

DA

APPLICATION NO. 06AA-01114	PROJECT NO. 1002371
PROJECT NAME Hoffmantown West Church	
EPC APPLICATION NO. 03EPC-01285	
APPLICANT / AGENT Tierra West LLC	PHONE NO. 858-3100
ZONE ATLAS PAGE D-12	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>BJB</i>	DATE <i>8/8/06</i>	DATE	DATE
COMMENTS:			

UTILITY DEV (505) 924-3989			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>RMB</i>	DATE <i>8/3/06</i>	DATE	DATE
COMMENTS:			

TRANSPORTATION DEV (505) 924-3990			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>WG</i>	DATE <i>8-4-06</i>	DATE	DATE
COMMENTS:			

PARKS AND REC (505) 768-5328			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED	DATE	DATE	DATE
COMMENTS:			

PLANNING (505) 924-3858			
PLANS DISAPPROVED	DATE	DATE	DATE
PLANS APPROVED <i>PJ3</i>	DATE <i>30 Aug '06</i>	DATE	DATE
COMMENTS:			
<i>Phased construction, access easement along eastern boundary, public parking at SE corner of site, temporary sand volleyball courts. <i>PJ3</i></i>			

Revised 3/3/04

(Return form with plat / site plan)

AA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development 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: Hoffmantown West Church PHONE: 505-922-9200
 ADDRESS: 2600 American Road Suite 350 FAX: 505-922-9297
 CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Administrative Amendment to Site Plan for Building 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. Tract 1-A-1 Block: 15 Unit: _____
 Subdiv. / Addn. Alban Hills
 Current Zoning: SU-1 for R-2 w/ Church Related Uses Proposed zoning: No Change
 Zone Atlas page(s): D-12 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 16.7702 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101206349705840311 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: La Orilla Road NW
 Between: Coors Boulevard NW and Corrales Drain

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 02DRB-01824
03DRB-02150/05DRB-00560/03DRB-02085,02086/03EPC-01285

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

SIGNATURE [Signature] DATE 8/4/06
 (Print) Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06AA - 01114</u>	<u>AA</u>		\$ <u>45.⁰⁰</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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>N/A</u>			Total \$ <u>45.⁰⁰</u>

[Signature] 8/4/06

Project # 1002371

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) **6** copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) **5** copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) **1** copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

 Ronald R. Bohannon, PE

Applicant name (print)



 8/4/06
Applicant signature / date



Form revised June 04, October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
06AA	- 01114
	-
	-

 Andrew Garcia 8/4/06
Planner signature / date

Project # 1002371

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 2, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

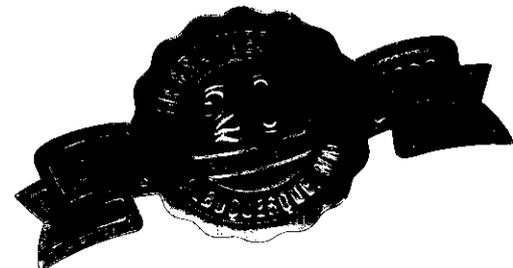
**RE: Administrative Amendment for Hoffmantown West Church
DRB# 1002371; Zone Atlas Page D-12**

Dear Ms. Matson:

This is a request for an Administrative Amendment for the Hoffmantown West Church located at the northeast corner of La Orilla and Coors. Several minor changes have occurred to the Site Plan since it was approved on 4/27/06. The most obvious change resulted from granting access to the neighbors to the north. In order to accommodate this request, the parking field and access were modified. This resulted in a reduction of overall parking from 905 spaces to 841 spaces. This is still well above the required parking of 540 spaces.

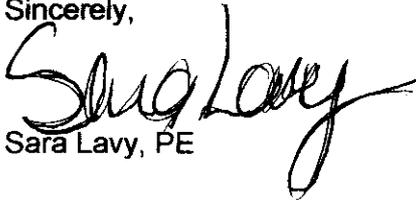
In addition to the access we are requesting to phase the development. The Church is not planning to construct all four buildings at this time. Two buildings, the gymnasium and education facility, will be constructed as part of Phase 1. The phasing of the building construction is now shown on the Site Plan. The phasing will facilitate Certificate of Occupancies once the buildings are complete. The entire parking lot and all off-site improvements will be built now; the phasing only concerns the buildings. Seven sand volleyball courts are shown in the location of the worship center building. These will be constructed at this time with lighting, but are temporary and will be removed when the worship center is built.

Other changes include an access road that was added for the benefit of AMAFCA. The road connects La Orilla with the Lower Corrales Riverside Drain and passes through the proposed on-site pond. We met with AMAFCA to discuss their access and this solution is acceptable. We added steps to the sidewalk that connects the site to Coors Boulevard because of the steep slope required by the view plane condition in the Coors Corridor Plan. Also as a result of the slope from Coors, we removed the 3' screen wall adjacent to the parking spaces that front Coors. The parking spaces are seventeen feet below Coors Road and the slope will act as a shield for those parking spaces.



If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Lavy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sara Lavy, PE

cc: D. McCall
Bob Church

JN: 23080
SL/dg

June 26, 2006

City of Albuquerque
Environmental Planning Commission
Development Review Board
PO Box 1239
Albuquerque, NM 87103

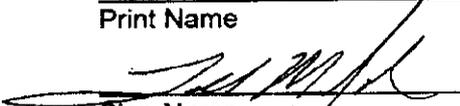
RE: Hoffmantown West Church

To Whom It May Concern:

As the Owner/Developer, I hereby grant Tierra West LLC to act as agent on behalf of Hoffmantown West Church on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced project.

Todd Cook

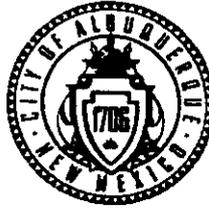
Print Name



Sign Name

6/29/06

Date



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

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002371*
04EPC-01713 EPC Site Development Plan-
Building Permit

Hoffmantown West Church
26900 American Road SE, Ste 350
Rio Rancho, NM 87124

LEGAL DESCRIPTION: for all or a portion of Tract 1A1, Alban Hills, zoned SU-1 for R-2 Uses and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Elvira Lopez, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1002371/04EPC 01713, a request for approval of a site development plan for building permit, for Tract A1A, Alban Hills, zoned SU-1 for R-2 Uses and Church and Related Facilities, 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 building permit for Tract 1A1, Alban Hills, an approximately 17 acre site, located on La Orilla Rd. NW, between Coors Blvd. and Corrales Drain, and zoned SU-1 for R-2 Uses & Church and Related Uses. The applicant proposes to build a place of worship and related facilities.
2. This request furthers policies 5e, 5i and 5m for Developing Urban Areas of the Comprehensive Plan.
 - a. Policy 5e: The subject site is vacant land that is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
 - b. Policy 5i: The subject request will create employment and provide services to complement the nearby residential areas. The subject site is sited to minimize adverse effects of noise, lighting pollution, and traffic on residential environments.
 - c. Policy 5m: The subject request maintains and enhances unique vistas to the Sandia Mountains and improves the quality of the visual environment.

OFFICIAL NOTICE OF DECISION
DECEMBER 16, 2004
PROJECT #1002371
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3. With modifications as reflected in the conditions of approval, this request furthers policies 5d, 5g, 5k, and 5l for Developing Urban Areas of the Comprehensive Plan.
 - a. Policy 5d: The intensity, and design of the proposed development will respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
 - b. Policy 5g: This submittal will be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
 - c. Policy 5k: The subject site will be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods will be protected in transportation planning and operations.
 - d. Policy 5l: Quality and innovation in design will be encouraged for the subject site; design that is appropriate to the plan area will be encouraged.

4. The subject request furthers applicable policies for the Taylor Ranch Community of the West Side Strategic Plan.
 - a. Policy 3.12: The subject site is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
 - b. Policy 3.15: The subject request preserves views of the Sandia Mountains.

5. Protection and preservation of the Bosque is critical. With modifications to the site plan, the subject request will be sensitive to this community asset (West Side Strategic Plan, Policy 3.18, p. 57).

6. The subject request furthers applicable policies of the Coors Corridor Plan.
 - a. The subject site provides trails for pedestrians and horses (Policy 8, Walks and Trails, p. 40). Unique views within and beyond the Coors corridor are protected and enhanced in accordance with design guidelines for this portion of the corridor (Policy 1, View Preservation, page 103).
 - b. Proposed signs are consistent with regulations of the Coors Corridor Plan (R-03-270, Enactment 101-2003).
 - c. There is minimum front yard setback of 35 feet from the right-of way in Segments 3 and 4 (Policy 2.A.1. Building Setback Regulation, p.89). The front landscaped street is 35 feet wide on the subject site (Policy 3.1, Front Landscaped Street Yard Regulation, p.91).

7. The subject site is located in segment 3 of the Coors Corridor Plan. A 100 foot wide buffer strip is established west of the Corrales Riverside Drain throughout segment 3. With recommended modifications to the submittal a buffer strip will remain in a natural condition and will not be used for development (Coors Corridor Plan, Policy 8, Buffer Strip, p. 81).

8. Delegation of approval authority for future phases to the DRB is appropriate because the applicant has provided stipulations that sufficiently guide future development on the subject site.

9. Coors Trail NA and Taylor Ranch NA are two Recognized Neighborhood Associations affected by this request. Alban Hills Neighborhood Association is also affected by this request. There is no known opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. 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. A Utility Plan approved by Utility Development is required prior to DRB sign off on Site Plan. Fire Marshall's approval of fire protection is also required.
3. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer. The Grading and Drainage Plan shall be coordinated with City Hydrology, MRGCD and AMAFCA.
4. The applicant shall coordinate with the Refuse Division to provide refuse containers that meet City standards. The dimensions of the detail drawing for the refuse container(s) shall reflect the dimensions shown on the site plan.
5. The 100' wide buffer adjacent to the Lower Corrales Riverside Drain shall remain undeveloped as per Policy 8, Buffer Strip, on page 81 of the Coors Corridor Plan. The paved road proposed within this buffer strip area shall be relocated.
6. Walls/Fences
 - a. The color and materials of all proposed walls (retaining and screen walls) shall be provided.
 - b. All proposed screen walls and retaining walls shall be designed according to the General Height and Design Regulations for Walls, Fences and Retaining Walls (Section 14-16-3-19).
7. Vehicular Access, Circulation and Parking
 - a. The provided parking spaces shall be corrected to reflect the actual spaces provided (905 parking spaces).
 - b. At least 80 parking spaces shall be partitioned off by landscaped borders along the southeastern edge of the property. The site plan shall designate these spaces as public parking. Permanent signage shall be used to designate that these parking spaces are open to the public. When the Church has events with peak parking demand, this public parking will function as overflow parking for the Church.
8. Pedestrian and Bicycle Access and Circulation, Transit Access
 - a. The walkway connecting the plaza to La Orilla Road shall be lined with adjacent shade trees spaced approximately 25-feet on center as per Section 14-16-3-1 (G) (1) of the Zoning Code.

- b. The entire parking area shall be visually and functionally segmented into smaller subareas separated by landscaping and/or pedestrian walkways. No single subarea shall exceed 150 parking spaces (Section 14-16-3-1 (G) (5)).
- c. The applicant shall provide bicycle parking spaces as per Section 14-16-3-1 (B) of the Zoning Code.
- d. The applicant shall clarify the terminus of the 10' pedestrian and bike trail. This trail shall provide public access to the Bosque.

9. **Lighting and Security**

- a. The subject site is located within a View preservation area. Maximum mounting height of luminaires shall be limited to 20 feet in order to comply with the Coors Corridor Plan (Section 1.A.2. of R-458, Enactment No. 163-1989).
- b. All lighting shall also be consistent with Section 14-16-3-9, Area Lighting Regulations and the Night Sky Ordinance.
- c. The location of proposed light poles shall be clearly indicated on the site plan.
- d. Light fixtures within 100' of a residential zone shall be no higher than 16'.
- f. If there are neighborhood concerns regarding ambient light, shielding will be applied.

10. **Landscaping**

- a. The proposed Coral Honeysuckle plant shall be replaced with a different plant that provides greater coverage, such as Hall's Honeysuckle (144 SF) or Purple Leaf Honeysuckle (144 SF).
- b. The plan shall indicate width dimensions of required landscape buffer areas. This will assist in verification that a minimum required 6' wide landscape buffer is provided along the northern boundary line.
- c. Both Ash and Honey Locust street trees and/or other city approved street trees shall be provided along Coors Boulevard to protect against the loss of trees due to disease, insects or environmental conditions.
- d. The applicant shall utilize a groundcover that is consistent with landscaping regulations of the Coors Corridor Plan. Gravel, colored rock, bark and similar materials are not acceptable (CCCP, Policy 4. Regulation 2., page 93).
- e. Pursuant to Section 14-16-3-10 (E) (4), the applicant shall 1) provide a landscape strip at least 10' wide along the residential/nonresidential boundary; 2) landscaping shall consist primarily of trees, which trees shall be at least 8 feet high at the time of planting and capable of reaching a height at maturity of at least 25 feet. Spacing of trees shall be equal to 75% of the mature canopy diameter of the trees; and 3) where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone; chain link fence with slats shall not constitute acceptable screening.
- f. At least the eastern half of the site, shall have cottonwood trees instead of ash/locust (cottonwoods shall be based on water table conditions). Buffalo grass shall replace gravel in the planters along the border with the Bosque or proximate to the Bosque. The overall design of these planters shall be changed to a palette complementary of the Bosque setting.

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11. **Public Outdoor Space.**
 - a. The location and description of amenities, including patios, benches and tables shall be clearly indicated on the plan.
 - b. Given the length of building facades (greater than 100 feet), the applicant should provide outdoor seating adjacent to at least one of the major facades as per Section 14-16-3-18 (C)(3).
 - c. The applicant shall design the proposed outdoor space according to section 14-16-3-18 (C) (4) of the Zoning Code.

12. **Architecture and Signage**
 - a. The applicant shall incorporate at least one or a combination of the architectural features along the north facade, as listed and required by Section 14-16-3-18 (C)(2) and (D)(2) of the General Building and Site Design Regulations for Non-Residential Uses.
 - b. Fifteen foot wide sidewalks shall be provided for the north and east sides of the building per the General Building and Site Design Regulations for Non-Residential Uses of Section 14-16-3-18 (C).
 - c. The applicant shall comply with Design Regulation B. Height, Bulk and Massing, of the Coors Corridor Plan (Page 109) for the portion of the roof (reaching a height of 38 feet) that encroaches into the views of the Sandia Mountains.
 - d. The building colors shall match those of the Riverside Plaza project to the south. Windows shall be recessed and southern and western windows shall each have a decorative shade. The roofline of the buildings shall have a bump out or cornice to enhance visual quality.
 - e. The future gym shall not be a flat, blank wall. It shall have a rounded wall and windows along the upper level to provide visual interest from Coors Boulevard.
 - f. The canopy over the courtyard shall be subject to review by DRB to determine if it will be visually distracting of the Bosque and if there is agreement from TRNA that this is an acceptable shade structure.

13. The site development plan for building permit shall include the following notes to provide guidance for development of future phases:
 - a. Approval authority for future phases of development is delegated to the DRB.
 - b. Building footprint shall comply with future additions as shown on this site plan as approved by the EPC.
 - c. Elevations shall be complimentary to the existing building in style, proportions, materials and colors.
 - d. Future additions must comply with the Coors Corridor Plan design guidelines.
 - e. "Future additions must comply with the City of Albuquerque Zoning Code and Coors Corridor Plan".

14. As per comments from the Middle Rio Grande Conservancy District:
 - a. The applicant shall shift the turnaround at La Orilla Road to the west, outside the drain right-of-way.
 - b. Proposed site improvements within the Lower Corrales Riverside Drain right-of-way and Corrales Main Canal right-of-way must be reviewed and licensed by the Middle Rio Grande Conservancy District.

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15. Conditions from City Engineer, Municipal Development, Public Works, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. At first driveway entering site from La Orilla (eastbound), provide advance directional signing for exiting dual right traffic (i.e. what lane shall they be in, to go north, south or thru).
 - d. At first driveway entering site from Coors (northbound), driveway will need to be modified to one lane entering and one lane exiting (i.e. no quasi right turn deceleration lane to retail site).
 - e. Although not a part, the access to the retail parcels, as shown on the site development plan for building permit, will need to be modified to reflect what is on the approved site development plan for subdivision.
 - f. Site plan shall comply and be designed per DPM Standards.

16. The dumpster shall be relocated to the rear or the eastern side of the property.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JANUARY 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

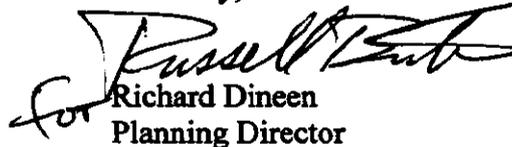
Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting 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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. 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,


Richard Dineen
Planning Director

RD/EL/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Jennifer Perry, Coors Trail NA, 2608 Bosque del Sol Ln. NW, Albuquerque, NM 87120
Alexandra Ostwald, Coors Trail NA, 6423 Bosque Meadows NW, Albuquerque, NM 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120
Eddie Costello, Taylor Ranch NA, 1111 Alameda NW, Ste. J, Albuquerque, NM 87114
Ken Brudos, Alban Hills NA, 6441 Via Corta del Sur NW, Albuquerque, NM 87120
Jack Scott, Alban Hills NA, 6419 Camino del Arbol NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuquerque, NM 87120



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

Date: November 21, 2003

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002371**
03EPC-01285 Zone Map Amendment
03EPC-01815 EPC Site Development Plan-
Subdivision

Hoffmantown Church West
2600 American Road SE, Ste 350
Rio Rancho, NM 87124

LEGAL DESCRIPTION: for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12)
Simon Shima, Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1002371/03EPC-01285, a Zone Map Amendment, for Tracts 1-A, 1-B & 1-C, Block 15, Alban Hills Subdivision, Unit 1, & Tract A, Access Easement, Bosque Meadows, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for a zone map amendment: a) from SU-1 for R-2 Uses with 175 D/U Max to SU-1 for R-2 Uses and Church and Related Uses for Tract 1-A, containing 10.24 acres; b) from SU-1 for R-2 Uses to SU-1 for R-2 Uses and Church and Related Uses for a proposed Tract 1-B, containing 5.44 acres (the existing Tract 1-B minus a proposed Tract 1-F); and c) from SU-1 for R-2 Uses to SU-1 for C-2 Uses for a proposed Tract 1-F, containing 0.80 acre. The zoning for Tract 1-C, encumbered by an MRGCD easement, would remain SU-1 for R-2 Uses.
2. In 1998 the applicant requested a Zone Map Amendment and a Site Development Plan for Building Permit for this 17 acre site (Z-98-30). On November 19, 1998, the Environmental Planning Commission voted to approve Z-98-30. This zone change would allow a 308 unit multi-family residential development on the site.