



#8

DRB CASE TRACKING LOG

REVISED 5/18/2000

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

7/16/02
Comp

Application No.: 02DRB-00497 (SBP) Project #: 1001720
 Project Name: **EAGLE RANCH SUBDIVISION** Fee:
 Agent: SMPC ARCHITECTS Phone No.: 255-8668
 Your request for (SDP for SUB), (SDP for BP), (PREL/FINAL PLATS), (MASTER DEVELOP. PLAN),
 was approved on 5/1/02 by the DRB with delegation of signature(s) to the following
 departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- 9 TRANSPORTATION: PLS CALL @ 924-3990
- 9 UTILITIES: _____
- 9 CITY ENGINEER / AMAFCA: AMAFCA concurrence
- 9 PARKS / CIP: _____
- 9 PLANNING (Last to sign): EPC comment (D. Stover)
- 9 **Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 9 **Include 3 copies of the approved site plan along with the originals.**
- 9 **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- 9 **Property Management's signature must be obtained prior to Planning Department's signature.**

CASE TRACKING LOG FOR DRB DELEGATED SIGN-OFF

- 9 TRANSPORTATION
Dates: Routed: 5-01-02 Disapproved: _____ Approved: 5-01-02
- 9 UTILITIES
Dates: Routed: _____ Disapproved: _____ Approved: _____
- 9 CITY ENGINEER / AMAFCA
Dates: Routed: _____ Disapproved: _____ Approved: 7/10/02 BLB
- 9 PARKS / CIP
Dates: Routed: _____ Disapproved: _____ Approved: _____
- 9 PLANNING (Last to sign): 15 02
Dates: Routed: _____ Disapproved: 7/11/02 Approved: 7/16/02

7-11-02

PLANS RELEASED TO APPLICANT OR AGENT

Date Released: July 10, 2002 Date Returned: July 10, 2002
 Print Name: MARGARET LUKES Firm: SMPC
 Signed: Margaret A. Lukes

Date Released: _____ Date Returned: _____
 Print Name: _____ Firm: _____
 Signed: _____

* Three complete sets of the site plan package approved by EPC/DRB must be provided for final sign-off.
 7-11-02 called Agent to submit 3 complete sets of site plan for sign-off. 4:20pm

#8

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001720 AGENDA#: 8 DATE: 5-1-02

1. Name: Darla Straka Address: 4553 Greene Av Zip: 87114-4296
nw

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

#8

May 1, 2002

Laura Mason
City Council

Dear Ms. Mason,

I wish to withdraw my EPC Appeal for project #1001720 dated April 4, 2002. Agreements were made between myself, my neighbors and Pastor Mike Schaefer of Church Alive at the end of this facilitated meeting. Please see facilitator's report.

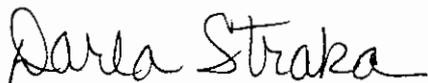
The agreement I made was that I would drop my appeal to City Council at the time the Development Review Board approved two changes to the Approved Site Development Plan.

1. The outdoor basketball court would be eliminated,
2. The Youth Center building be moved 10 feet west of the original location (immediately adjacent to my property).

At today's (5-1-02) DRB Hearing, the Board approved the amended Site Development Plan showing the basketball court removed and the Youth Center building moved 10 feet further from my property line.

Once again, I wish to withdraw my appeal.

Yours Sincerely,



Darla Straka
4553 Greene Ave. NW
Albuquerque, NM 87114

cc: Councillor Michael Cadigan, City Council
Victor Chavez, Director, Planning Department
Crystal Ortega, Development Services, Planning Department
Don Newton, Office of Neighborhood Coordination, Planning Department
Pastor Mike Schaefer, Church Alive

PEACE BUILDERS

FACILITATOR'S REPORT

dated April 19, 2002

FACILITATED MEETING HELD

April 18, 2002 7 p.m.

13



DEVELOPMENT REVIEW BOARD ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 1, 2002

9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Adrienne Candelaria, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946 (VOICE) OR TELETYPEWRITER (TTY) 924-3361 - TTY USERS MAY ALSO ACCESS THE VOICE NUMBER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE BOARD SECRETARY MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- B. Announcements

CHURCH INFORMATION

- *Boundaries: Irving (to south), Avocet, arroyo, Green
- *Plan Phases: I Sanctuary; II Offices; III Youth Fitness Center
- *Phase Timing: over five to eight years
- *Some 12,000 square feet in Phase I
- *9.8 acres under contract to Church Alive!
- *Elevation change = 30 feet
- *Youth want 'separate quarters'
- *Youth activities geared for church and surrounding community
- *Present zoning: multiple-use housing; 14/acre; 75 lots

NEIGHBOR INFORMATION

- Bucks of homes face property line and proposed site development
- Dirt and trash in proposed basketball area
- Will the youth fitness center be a 'controlled environment?'
- Security measures in place 24/7?
- Supervision/security? *Not more than now
- Fenced in or wire fence with locks? *No
- Decorative fence with locked gate?
- Two apartment complexes located across arroyo
- Switch senior center location with youth center location?
 - * Have seniors walk down grade?
- Youth center for surrounding neighborhood or membership?
- Possibility of portable stanchions

NOISE

- Ball bouncing
- 16 to 20-year-old players
- Disrespect, unconcern for neighbors, crude language
- Sound wall one-third of way along boundary?
- *Four-lane highway noise when Irving is converted

Marti Haber

- City of Albuquerque Noise Ordinance Enforcement Officer
- >Basketball court COULD be 'Attractive Nuisance'
- >Large, semi-secluded parking lot can mean trouble
- >12 or so people, hardwood or asphalt setting, laughing, yelling, balls bouncing, scuffling
- >Implosive noise from boomboxes, car stereos,

SITE CONFIGURATION CHANGE

- Place basketball court on west side of main building?*
- Move court to further corner of property?*

ATTENDEES

<i>James E. and Darla E. Straka</i>	<i>4553 Greene Avenue N.W.</i>	<i>87114</i>
<i>R. M. Stierwalt</i>	<i>4533 Greene Avenue N.W.</i>	<i>87114</i>
<i>JoaoPaolo and Danye'l Afonso</i>	<i>4541 Greene Avenue N.W.</i>	<i>87114</i>
<i>Edward and Elaine Mitchell</i>	<i>4537 Greene Avenue N.W.</i>	<i>87114</i>
<i>John and Cookie Paques</i>	<i>4552 Greene Avenue N.W.</i>	<i>87114</i>
<i>Marty Haber</i>	<i>COA - EDH - CHPP POB 1293</i>	<i>87103</i>
<i>Mike and Sheri Schaefer</i>	<i>10016 Academy Knolls N.E.</i>	<i>87111</i>
<i>Bob Kuning</i>	<i>4501 Greene Avenue N.W.</i>	<i>87114</i>
<i>Debra Thongchua</i>	<i>4540 Greene Avenue N.W.</i>	<i>87114</i>
<i>Kelly A. Heim</i>	<i>4513 Greene Avenue N.W.</i>	<i>87114</i>
<i>Don Newton</i>	<i>COA ONC POB 1293</i>	<i>87103</i>

Kathleen D. Anthony



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001720

AGENDA ITEM NO: 8

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved conceptual grading and drainage plan dated 4-2-02 is on file for site plan sign-off by the City Engineer / AMAFCA.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 1, 2002

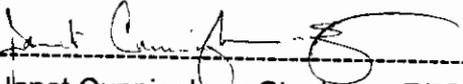


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 1, 2002

8. **Project #1001720**
Application # 02DRB-00497
Church Alive!

1. What is the status of the appeal of the EPC decision? Until it is officially withdrawn, the DRB cannot act on the site plan.
2. A modification to the site plan deleting the ball court and moving the youth activity building was made. How does this affect the landscaping plan?



Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 924-3880 FAX: 924-3864



City of Albuquerque
 CITY OF ALBUQUERQUE, NEW MEXICO 87103
 PUBLIC WORKS DEPARTMENT
 DEVELOPMENT SERVICE
 HYDROLOGY DEVELOPMENT SECTION

*Mailed for
268-6665*

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001720

AGENDA ITEM NO: 11

SUBJECT:

- | | | |
|-------------------------|------------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved infrastructure list is required for Site Plan approval.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 10, 2002



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-1001720

Item No.11

Zone Atlas B-12

DATE ON AGENDA 4-10-02

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

(X) SITE PLAN FOR BUILDING PERMIT

No. _____ Comment _____

- Infrastructure is needed for the 6 feet sidewalk on Irving Blvd, Avocet Road, and Kea Loop.
- Last two westerly parking stalls by C19 will be designate and labeled **compact** for small cars.
- Interior radii for end of aisle islands need to be 15 feet.
- Provide detail for wheelchair next ^{to} handicap parking and are ramps proposed by Youth Active, Chapel and Plaza?
- Need Refuse signature for proposed location of container.
- Provide detail for ramp down next to Multi-Purposed and Terrance area and rails needed for these ramps?
- Will an emergency vehicle be able to traverse Kea Loop entrance to Senior Activity Center?
- Provide signing for Van Accessible parking.
- Is a sidewalk connection needed for Avocet Loop entrance to Sanctuary?
- Are their any sight distance problems on either entrances? Provide clear sight triangle.

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

CITY OF ALBUQUERQUE

Planning Department

Development Services Division

11

TO: Janet Stephens, Chair, Development Review Board

FROM: Deborah L. Stover, Planner, Development Services

DATE: 4-8-02

SUBJECT: EPC CONDITIONS FOR PROJECT 1001720

The purpose of this memo is to address the itemized letter from Dave Cook, SMPC, for the above referenced case:

This case is under appeal and cannot be approved by the DRB until such appeal is resolved.

Planning staff will review this submittal after the appeal has been heard and a decision is made by City Council.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 10, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Adrienne Candelaria, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

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- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. Announcements

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000178**
02DRB-00362 Major-Preliminary Plat
Approval
02DRB-00363 Minor-Temp Defer
SDWK

SOUTHWEST SURVEYING agent(s) for TEN WEST LLC request the above action(s) for Tract 27A-1A, **ELDORADO PARK SUBDIVISION**, zoned RD 9 du acre, located on 90TH ST. SW, between TOWER ROAD SW and EUCARIZ AVENUE SW containing approximately 23 acre(s). [REF: V-97-3-/DRB-97-13, Z-87-23, DRB-97-202/V-97-74] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/10/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/01 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1001071**
02DRB-00347 Major-Preliminary Plat
Approval
02DRB-00348 Minor-Temp Defer
SDWK

SOUTHWEST SURVEY CO. INC. agent(s) for FRANK E. WILSON request the above action(s) for Tract 44 & 45, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD / R-1 & RD, 9DU/AC, located on EUCARIZ AVE SW, between 90TH ST. SW and 94TH ST. SW containing approximately 10 acre(s). [REF: 01410-00933, 01114-00235, 01138-00238, 01460-01207] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/10/02 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/27/02 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONTAGE AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1001720**
02DRB-00497 Minor-SiteDev Plan
BldPermit/EPC

SMPC ARCHITECTS agent(s) for CHURCH ALIVE request(s) the above action(s) for Lot 3A1, **EAGLE RANCH ADDITION**, zoned SU-1/ PRD special use, located on Irving Blvd NW between Avocet Rd NW and Green Ave NW, containing approximately 10 acre(s). [REF: AX-83-14, Z-83-90, DRB-94-48, DRB-96-378] [THIS CASE IS UNDER APPEAL TO THE CITY COUNCIL. THE DRB CANNOT ACT UNTIL A DECISION IS MADE.] (B-12) **INDEFINITELY DEFERRED ON A NO SHOW.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

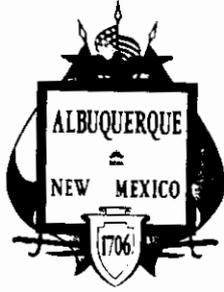
12. **Project # 1000367**
02DRB-00469 Minor-Ext of SIA for
Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request the above action(s) for **SOL TERRA @ HIGH DESERT - UNIT 1**, zoned SU-2 / HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 20 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATED OF 4/10/04.**

13. **Project # 1001730**
02DRB-00482 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOHN & CRISTY ROMERO request the above action(s) for Tract 175A2B and Tracts 175A3, 175A1, 175A1B, **MRGCD MAP 335**, zoned RA-2, located on LEONOR DR NW, between GABALDON RD NW and CAMILO LN NW containing approximately 2 acre(s). [REF: 02500 00203] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT, PARKS AND PLANNING.**

14. **Project # 1001805**
02DRB-00421 Minor-Vacation of
Private Easements
02DRB-00423 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for BULLOCKS EXPRESS TRANSPORTATION INC request the above action(s) for Lot 5, **BROADWAY INDUSTRIAL CENTER - UNIT 3**, zoned SU-2 HM, located on KARSTEN CT SE, between SAN JOSE SE and GIBSON BLVD SE containing approximately 4 acre(s). (M-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT AND PLANNING.**
15. **Project # 1001304**
02DRB-00493 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC. agent(s) for CHRIS CALOTT request(s) the above action(s) for Lot PT. 16 & 17, Block 18, **PEREA ADDITION**, zoned SU-2, SF, located on 14TH ST NW, between ROMA AV. NW and FRUIT AV. NW containing approximately 1 acre(s). [REF: 01ZHE-01659, 01440-00492, 01460-00830] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**
16. **Project # 1001686**
02DRB-00489 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC. agent(s) for NM AIDS SERVICES INC. (K. HOOVER) request(s) the above action(s) for Lots 16A, 17-21, Block 2, **PUEBLO ALTO ADDITION**, zoned C-2 community commercial zone, located on TRUMAN ST NE, between MARBLE AV. NE and LOMAS BLVD. NE containing approximately 1 acre(s). [REF: SP-83-5, Z-95-5, 02110-00007] (J-17) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001720

AGENDA ITEM NO: 11

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
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| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved infrastructure list is required for Site Plan approval.
 An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

IndoF

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 10, 2002

CITY OF ALBUQUERQUE

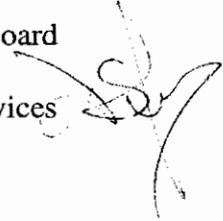
#11

Planning Department

Development Services Division

TO: Janet Stephens, Chair, Development Review Board

FROM: Deborah L. Stover, Planner, Development Services



DATE: 4-8-02

SUBJECT: EPC CONDITIONS FOR PROJECT 1001720

The purpose of this memo is to address the itemized letter from Dave Cook, SMPC, for the above referenced case:

This case is under appeal and cannot be approved by the DRB until such appeal is resolved.

Planning staff will review this submittal after the appeal has been heard and a decision is made by City Council.

PEACE BUILDERS

FACILITATOR'S REPORT dated April 19, 2002

FACILITATED MEETING HELD April 18, 2002 7 p.m.
Paradise Hills Community Center

between Church Alive!/Mike Schaefer
and Paradise Hills Community Association/Larry Weaver
Eagle Ridge NA/Nancy Jenkins
Cottonwood Heights NA/Gary Clark
Neighbors/Darla Straka et al

re: Project #10017²60 approved March 21, 2002 by EPC; on appeal now

Purpose of Meeting: To present requests by neighbors and neighborhood associations for consideration by Church Alive! planners

Summary: Neighbors' concerns involved noise and effect on sale of nearby homes by required disclosure of possible 'attractive nuisance.' James and Darla Straka requested >amending Site Development Plan by removal of the outside basketball court and >moving Youth Center building 10 feet away.

Participants worked diligently on possibilities for agreement.

Mike Schaefer considered suggestions, then offered:

Church Alive! will revise the Site Development Plan for no outside basketball court under conditions:

>When construction of the Youth Fitness Center building is scheduled, Church Alive! will invite review of plans by neighbors (possibly by facilitated meeting).

>Soonest estimate for this construction: five years (2007).

However, if appeal is continued, no other changes may be requested.

Strakas agree to withdraw appeal if ball court is removed from Site Plan; Youth Center building moved 10 feet away; changes are administratively approved by City Planning Director and filed with City Planning Department.

With this, all parties consented on settlement of this matter.

CHURCH INFORMATION

- *Boundaries: Irving (to south), Avocet, arroyo, Green
- *Plan Phases: I Sanctuary; II Offices; III Youth Fitness Center
- *Phase Timing: over five to eight years
- *Some 12,000 square feet in Phase I
- *9.8 acres under contract to Church Alive!
- *Elevation change = 30 feet
- *Youth want 'separate quarters'
- *Youth activities geared for church and surrounding community
- *Present zoning: multiple-use housing; 14/acre; 75 lots

NEIGHBOR INFORMATION

- Backs of homes face property line and proposed site development
- Dirt and trash in proposed basketball area
- Will the youth fitness center be a 'controlled environment?'
- Security measures in place 24/7?
- Supervision/security? *Not more than now
- Fenced in or wire fence with locks? *No
- Decorative fence with locked gate?
- Two apartment complexes located across arroyo
- Switch senior center location with youth center location?
 - * Have seniors walk down grade?
- Youth center for surrounding neighborhood or membership?
- Possibility of portable stanchions

NOISE

- Ball bouncing
- 16 to 20-year-old players
- Disrespect, unconcern for neighbors, crude language
- Sound wall one-third of way along boundary?
- *Four-lane highway noise when Irving is converted

Marti Haber

- City of Albuquerque Noise Ordinance Enforcement Officer
- >Basketball court COULD be 'Attractive Nuisance'
- >Large, semi-secluded parking lot can mean trouble
- >12 or so people, hardwood or asphalt setting, laughing, yelling, balls bouncing, scuffling
- >Implosive noise from boomboxes, car stereos,

SITE CONFIGURATION CHANGE

--Place basketball court on west side of main building?

--Move court to further corner of property?

ATTENDEES

<i>James E. and Darla E. Straka</i>	<i>4553 Greene Avenue N.W.</i>	<i>87114</i>
<i>R. M. Stierwalt</i>	<i>4533 Greene Avenue N.W.</i>	<i>87114</i>
<i>JoaoPaolo and Danye'l Afonso</i>	<i>4541 Greene Avenue N.W.</i>	<i>87114</i>
<i>Edward and Elaine Mitchell</i>	<i>4537 Greene Avenue N.W.</i>	<i>87114</i>
<i>John and Cookie Paques</i>	<i>4552 Greene Avenue N.W.</i>	<i>87114</i>
<i>Marty Haber</i>	<i>COA - EDH - CHPP POB 1293</i>	<i>87103</i>
<i>Mike and Sheri Schaefer</i>	<i>10016 Academy Knolls N.E.</i>	<i>87111</i>
<i>Bob Kuning</i>	<i>4501 Greene Avenue N.W.</i>	<i>87114</i>
<i>Debra Thongchua</i>	<i>4540 Greene Avenue N.W.</i>	<i>87114</i>
<i>Kelly A. Heim</i>	<i>4513 Greene Avenue N.W.</i>	<i>87114</i>
<i>Don Newton</i>	<i>COA ONC POB 1293</i>	<i>87103</i>

Karen A. Anthony

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Decision by: DRB, EPC,	
<input checked="" type="checkbox"/> ...for Building Permit		LUCC, Planning Director or Staff,	
<input type="checkbox"/> IP Master Development Plan		ZHE, Zoning Board of Appeals	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Church Alive! PHONE: 896-2800
 ADDRESS: 2009 Grande Blvd. SE FAX: 896-2822
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: mschae2949@aol.com
 Proprietary interest in site: Prospective owner
 AGENT (if any): SMPC Architects (Dave Cook) PHONE: 255-8668
 ADDRESS: 115 Amburst Dr. SE FAX: 968-6665
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: dac@smpcarch.com

DESCRIPTION OF REQUEST: Zone Change from SU-1 for PRD to SU-1 for Church + related uses.
Site Plan Bldg Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 3A1 Block: _____ Unit: _____
 Subdiv. / Addn. Eagle Ranch Addition
 Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for Church + Related Uses
 Zone Atlas page(s): B-12-2 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 9.84 Density if applicable: dwellings per gross acre: NA dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 1012065430108A9 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: Irving Blvd. NW
 Between: Avocet Rd NW and Green Ave NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
AX-83-14, 2-83-90, DRB-94-48, DRB 96 378 V 96 85 296 69

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 12 12 01

SIGNATURE Katrina Spencer DATE 4-2-02
 (Print) Katrina Spencer Applicant Agent

FOR OFFICIAL USE ONLY

Debbie Storer EPC Case Planner pdf Form revised Sept. 2001

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>02500 - 00000 - 00497</u>	<u>SBP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>0</u>

Hearing date 4/10/2002

Meelinda Hill 4/2/02
 Planner signature / date

Project # 1001720

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- ___ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
 - ___ Solid Waste Management Department signature on Site Plan
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Copy of the document delegating approval authority to the DRB
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist
 - ___ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - ___ Blue-line copy of Site Plan with Fire Marshal's stamp
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Infrastructure List, if relevant to the site plan
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Church Alive! / SMPC Architects
 _____ Applicant name (print)
Dave Cook 4-2-02 Applicant signature / date



Form revised September 2001

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 02500 - 00000 - 00447

Modesto Hill 4-2-02
 _____ Planner signature / date
Project # 1001720



April 2, 2002

Janet Stephens, Chair DRB
City Planning & Development Services
600 2nd St. NW
Albuquerque, NM 87103

Re: EPC Project #1001720 / 02EPC 00148 & 02EPC 00149
Church Alive!
Zone change from SU-1 for PRD to SU-1 for Church & Related Uses

Dear Ms. Stephens:

We have modified the site plan to meet the EPC conditions as follows:

1. A note has been added to the phase 1 landscape plan L2 stating that all earth disturbance on the future phase portions of the site shall be seeded (re-vegetation) as specified.
2. The site plan C1 has been corrected to show bicycle rack locations and sizes at building entrances out of pedestrian and landscape areas.
3. Notes have been added and a light pole detail added to C1 to limit site lighting fixture poles to 20 feet, except 16 feet within 100 feet of residential areas, and to limit light source visibility from the site perimeter with cut-off shields.
4. Landscape modifications: (L1 and L2)
 - a. Temporary irrigation for the first three years is explained.
 - b. A natural design of arroyo buffer in the form of clustered native shrubs, grasses, and wildflowers has been added between the buildings and the arroyo.
 - c. Areas of landscaping that have been used in calculating the required amounts are indicated (these require planting areas over 36 square feet in size with 75% coverage of living material). Areas not included do not follow these requirements (i.e. plaza trees).
 - d. Three additional shade trees have been added to the northeast corner of the main south parking lot.
5. Windows and doors have been dimensioned on the elevation drawings (A1, A2, A3).
6. A note has been added to C1 stating no chain link, razor wire, or plastic fencing is permitted.
7. A note has been added to A1 stating that all rooftop or ground mounted equipment shall be screened by parapet walls or screen walls to match building colors.
8. A refuse enclosure detail has been added to A3 to comply with requirements.
9. Water harvesting techniques have been added to the grading and drainage plan to minimize flows into the Calabacillas Arroyo.
10. AMAFCA approval is being coordinated and sought prior to final sign-off.

Michael Ligon Dickson AIA

Glenn H. Fellows AIA

Robert A. Moraga AIA

J. Chris Willadsen AIA

Allison Abraham AIA, ASLA

David A. Cook AIA

Patricia H. Hancock AIA

David M. Hassard AIA

Karl Schindewolf AIA

SMPC, PA

115 Amherst Drive SE

Albuquerque

New Mexico 87106

505 255 8668

FAX 268 6665

smpc@smpcarch.com

www.smpcarch.com

Janet Stephens

April 4, 2002

Page 2

11. A handicap sidewalk ramp detail has been added to C1.
12. Driveway throat lengths have been dimensioned.
13. Angled rows of parking have been dimensioned to show 24' drive aisles and 18' parking spaces (with 2' overhang over curb).
14. At the cul-de-sac, turning radius has been added for refuse vehicle SU-30.
15. The refuse enclosure has been rotated to comply with solid waste requirements.
16. Existing driveways locations have been shown on Avocet Rd.. There are none on Kea Loop Rd. New drives will align with these existing locations.
17. Site plan shall comply with DPM requirements.
18. The revised conceptual grading plan has been submitted to the City Engineer for approval.
19. Parking screens have been added along public right-of-way in the form of a combination of berms, landscape hedge and 30" high CMU walls. Locations are shown on the site plan and landscape plan, and detailed on L1.

Please call if you have questions prior to the DRB hearing.

Sincerely,

A handwritten signature in cursive script that reads "Dave Cook". The signature is written in black ink and has a long, sweeping underline that extends to the right.

Dave Cook AIA
Principal, SMPC Architects



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

Date: March 22, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: Project 1001720 / 02EPC 00148 & 02EPC 00149

Church Alive!
2009 Grande Blvd. SE
Rio Rancho, NM 87124

LEGAL DESCRIPTION: Tract 3A1, Eagle Ranch Addition, a zone map amendment from SU-1 for PRD to SU-1 for Church & Related Uses, located on Irving Blvd NW, between Avocet Rd. NW and Greene Ave. NW containing approximately 10 acre(s). (B-12)
Deborah Stover, Staff Planner

On March 21, 2002, the Environmental Planning Commission voted to Approve Project 1001720 / 02EPC 00148, a Zone Map Amendment from SU-1 for PRD 14 DU'S/AC MAX to SU-1 for Church and Related Facilities, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for PRD 14 DU'S/AC MAX to SU-1 for Church and Related Facilities for Tract 3A1, Eagle Ranch Addition, located on Irving Boulevard Avocet Road and Greene Avenue NW.
2. The zone map amendment request meets the requirements of R-270-1980 as it is more advantageous to the community as articulated in the *Comprehensive Plan* and the *West Side Strategic Plan*. The uses allowed by the requested zoning will generate less traffic than the 14 dwelling units per acre currently allowed, will allow worship to take place in closer proximity to residents in the community and will provide a neighborhood amenity.
3. The requested zoning furthers the Goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan*, Established Urban Area, by allowing a full range of urban land uses (Policy a, Established/Developing Urban Area), by respecting existing neighborhood values (Policy d, Established/Developing Urban Area), by accommodating growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e, Established/Developing Urban Area), and by providing quality and innovation in design (Policy l, Established/Developing Urban Area) and by placing employment and service uses that are located to complement residential uses and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001720 / 02EPC 00148 & 02EPC 00149
MARCH 22, 2002
PAGE 2

4. The request furthers the applicable Goals and policies of the *West Side Strategic Plan* by proposing development that will allow for urban style services that are appropriate in the community. Policy 3.8 of the *West Side Strategic Plan* states that "The largest mix of land uses and the highest density shall develop in the Community Core areas and in Village Centers. Multi-family housing, public facilities, educational and employment facilities, and other non-single-family residential uses are appropriate along with commercial services in these areas."
5. Registered neighborhood associations were properly notified.

On March 21, 2002, the Environmental Planning Commission voted to Approve Project 1001720 / 02EPC 00149, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for building permit for Tract 3A1, Eagle Ranch Addition, located on Irving Boulevard Avocet Road and Greene Avenue NW.
2. The site plan furthers the Goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan* by placing a service use that is located to complement residential uses and sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments as well as accommodating new growth through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured (Policy e, Established/Developing Urban Area).
3. The site plan furthers the goals of the Goal of the Open Space Network of the *Albuquerque/Bernalillo County Comprehensive Plan* by providing visual relief from urbanization and by offering opportunities for education, recreation, cultural activities, and conservation of natural resources by designing neighborhood open areas that tie into other open areas, where appropriate, to create an Open Space Network (Policy j).
4. The request furthers the applicable Goals and policies of the *West Side Strategic Plan* by proposing development that help create a framework to build a community where its citizens can live, work, shop, play and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents (Goal 10), and by providing development that respects the Major Open Space Arroyo by providing a wide, naturalistically landscaped buffer between the structures and the Calabacillas Arroyo (Policy 3.10).
5. The site plan complies with the *Facility Plan for Arroyos* by orienting landscaped public open areas adjacent to the arroyo right of way (Policy 1) and by not locating perimeter walls adjacent to the arroyo right-of-way (Policy 5).
6. The large amount of parking provided for this site makes it an ideal weekday park and ride location. The applicant should consider making this an additional amenity for the community.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001720 / 02EPC 00148 & 02EPC 00149
MARCH 22, 2002
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7. Registered neighborhood associations were properly notified.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Future phases of this site plan shall be delegated to the DRB with review by EPC staff. The phases shall be consistent with the drawings included with this submittal. Significant changes will require review and approval by the EPC.
- ✓ 3. All earth disturbance on the future phase portions of the site shall be seeded for the purposes of revegetation with the native grass and wildflower revegetation mix as specified on the landscape plan.
- ✓ 4. The site plan shall show bicycle spaces and where they will be located at full build-out. Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscape areas.
- ✓ 5. Maximum lighting height shall be 20-feet and lighting that is within 100 feet of residential areas shall be no higher than 16-feet. All lighting shall be fully shielded horizontal lamps designed so that no fugitive light will escape beyond the property line. No light source shall be visible from the site perimeter. A detail of the light poles shall be included on the site plan.
6. Landscaping:
 - a. The method of irrigation for the native grasses and wildflowers for the first 3 years shall be stated on the landscape plan to ensure the establishment of these features.
 - b. The landscape plan shall show a natural design in the buffer area between the buildings and the arroyo with additional trees, shrubs, grasses and wildflowers taken from the list in this report or the *Facility Plan for Arroyos*.
 - c. To enhance the proposed trail area along the arroyo's edge, supplementary plantings be planted in a clustered fashion, as shown on the *Facility Plan for Arroyos* on page 60 of the plan. The grouping of trees and shrubs in groves replicates and amplifies natural patterns in the area.
 - d. Planting areas over 36-square feet in size shall have 75% coverage of living, vegetative material. (Gravel and shade tree canopies do not count toward the requirement when calculating the 75% coverage)
 - e. Where trees are planted in the plaza areas, they shall be planted in planting areas that are a minimum of 5-feet by 5-feet.
 - f. Two additional shade trees shall be added to the graveled areas at the northernmost two rows at the east end of the southern parking lot.
7. Windows, doors and other architectural elements shall be dimensioned on the elevation drawings prior to final sign-off at the DRB.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001720 / 02EPC 00148 & 02EPC 00149
MARCH 22, 2002
PAGE 4

- ✓ 8. No chain link, razor wire or plastic fencing is permitted.
- ✓ 9. The top of all rooftop equipment shall be below the top of parapet and screened from view from the property lines of this site. Alternatively, rooftop equipment shall be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations shall be painted to match the roof color or the predominant building color. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
- ✓ 10. A detail of the refuse enclosure shall be shown on the site plan and shall be compatible in design, color and material with building architecture. The gates shall be opaque. Chain link gates are not allowed.
- NA 11. If any cell tower or antennae are proposed, they shall not be freestanding, but shall be integrated into the building architecture.
12. Open Space Division Conditions of Approval:
 - a. An appropriate level of landscape screening be incorporated in the 'Buffer Area' by massing native shrubs to the rear (North) of the proposed Senior Activity Center; Chapel; Sanctuary; and Plaza. Contact OSD at 452.5207 to coordinate approval of species and plan design.
 - b. Developed flows to be discharged into the Calabacillas Arroyo should be minimized by employing techniques such as water harvesting or detention ponds internal to the developed area. (Page C-4, Phase 1 Grading/Drainage/ Utility Plan, Conceptual Grading and Drainage Keyed Note #4 and 5.)
 - c. AMAFCA approval, with OSD review, is required regarding the proposed 'Daylight Storm Drain to Arroyo' (Grading/Drainage keyed note #5, page C-4). The plan needs to include end treatment as required by AMAFCA."
13. Public Works Department Conditions of approval:
 - ✓ a. Provide handicap ramp detail.
 - ✓ b. Provide driveway throat lengths.
 - ✓ c. Provide 24' drive aisles based on parking space dimensions provided.
 - ✓ d. For cul-de-sac northeast of main building, provide turning radius on plans for design vehicle (refuse truck). Use turning template for SU-30 or equivalent.
 - ✓ e. Check with solid waste on dumpster location and design vehicle.
 - ✓ f. Show on plans, all existing driveway locations on Avocet Rd. and Kea Loop Rd. that are across from proposed site. Proposed driveway locations are subject to relocation based on this information.
 - g. Site shall comply and be designed per DPM Standards.
 - h. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.
 - i. Approval of grading plan required prior to placement on DRB agenda.
14. Screen parking from public right-of-way using 30-inch high berming or 30-inch high walls or any combination thereof.

EPC OFFICIAL NOTIFICATION OF DECISION
PROJECT 1001720 / 02EPC 00148 & 02EPC 00149
MARCH 22, 2002
PAGE 5

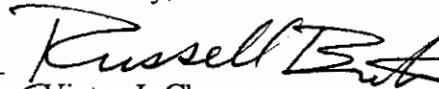
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY APRIL 5, 2002 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


For Victor J. Chavez
Planning Director

VJC/DS/nat

cc:

SMPC Architects, Dave Cook, 115 Amherst Drive SE, Albuquerque, NM 87106
Gary Clarke, Cottonwood Heights N.A., 10309 Dunbar Street NW, Albuquerque, NM 87114
Tammy Smith, Cottonwood Heights N.A., 4404 Loren NW, Albuquerque, NM 87114
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Court NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Drive NW, Albuquerque, NM 87114
Kurt Browning, 9515 Admiral Lowell NE, Albuquerque, NM 87111
James E. & Darla Straka, 4553 Green Avenue NW, Albuquerque, NM 87114
John W. & Naola Paques, 4552 Green Avenue NW, Albuquerque, NM 87114

