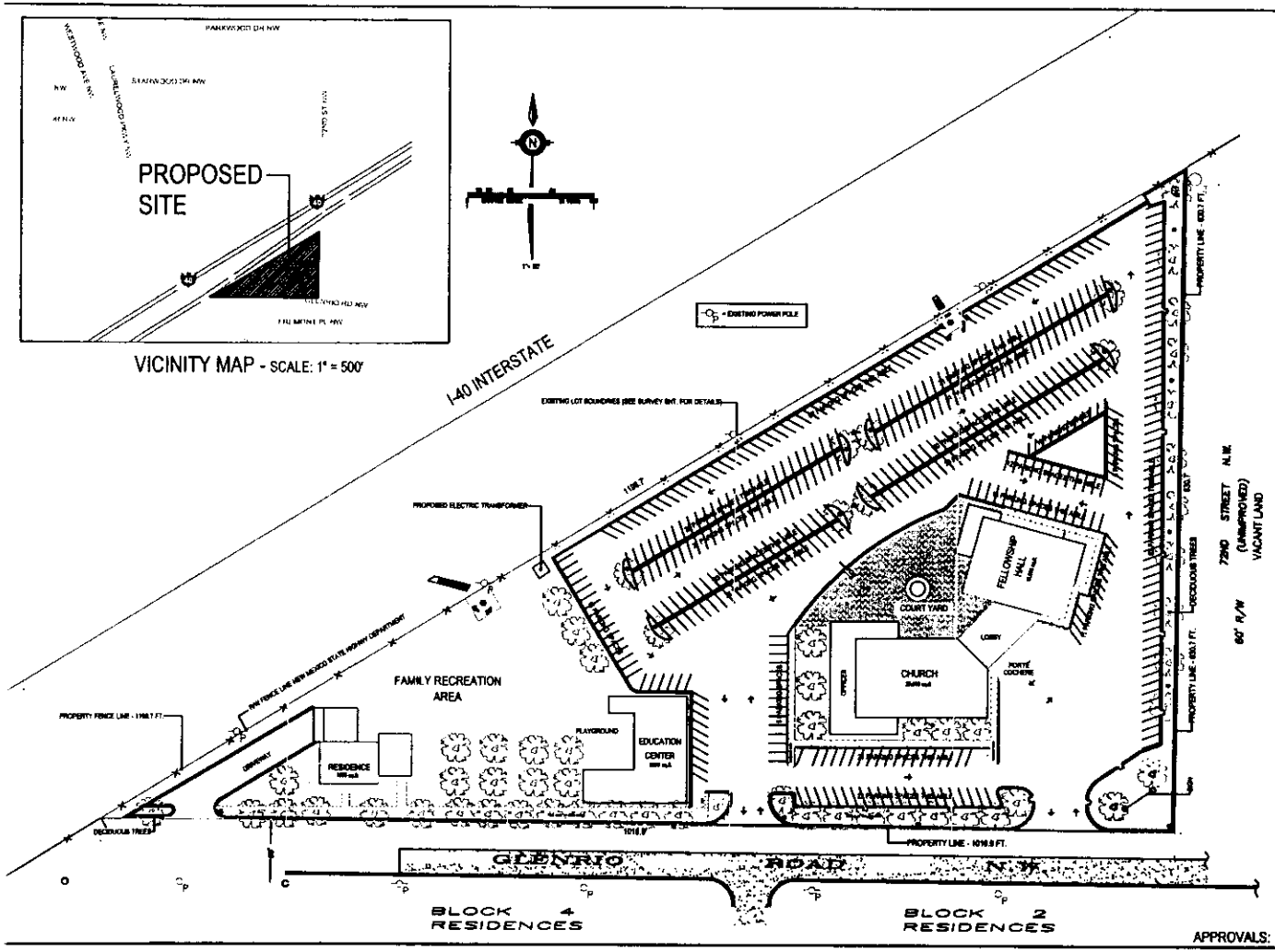
Please note that according to O-92 you are required to notify each of the contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.**

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningmaform (11/5/98)

VICINITY MAP - SCALE: 1" = 500'



SITE DEVELOPMENT PLAN FOR SUBDIVISION

THE SITE: THE SITE CONSISTS OF 5 LOTS CONTAINING 7.346 ACRES.

PROPOSED USE: THE CURRENT ZONING IS R-2. THE REQUEST IS FOR A CHURCH AND RELATED FACILITIES TO SU-1. RELATED FACILITIES SHALL BE DEEMED TO INCLUDE A CHURCH WITH OFFICES, A FELLOWSHIP HALL, A LOBBY, CAFE, BOOKSTORE, SCHOOL AND RESIDENCE FOR THE PASTOR.

VEHICULAR INGRESS AND EGRESS: ACCESS WILL BE AT TWO POINTS ALONG GLENRIO ROAD N.W. WHICH IS A DEAD END STREET TO THE WEST. TWO TURNOUTS WILL BE PROVIDED AND ALL PARKING WILL BE WITHIN THE PROPOSED SITE'S BOUNDARIES.

INTERNAL CIRCULATION REQUIREMENTS: NO PEDESTRIAN CROSSING ARE ANTICIPATED. SEE NOTES.

BUILDING HEIGHTS AND SETBACKS: ALL CITY/COUNTY GUIDELINES FOR HEIGHTS AND SETBACKS SHALL BE ADHERED TO. SEE DESIGN GUIDELINES.

MAXIMUM FAR: A MAXIMUM OF .30 FAR SHALL BE ALLOWED.

LANDSCAPE PLAN: THE DESIGN GUIDELINES PROVIDE FOR LANDSCAPING CRITERIA. PERIMETER OPEN SPACE AND LANDSCAPE BUFFER AREAS ARE IDENTIFIED. A MINIMUM OF 15 PERCENT OF THE SITE (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE PROVIDED FOR LANDSCAPE MATERIALS.

ROADS: COMPLETE GLENRIO RD. N.W.

PARKING: 3 - INGRESS/EGRESS TURNOUTS
- 163,608 SQ.FT. PARKING LOT (BITUMINOUS PAVEMENT)
- 463 PARKING SPACES (ADA COMPLIANT)
- PARKING AREAS TO BE LIT (LOW LUMINATION) AS PER DESIGN GUIDELINES
- 7001.56 LIN. FT. CURB AND GUTTER W/ DRAINAGE BREAKS

BUILDINGS: CHURCH
- FELLOWSHIP HALL = 9952 SQ. FT.
- EDUCATION CENTER = 8685 SQ. FT.
- RESIDENCE

TOTAL PROPOSED SQUARE FOOTAGE NOT TO EXCEED 45,000 SQ.FT.

SITE SIZE: 320,087.46 SQ.FT.
7.352 ACRES

APPROVALS:

SITE PLAN

JCG
ARCHITECTS
SANTA FE

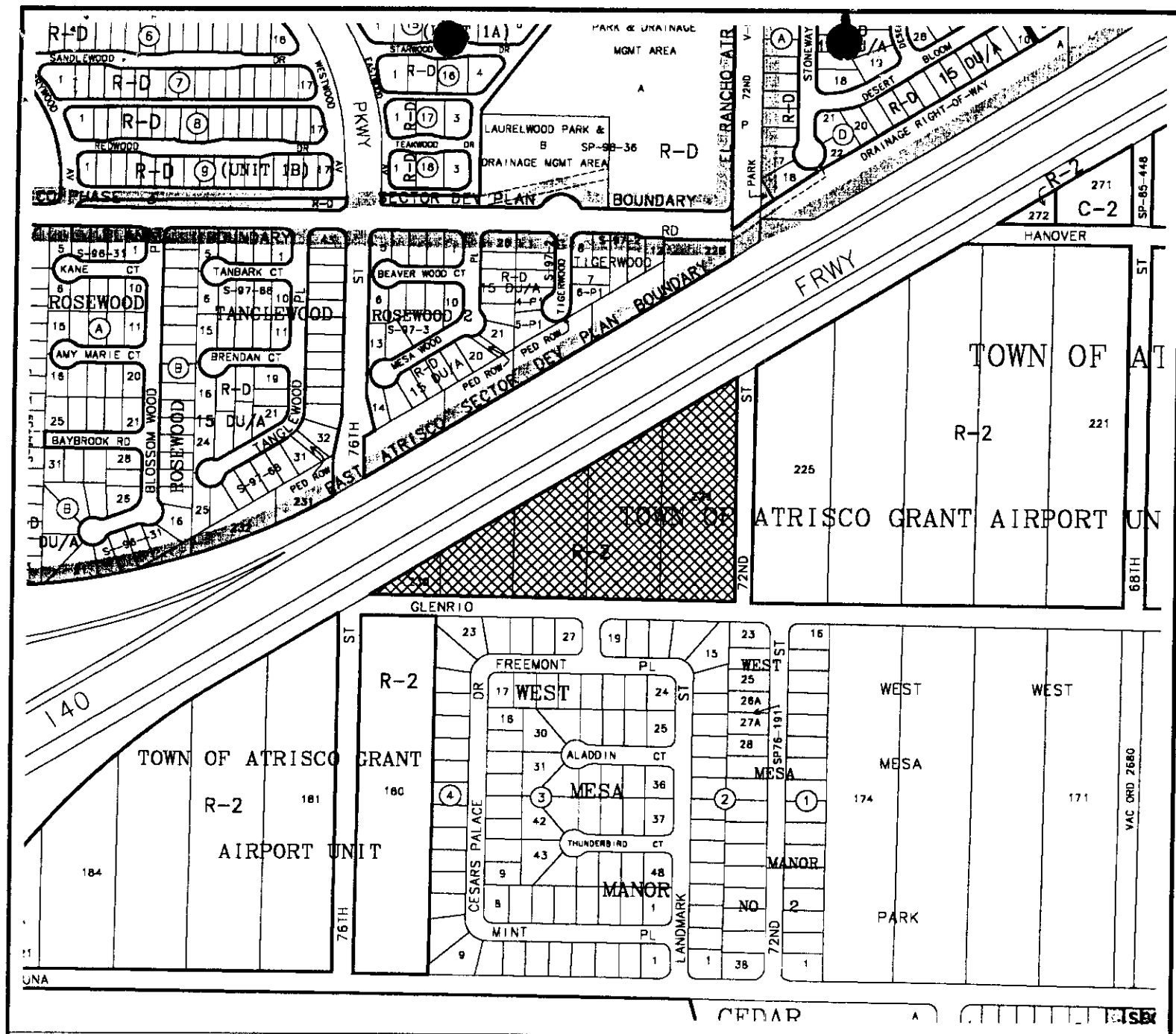
(505)983-9311

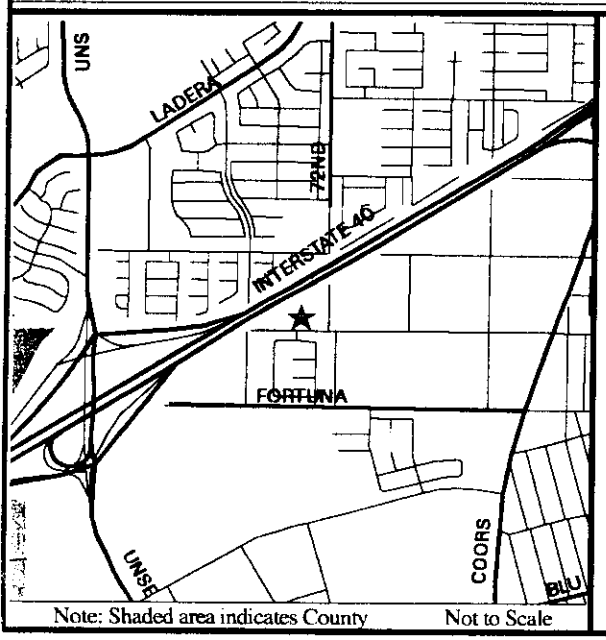
FAMILY WORSHIP CENTER
CONCEPTUAL SITE PLAN FOR SUBDIVISION
ALBUQUERQUE, NEW MEXICO
JULY, 2000

THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____ AND CONDITIONS OF APPROVAL HAVE BEEN MET.

PLANNING	DATE
TRANSPORTATION DEVELOPMENT	DATE
CITY ENGINEER	DATE
UTILITY DEVELOPMENT	DATE
CONSERVATION DEVELOPMENT	DATE
NEW MEXICO UTILITIES	DATE

* BUILDING PERMIT PLANS REVIEW TO BE FORTHCOMING FOR APPROVALS BY THE EPC FOR PRESENTATION ON THE VARIOUS PHASES ARE AGREED ON THE THE CHURCH LEADERSHIP.





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

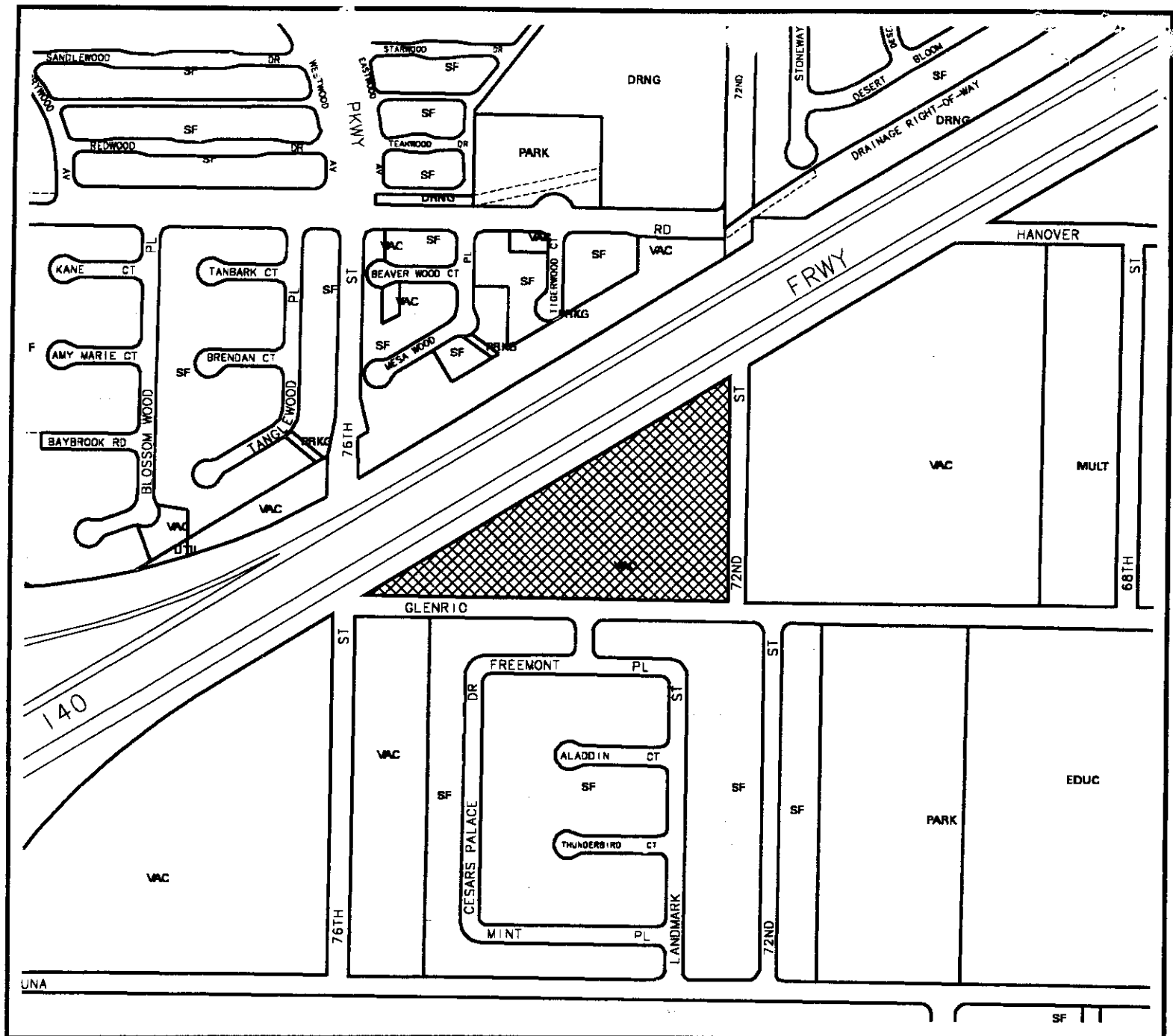
Scale 1"= 411'

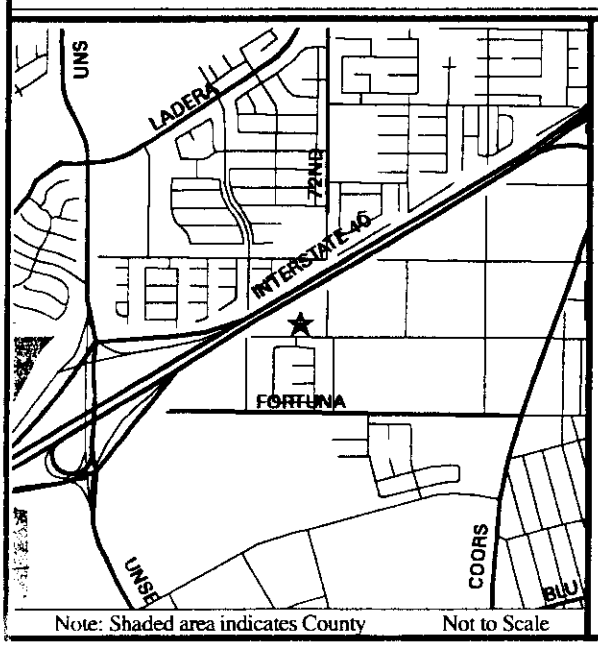
PROJECT NO
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial -Retail, Service, Wholesale
DRNG Drainage
EDUC Public or Private School
GOLF Golf Course
MED Medical Office or Facility
MFG Manufacturing or Mining
MH Mobile Home
MULT Multi-Family or Group Home
OFF Office
ORG Social or Civic Organization
PARK Park, Recreation or Open Space
PRKG Parking
PUBF Public Facility
RELG Religious Facility
SF Single Family
TRAN Transportation Facility
UTIL Utility
VAC Vacant Land or Abandoned Bldgs
WH Warehousing & Storage

AGIS

Scale 1"=411'

PROJECT NO.
1000694

HEARING DATE
09-21-00

MAP NO.
J-10

APPLICATION NO.
00110-00000-01020
00128-00000-01021

Submitted
9-21-00

DRAFT

PROJECT PROGRAM
PREPARED FOR

FAMILY LIFE WORSHIP CENTER
ALBUQUERQUE, NEW MEXICO

7/20/00

SUBMITTED BY:
JOHN C. GRIEGO, AIA
ARCHITECT

FLW

AGENDA OUTLINE

7/20/00

1. INTRODUCTION

2. GOALS
   - PURCHASE PROPERTY
   - REZONING
   - MASTERPLAN

3. CONCEPTS
   - CAMPUS STYLE CLUSTER
   - PHASED APPROACH
   - ACCOMODATES GROWTH
   - COURTYARD

4. REQUIREMENTS
   - MASTERPLAN PLAN
   - SUBMITTAL TO CITY REVIEW
   - CONSULTANT COSTS
   - FINANCES

5. PHASES
   - SITE
   - FELLOWSHIP HALL
   - CHURCH
   - SCHOOL
   - RESIDENCE
   - PARK

6. SCOPE
   - IDENTIFY PHASE 1 FOR FUNDING
   - CHURCH RESOURCE OUT REACH
   - GENERAL CONTRACTOR, ELECTRICAL, PLUMBING, FIRE, LANDSCAPE

7. SCHEDULE
   - 2YEAR, 4 YEAR, 6 YEAR AND BEYOND DEPENDING ON FUNDING AVALIABILITY.

8. BUDGET
   - PHASE 1 1 + MILLION DOLLAR GOAL

9. CONCLUSIONS/ RECOMMENDATIONS
   - BUILD PHASE 1 TO GET IN AND GET STARTED.
   - COMPLETE PLANS FOR BUILD OUT
   - FELLOWSHIP HALL THE IMPETUS

10. QUESTIONS.

FAMILY LIFE WORSHIP

THE VISION

THE FOLLOWING PACKET IS A PLAN PRESENTED ON BEHALF OF FAMILY LIFE WORSHIP CENTER IDENTIFYING THE PROPOSED IMPROVEMENTS AND IDENTIFYING NEEDS EXPRESSED OR OTHERWISE THAT WOULD ASSIST IN THE CREATION OF A NEW CHURCH FACILITY THAT IS OBEDIENT TO THE VISION BESTOWED UPON THEM BY THE HOLY SPIRIT.

TO PERPETUATE THE GOSPEL OF JESUS CHRIST THROUGH THE CHURCH BODY AND THEIR FAMILIES AND TO FACILITATE THE VARIOUS MINISTRIES THAT HAVE BEEN BLESSED UNTO THIS CHURCH WHERE WE MAY BE EQUIPPED AND READY TO SIEZE THE MOMENT.

FACILITIES

TO CREATE A PLACE AN ENVIRONMENT THAT WOULD HARNESS THE SPIRIT AND NURTURE IS GROWTH IN THE SOULS WHOM ENTER HERE.
TO CREATE A PLACE FOR WORSHIP
TO ACCOMMODATE AND FACILITATE GROWTH OF THE CHURCH
TO PROMOTE THE FELLOWSHIP OF THE BROTHERS AND SISTERS
TO REACH OUT TO OUR COMMUNITY

CONCERTS	CELL GROUPS
DRAMA	YOUTH MINISTRIES
FAIRS	ART
PICNICS	EDUCATION
ATHLETICS	SEMINARS
SPEAKERS	

TO FACILITATE THE NURTURING OF OUR CHILDREN
TO CREATE A WELCOMING ENVIRONMENT
TO CREATE A FLEXIBLE PHYSICAL ENVIRONMENT THAT WOULD FACILITATE VARIOUS ACTIVITIES.
TO PLAN FOR GROWTH AS THE CHURCH GROWS

FLW
PROPOSED IMPROVEMENTS

SITE

UTILITY EASEMENTS AND INSTALLATION
- GAS
- WATER
- ELECTRIC
- PHONE
- CABLE
- SEWER

ROADS
DRAINAGE / RETENTION PONDS
LANDSCAPING
- TREES
- PAVED AREA
- SHRUBS & FLOWERS

SECURITY LIGHTING
PARKING AREA
SIGNAGE
PARK RECREATION AREA

SANCTUARY

SPACE FOR 500 PEOPLE WITH POTENTIAL TO CONSTRUCT A BALCONY FOR AN ADDITIONAL 250 PEOPLE.

ALTAR
PRAISE & WORSHIP AREA
BAPTISM
SOUND AND LIGHT BOOTH
ALTAR CALL AREA
CRY ROOM
LOBBY
PREP AREA (BEHIND ALTAR)
RESTROOMS
MECHANICAL ROOM
JANITORS CLOSET
PASTORS OFFICE

FLW
PROPOSED IMPROVEMENTS
CONT.

CONFERENCE ROOM
SECRETARY
YOUTH PASTOR
WAITING AREA
FINANCE ADMINISTRATOR OFF.
MISC. (MISSIONS...)
BOOKSTORE, MUSIC & OTHER
CAFÉ

FELLOWSHIP HALL

LARGE MULTIPURPOSE ROOM WITH A FLOOR SPACE 50'X 80'

KITCHEN AREA
STORAGE
STORAGE (for chairs & tables)
RESTROOMS
OFFICE
MECHANICAL ROOM
JANITORS CLOSET
2 CLASSROOMS
ENTRANCE LOBBY
MEETING ROOM

SCHOOL

K-8
9 CLASSROOMS
REFERENCE AREA
STORAGE
TEACHERS AREA
PRINCIPALS OFFICE
SECRETARY
JANITORS CLOSET
STORAGE
MECHANICAL ROOM
RESTROOMS

FLW
PROPOSED IMPROVEMENTS
CONT.

RESIDENCE
(Long range & optional)
Approximately 3000 sf w/ garage

PHASING

PHASING IS NECESSITATED BY FINANCIAL RESOURCES AND THE MOVING OF THE HOLY SPIRIT AS TO WHAT PHYSICAL IMPROVEMENTS ACTUALLY GET COMPLETED.

PHASE 1
BY REQUIREMENTS AND NEED:

SITE WORK	***ESTIMATE***	***$200,000***
UTILITY INFRASTUCTURE		
DRAINAGE		
LANDSCAPING		
PARKING		
SECURITY LIGHTING		

OPTIONS:
CONSTRUCT THE 12,000 SF FELLOWSHIP HALL FIRST ; THIS WILL ENABLE FLW TO CONDUCT SERVICES AND OTHER CHURCH BUSINESS UNTIL THE MAIN CHURCH GETS FUNDED AND COMPLETED. THIS COULD BE CONSTRUCTED FOR

	ESTIMATE	***$600,000.***
PROFESSIONAL SERVICES	***ESTIMATE***	***60,000***
ARCHITECTURAL		
ENGINEERING		
TESTING		
REPRODUCTIONS		
FURNITURE & FIXTURES ALLOWANCE		***30,000***

OPTION B
CONSTRUCT THE MAIN SANCTURAY FIRST. THIS WOULD BE AT A MORE SUBSTANTIAL COST BECAUSE OF THE SIZE AND FINISHES THAT WOULD BE DESIRED. ESTIMATE 1.2 MILLION PLUS A&E FEES

FLW
PROPOSED IMPROVEMENTS
CONT.

PHASES SUMMARIZED

1. DESIGN & CONSTRUCTION DOCUMENTS
2. INFRASTRUCTURE/ UTILITIES
3. PARKING & SIDEWALKS IN
4. FELLOWSHIP HALL WITH CAFE & BOOKSTORE
5 SANCTUARY
6 COURTYARD IMPROVEMENTS
7 SCHOOL
8 PARKS

SCHEDULE

PURCHASE PROPERTY	YEAR ONE
BEGIN CONSTRUCTION DOCUMENTS FOR CONSTRUCTION OF PHASE 1	YEAR ONE
BEGIN CONSTRUCTION PHASE 1	YEAR TWO
RAISE FUNDS FOR FUTURE PHASES	YEAR TWO
COMPLETE CONSTRUCTION PHASE 1	YEAR TWO-THREE
BEGIN CONSTRUCTION DOCUMENTS PHASE TWO	YEAR TWO
BEGIN CONSTRUCTION PHASE II	YEAR THREE
CONTINUE FUND RAISING	

SEARCH FOR RESOURCES IN THE CHURCH TO INCLUDE BUT NOT LIMITED TO:

CONTRACTORS
RUNNERS
PAVING CONTRACTORS
ELECTRICIANS
HEATING & VENTALATION
LANDSCAPING
PAINTING
SHEETROCKERS
PLUMBERS

GENERAL CONSTRUCTION COSTS FOR AFFORADABLE BUILDING TYPES (METAL STRUCTURES) IS 50 TO 100 SQUARE FOOT.
INFRASTUCTURE 25% OF CONSTRUCTION COSTS
CONSULTANT FEES 7%
FURNISHINGS AND FIXTURES 10%
LANDSCAPING $3 PER SQUARE FOOT.

FLW
PROPOSED IMPROVEMENTS
CONT.

THE PROCESS

PURCHASE OF PROPERTY

THIS IS CONTINGENT OF THE CITY APPROVING RE-MAPPING AND RE-ZONING.
REQUEST #1 TO CREATE 1 LOT OUT OF 5 SEPARATE LOTS
REQUEST #2 TO GET A RE-ZONNING FROM R-2 TO SPECIAL USE-4 (SU-4)
THIS EFFORT REQUIRES THE APPROVAL OF THE EPC COMMITTEE SUBMITTALS
ARE THE LAST FRIDAY OF EACH MONTH AND IT TAKES ABOUT A 4 MONTH REVIEW.
ONCE APPROVED THE LAND DEAL WOULD CLOSE. HOWEVER THERE IS A CAVIOT THAT THIS PROCESS MUST BE DONE WITHIN A CERTAIN AMOUNT OF TIME PRESCRIBED BY THE SELLERS REALTOR, IF NOT IT MAKES THE OFFER SUBMITTED BY FLW NULL AND VOID.

ENTER INTO A CONTRACT WITH AN A&E FIRM TO BEGIN THE CONSTRUCTION DRAWINGS FOR THE INFRASTRUCTURE, AND PHASE ONE BUILDING EFFORT. CREATE CONSTRUCTION DOCUMENTS TO BE SUBMITTED TO THE CITY FOR BUILDING PERMITS.

BIDD THE PROJECT

BEGIN CONSTRUCTION OF PHASE ONE.

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 10, 2000

TO CONTACT NAME: John Griego 983-9311

COMPANY/AGENCY: JGG Architects

ADDRESS/ZIP/PHONE: 105 E Marcy SV 107 / 87501

Thank you for inquiry of 3-10-00 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atrisco Land Grant located on Glenrio between Glenrio (SO) I-40 (North) and 72nd St (east) I-40 (west)

zone map page(s): J-10.

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

Laurelwood NA
Neighborhood Association
Contacts: Imogene Jones
1319 Duskfire Dr NW / 87120
352-2379 (h)
Rich Sacoman
7805 Bay Brook Rd NW / 87120
833-5875 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

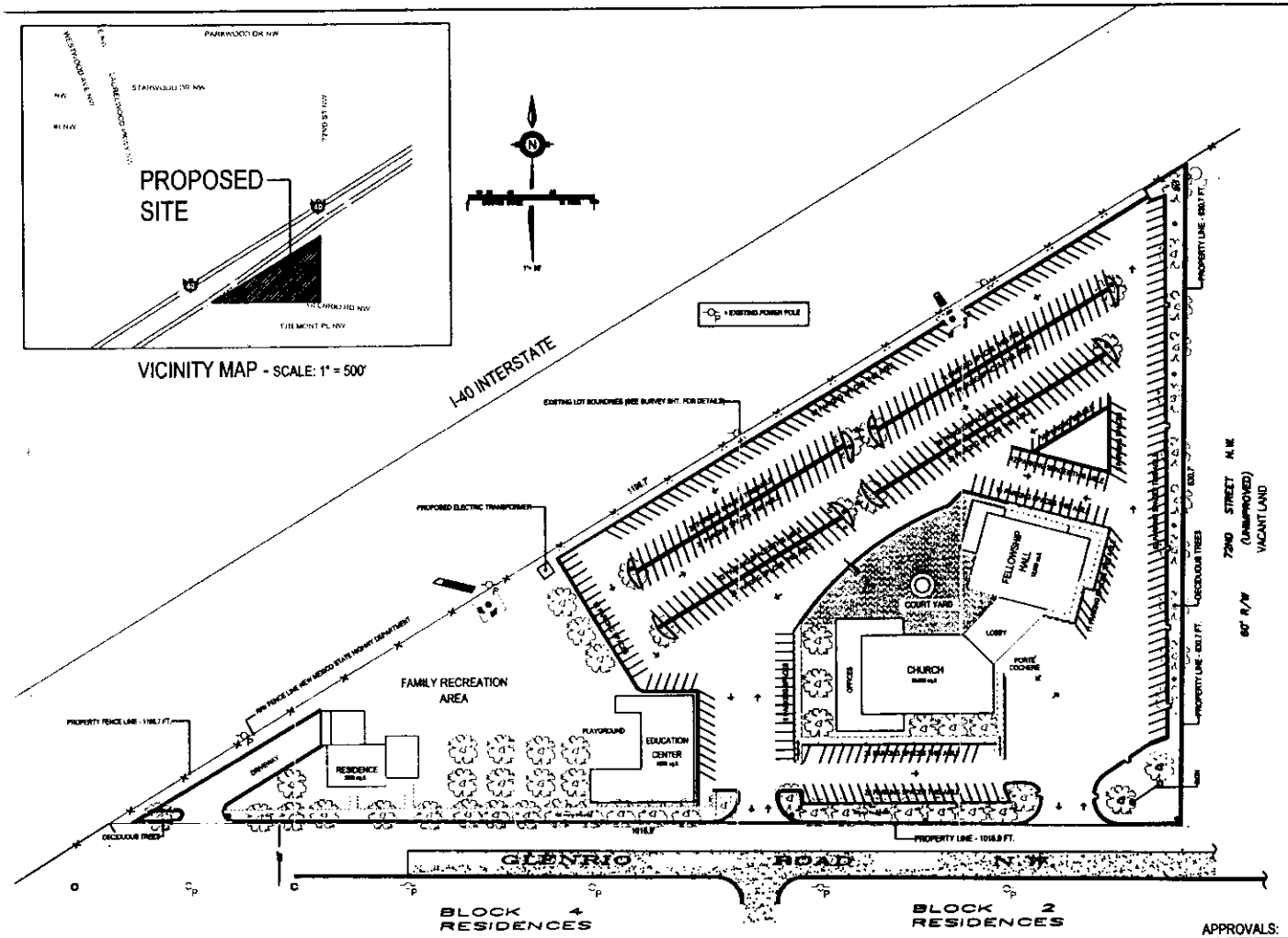
Please note that according to O-92 you are required to notify each of the contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.***

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningmaform (11/5/98)

VICINITY MAP - SCALE: 1" = 500'



SITE DEVELOPMENT PLAN FOR SUBDIVISION

THE SITE: THE SITE CONSISTS OF 5 LOTS CONTAINING 7.348 ACRES.

PROPOSED USE: THE CURRENT ZONING IS R-2. THE REQUEST IS FOR A CHURCH AND RELATED FACILITIES TO SU-1. RELATED FACILITIES SHALL BE DEEMED TO INCLUDE A CHURCH WITH OFFFICES, A FELLOWSHIP HALL, A LOBBY, CAFE, BOOKSTORE, SCHOOL AND RESIDENCE FOR THE PASTOR.

VEHICULAR INGRESS AND EGRESS: ACCESS WILL BE AT TWO POINTS ALONG GLENRIO ROAD N.W. WHICH IS A DEAD END STREET TO THE WEST. TWO TURNOUTS WILL BE PROVIDED AND ALL PARKING WILL BE WITHIN THE PROPOSED SITES BOUNDARIES.

INTERNAL CIRCULATION REQUIREMENTS: NO PEDESTRIAN CROSSING ARE ANTICIPATED. SEE NOTES.

BUILDING HEIGHTS AND SETBACKS: ALL CITY/COUNTY GUIDELINES FOR HEIGHTS AND SETBACKS SHALL BE ADHERED TO. SEE DESIGN GUIDELINES.

MAXIMUM FAR: A MAXIMUM OF .30 FAR SHALL BE ALLOWED.

LANDSCAPE PLAN: THE DESIGN GUIDELINES PROVIDE FOR LANDSCAPING CRITERIA. PERIMETER OPEN SPACE AND LANDSCAPE BUFFER AREAS ARE IDENTIFIED. A MINIMUM OF 15 PERCENT OF THE SITE (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE PROVIDED FOR LANDSCAPE MATERIALS.

ROADS: COMPLETE GLENRIO RD. N.W.

PARKING: 3 - INGRESS/EGRESS TURNOUTS
103,008 SQ.FT. PARKING LOT (BITUMINOUS PAVEMENT)
483 PARKING SPACES (ADA COMPLIANT)
PARKING AREAS TO BE LIT (LOW LUMINATION) AS PER DESIGN GUIDELINES
7097.50 LIN. FT. CURB AND GUTTER W/ DRAINAGE BREAKS

BUILDINGS: CHURCH
FELLOWSHIP HALL = 9082 SQ. FT.
EDUCATION CENTER = 8986 SQ. FT.
RESIDENCE
TOTAL PROPOSED SQUARE FOOTAGE NOT TO EXCEED 45,000 SQ.FT.

SITE SIZE: 320,067.46 SQ.FT.
7.362 ACRES

SITE PLAN

APPROVALS:

THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____ AND CONDITIONS OF APPROVAL HAVE BEEN MET.

ROADWAY	DATE
TRANSPORTATION DEVELOPMENT	DATE
CITY ENGINEER	DATE
UTILITY DEVELOPMENT	DATE
ENVIRONMENTAL DEVELOPMENT	DATE
NEW MEXICO UTILITIES	DATE

* BUILDING PERMIT PLANS REVIEW TO BE FORTHCOMING FOR APPROVALS BY THE EPC FOR PRESENTATION ON THE VARIOUS PHASES ARE AGREED ON THE THE CHURCH LEADERSHIP.

JCG
ARCHITECTS
SANTA FE
(505)983-9311

FAMILY WORSHIP CENTER

CONCEPTUAL SITE PLAN FOR SUBDIVISION

ALBUQUERQUE, NEW MEXICO

JULY, 2000

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

ZONING — Supplemental form Z
- ✓ Map Amendment
- ___ Annexation/Establishmt. Of Zoning
- ___ Sector Plan
- ___ Text Amendment
- ___ Special Exception — E

SUBDIVISION — S
- ___ DRB Major & Minor
- ___ Variance (Non-Zoning) — V
- ___ Vacation (Public & Private)

SITE DEVELOPMENT PLAN — Supplemental form P
- ✓ for subdivision purposes
- ___ for Building Permit
- ___ Plan Amendment
- ___ Administrative Amendment

APPEAL — A
- ___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: FAMILY WORSHIP CENTER — PHONE: 831-5365
ADDRESS: 5200 ILIF N.W. — FAX: 831-2339
CITY: ALBUQUERQUE — STATE NM ZIP 87105 — E-MAIL: saulibarri@familyworshipcenter.net
Proprietary interest in site: CHURCH & RELATED FACILITIES
AGENT (if any): John Griego — PHONE: 9839311
ADDRESS: 105 E Marcy — FAX: 9839671
CITY: Santa Fe — STATE NM ZIP 87501 — E-MAIL: GRIEGOARC@AOL.com

SITE INFORMATION:

Request Description: Tracts 226, 227, 228, 229 & 230 Town of Atrisco Grant & Airport Unit - Glenrio Rd.
Current Zoning: R2 — Proposed Zoning: SU-1 — Zone Atlas Page: J-10-Z
Lot or Tract No. 226, 227, 228, 229 & 230 — Block / MRGCD Map No. ___
Subdiv. / Addn. ___
UPC No. SEE ATTACHED — Total area of site (acres): 7.361
Number of Lots Existing: 5 — Number Proposed: 1
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: GLENRIO RD.
Between: COORS (east) and I-40 (west)

SIGNATURE [signature] — Date 7-25-00
(Print) John Griego — ___ Applicant ✓ Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: ___
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: ___
(C). List any Variance Granted (ZA-) if applicable Case No.: ___ ___ City ___ County

Project # 1000644

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
MP	00112-00000-00020	$462.00	___-___-___	
DR	00128-00000-01021	$270.00	___-___-___	
___	___-___-___	$___	___-___-___	
___	___-___-___	$___	___-___-___	
___	___-___-___	$___	___-___-___	

Total fees $732.00

Application and fees accepted by, [signature] Date: 7/28/00

Rev. October 29, 1997

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: FAMILY WORSHIP CENTER **Date of request:** 7/25/00 **Zone atlas page(s):** J-10-Z

CURRENT:

Zoning R-2

Parcel Size (acres / sq.ft.) 7.361

Legal Description -

Lot or Tract # _____ Block # _____

Subdivision Name _____

REQUESTED CITY ACTION(S):

Annexation [ ] Sector Plan [ ] Site Development Plan: Building Permit [ ]

Comp. Plan Amendment [ ] Zone Change [✓] a) Subdivision [✓] Access Permit [ ]

Conditional Use [ ] b) Build'g Purposes [ ] Other [ ]

c) Amendment [ ]

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [✓]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - _____

Building Size - 40K (sq. ft.) Combined

Church + related facilities

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative John Griego Date 7/25/00

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [✓] BORDERLINE [ ]

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [✓] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

for Joseph D. Montaño 7/26/2000

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]

Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

ENVIRONMENTAL HEALTH 7/26/00

ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	**- SUBMITTED**	___/___/___		
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	**- SUBMITTED**	___/___/___		
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

JCG ARCHITECTS
Santa fe
architectural design *planning* *construction*
105 e. marcy, santa fe, new mexico 87501 ph: 505-983-9311 fx: 505-983-9671 e: griegoarc@aol.com

July 27, 2000

HAND DELIVERED

Environmental Planning Commission (EPC)
City of Albuquerque
Via : Bob Paulsen, Planner
City of Albuquerque

Re: Project submittal for Family Worship Center (FWC) by agent John C. Griego, Architect for presentation to the EPC committee on September 21st 2000. **R-2 to SU-1 zone request change.**

Dear Bob

I am submitting on behalf of our client FWC to request and receive a *zone map amendment* and *site plan for subdivision* . The subject property is shown on the accompanying site plan and consists of approximately 7.36 acres located between I-40 to the north, Coors Blvd. To the east and Glenrio Rd. to the south. The property is currently zoned R-2 and the *requested zoning is SU-1* for Church and Related Facilities. The related uses allowed shall include office(s), classroom(s), meeting room(s), Kitchen facilities, daycare, guest residence and bookstore.

The site plan for subdivision is included with the zone map amendment request per instructions received at our PRT hearing on March 8. One lot will be created from five that currently exist (as shown on attached drawing) through follow-up action by the Development review board should the EPC approve this request.

The applicant believes that they are an essential community function and service that would be facilitated through the approval of this request. A new church is always fundamentally advantageous to the community in a positive way. Some community amenities will be; large open space opens for community recreation, community rooms, and a place to meet your neighbor and of course a place to worship. Currently the area has potential for more multi-family housing to be developed within other single family housing and C-2 large commercial occurring within two blocks, a church would have a softening affect and give the area a sense of identity. Continued residential development will make the need for a place of worship even more evident than it is today.

We respectfully request your consideration and recommendation for approval to the EPC.

Sincerely,

John C. Griego, AIA
Principal

C: Pastor Steve Ulibarri, FWC

JCG ARCHITECTS
Santa fe
architectural design *planning* *construction*
105 e. marcy, santa fe, new mexico 87501 ph: 505-983-9311 fx: 505-983-9671 e: griegoarc@aol.com

July 27, 2000

Environmental Planning Commission (EPC)
City of Albuquerque
Via : Bob Paulsen, Planner
City of Albuquerque

Re: project summary

AGENT	**JCG ARCHITECTS** **SANTA FE**
APPLICANT	***FAMILY WORSHIP CENTER***
REQUESTS	**ZONE MAP AMENDMENT (7.36 AC.) AND APPROVAL OF A SITE DEVELOPMENT PLAN FOR SUBDIVISION.**
LEGAL DESCRIPTION	**SOUTHERLY PORTIONS OF** **TRACTS 226, 227, 228, 229 AND 230** **AIRPORT UNIT** **TOWN OF ATRISCO** **CITY OF ALBUQUERQUE** **BERNALLILLO COUNTY, NEW MEXICO**
LOCATION	**GLENRIO RD. BETWEEN I-40 TO THE NORTH COORS BLVD. TO THE EAST AND GLENRIO RD. TO THE SOUTH.**
SIZE	**7.36 AC.**
EXISTING ZONING	**R-2**
PROPOSED ZONING	**SU-1**

Family Worship Center
5200 Iliff N.W.
Albuquerque, New Mexico 87105
Telephone (505) 831-5365
Steve Ulibarri, Pastor

July 27, 2000

City of Albuquerque Planning Department
PO Box 1293
Albuquerque, NM 87103

To Whom It May Concern::

This letter serves as authorization for JCG Architects Santa Fe, to act as agent on behalf of Family Worship Center in our application to rezone a 7.36 acre parcel of property located in the southerly portions of tracts 226, 227, 228, 229 and 230 airport unit, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico.

The request is for a church and related facilities to SU-1. Related facilities shall be deemed to include a church with offices, a fellowship hall, a lobby, café, bookstore, school and residence for the pastor. The application also includes a conceptual site plan for subdivision.

Thank you,

Sincerely,

Steve Ulibarri, Pastor
Family Worship Center

UPC NOS.

→ 226.

1-010/058-242/396/2/0910

→ LOT 227

1-010/058-223/389/2/0908

→ LOT 228

1-010/058-200/380/2/0906

→ LOT 229

1-010/058-180/373/2/0904

→ LOT 230

1-010-058-162/367/2/0902

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: March 10, 2000

TO CONTACT NAME: John Griego 983-9311

COMPANY/AGENCY: JCG Architects

ADDRESS/ZIP/PHONE: 105 E Marcy SV 107 / 87501

Thank you for inquiry of 3-10-00 (date) requesting the names of the Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Town of Atrisco Land Grant located on Glenrio between Glenrio (SO) I-40 (North) and 72nd St (east) I-40 (west)

zone map page(s): J-10.

Our records indicate that the Recognized Neighborhood Associations affected by this proposal and their contact names, addresses and phone numbers are as follows:

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Neighborhood Association
Contacts: Imogene Jones
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352-2379 (h)
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7805 Bay Brook Rd NW / 87120
833-5875 (h)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: Yes [ ] No [X]

Please note that according to O-92 you are required to notify each of the contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR THIRTY (30) DAYS.***

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningrnaform (11/5/98)

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

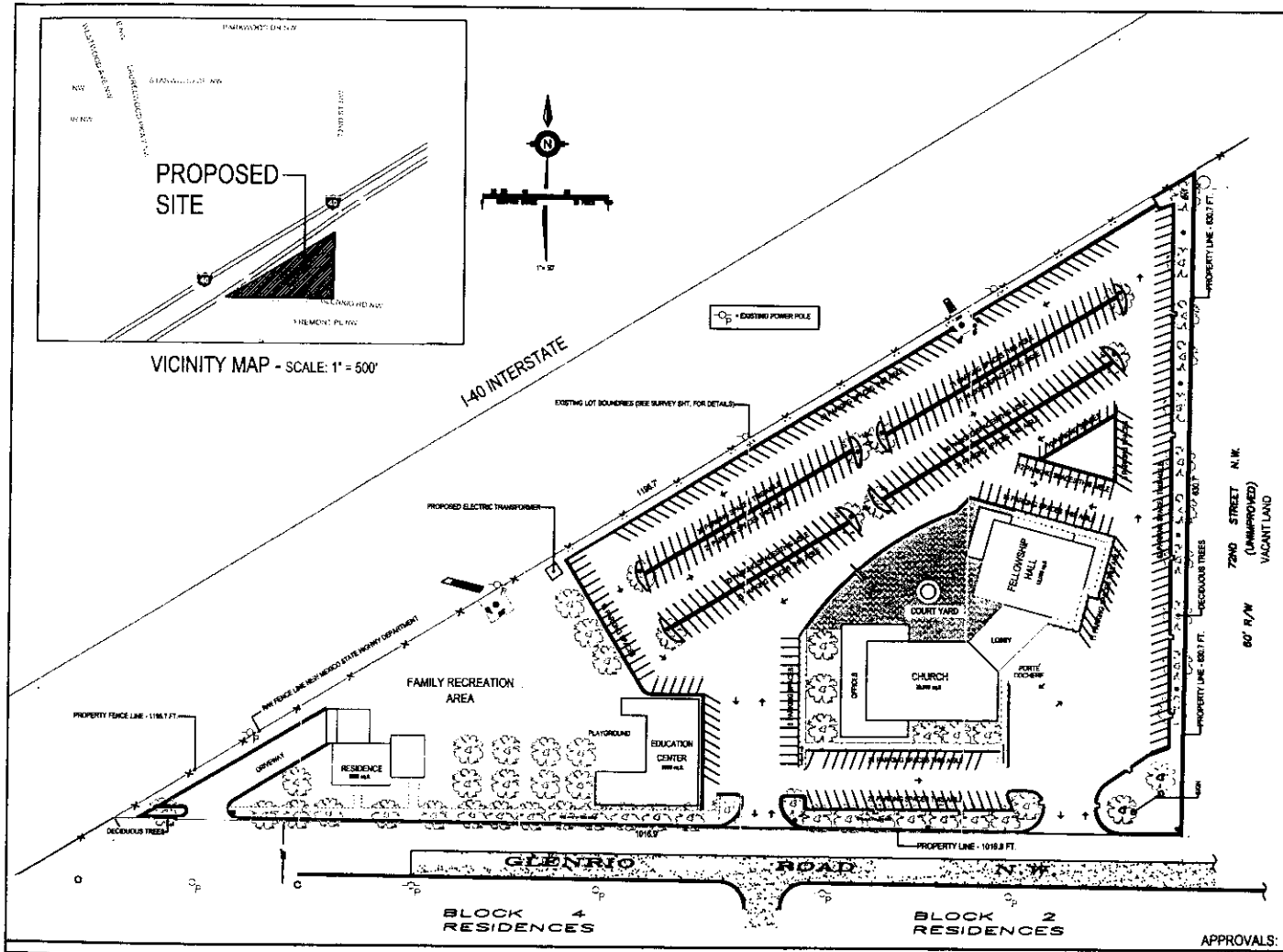
Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

VICINITY MAP - SCALE: 1" = 500'



SITE DEVELOPMENT PLAN FOR SUBDIVISION

THE SITE: THE SITE CONSISTS OF 5 LOTS CONTAINING 7.346 ACRES.

PROPOSED USE: THE CURRENT ZONING IS R-2. THE REQUEST IS FOR A CHURCH AND RELATED FACILITIES TO SU-1. RELATED FACILITIES SHALL BE DEEMED TO INCLUDE A CHURCH WITH OFFFICES, A FELLOWSHIP HALL, A LOBBY, CAFE, BOOKSTORE, SCHOOL AND RESIDENCE FOR THE PASTOR.

VEHICULAR INGRESS AND EGRESS: ACCESS WILL BE AT TWO POINTS ALONG GLENRIO ROAD N.W. WHICH IS A DEAD END STREET TO THE WEST. TWO TURNOUTS WILL BE PROVIDED AND ALL PARKING WILL BE WITHIN THE PROPOSED SITES BOUNDARIES.

INTERNAL CIRCULATION REQUIREMENTS: NO PEDESTRIAN CROSSING ARE ANTICIPATED. SEE NOTES.

BUILDING HEIGHTS AND SETBACKS: ALL CITY/COUNTY GUIDELINES FOR HEIGHTS AND SETBACKS SHALL BE ADHERED TO. SEE DESIGN GUIDELINES.

MAXIMUM FAR: A MAXIMUM OF .30 FAR SHALL BE ALLOWED.

LANDSCAPE PLAN: THE DESIGN GUIDELINES PROVIDE FOR LANDSCAPING CRITERIA. PERIMETER OPEN SPACE AND LANDSCAPE BUFFER AREAS ARE IDENTIFIED. A MINIMUM OF 15 PERCENT OF THE SITE (MINUS THE BUILDING SQUARE FOOTAGE) SHALL BE PROVIDED FOR LANDSCAPE MATERIALS.

ROADS: COMPLETE GLENRIO RD. N.W.

PARKING: 3 - INGRESS/EGRESS TURNOUTS
163,008 SQ.FT. PARKING LOT (BITUMINOUS PAVEMENT)
463 PARKING SPACES (ADA COMPLIANT)
PARKING AREAS TO BE LIT (LOW LUMINATION) AS PER DESIGN GUIDELINES
7007.50 LIN. FT. CURB AND GUTTER W/ DRAINAGE BREAKS

BUILDINGS: CHURCH
FELLOWSHIP HALL = 9052 SQ. FT.
EDUCATION CENTER = 8865 SQ. FT.
RESIDENCE

TOTAL PROPOSED SQUARE FOOTAGE NOT TO EXCEED 45,000 SQ.FT.

SITE SIZE: 320,867.46 SQ.FT.
7.362 ACRES

APPROVALS:

SITE PLAN

JCG ARCHITECTS SANTA FE

(505)983-9311

FAMILY WORSHIP CENTER

CONCEPTUAL SITE PLAN FOR SUBDIVISION

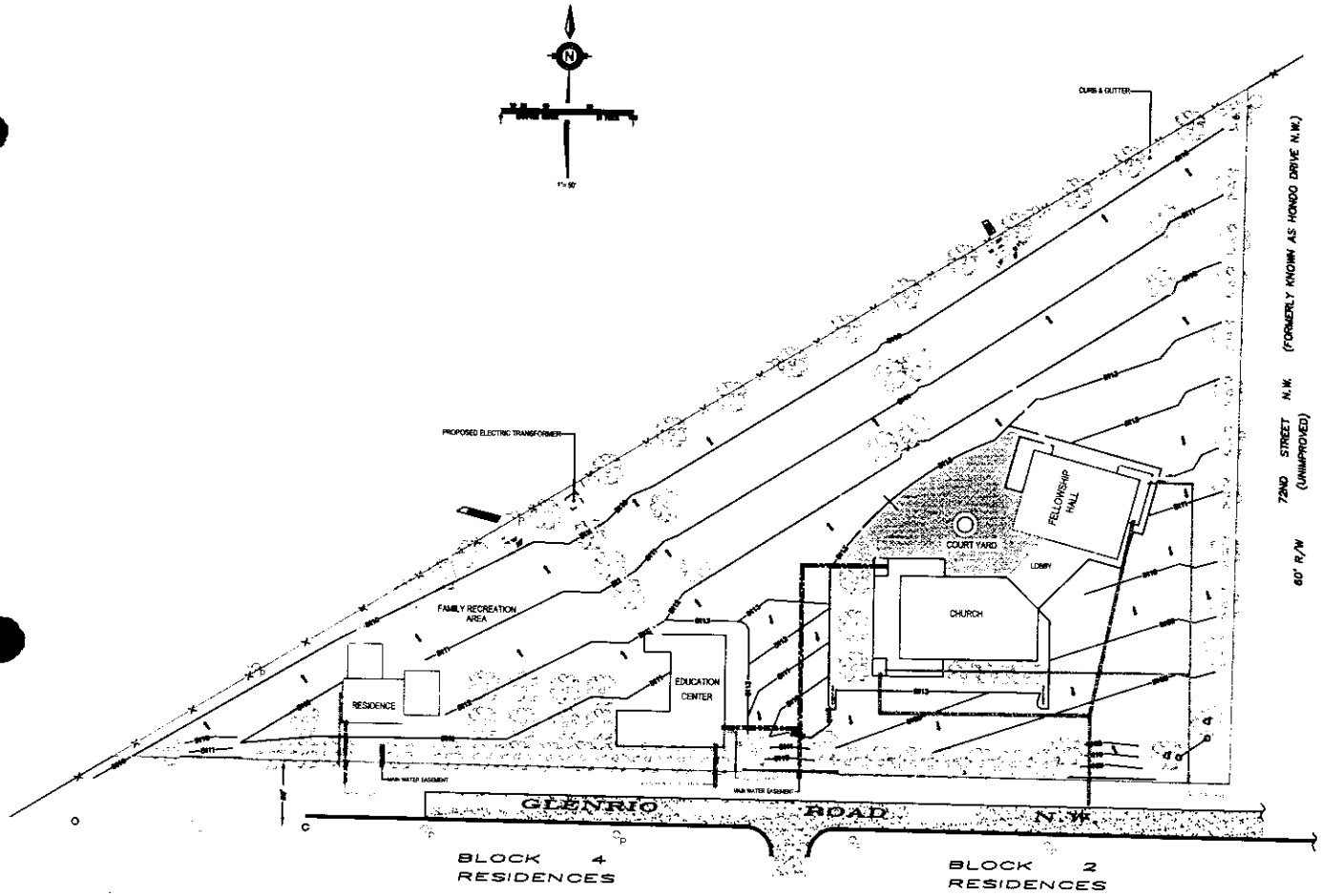
ALBUQUERQUE, NEW MEXICO

JULY, 2000

THIS SITE PLAN IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON _____ AND CONDITIONS OF APPROVAL HAVE BEEN MET.

PLANNING	DATE
TRANSPORTATION DEVELOPMENT	DATE
CITY ENGINEER	DATE
UTILITY DEVELOPMENT	DATE
CIRDECON & DEVELOPMENT	DATE
NEW MEXICO UTILITIES	DATE

* BUILDING PERMIT PLANS REVIEW TO BE FORTHCOMING FOR APPROVALS BY THE EPC FOR PRESENTATION ON THE VARIOUS PHASES ARE AGREED ON THE THE CHURCH LEADERSHIP.



LEGEND

- POWER POLE
- TELEPHONE MANHOLE
- LOW MAST LUMINAIRE
- DECIDUOUS TREE
- PROPOSED CONTOUR LINES
- PROPERTY LINES
- STEEL POST/WIRE FENCE LINE
- MAIN WATER EASEMENT
- ELECTRICITY EASEMENT
- MAIN SEWER EASEMENT
- TELEPHONE/CABLE EASEMENT
- GAS EASEMENT

LANDSCAPE PALETTE

CONCEPT TO INCLUDE:

DECIDUOUS TREES
- LONDON PLAN
- BRADFORD PEAR
- COTTONWOOD
- ASH

SHRUBS
- COTTONEASTER
- SUMAC
- APPACHE PLUM
- EUYONYMUS

CONIFERS
- AUSTRALIAN PINE

PERENNIALS
- VARIOUS

GROUND COVER
- BERMUDA GRASSES
- PARTULOCKA

CONCEPTUAL GRADING PLAN
EASEMENTS

JCG
ARCHITECTS
SANTA FE

(505)983-9311

FAMILY WORSHIP CENTER
CONCEPTUAL SITE PLAN FOR SUBDIVISION
ALBUQUERQUE, NEW MEXICO
JULY, 2000

PLANNING DEPARTMENT COMMENTS

ITEM #18 September 6, 2000
PROJECT 1000694
CASE 00460-00000-01214

EPC Sept 21 2000

1. A Zone Map amendment approval by the Environmental Planning Commission is necessary to change the zoning designation from R-2 to a zone allowing a church and related uses. A zone map amendment must comply with the Comprehensive Plan, the West Side Strategic Plan, and Resolution 270-1980, and any other governing documents. Approval by the Environmental Planning Commission of a Zone Map amendment to an SU-1 zone designation will require approval of a Site Development Plan for Building Permit. Other zones do not require an EPC approved Site Development Plan. RC, O-1, and C-1 zones are permissive of church uses. C-2 and C-3 allow churches as conditional uses. An EPC pre-application meeting is strongly recommended to further illuminate these issues. Contact Kyle Tsethlikai at 924-3894 for an appointment.

2. Is a vacation of public right-of-way proposed? Vacation of 72nd Street is mentioned on the application cover sheet, but not shown on the plat or site plan. If a vacation is sought, apply to the Development Review Board for Vacation of Public Right-of-Way approval. The case will require a public hearing and will be heard approximately one month after the submittal deadline. When making application, show precisely on the plat submitted the exact area to be vacated. If granted, a vacation must be shown on a recorded subdivision plat within one year of approval or the vacation will be void.

3. Lot consolidation and vacation of R.-O.-W. can be approved separately from the zoning action. However, the area of the vacation should be addressed in any proposal brought before the EPC.

4. To replat the lots and record the vacation, apply to the Development Review Board. Unless significant infrastructure is required, apply for Minor Subdivision Preliminary/Final Plat approval. The case can be heard simultaneously with the vacation request at a DRB public hearing for the applicant's convenience. However, a minor subdivision can also be reviewed at a DRB unadvertised meeting approximately one week after the submittal deadline or, it may be submitted for internal routing.

5. Prior to final sign-off, the property owner's and the City surveyor's signatures are required on the plat.

SITE RESEARCH FORM

Item # 18 ~~DRB~~ Proj 1000694 - ___ - ___ - ___ J - 10 - Z

9/6/00 00460-00000-01214

___ - ___ - ___

county ☐

city ☒ zone: R-2

Rank 1

Central Urban ☐ Urban Center ☐ Established Urban ☒

Developing Urban ☐ Semi-Urban ☐ Rural ☐

Reserve ☐

Rank 2 Area Plan:

~~None~~ ☒ NW ☐ SW ☐ North Valley ☐ Sandia Foothills ☐

West Side Strategic Plan

Rank 3

Sector Plan: _____ None ☒

Subdivision or Master plan: _____

Facility or Special Plan: _____

Other criteria & reference files: _____

_____

_____

Code / zone, signs, parking, landscape

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
/DEVELOPMENT SERVICE

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB/PROJECT NO: 1000694 **AGENDA ITEM NO**: 18

SUBJECT:

x (01) Sketch Plat	___(02) Bulk Land Variance	___(03) Sidewalk Variance
___(04) Preliminary Plat	___(05) S. Dev. for Subd.	___(06) S. Dev. for B.P.
___(07) Vacation	___(08) Final Plat	___(09) Infrastructure List
___(10) Sector Dev Plan	___(11) Grading Plan	___(12) Other (SIA ext.)

ACTION REQUESTED: REV/CMT; ___ APP: I SIGN-OFF: ___ EXTN: ___ AMEND

ENGINEERING COMMENTS:

An approved drainage report and grading plan is required for Site Plan and Final Plat approval. The drainage plan must demonstrate that the vacated right-of-way is not required to convey public waters.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ✓; WITHDRAWN ___

SIGNED-OFF: (Sec-Pln) (SP-Sub) (SP-BP) (FP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (Sec-Pln) (SP-Sub) (SP-BP) (FP) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: _____

SIGNED: _____ **DATE**: 9/6/00

Fred J. Aguirre
City Engineer/AMAFCA Designee

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1000694 **Item No. 18** **Zone Atlas J-10**
DATE ON AGENDA 9-06-00
INFRASTRUCTURE REQUIRED (x)YES ( )NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED:
(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1.	The vacation of 72nd street may be desirable.
2.	The design of the parking lot layout needs to be per the DPM.
3.	Permanent street improvements are required for Glen Rio and possibly 72nd street.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____
_____
_____
_____

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989

D.R.B. CASE NO.: 1000694 DATE: 9/6/00 ITEM NO.: 18

ZONE ATLAS PAGE: J-10 LOCATION: Glenrio / 72nd

REQUEST FOR: Sketch Plat/PLAN

COMMENTS:

① See Serviceability Statement dated 3/2/99 and 12/29/99.

② Water and Sewer Lines must be constructed in both adjacent Streets where they do not already exist.

SIGNED: Roger A Green DATE: 9/6/00

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 29, 1999

Bernie J. Montoya
4409 Karrol SW
Albuquerque, New Mexico 87121

Re: Water / Sewer Serviceability, Town of Atrisco Grant, Airport Unit, Tract 226

Mr. Montoya:

Absent specific development information we can provide only a general response. Such was provided earlier this year in a letter to Millenium Real Estate. See attached.

Please note this general information, and not a service commitment. A project specific availability statement should be requested as development plans progress. Typically this would be done prior to or in conjunction with site plan approval.

Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John F. McDonough
Associate Planner
Development Services
Public Works Department

Attachment: letter of March 2, 1999 / Log #90208

f/ availability J-10
f/ readers #91211

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 2, 1999

Millenium Real Estate
6801 Jefferson NE, Suite 200
Albuquerque, New Mexico 87109
Attn: Bill d'Ellis

Re: Water/Sewer Serviceability, Town of Atrisco Grant, Airport Unit, Tract 226, approximately two acres of R2 land at the northwest corner of Glenrio and 72nd Street J-10

Mr. d'Ellis

Your inquiry of the 18th provided no information on how or when the property might be developed. As such we can provide only general information.

The adjoining portion of 72nd Street is unimproved right-of-way. There is a 12-inch waterline in Glenrio, but no sanitary sewer. The south half of Glenrio has been paved. At a minimum, service to the property would require construction of a public sanitary sewer line in Glenrio from the west property line to 72nd and south to manhole #351. The 12-inch water line would be available for direct service connection. However, the water system master plan calls for a parallel 16-inch in this portion of Glenrio. At present there are no capital funds for this line. If development requires paving the north half of the right-of-way, the line might have to be installed at your expense.

Service/development would also be contingent on developer construction of public infrastructure in the adjoining portion of 72nd. This would include public water and sanitary sewer lines and half-width paving. (The water system master plan calls for a 10-inch in this portion of 72nd, but that line is no longer needed. Line sizing would be based on land use. I would anticipate an 8-inch.) Depending on the type of development and/or platting, it may be possible to postpone the 72nd Street improvements with financial guarantees. You may also want to explore possible vacation (and acquisition) of the right-of-way. This should require a public hearing before the Development Review Board "DRB". Contact the DRB Chair regarding procedures: Janet Stephens, 924-3880

Design and construction of required improvements would be at the developer/property owner's expense and coordinated through the City of Albuquerque, Public Works Department, via the DRC/City Work Order process. In addition to installation and construction costs, both sanitary sewer and metered water service will be subject to Utility Expansion Charges "UEC" payable at the time service is requested. (Note: for multi-family/R2 development "UEC" would be based on the number of dwelling units, not meter size. Contact Customer Services for additional information: 768-2840.)

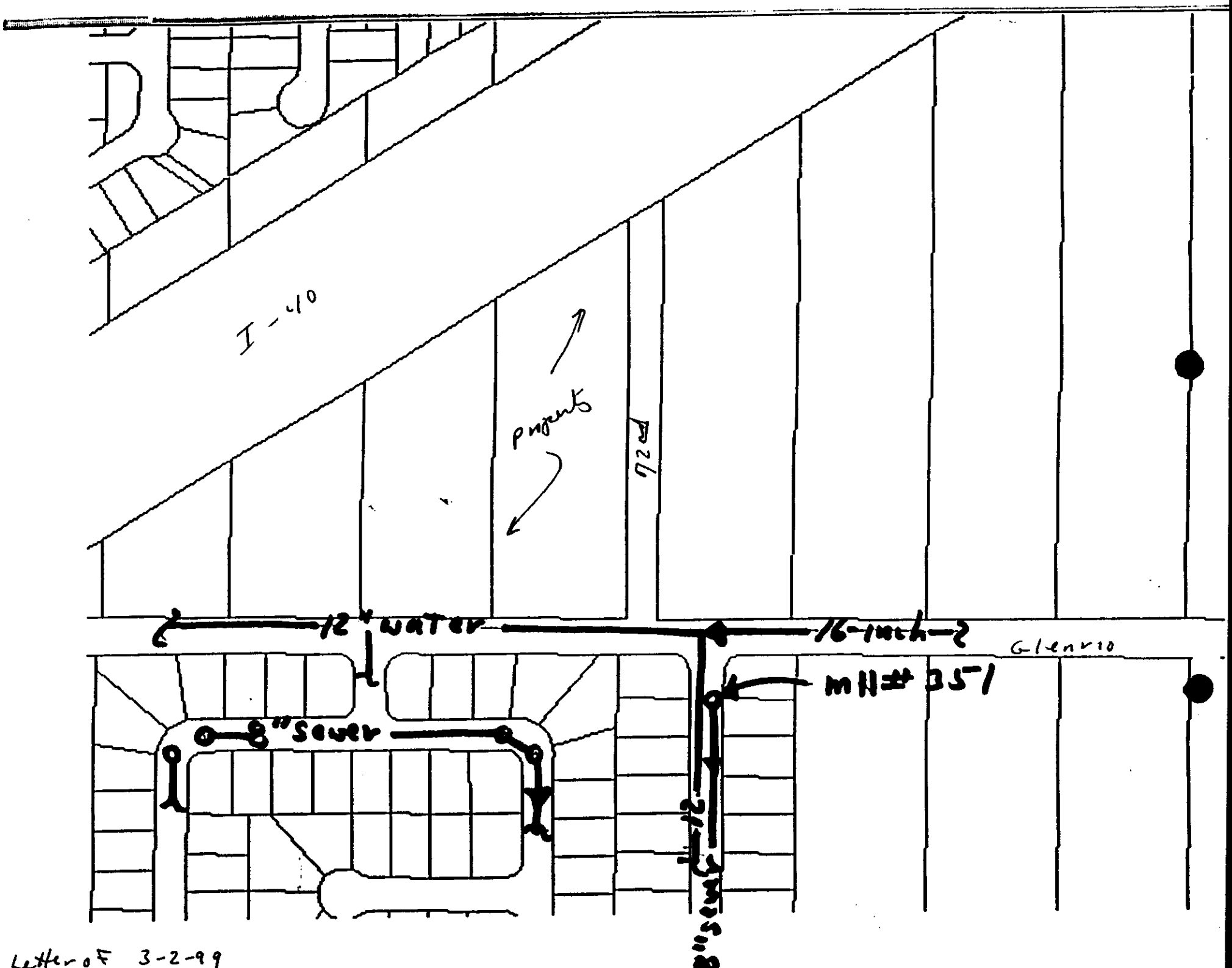
As indicated this is intended as general information. An availability statement will be required prior to service. One should be requested (from this office) once there is a specific development proposal. Please do not hesitate to call if you have questions or need additional information: 924-3987.

Sincerely,

John E. McDonough
Associate Planner
Development Services/PWD

Attachment: SystemLocation Map(s)

c Josie Jaramillo
f/availability J-10
f/readers #90208



See letter of 3-2-99

#20

Mailing Address: P.O. Box 129
Street Address: 600 2nd St. NV
Albuquerque, NM 8710
Fax: 505-924-3339
Phone: 505-924-3860

Planning Department

Fax Transmittal Cover Sheet

TO: JOHN GRIEGO

Company:

Fax No.: 983 9671

Telephone: 983-9311

From: MARY PISCITELLI

Division: Policy Planning / Development Services

Telephone: 505-924-3860 924-3891

Total No. Of Pages (Including Cover Page)

COMMENTS: JOHN: I HAVE DRIVEN BY THE FAMILY WORSHIP CENTE SITE SEVERAL TIMES (SEPT. 5, 4:00pm.; SEPT. 12, 9 SEPT. 19, 9:30am) AND I DID NOT SEE THE YELLOW NOTIFICATION SIGNS POSTED PROPERLY. LACK OF NEIGHBORHOOD NOTIFICATI MAY BE GROUNDS FOR A DEFERRAL

ALSO- I HAVE NOT RECEIVED YOUR FAX SHOWING PROPERTY OWNER CONSENT OR R-270-1980 JUSTIFICATION.

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form
ZONING	Z
✓ Map Amendment	
___ Annexation/Establishmt. Of Zoning	
___ Sector Plan	
___ Text Amendment	
___ Special Exception	E
SUBDIVISION	S
___ DRB Major & Minor	
___ Variance (Non-Zoning)	V
___ Vacation (Public & Private)	

	Supplemental form
SITE DEVELOPMENT PLAN	P
✓ for subdivision purposes	
___ for Building Permit	
___ Plan Amendment	
___ Administrative Amendment	
APPEAL	A
___ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: FAMILY WORSHIP CENTER PHONE: 831-5365
ADDRESS: 5200 ILIF N.W. FAX: 831-2339
CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: saulibarri@familyworshipcenter.net
Proprietary interest in site: CHURCH & RELATED FACILITIES
AGENT (If any): John Griego PHONE: 9839311
ADDRESS: 105 E. Marcy FAX: 9839671
CITY: Santa Fe STATE NM ZIP 87501 E-MAIL: GRIEGOARC@AOL.com

SITE INFORMATION:

Request Description: Tracts 226, 227, 228, 229 & 230 Town OF ATRISCO GRANT & AIRPORT UNIT - GLENRIO RD.
Current Zoning: RZ Proposed Zoning: SU-1 Zone Atlas Page: J-10-Z
Lot or Tract No. 226, 227, 228, 229 & 230 Block / MRGCD Map No. ___
Subdiv. / Addn. ___
UPC No. SEE ATTACHED Total area of site (acres): 7.361
Number of Lots Existing: 5 Number Proposed: 1
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: GLENRIO RD.
Between: COORS (east) and I-40 (west)

SIGNATURE J. Griego Date 7-25-00
(Print) John GRIEGO ___ Applicant ✓ Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: ___
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: ___
(C). List any Variance Granted (ZA-) if applicable Case No.: ___ ___ City ___ County

Project # 1000644

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
MA	00110-00000-00020	$ 462.00	___-___-___	
SDP	00128-00000-01021	$ 270.00	___-___-___	
___	___-___-___	$ ___	___-___-___	
___	___-___-___	$ ___	___-___-___	
___	___-___-___	$ ___	___-___-___	

Total fees $ 732.00

Application and fees accepted by, Malcolm Hill Date: 7/28/00

Rev. October 29, 1997

- adjacent owner
- Public Right of Way Easement That created it.

John Lorentzen
2909 Yale Ave S.E. 87106

125 S. POR OF TR 225 3.7AC 10N 2E SEC 15

UPC# 101005827140310401

UPC# 101005824239620910
Emilia Gonzales
10204 La Paz

County Assessors
5th & Marquette

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 8/6/00 to 8/21/00

5. REMOVAL

A. The sign is not to be removed before the initial hearing on the request.
B. The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

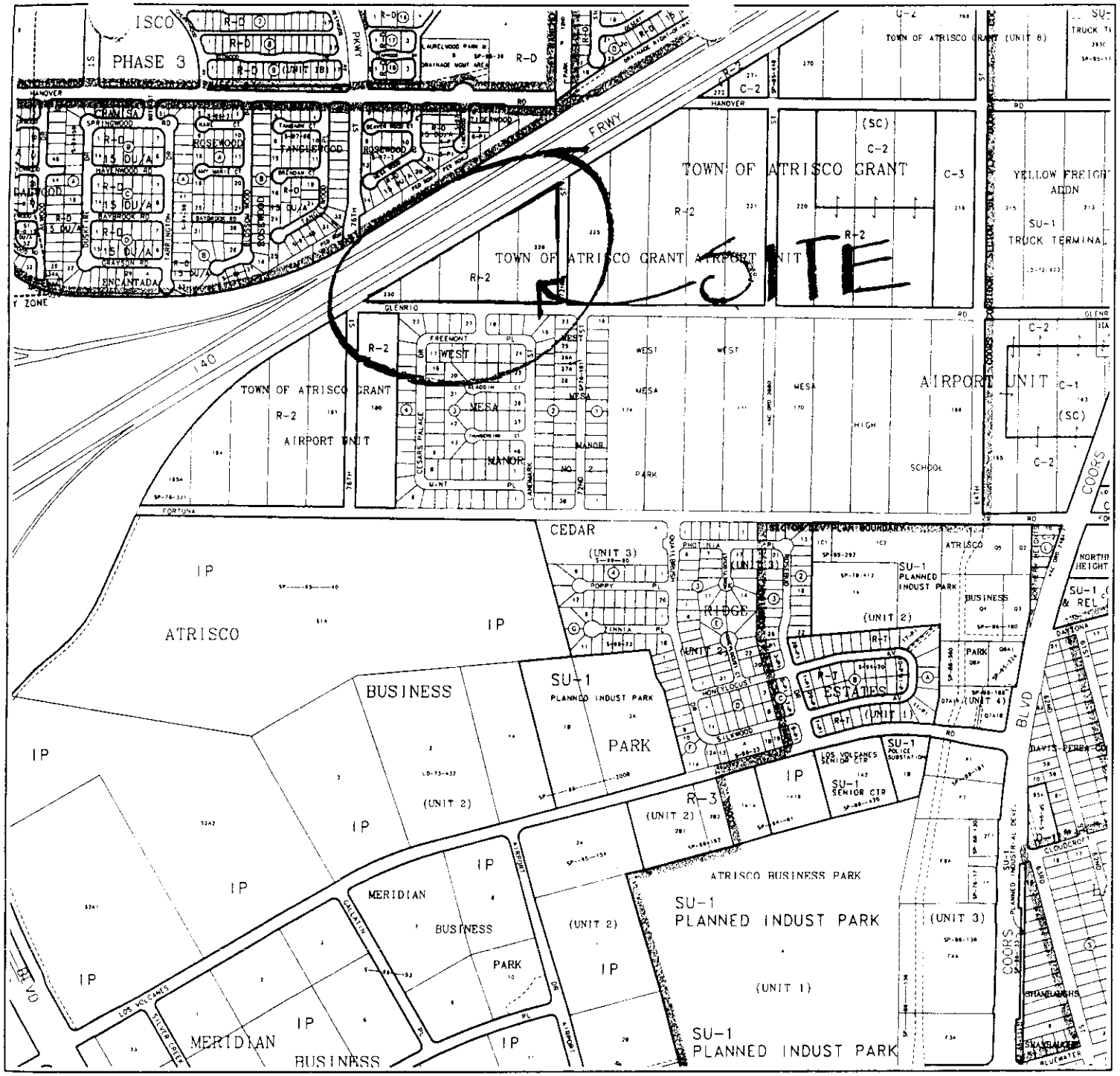
Tenrego 7/28/00
(Applicant or Agent) (Date)

I issued 2 signs for this application, 7/28/00 Mackie Hill
(Date) (Staff Member)

Rev. 11/8/90

CASE NUMBER 00LL0-00000-01020
00L28-00000-01020

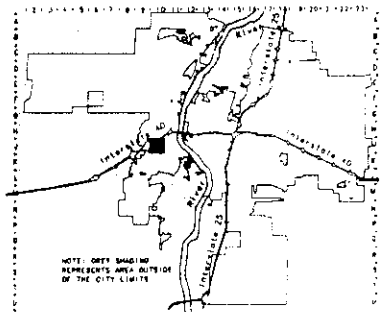
Project # 1000624



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 500 1000



Zone Atlas Page
J-10-Z

Map Amended through
September 16, 1999

FORM P: SITE DEVELOPMENT PLAN

REVISED 6/99

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY ZONING CODE SECTION: 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

A LETTER EXPLAINING THE REASON FOR THE REQUEST IS REQUIRED FOR ALL SUBMITTALS....

____ **SKETCH PLAN REVIEW AND COMMENT. You must submit,**

- __ 6 copies of the proposed plan (folded to 8.5" by 14")
- __ Zone Atlas page showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

X **SITE DEVELOPMENT PLAN APPROVAL ___ OR AMENDMENT ___ . You must submit for,**

--- MUST BRING ORIGINAL MYLAR TO THE DRB MEETING ---

___Site Development Plan for Building Permit ✓ Site Development Plan for Subdivision___Master Dev. Plan

✓ EPC public hearing ____ DRB public hearing ____ DRB non-public hearing

Administrative Amendment: ____ DRB ____ Planning staff

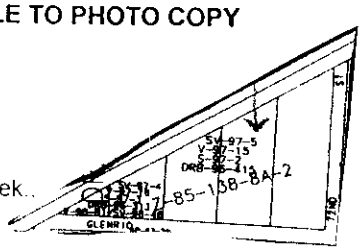
- ✓ EPC: 30 copies of the site plan (folded to 8.5" by 14")
- __ DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")
- __ DRB: 6 copies of Site Plan if a non-public hearing case (folded to 8.5" by 14")
- __ DRB: 6 copies of the Infrastructure List, if infrastructure required.
- ✓ 50 copies of Utility Layout Plan
- __ AA: 5 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")
- ✓ Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**
- __ Site plan checklist
- ✓ Traffic Impact Study / Air Quality Statement if a EPC public hearing case (one copy)
- __ FORM DRWS/TIS (Drainage Report / Water & Sewer Availability/Traffic Impact Study) if a public hearing case (one copy)
- ✓ **Neighborhood Notification if a public hearing case**
- __ Sign Posting Agreement if a public hearing case
- ✓ Reductions (8.5" x 11") of site plans if an EPC case
- __ Fee (see schedule) ~~[illegible]~~ $732.00

If your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.
If your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.
If your case requires DRB NON-PUBLIC HEARING, meetings are approximately EIGHT DAYS after the Tuesday noon filing deadline. **IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.**

____ **FINAL SIGN-OFF FOR E.P.C. APPROVED PLAN FILE ____-_____-___. You must submit,**

- __ Six complete sets of the plan (folded to 8.5" by 14")
- __ Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**
- __ E.P.C. Official Notification of Decision with conditions for site development
- __ Letter outlining how you have met each condition of the Notification of Decision
- __ Drainage Report submitted to Hydrology Division, (date submitted_____)
- __ Blue print with the Fire Marshall's signature

The Filing deadline is Tuesday noon. The DRB meeting is Wednesday of the following week.
YOUR ATTENDANCE IS REQUIRED.



All original and related case numbers must be listed here! (Zone change, variance, etc.)

Z 85-138-8A-2

All necessary information has been submitted and checked at the time of application

(Sign) [signature]

(Print) John C. Griego 7/28/00
Applicant or Agent / Date

Malcita Hill 7/28/00
Planner / Date

Project # 1000694 / Appt 0011-00000-01020
0012-00000-01021

Comprehensive City Zoning Code

ZONE MAP AMENDMENT

Less than one (1) acre $170 One (1) to ten (10) acres $170 +$40/acre or portion thereof

Over ten (10) acres $485 +$8.50/acre or portion thereof

Overlay Zone 25% of the above fee

7.3

SITE DEVELOPMENT PLAN

170 + (7)(40) + (0.3)(40)

Original Approval $270

170 + 280 + 12 = $462.00

Amendment requiring interdepartmental review and public hearing by the Planning Commission $180 270.00

Amendment Administratively approved by Staff $30

$732.00

ESTABLISHMENT OF ZONING UPON ANNEXATION No Fee

SECTOR DEVELOPMENT PLAN APPLICATION

Approval by the Planning Commission and adopted by the City Council at the same time as rezoning $50

Approval by the Planning Commission and adopted by the City Council prior to rezoning $160

SPECIAL EXCEPTIONS

Variances $70 Conditional Use $70 Non-conforming Use Expansion $70

ZONING ORDINANCE INTERPRETATION No Fee

APPEALS FOR ALL ZONING ORDINANCE MATTERS $50

ZONING ORDINANCE TEXT AMENDMENT $400

DEFERRALS REQUESTED BY APPLICANT $75

Planning Ordinance

COMPREHENSIVE PLAN AMENDMENT $300

AREA PLAN AMENDMENT $300

FACILITY PLAN AMENDMENT $300

SECTOR DEVELOPMENT PLAN AMENDMENT (Same fee as for Zone Change and in addition to Zone Change)

Subdivision Ordinance

COUNTY 100 + 2 PER LOT

MAJOR SUBDIVISION PLAT $500 plus $10 per lot and $65 per proposed intersection plus $5 recording fee. The maximum fee is $2,500

MINOR SUBDIVISION PLAN $100 plus $50 per lot

STREET NAME CHANGE $100 PLUS $65 per existing intersection

VACATION OF LINES ESTABLISHED BY PLAT $210 for contiguous area when action alters public right-of-way; $30 per contiguous area where NO public right of way is included plus $31 per lot eliminated

BULK LAND VARIANCE $100

SUBDIVISION ORDINANCE TEXT AMENDMENT $400

APPEALS FOR ALL SUBDIVISION ORDINANCE MATTERS $135

DEFERRAL $75 on any case requiring a public hearing if the deferral is initiated by the original applicant

Landmarks and Urban Conservation Ordinance

LANDMARK STATUS (designation or recision) $40

CERTIFICATE OF APPOPRIATENESS

Change to building exterior requiring building permit or demolition permit $25

Change to exterior where no building permit required and building is on the National Register or designated as a Landmark $15

Change to interior which is of historic significance and building is designated as a Landmark $15

STATIONARY RAILROAD CAR ORDINANCE APPLICATION $20

REV 11/15/91

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Family Worship Center

AGENT: John Griego

ADDRESS: 105 E. Mary, S.F. 87501
(w/zip code)

00110-00000-01020

CASE NUMBER: 00128-00000-01021

AMOUNT DUE: $732.00

X 441006/4921000 (City Cases)

____ 441018/4921000 (County)

____ 441011/7000110 (LUCC)

Revised 3/1/2000
x:/share/receipt.wpd

City Of Albuquerque THANK YOU
Treasury Division

DATE: 07/28/2000 TIME: 8:45AM LOC: AN
EX
RECPT# 00023448 WS# 008 TRANS# 0014
TRSTAG
ACCNT# 441006 ACTVTY# 4921000 FUND:0000
0070 J24 Misc 732.00
CK 732.00 CHG 0.00

9-28-00

This letter was also sent to Rich Sacom

June 12, 2000

Imogene Jones
1319 Duskfire Dr.
Alb. NM 87120

Re: Family Life Worship Center (FLW)
Land Re-zoning proposal from R-2 to Su-4 and lot consolidation
From 5 tracts to one of 7.4 acres.

Dear Ms Jones

Your name was given to us by the City of Albuquerque as a contact person for the nieghborhood association adjacent to our site on Glen Rio Rd. FLW has purchased 5 tracts of land totalling approximately 7.4 acres with the intentions to build our new church. Our request is to consolidate the 5 parcels into one.

Currently the property has an R-2 zoning which is multi-family residential. Our request is for SU-4 which allows a church and related functions. Attached is the 20 year build out masterplan for your information, Initial plans are for a sanctuary, fellowship hall and other activities within a 15,000 sq. ft. building. As we grow we intend to work with our nieghbors with our development.

We have every intention of being a "good nieghbor" and look forward to working with you and the other nieghbors . If you have any questions please do not hesitate to call; Either our Architect John C. Griego @ 505-550-4885 or Pastor Steve Ulibarri @ 831-5365. We will be happy to meet with you at your convenience.

Sincerely,

John C. Griego
Architect
Pastor Steve Ulibarri
Family Life Worship Center

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Imogene Jones
1319 Dusk fire Dr.
ALB NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly): Imogene Jones
B. Date of Delivery: 6/16/00
C. Signature: X [signature] ☐ Agent ☒ Addressee
D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Copy from service label)
7099 3220 0004 0720 4199

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7000 0600 0026 9561 8426 1.40

UNIT ID: 0101
Clerk: KX6NZZ
07/26/00

Postage $ 0.33
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 1.40

ALBUQUERQUE, NM 87120
Postmark Here

Recipient's Name (Please Print Clearly) (to be completed by mailer)
Imogene Jones
Street, Apt. No.; or PO Box No.
1319 Dusk fire Dr.
City, State, ZIP+4
ALB NM 87120

PS Form 3800, February 2000 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7000 0600 0026 9561 8419

UNIT ID: 0101
Clerk: KX6NZZ
07/26/00

Postage $ 0.33
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 1.40

ALBUQUERQUE, NM 87120
Postmark Here

Recipient's Name (Please Print Clearly) (to be completed by mailer)
Rich Sacoman
Street, Apt. No.; or PO Box No.
7005 Raybrook Rd. NW
City, State, ZIP+4
ALB. NM 87120

PS Form 3800, February 2000 See Reverse for Instructions

J. GRIEGO ARCHITECT
PO BOX 8743
SF NM 87501

City of ABQ
City planning Dept.
→ MARY PISCITELLI, PLANNER
600 2nd St. NW 3rd Floor
ABQ N.M. 87103

87102/2265

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE SEP 06 00 PB METER 7307773 $0.33 U.S. POSTAGE

10100582363222113 3

MANCHA GEORGE ETUX
7304 FREEMONT NW
ALBUQUERQUE NM 87109

Unclaimed
Attempted - Not known
Insufficient address
No such street
No such office in state
Do not remail in this envelope
Not in AM

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM SEP 0 6 '0 0

PB METER 7307773 $0.33 U.S. POSTAGE

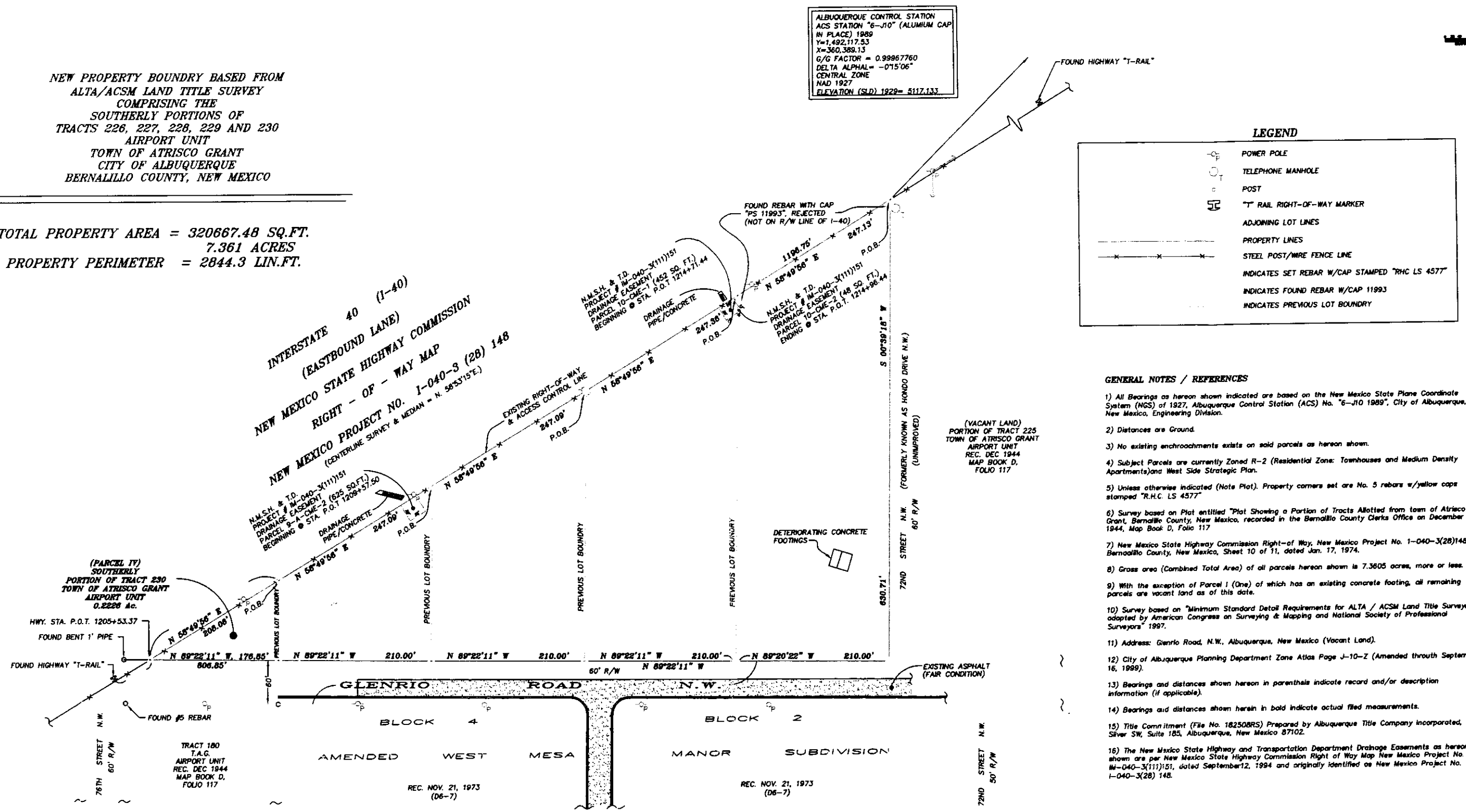
Undelivered
After 30 days
Insufficient address
No such street ____ number
No such office in state
Do not remail in this envelope
Not in file

10100581973492032 6

JARAMILLO LEROY EMUX
7409 FREEMONT NW
ALBUQUERQUE NM 87105

NEW PROPERTY BOUNDRY BASED FROM
ALTA/ACSM LAND TITLE SURVEY
COMPRISING THE
SOUTHERLY PORTIONS OF
TRACTS 226, 227, 228, 229 AND 230
AIRPORT UNIT
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

TOTAL PROPERTY AREA = 320667.48 SQ.FT.
7.361 ACRES
PROPERTY PERIMETER = 2844.3 LIN.FT.



LEGEND

- POWER POLE
- TELEPHONE MANHOLE
- POST
- "T" RAIL RIGHT-OF-WAY MARKER
- ADJOINING LOT LINES
- PROPERTY LINES
- STEEL POST/WIRE FENCE LINE
- INDICATES SET REBAR W/CAP STAMPED "RHC LS 4577"
- INDICATES FOUND REBAR W/CAP 11993
- INDICATES PREVIOUS LOT BOUNDRY

GENERAL NOTES / REFERENCES

1) All Bearings as hereon shown indicated are based on the New Mexico State Plane Coordinate System (NGS) of 1927, Albuquerque Control Station (ACS) No. "6-J10 1989", City of Albuquerque, New Mexico, Engineering Division.

2) Distances are Ground.

3) No existing enchroachments exists on said parcels as hereon shown.

4) Subject Parcels are currently Zoned R-2 (Residential Zone: Townhouses and Medium Density Apartments)and West Side Strategic Plan.

5) Unless otherwise indicated (Note Plat). Property corners set are No. 5 rebars w/yellow caps stamped "R.H.C. LS 4577"

6) Survey based on Plat entitled "Plat Showing a Portion of Tracts Allotted from town of Atrisco Grant, Bernalillo County, New Mexico, recorded in the Bernalillo County Clerks Office on December 5, 1944, Map Book D, Folio 117

7) New Mexico State Highway Commission Right-of Way, New Mexico Project No. 1-040-3(28)148, Bernadillo County, New Mexico, Sheet 10 of 11, dated Jan. 17, 1974.

8) Gross area (Combined Total Area) of all parcels hereon shown is 7.3605 acres, more or less.

9) With the exception of Parcel I (One) of which has an existing concrete footing, all remaining parcels are vacant land as of this date.

10) Survey based on "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys as adopted by American Congress on Surveying & Mapping and National Society of Professional Surveyors" 1997.

11) Address: Glenrio Road, N.W., Albuquerque, New Mexico (Vacant Land).

12) City of Albuquerque Planning Department Zone Atlas Page J-10-Z (Amended throuth September 16, 1999).

13) Bearings and distances shown hereon in parenthsis indicate record and/or description information (if applicable).

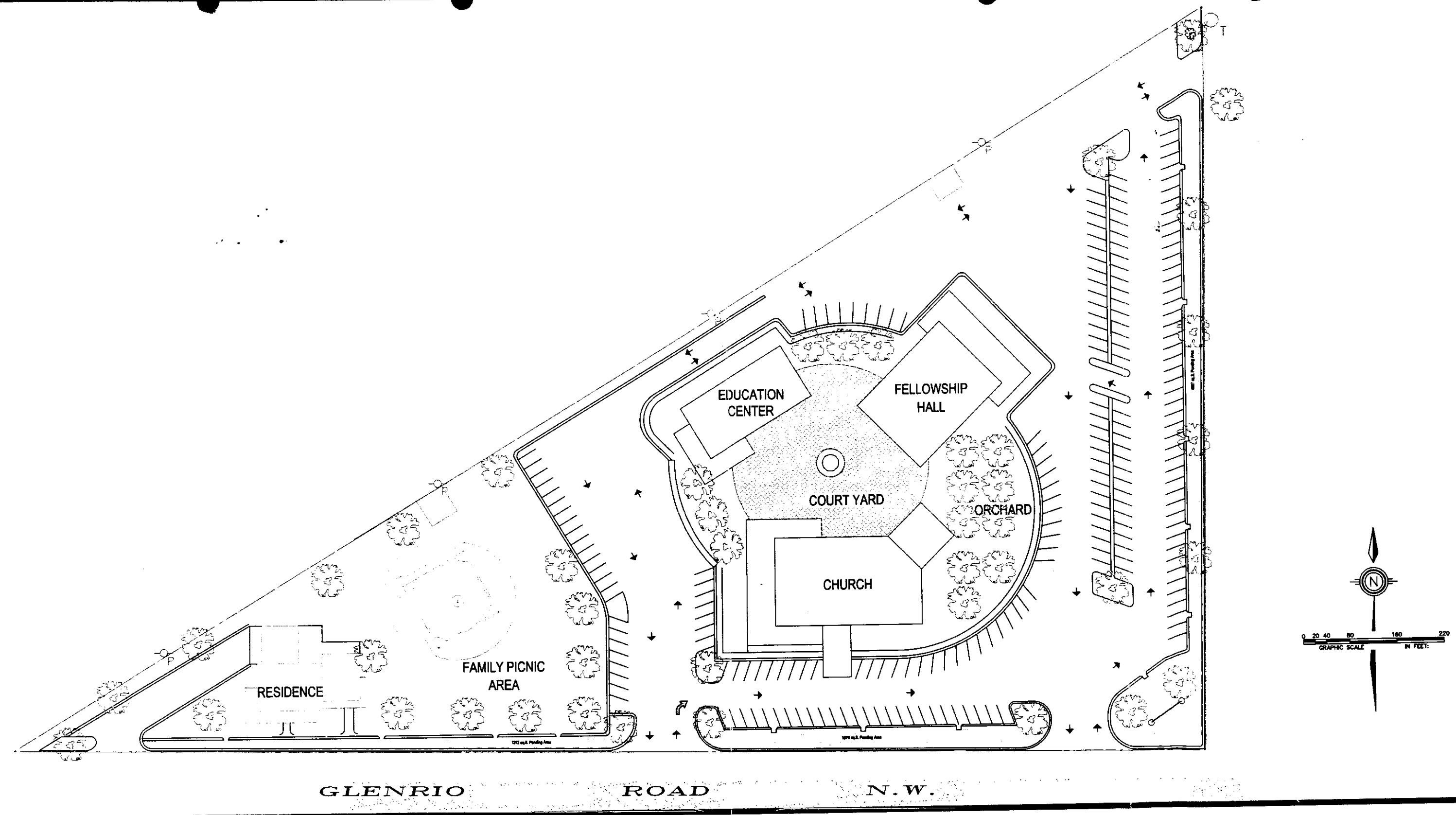
14) Bearings and distances shown herein in bold indicate actual filed measurements.

15) Title Commitment (File No. 182508RS) Prepared by Albuquerque Title Company incorporated, 625 Silver SW, Suite 185, Albuquerque, New Mexico 87102.

16) The New Mexico State Highway and Transportation Department Drainage Easements as hereon shown are per New Mexico State Highway Commission Right of Way Map New Mexico Project No. IM-040-3(111)151, dated September12, 1994 and originally identified as New Mexico Project No. I-040-3(28) 148.

FAMILY LIFE WORSHIP CENTER
PROPOSED RE-MAPPING PLAN
ALBUQUERQUE, NEW MEXICO
JUNE, 2000

JCG
ARCHITECTS
SANTA FE
(505)983-9311



FAMILY LIFE WORSHIP CENTER
PROPOSED MASTER PLAN
ALBUQUERQUE, NEW MEXICO
JUNE, 2000

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SANTA FE
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